Statement of Significance: Huahine, 28 Davis Avenue, South Yarra (June 2026)

Heritage Place:	Huahine 28 Davis Avenue, South Yarra	**PS ref no:**	HO798



Figure 1: *Street frontage of Huahine, 28 Davis Avenue, South Yarra* (GJM Heritage, July 2024).

What is significant?

Huahine at 28 Davis Avenue, South Yarra, constructed 1890.

Elements that contribute to the significance of the place include:

- Single-storey brick house in the Italianate style of the late Victorian period
- Slate-clad hipped roof with a pair of polychromatic brick capped chimneys placed at the sides
- Bluestone base
- Symmetrical principal elevation of polychromatic brickwork
- Shallow eaves with paired timber brackets
- Convex hipped verandah with cast iron frieze, brackets and columns
- Central entrance framed by pairs of cast iron verandah columns with glazed central pediment above, displaying the name ‘Huahine’
- Central timber-framed front entrance with partially glazed main door, sidelights and highlight windows, and flanking pairs of timber-framed sash windows

The front fence – while appropriate for the architectural style of the house – is not original and does not contribute to the significance of the place. Additions to the side and rear of the property do not contribute to the significance of the place.

How is it significant?

Huahine, at 28 Davis Avenue, South Yarra is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

Huahine at 28 Davis Avenue, South Yarra has strong associations with the development of South Yarra in the land-boom period of the 1880s and early 1890s, when land was subdivided and sold for middle-class residential development. As a highly intact and elaborately detailed brick residence constructed in the late-nineteenth century for noted musical retailer Walter Sutton of Sutton Bros and Sutton's Music Warehouse, Huahine at 28 Davis Avenue clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

Huahine at 28 Davis Avenue, South Yarra is a fine and substantially intact representative example of an Italianate house of the late-Victorian period. It displays the principal characteristics of the Victorian Italianate style, including hipped slate-clad roof, symmetrical principal elevation of polychromatic brickwork, paired timber eaves brackets, hipped front verandah with cast iron decoration and polychromatic brick chimneys. Huahine demonstrates the principal characteristics of the Victorian Italianate style in the City of Stonnington to a high standard (Criterion D).

Huahine at 28 Davis Avenue, South Yarra is a richly decorated and well-executed example of the Italianate style of the Victorian period. The detailing, including the polychromatic brickwork, paired timber eaves brackets, highly decorative verandah with cast iron frieze, brackets, columns and glazed central pediment, and elaborately detailed lead light glazing to the main entrance door and surrounding sidelights and highlight, presents a highly resolved and high-quality expression of this architectural style. Its elevated siting on bluestone foundations creates a prominent form within the streetscape (Criterion E).

Primary source

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