

---

# Berniston



Review of C\* Grade Buildings  
in the Former City of  
Hawthorn

---

## Location

9 Berkeley Street HAWTHORN, Boroondara City

## Municipality

BOROONDARA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO445

## Heritage Listing

Boroondara City

---

## Statement of Significance

Last updated on -

*Berniston*, 9 Berkeley Street, Hawthorn, is of local historical and architectural significance. It is a fine example of a largely intact and substantial bungalow from the middle period, with the setting and plan allowing for a high degree of visibility for the interesting south side of the house. Architecturally, the house is an unusual fusion of bungalow exteriors and Federation planning, with the south projected movement of the plan expressed in the three projecting wings. Materially, the house is close to its original condition, with unpainted stucco walling and

brickwork, and the original pattern of half-timbering. The details of the design, including the gable spandrels and the curved bay detailing, are original and distinctive.

|                           |  |
|---------------------------|--|
| Heritage Study/Consultant | Boroondara - Review of C* Grade Buildings in the Former City of Hawthorn, Lovell Chen Architects & Heritage Consultants, 2006; Boroondara - Hawthorn Heritage Study, Meredith Gould Conservation Architects, 1993; |
| Construction dates        | 1924,  |
| Other Names               | Berniston,   |
| Hermes Number             | 14547  |
| Property Number           |  |

---

## Physical Description 1

*Berniston*, 9 Berkeley Street, Hawthorn, is a rendered masonry single-storey middle-period bungalow, composed around a principal L-shaped roofline ending in two broken gables. The house has three main components projecting south: a rear wing under the main roofline; a projecting entry wing composed as a superimposed gable to the south elevation over an arched entry bay with a flanking room to its immediate east; and the third projecting element, a corner bay by the front garden, capped with a squared awning in terracotta tiles and a central buttress facing diagonally toward the front gate. The bay is also defined by raised course lines drawn round its edges. The roofs are clad with terracotta tiles and ridge capping, and the chimneys have an unusual chevron course line and tapered upper sections, with the rear two being at an unusually large scale. Clinker brick is used as relief to the external walls of rendered roughcast stucco which remains unpainted; the arch to the entrance porch is also of clinker-brick. Projecting beams and chamfered fascias heighten the Japanese flavour, often sought in designs of this period, and the gables are supported, visually, on diagonal struts at several points. The porch has an iron balustrade. Fenestration is a simple system of double-hung sashes, horizontally proportioned and robust in scale, with diamond-pane lead lighting in the upper frames. The house had a substantial addition to the rear in 1991, including an additional meals and family area, with alterations to the fourth and fifth bedrooms, and to the garage.[i] These rear works are not visible from Berkeley Street, save for the garage. The garden retains its 1920s pattern, though the concrete entrance drive may have replaced an earlier gravel path. The fence is quite recent, though finished in a timber and wire-fabric ('hairpin') combination current in the 1920s. A similarly recent steel-tube fence separates the rear areas from the drive.

[i] Drawing sourced from the City of Hawthorn Building Index, permit #6452, dated 30 May 1989.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*