
Name	<i>Berniston</i>	Reference No	
Address	9 Berkeley Street, Hawthorn	Survey Date	26 April 2006
Building Type	Residence	Grading	B
Date	1924-25	Previous Grading	C*2



Extent of Overlay

To title boundaries.

Intactness ☒ Good ☐ Fair ☐ Poor

Heritage Status ☐ HV ☐ AHC ☐ NT ☒ Rec. BPS Heritage Overlay

History

The allotment occupied by the subject property *Berniston* formed part of the estate of iron founder Peter Johns, whose home *Tudor* was sited further south from the subject property. Blocks fronting Riversdale Road, in the vicinity of this house were for sale in 1900, with houses under construction on most of the allotments a short time later. However, the subject site - lot 8 - remained undeveloped until the 1920s. The allotment was acquired by pioneer brick manufacturer John Holzer from its original purchaser in 1913, along with a vacant adjoining lot. Holzer subsequently constructed and lived in a house on this adjoining lot -lot 9 - (later 11 Berkeley Street). The subject site was rated with a net annual value (nav) of £22 in the City of Hawthorn's 1923-24 rate cycle. By the following year, the site was occupied by a new nine-roomed brick house, owned by Henry and Agnes Taylor. Accordingly, the nav had increased proportionately to £150.¹ The Taylors resided at *Berniston* until the late 1930s. Subsequently the property was occupied by Leslie Parker (ca. 1940-1948), Ernest Wright (ca. 1950 -1957) and by C N Thomas, from ca. 1960 until at least 1974.²

(G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; additional research by Lovell Chen, 2006)

Description & Integrity

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.³ 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.

Historical Context

The subject property occupies an allotment which was one of several offered for sale in 1900, having been subdivided from the estate of iron founder Peter Johns. Johns' large estate and home, *Tudor*, was sited further south from the subject property. The northern end of Berkeley Street, where the property is located, became fashionable in the nineteenth century, when some large estates were established on the higher land east of Glenferrie Road.⁴

Comparative Analysis

Berniston, 9 Berkeley Street, Hawthorn, is unusual among bungalows of the mid-1920s in being composed on lines similar to Federation housing, that is, with an emphasis on diagonal reading and a composition in which the 'stub-wings' project southward. This is emphasized by a comparatively restrained west elevation, and a concentration of sculpted massing southwards which creates a narrative sequence of encounters with the building's perimeter as visitors approach the front door. This compares with other earlier bungalow designs in Australia, such as Herbert Dennis' in Sydney for Perce Arnott and others (c. 1915-16), Jolley's *Belvedere* at Cremorne (1919); and S G Thorp's bungalow at Bundanoon (1921).⁵ Local examples include the smaller bungalow at 12 Calvin Street, Hawthorn, which is materially similar but altered (1928, C* but recommended as part of this Review to be downgraded due to modifications). The original plan appears to have fused living, entry and dining areas in a single continuous spread of space, which in turn was wrapped in the more closed bedroom and kitchen areas. Such a relationship was sustained through much Federation planning, although seldom with the degree of dynamic openness seen here.

Assessment Against Criteria

Amended Heritage Victoria Criteria

CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.

Berniston, 9 Berkeley Street, Hawthorn, is a fine example of a substantial bungalow from the middle period, distinguished by many individual elements. Its setting, and the degree of visibility afforded to the interesting composition of the south elevation/south wings, enhances its presentation.

CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.

Berniston, 9 Berkeley Street, Hawthorn, is an unusual fusion of bungalow exteriors and Federation planning. The projected movement of the plan form is expressed effectively in the design of the three projecting wings, with their south and west elevations. 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.

Statement of Significance

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.

Grading Review

Recommend upgrade to a B.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

In addition, it is recommended that Council undertake a detailed study of the housing stock within the area bounded by Glenferrie, Riversdale and Auburn Roads, and the Monash Freeway to the south. The area, described here as the Berkeley Street/Kooyongkoot Road precinct, also includes Kembla, Illawarra and Robinson Streets, and part of Riversdale Road. The area has a comparatively high number of graded buildings.

Identified By

Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

References

General: G Butler & Associates, *Hawthorn Keynote Places (draft)*, 2000; Meredith Gould Conservation Architects, *Hawthorn Heritage Study*, 1992.

Specific:

¹ City of Hawthorn Rate Books, 1923-24, #4447; 1924-25, #4457, cited in G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

² Pattern of occupation derived from listings in the *Sands & McDougall Directory of Victoria*, various years between 1940 and 1974.

³ Drawing sourced from the City of Hawthorn Building Index, permit #6452, dated 30 May 1989.

⁴ G Butler & Associates, *Hawthorn Keynote places* (draft), 2000.

⁵ Sourced, variously, in *The Salon*, 1916 (Dennis); JM Freeland, *Architecture in Australia: a history*, Cheshire, Melbourne, 1968 (Jolley); and Howard Tanner, 'Stylistic tendencies in Australian architecture: selective simplification, 1868-1934', *Architecture in Australia*, April 1974 (Thorp).