28 Hastings Street

B ranked heritage item in the operative NRMP
Not listed by HNZPT

Lot 1 DP 1145


[www]

Interwar California bungalow, c.*1923. Residence of Rosalind and* Austin *Claude* Hitchcock, a plasterer*, until 1971*. Basement garage conversion 1972.

Situated on part of town acre 83; the lot resulting from a subdivision undertaken by Ellen (Nellie) O'Neill Ardrey of Wellington in 1922.

Assessment: The dwelling is a typical, rather than notable, example of its age and style and there is insufficient evidence to support scheduling according to the assessment criteria.

Recommendation: Delete from heritage schedule.

Dr Ann McEwan
Heritage Consultancy Services

13 August 2020 [*italicised text added 15 April 2024*]

Assessment according to the heritage criteria:

Historic And Social Significance
The former Hitchcock house is not associated with a notable person or event and has modest historic and social value as an interwar house that reflects the ongoing residential development of Washington Valley.

Cultural And Spiritual Significance
The former Hitchcock house has limited cultural value as a demonstration of the way of life of its former residents.

Architectural And Aesthetic Significance
The former Hitchcock house has limited architectural value as an interwar bungalow. The building is not a significant example of its style and has been modified with the installation of a basement garage. The designer is unknown.

Technological And Craftsmanship Significance
The former Hitchcock house has limited value under this criterion as a typical example of interwar construction methods and materials. The builder is unknown.

Archaeological Significance
The site of the former Hitchcock house may have potential archaeological significance given the inner suburban location of the property.

Scientific Significance
The former Hitchcock house may have minor scientific value for its potential to provide further information about the design and construction of the building.

Group, Landmark And Contextual Significance
The former Hitchcock house has some contextual value as a building that contributes to the established character of Hastings Street and, more generally, Washington Valley.

Summary Statement
The former Hitchcock house was built in c.1923 and is a typical and unremarkable house of its era. It does not meet the criteria for scheduling.

Recommendation
Delete this item from Appendix 1 as it does not meet the heritage assessment criteria.

References:
Nelson Evening Mail 21 January 1928, p. 6; 14 August 1944, p. 4.
Evening Post 27 September 1937, p. 1.
Historic Certificates of Title, Street Directories and Electoral Rolls.

Review date: 15 April 2024