

**WAIMAKARIRI DISTRICT COUNCIL**  
**HISTORIC HERITAGE ITEM RECORD FORM**

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**2021 District Plan Item No.** HH052  
**HERITAGE ITEM NAME** 'Bellgrove' farmhouse [aka 'Belgrove']  
**ADDRESS** 52 Kippenberger Avenue, Rangiora  
**PHOTOGRAPH**



(www)

**DISTRICT PLAN ITEM NO.** H049      **HNZ LIST No. & CATEGORY** 1821 / 2  
(at time of assessment)

**LEGAL DESCRIPTION** Part RS 267

**VALUATION NUMBER** 2159151500

**DATE OF CONSTRUCTION** c.1880?

**ARCHITECT/DESIGNER/  
BUILDER** Unknown

**STYLE** Domestic Gothic Revival

**PHYSICAL DESCRIPTION**

Two-storey dwelling with irregular rectangular footprint and gabled roof forms. Principal, south facing elevation has symmetrical composition with recessed entry and balcony above between gabled bays with bay windows. Decorative bargeboards, finials, double-hung sash windows. Bullnose veranda on east elevation is partially glazed. Modern single-storey colonial cottage style extension at the rear (north elevation).

**MATERIALS/STRUCTURE**

Timber framing and weatherboard cladding, corrugated metal roofing.

**ADDITIONS/ALTERATIONS**

Unspecified alts/adds (c.1911). Replacement of service wing at rear of house with new single-storey living, dining and kitchen/laundry wing (Sheppard & Rout, architects, c.2002).

**SETTING**

The dwelling stands on the north side of Kippenberger Avenue, west of its intersection with Golf Links Road and east of the Rangiora town centre. The building is set well back from the road boundary but can be glimpsed from the public domain. The extent of scheduling is limited to the garden setting of the house, rather than the land parcel as a whole.

## **HISTORY**

George Hanmer (1833-1906) acquired RS 267 in the early 1850s and opened an accommodation house, called the Ashley Arms, on the property in 1854. Hanmer lost his license in 1855 but continued farming the property, which was sold by his brother Humphrey to Frederick Busch (Hans Johann Friedrich, 1833-1925) in 1878. Busch, his wife Sabina (nee Dew) and the first four of their eight children were living in the former accommodation house when it burnt to the ground in September 1880. Frederick Busch had emigrated from Germany to Nelson as a child and moved to Rangiora in the late 1870s. During the 1880s, in addition to farming, Busch was an auctioneer and general agent, unsuccessfully ran for a seat on the Rangiora Borough Council and the Rangiora and Mandeville Road Board and was a director of the Burton Brewery Company. It would appear that the Busch family may not have lived at 'Bellgrove' after the fire of 1880; instead residing at 'Northbrook' on the south side of Northbrook Road, east of Rangiora. During the 1890s Frederick Busch farmed and lived at 'Brooklands' near Southbridge before returning to 'Northbrook' in the late 1890s. Busch put 'Bellgrove' on the market in 1904 and it eventually sold in 1906 to William Cunningham, who may have leased the farm prior to this date. William Scoon purchased 'Bellgrove' in 1911 and, according to John Hendry, undertook unspecified alterations and/or additions at that time. Scoon sold 'Bellgrove' in 1916. The property has been owned by members of the Inch family since 1920 and was subdivided to its current extent in 1933.

## **HISTORICAL AND SOCIAL SIGNIFICANCE**

'Bellgrove' has historical significance for its association with the colonial pastoral development of Rangiora and its early owner/occupiers. The almost 100-year occupation of the farmhouse by members of the Inch family enhances the building's historic significance.

## **CULTURAL AND SPIRITUAL SIGNIFICANCE**

'Bellgrove' has cultural value as a demonstration of the way of life of its early residents and several generations of the Inch family

## **ARCHITECTURAL AND AESTHETIC SIGNIFICANCE**

'Bellgrove' has architectural significance as a Domestic Gothic Revival style villa that was possibly commissioned by George or Humphrey Hanmer in the 1870s, when the style was at the height of its popularity, or by Frederick Busch after the September 1880 fire. The designer/architect of the building is currently unknown.

## **TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE**

'Bellgrove' has technological and craftsmanship value for the evidence it provides of Victorian building methods and materials.

## **CONTEXTUAL SIGNIFICANCE**

'Bellgrove' has contextual value as a historic feature within its rural setting and in relation to other heritage farmhouses around Rangiora, including 'Brooklands' (HH012) and 'Stratford Grove' (HH086).

## **ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE**

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

## **SUMMARY OF HERITAGE SIGNIFICANCE**

'Bellgrove' has overall significance to Rangiora and the Waimakariri district as a whole. The dwelling has historical significance for its association with the Busch and Inch families and

cultural value as a demonstration of the way of life of its early residents. 'Bellgrove' has architectural significance as a Domestic Gothic Revival style villa and technological and craftsmanship value for its surviving Victorian fabric. 'Bellgrove' has contextual value as a historic feature on its rural property and its site has potential archaeological significance in view of the dwelling's age.

## HERITAGE CATEGORY

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## REFERENCES

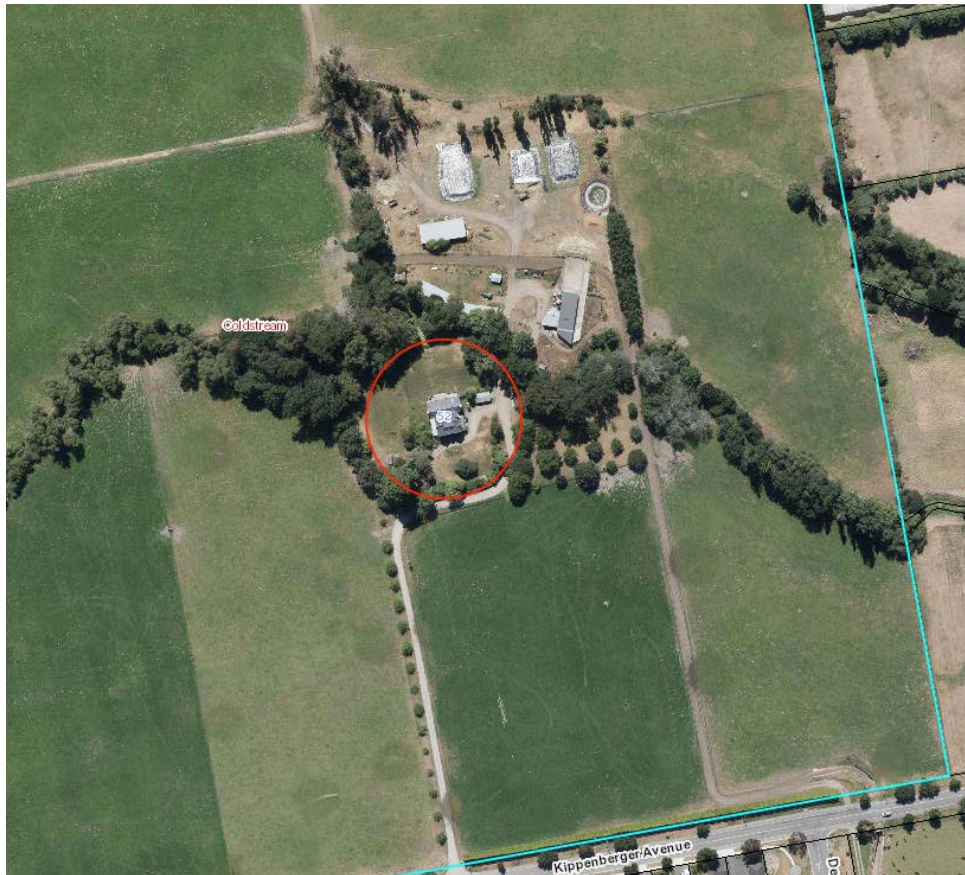
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**REPORT COMPLETED**

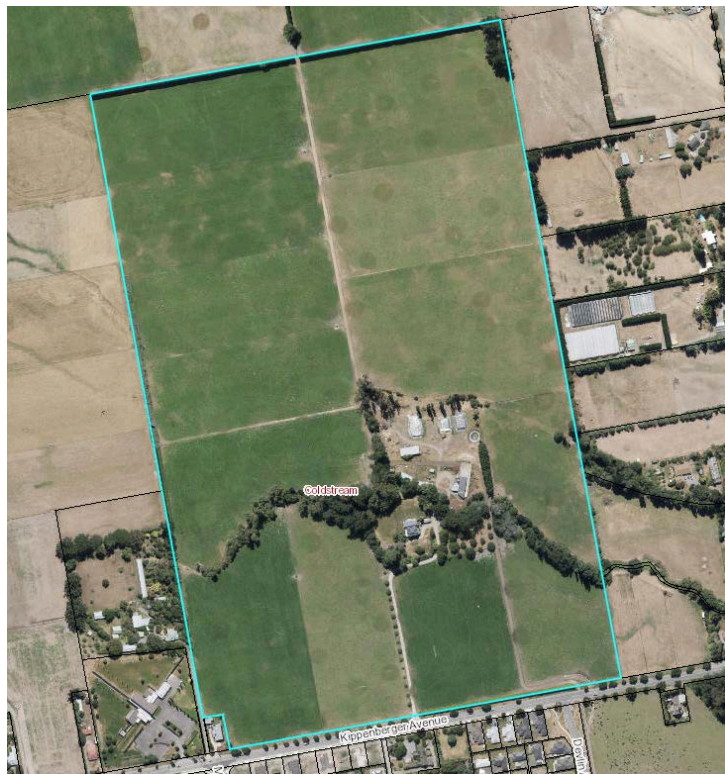
20 March 2019

**AUTHOR**

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Extent of scheduling, 'Bellgrove', 52 Kippenberger Avenue, Rangiora.



Land parcel as a whole.