26 Hastings Street

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

Lot 3 DP 1893


[www]

Interwar California bungalow. Basement garaged erected c.1972.

Situated on part of town acre 82, which was awarded by crown grant to George Tarr in 1853. Conveyed to WF Taylor, a farmer of Washington Valley, in 1904; subdivision occurred after 1922. *The house was very likely built by John Arthur James Logan, a Milton Grove builder, in c.1929 and subsequently transferred to Alexander and Annie Biberstein in August 1930. Alexander Biberstein was a fisherman. Various owners since 1947.*

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 Biberstein 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 Biberstein house has limited cultural value as a demonstration of the way of life of its former residents.

Architectural And Aesthetic Significance
The former Biberstein house has limited architectural value as an interwar bungalow. The building is not a significant example of its style and has been modified.

Technological And Craftsmanship Significance
The former Biberstein house has some value under this criterion as an example, it would appear, of Milton Grove builder JAJ Logan's work.

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

Scientific Significance
The former Biberstein 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 Biberstein 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 Biberstein house was built in c.1929 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:
Historic Certificates of Title, Street Directories and Electoral Rolls.

Review date: 15 April 2024