Statement of Significance: McNicoll House, 19 Gordon Grove, South Yarra (June 2026)

Heritage Place:	McNicoll House 19 Gordon Grove, South Yarra	**PS ref no:**	HO801



Figure 1: *Street frontage from Caroline Street of McNicoll House, 19 Gordon Grove, South Yarra* (GJM Heritage, July 2024).

What is significant?

McNicoll House at 19 Gordon Grove, South Yarra, constructed 1959-60.

Elements that contribute to the significance of the place include:

- Three-storey house on a steeply-sloping site, constructed in the Modernist style of the post-war period

- Dual frontages with three-storey (east) principal elevation to Caroline Street and two-storey (west) elevation to Gordon Grove
- Concrete block construction
- Rectilinear form and L-shaped plan
- Interplay between the geometric forms of the rectilinear house and triangular boundary wall to Caroline Street
- Flat roof with broad fascia, visually separated from the wall structure
- Principal elevation comprising of broad masonry piers separated by recessed glazing at the upper-levels
- Prominently sited and integrated carport accessed off Gordon Grove
- Triangular concrete block wall at the northern end of the front boundary (Caroline Street), concealing an external concrete block staircase.

The later, single carport to the Gordon Grove frontage and metal picket fence/gate element at the lower end of the triangular wall to Caroline Street are later additions and do not contribute to the significance of the place.

How is it significant?

McNicoll House at 19 Gordon Grove, South Yarra is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

McNicoll House at 19 Gordon Grove, South Yarra, designed by celebrated architects, Roy Grounds and Robin Boyd in 1959-60, has a strong association with post-war suburban development in the City of Stonnington, when a number of architect-designed Modernist houses were constructed across the municipality for those with an appreciation of Modernist architecture and its design principles. The affluent suburbs of South Yarra and Toorak were particularly attractive to wealthy residents and architects interested in the Modern aesthetic and refined examples of Post-War Modernist houses were constructed in well-established streetscapes. As a substantially intact, architect-designed Modernist house constructed in the post-war period, McNicoll House clearly demonstrates this important phase in the development of the City of Stonnington (Criterion A).

McNicoll House at 19 Gordon Grove, South Yarra is a fine and substantially intact representative example of Modernist housing constructed during the post-war period. It displays the principal characteristics of Modernist housing of the post-war period, including rectilinear form, concrete block construction, flat roof with broad fascia, expressed structural elements such as large loadbearing piers, and exposed structural steel beam above the integrated carport, expansive glazing and prominently sited and integrated carport. McNicoll House demonstrates the principal characteristics of Modernist design in the City of Stonnington to a very high standard (Criterion D).

McNicoll House at 19 Gordon Grove, South Yarra is of aesthetic significance as an assured and finely executed example of a house constructed in the post-war Modernist style. Designed by celebrated architects Roy Grounds and Robin Boyd, the house is characterised by its visually striking principal facade to Caroline Street of alternating masonry piers and vertical glazing, the visual separation of wall and floating roof structure, and the contrasting geometry of the rectilinear building form and triangular boundary wall illustrating Grounds' interest in geometric forms. McNicoll House demonstrates the key aesthetic qualities of Modernist design in the City of Stonnington to a very high standard (Criterion E).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2025).