34 Hastings Street

C ranked heritage item in the operative NRMP

Lot 1 DP 427761



Modified interwar bungalow; second floor added in c.1982.

Situated on part of town acre 83; the lot resulting from a subdivision undertaken by Ellen (Nellie) O'Neill Ardrey of Wellington in 1922. Title issued to Andrew John McKenna, a mechanic, in September 1922; he transferred it to Annie Jones, wife of Burchard Jones, a lead glazier, in 1927. Held by Jones family until 1968; they lived in Britannia Heights. Street directories suggest the house was a rental for many years.

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. Not recommended for scheduling by I Bowman et al in 2009/10. Hastings Street was considered as a potential heritage precinct by HCS but it did not meet the criteria for scheduling.

Recommendation: Delete from heritage schedule.

Dr Ann McEwan
Heritage Consultancy Services

15 April 2024

Assessment according to the heritage criteria:

Historic And Social Significance
The former Jones rental 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 Jones rental house has limited cultural value as a demonstration of the way of life of its former residents.

Architectural And Aesthetic Significance
The former Jones rental 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 addition of a second storey. The designer is unknown.

Technological And Craftsmanship Significance
The former Jones rental 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 Jones rental house may have potential archaeological significance given the inner suburban location of the property.

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

Group, Landmark And Contextual Significance
The former Jones rental 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 Jones rental house was likely built in the 1920s and is a typical and unremarkable house of its era. It does not meet the criteria for scheduling; nor was it recommended for scheduling by Ian Bowman in 2009-10.

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