Heritage Citation – Individual Place

Heritage Place: Carrington	**HO Reference:** HO318
Address: 58 Kooyong Road, Armadale	**Citation status:** Final
	Date Updated: 22 March 2022
Designer: Alfred Dunn	**Year of Construction:** c.1887
Builder: Unknown	



Photograph of Carrington (source: Extent Heritage Pty Ltd, 2021).



Location map and extent of HO318.

Heritage Group: Residential buildings	**Key Theme:** Buildings suburbs
Heritage Type: Mansion	**Key Sub-theme:** Creating Australia's most prestigious suburbs – seats of the mighty – mansion estates in the 19th century

Significance Level: Local

Recommendation: Retain as an individually significant place on the HO

Controls:	☐	External paint colours	☐	Internal alterations	☐ Tree controls
	☐	Victorian Heritage Register	☐	Incorporated Plans	☐ Outbuildings and fences exemptions
	☐	Prohibited uses may be permitted	☐	Aboriginal Heritage Place	

Statement of Significance

What is significant?

The property at 58 Kooyong Road, Armadale (otherwise known as Carrington) is significant. Specifically, the form, scale, and detailing of the substantial 1887 boom era Italianate mansion is locally significant. Later alterations and additions the residence, rendered boundary walls, pool and pool house are not significant.

How is it significant?

Carrington is of local historical and aesthetic significance to the City of Stonnington. Carrington is also significant for its association with the prominent 19th century architect Alfred Dunn and for being the home of the well reputed merchant family, the Moran family.

Why is it significant?

Carrington is of historical significance in demonstrating the development of mansions in the suburb of Armadale during the mid 19th century. The mansion is also of historical significance in demonstrating residential development in the south eastern suburbs by Melbourne's wealthiest citizens during the gold rush period. (Criterion A)

Carrington has aesthetic significance as an intact and fine example of a late Victorian mansion. Key elements that contribute towards the aesthetic values of the site include the hipped slate roof, stucco render, projecting bay, wrought iron lacework verandah and Italianate chimney capping. (Criterion E)

Carrington has associative significance as a house designed by architect Alfred Dunn, and for its connection to the reputed Moran family as their home. (Criterion H)

HERCON Criteria Assessment

A	*Importance to the course, or pattern of our cultural or natural history*	Carrington is of historical significance in demonstrating the development of mansions in the suburb of Armadale during the mid-19th century. The mansion is also of historical significance in demonstrating residential development in the south eastern suburbs by Melbourne's wealthiest citizens during the gold rush period.
B	*Possession of uncommon, rare or endangered aspects of our cultural or natural history*	This place does not meet this criterion.
C	*Potential to yield information that will contribute to an understanding of our cultural or natural history*	This place does not meet this criterion.
D	*Important in demonstrating the principal characteristics of a class of cultural or natural places or environments*	This place does not meet this criterion.

E	*Importance in exhibiting particular aesthetic characteristics*	Carrington has aesthetic significance as an intact and fine example of a late Victorian mansion. Key elements that contribute towards the aesthetic values of the site include the hipped slate roof, stucco render, projecting bay, wrought iron lacework verandah and Italianate chimney capping.
F	*Importance in demonstrating a high degree of creative or technical achievement at a particular period*	This place does not meet this 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 the continuing and developing cultural traditions*	This place does not meet this criterion.
H	*Special association with the life or works of a person, or group of persons, of importance in our history.*	Carrington has associative significance as a house designed by architect Alfred Dunn, and for its connection to the reputed Moran family as their home.

Description

- ### Physical Analysis

Carrington is a large two-storey mansion built in the late Victorian Italianate style. The house features a hipped slate tile roof typical of the Italianate style, with the exception of the steep pitched pyramidal roof over the entry porch. The slate roof has metal ridge capping and three corbelled stuccoed chimneys with elaborate mouldings and flue fins. The roof is supported by paired bracketed eaves and cornices emphasising the eaves and first levels. The structure is rendered and painted.

The street front west elevation is defined by a projecting bay, pyramid roof, entry porch and return verandah. The verandah wraps around the west and south elevations of the house. The verandah is highly detailed with paired cast iron Corinthian posts on the two elevations and a group of three posts on the corner of the verandah. The verandah features a highly ornate and cohesive cast iron valance, lacework and balustrade.

Carrington features large, double hung timber sash windows with a projecting sill and arched window hood mouldings. The window over the porte cochre features a ten-pane leadlight set of stained glass. The front entry arched porte cochre is emphasised by large square columns with cornice mouldings. The front verandah features a tiled floor. The rear of the main structure along the north and west elevation features a deep-set verandah with a tiled floor, a contemporary awning and first verandah with similar post and cast-iron detailing as the front verandah.

There are several extensions to the main structure of Carrington as well as landscape alterations. There is a pitched roof garage located on the northeast corner of the site, accessible from Inverness Avenue. There is an outdoor pool located behind and between the main house and garage. The garage façade and roof are finished in a sympathetic material and colour with the main structure. The south elevation of the main building connects to an indoor lap pool protected by a contemporary steel and glasshouse structure. The pool and glass structure form most of the south boundary of the site.

The grounds of Carrington are landscaped and feature a large expanse of lawn and garden bed planting with ball topiaries, clipped hedges, and shrub planting on the west side of the site. There is a smaller lawn area by the outdoor pool and back verandah. The west lawn features an area laid in square stone tiles and topiary hedges. Pencil pine trees feature prominently in the landscaping.

The street boundary is demarcated by a high rendered masonry wall and piers with a hipped cap. Tall, well-maintained hedges set behind the boundary wall increase the overall height visible from the street. The main entrance from Kooyong Road is recessed from the main front wall and has a steel and glass flat roof structure.

Carrington is located on the junction of Kooyong Road and Inverness Avenue, and is close to the Armadale Station. Carrington is used as a residential property and is considered to be in good condition. There has been extensive landscape work and additional structures and extensions added. The property would be considered to have moderate integrity.

- Alterations and Additions

- New metal ridge capping.
- New downpipes and gutters.
- Original picket fence removed.
- Original cypress hedge removed.
- New rendered boundary masonry wall added.
- House painted from white to grey with black detailing (2014).
- Extensive landscaping work undertaken (2014).
- Extension to the rear of main structure with verandah with sympathetic detailing (2014).
- Third chimney at back of main structure added (2014).
- Two new skylights added to the roof the original structure (2014).
- Contemporary pergola on south elevation of verandah.
- Garage added (2014).
- Outdoor swimming pool added (2014).
- Indoor lap pool added (2014).
- Steel and glass structure added over the lap pool by south elevation of main structure (2014).
- Removal of original or early stables, shed, washhouse, outhouse, photo studio and trellis fernery.

History

• Historical Context

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

The first land sales in what would become Armadale began in 1854 following the surveying of Glenferrie Road and High Street. The suburb of Armadale was formally included in the City of Prahran and, as is the case with many of the suburbs in Stonnington and surrounds, it received its name from a lone but notable property. Armadale House was built by one James Munro, son of the first keeper of the Prahran pound. On arriving in Australia from his home in Sutherland, Scotland, Munro worked for the stationer business Fergusson and Moore—Fergusson being James Fergusson of Kooyong. Armadale House, built in c.1887, was the first of many grand houses constructed in the suburb in the late 19th century. Munro went on to become Premier of Victoria and, later, Attorney General, before losing all in the economic crash of the 1890s. Following the turn of the century, many of the original 19th century properties faced demolition and subdivision, encouraging growth in early 20th century and the interwar period. While Armadale today enjoys an affluent reputation for its association with the surrounding suburbs of Toorak, Malvern and Kooyong, traces of remnant working class houses can be seen at the small timber workers cottages present in some parts off High Street and near the border with Malvern (Cooper 1924, 268).

• Place History

Designed by architect Alfred Dunn, Carrington was constructed in c.1887 for grocer Thomas Edwin Moran, his wife Elizabeth Rachel (née Lovell) and their five children Winifred, Leonard, Edith, Arthur and Frederick. Responsible for over ninety projects ranging from houses, commercial buildings, and churches to factories and coffee palaces, Dunn is best known for designing the highly ornamented six-storey T & G Life Building at the corner of Swanston and Little Collins streets (161 Collins Street) (Goad & Willis 2012, 216). At the time of his occupancy, Moran ran a successful chain of grocery stores called Moran & Cato with his cousin Frederick John Cato. Following Thomas Moran's passing in 1890 at the age of thirty-nine, the property was passed onto his wife Elizabeth (The Argus 1890, 1). By 1895, Elizabeth Moran is listed as the official owner of Carrington (Sands & McDougall 1895, 315).

While Dunn's 1887 plans show three floors and two elevations, additions were made by 1902. A 1902 MMBW plan shows an additional outbuilding along with the existing shed, washhouse and outhouse. Also visible in the plan is a photo studio, trellis fernery, a stable building that extends across the rear boundary, and a coach house that is situated adjacent to the side street. As with Dunn's original plan, the path layout of the front garden comprises asphalt (MMBW 1902). Elizabeth Moran and her children continued to occupy Carrington in the decades following Thomas' death. Upon Elizabeth Moran's death in 1932, the house was sold.

By 1935, H. M. Ramsay is listed as the owner of Carrington (Sands & McDougall 1935). Following a period of what was likely private residency, Carrington was put up for use as a guest house. From 1947

onwards, the property was known as Kooyong Guest House', before being transformed again for use as a private hospital between 1969 and 1974. Today, Carrington a surviving example of a two-storey Victorian boom mansion in this section of Kooyong Road.

Comparative Analysis

As a two-storey mansion built in the Victorian Italianate boom era style, Carrington is directly comparable to several late 19th century Victorian mansions in Armadale. Popularised following the development of Toorak House in 1850 and its subsequent use as the Governor's residence in 1854, the use of Italianate style in domestic architecture was particularly prevalent in the Victorian colony. Its connotations with the social and political elite was integral to its success, and the style is readily observable in residences across Melbourne's wealthy inner eastern suburbs. While there were once similar buildings opposite Carrington, they have since been demolished. Consequently, the following comparative analysis requires us to turn to other areas of Armadale.

Comparable examples include:

- **Oyama Mansion (2 Kelmscott Road, Armadale) (HO535).** Built in 1887 by speculative developer C.E. Connop, Oyama is a two-storey Italianate mansion set in a mature garden setting. As a key example of a boom era Italianate mansion in late 19th century in Armadale, it is highly comparable to Carrington in terms of form and scale, ornamental detailing and elaborate moulding. Notable comparative features include the highly detailed cast iron verandah with Corithian posts and lacework, the extensive use of arched window hood mouldings, and a canted projecting bay. The key difference between the sites lies in its grounds. While both sites have been re-landscaped, Oyama has retained elements of the original garden as well as the remnants of several mature trees. Taken together, both sites ultimately exemplify the key characteristics of boom style Victorian Italianate mansions that came to signify wealth and social status in the region.
- **Larnook (519 Orrong Road, Armadale) (HO85).** Larnook is a boom era Italianate mansion that was built for William H. Miller in 1881. As with Carrington and Oyama, it features design characteristics clearly attributed to late Victorian mansions. These include the use of a slate, hipped roof form, a projecting bay, stucco render, wrought iron lacework and decorative moulding. Though Larnook was converted for educational purposes in the mid-20th century, it still presents as a large boom era mansion. Carrington retains its original domestic purpose (though notably it also lost this use for a period of time) and conveys its late Victorian design characteristics with high integrity. Larnook and Carrington can be recognised as remnant buildings reflecting a 19th century landscape, predating the subdivision of the late Victorian estates.
- **Trelowarren formerly known as 'Kilbryde' (543 Orrong Road, Armadale) (HO86).** Built in 1876-77 for Robert D. Reid, merchant and member of the Victorian Legislative Council who would later become a Senator, Trelowarren is directly comparable to Carrington as a boom era Italianate mansion formerly on a large estate dating from the late 19thcentury. Trelowarren directly reflects a period of rich development and expansion, informing Carrington's construction and providing a remnant landscape context for Carrington, and the City of Stonnington as a whole. Physically, both sites are comparable for their built features which include projecting bays, wrought iron lacework, double-storey construction, rectilinear form, hipped slate rooves and the use of stucco render. Today, both houses, as well as Larnook and Oyama noted above, provide historical evidence of Armadale prior to the subdivision of the 19th century estates.

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Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

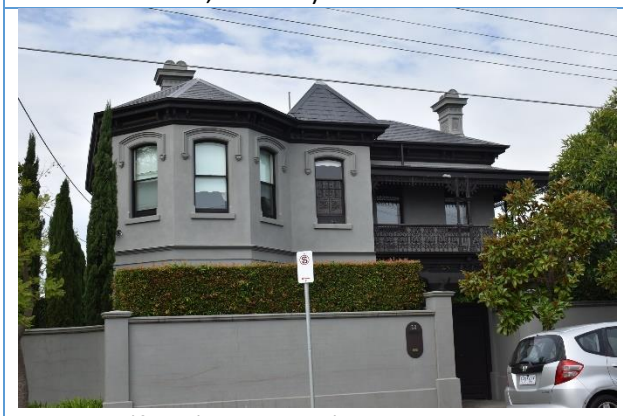
Further Images



Photo of Elizabeth Moran and her five children, the original occupants of Carrington, c. 1890s. From left to right: Winifried Moran, Leonard Edwin Pankhurst Moran, Elizabeth Rachel Moran, Edith Moran, Arthur Leslie Moran and Frederick Harold Moran (source: Stonnington History Centre Archives, c.1890s).



North western elevation of Carrington, as viewed from Kooyong Road (source: Extent Heritage Pty Ltd, 2021).



Western (front) elevation (source: Extent Heritage Pty Ltd, 2021).



Façade details (source: Extent Heritage Pty Ltd, 2021).



Verandah and chimney details (source: Extent Heritage Pty Ltd, 2021).



View along the northern elevation (source: Extent Heritage Pty Ltd, 2021).



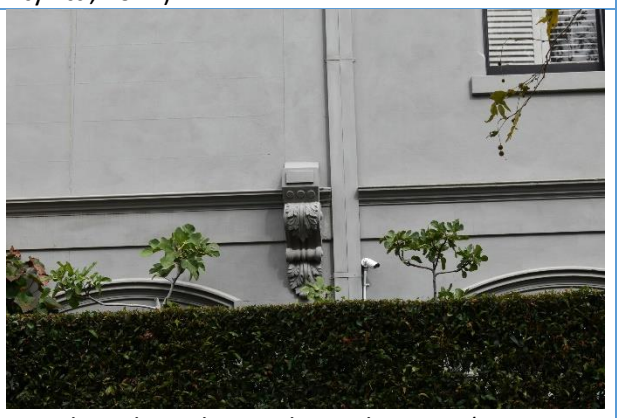
Eastern elevation of Carrington (source: Extent Heritage Pty Ltd, 2021).



Contemporary garage, fence and northern elevation of Carrington (source: Extent Heritage Pty Ltd, 2021).



Detail of original chimney (source: Extent Heritage Pty Ltd, 2021).



Detailing along the northern elevation (source: Extent Heritage Pty Ltd, 2021).

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