

WAIMAKARIRI DISTRICT COUNCIL
HISTORIC HERITAGE ITEM RECORD FORM

2021 District Plan Item No.

HH115

HERITAGE ITEM NAME

'Oakleigh', former Chapman / Van Asch / Kippenberger residence

ADDRESS

148 King Street, Rangiora

PHOTOGRAPH



(www)

DISTRICT PLAN ITEM NO.
(at time of assessment)

n / a

HNZ LIST NO. & CATEGORY

n / a

LEGAL DESCRIPTION

Part Lot 1 DP 6401

VALUATION NUMBER

2165400100

DATE OF CONSTRUCTION

c.1885

**ARCHITECT/DESIGNER/
BUILDER**

Unknown

STYLE

Bay villa

PHYSICAL DESCRIPTION

Single-storey dwelling with irregular rectangular footprint and gabled and hipped roof forms. Principal elevations face north and west. North-facing elevation has partially enclosed veranda framed by gabled bays. West-facing elevation has a straight veranda carried on timber posts along most of its length. Double-hung sash and casement windows. Finials, faceted bay window and exposed rafters on enclosed veranda on north elevation.

MATERIALS/STRUCTURE

Timber framing and stucco cladding, corrugated metal roofing.

ADDITIONS/ALTERATIONS

Stucco cladding over weatherboards (date unknown).

SETTING

The dwelling stands on the east side of King Street, the property is bordered by Queen Street to the north. The house is set back from the roadway within a formal garden but can be glimpsed from the public domain. The wider setting is largely residential with Rangiora Borough School to the north along King Street. The extent of scheduling is the land parcel on which the house is located.

HISTORY

A parcel of land at the corner of King and Queen Streets was purchased by Sarah Chapman of 'Springbank' in 1885. Sarah (nee Brough, c.1822-1908) was the widow of Robert Chapman (1818-82), who took up the Springbank run in 1851, first as manager and then as runholder. The Chapmans, who married in Lyttelton in 1851, had seven children and Sarah Chapman shared the Rangiora house she named 'Oakleigh' with her daughter Mary Alice until the latter's marriage in 1890. After Sarah Chapman's death in 1908, 'Oakleigh' was sold to Henry Van Asch, a local lawyer. Van Asch (c.1879-1949) was in partnership with GHN Helmore from December 1905 and later practised in Christchurch. He married Blanche Moorhouse in 1907 and was also a partner in the North Canterbury Motor Company. Van Asch subdivided his property and sold the corner lot, on which 'Oakleigh' stands, to fellow lawyer Howard Kippenberger in 1923. Kippenberger (1897-1957) had married Ruth Flynn in the previous year and the couple had three children. Howard Kippenberger was a borough councillor and active in the community but is best known for his military career during World War II. After the war the Kippenbergers moved to Wellington and 'Oakleigh' passed through other hands. It remains in private residential use.

HISTORICAL AND SOCIAL SIGNIFICANCE

'Oakleigh' has historical and social significance for its association with Sarah Chapman and the Van Asch and Kippenberger families. More generally the house is associated with the late 19th century residential development of Rangiora.

CULTURAL AND SPIRITUAL SIGNIFICANCE

'Oakleigh' has cultural significance as a demonstration of the way of life of its early owner/occupiers and for the esteem in which it is held as the former home of Howard Kippenberger.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

'Oakleigh' has architectural significance as a bay villa that was designed to address two road frontages. The dwelling was a large ten-room house when it was the home of Sarah Chapman and has maintained its overall footprint since at least the mid-1940s. The designer of the dwelling is currently unknown.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

'Oakleigh' has technological and craftsmanship value for the evidence it provides of late-Victorian construction materials and methods. The builder of the dwelling is currently unknown.

CONTEXTUAL SIGNIFICANCE

'Oakleigh' has contextual value for the contribution it makes to the historic character of its suburban setting and the visual evidence it provides of the late 19th century residential development of Rangiora.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

As the villa pre-dates 1900, its site has potential archaeological significance relating to the early development and use of the property.

SUMMARY OF HERITAGE SIGNIFICANCE

'Oakleigh', the former Chapman / Van Asch / Kippenberger residence, has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical and social significance for its association with Sarah Chapman and the Van Asch and Kippenberger

families and the late 19th century residential development of Rangiora. 'Oakleigh' has cultural significance as a demonstration of the way of life of its early residents and for the esteem in which it is held as the former home of Howard Kippenberger. 'Oakleigh' has architectural significance as a bay villa style home and technological and craftsmanship value for the evidence it provides of late-Victorian construction methods and materials. 'Oakleigh' has contextual value for the contribution it makes to the historic character of Rangiora and its site has potential archaeological significance in view of the dwelling's age.

HERITAGE CATEGORY

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REFERENCES

- *Press* 21 October 1882, p. 2; 4 July 1890, p. 4; 25 January 1905, p. 9.
- *Lyttelton Times* 14 August 1888, p. 8; 27 December 1905, p. 5; 24 January 1907, p. 1; 30 May 1908, p. 16.
- *Ashburton Guardian* 1 September 1908, p. 4.
- *Sun* 25 November 1914, p. 4.
- *North Canterbury Gazette* 24 September 1937, p. 4.
- DN Hawkins *Rangiora: the passing years and people in a Canterbury country town* Rangiora, 1993.
- <https://teara.govt.nz/en/biographies/5k11/kippenberger-howard-karl>
- Macdonald Dictionary of Canterbury Biography, Canterbury Museum; available online.

REPORT COMPLETED

31 July 2019

AUTHOR

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Extent of scheduling, 'Oakleigh', 148 King Street, Rangiora.