Statement of Significance: Wynn House, 84 Caroline Street, South Yarra (June 2026)

Heritage Place:	Wynn House 84 Caroline Street, South Yarra	**PS ref no:**	HO796



Figure 1: *Street frontage of Wynn House, 84 Caroline Street, South Yarra* (GJM Heritage, July 2024).

What is significant?

Wynn House at 84 Caroline Street, South Yarra, constructed 1963.

Elements that contribute to the significance of the place include:

- Single-storey brick house in a post-war Modernist style
- Pale brick construction
- Site-specific orientation with U-shaped plan and north-facing internal courtyard
- Low rectilinear form with horizontal emphasis
- Low-pitched slate-clad hipped roof terminating at north-facing gable ends
- Prominent integrated double carport formed by broad gable which extends to the front of the site, supported on a single undressed bush pole
- Asymmetrical principal elevation with dividing wing wall
- Recessed main entry through carport
- Prominent broad chimney with floating concrete crown
- Fully glazed timber-framed sliding doors to courtyard

- Bands of timber-framed highlight windows
- Timber slat detailing to entry doors and window screening
- No front boundary fence.

How is it significant?

Wynn House at 84 Caroline Street, South Yarra is of local historical, representative (architectural) and aesthetic significance to the City of Stonnington.

Why is it significant?

Wynn House at 84 Caroline Street, South Yarra, designed by noted architectural firm Bernard Evans & Associates in 1963, 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 replaced existing houses in well-established streetscapes. As an architect-designed Modernist house constructed in the post-war period, Wynn House clearly demonstrates this important phase in the development of the City of Stonnington (Criterion A).

Wynn House at 84 Caroline Street, South Yarra is a fine and highly intact representative example of a Modernist house constructed in the post-war period. It displays the principal characteristics of Modernist housing of the post-war period, including site-specific orientation around an internal courtyard to maximise the northern aspect, rectangular planning, low-pitched roof which extends to form a prominent integrated carport, wing wall and recessed main entry, prominent broad chimney and bands of timber-framed highlight windows and glazed doors to the northern courtyard (Criterion D).

Wynn House at 84 Caroline Street, South Yarra is of aesthetic significance as an assured and finely executed example of a house constructed in the Modernist style of the post-war period. Designed by noted architect Bernard Evans, the house is characterised by its courtyard form, its simple palette of materials, its use of an undressed bush pole to support the carport roof, and interpretation of Japanese architectural forms and detailing. Its U-shaped plan form creates a substantial private landscaped courtyard that occupies the centre of the property. The Wynn 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).