



Heritage Buildings Report

Site ID

Building/Site Name

Soffe House

Address

99 Inland North Road, Tikorangi



Statement of Significance

Located in the rural north Taranaki settlement of Tikorangi, the original portion of Soffe House was probably erected on this site during the mid-1860s by or for settler John Elliot, with extensions likely completed during the 1890s. The building has considerable historic importance for several reasons. Most significantly, the house is associated with (and stood witness to), the July 1879 ploughing of William Jury's farm; this being an act of pacifist Māori protest under the direction of Parihaka prophets Te Whiti-o-Rongomai and Tohu Kākahi. The house is also one of the oldest surviving buildings associated with the settlement of Tikorangi and has associations with several well-known local farming families including the Soffe's, who occupied the farm for a period of 85 years. Of technical interest as a cottage in the regionally significant board and batten style, the house is also a good example of how early cottages were modified and enlarged as the nineteenth century progressed. The present house has a strong physical and visual connection with the nearby undeveloped paddocks on which the 1879 protests took place, being an important component of a unique landscape rich in both Māori and Pākehā history.



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Legal Information and Heritage Status

Legal Description Lot 2 DP 360689

District Plan Item/ Map No.

Heritage New Zealand List Not listed

Construction Information

Date of Construction Circa 1860s (original portion), circa 1890s (additions)

Principal Materials Wooden framing, weatherboard, vertical board and battens, corrugated steel

Construction Professionals Unknown

History

Early Māori Occupation

The Tikorangi District lies within the rohe of Te Atiawa Iwi. In pre-European times, a number of kāinga (settlements) occupied by members of Te Atiawa hāpu were located within the Tikorangi area, their locations recorded by early surveyors during the mid-nineteenth century. One of these kāinga appears to have encompassed at least part of the original extent of the now subdivided Section 11 of Tikorangi Rural District, on which the present house at 99 Inland North Road stands.¹ The extent of this kāinga is unclear, but was probably centred near the present Otaraoa Road deviation along the original eastern boundary of Section 11.² Early documentary evidence for the existence of this kāinga is contained in the pages of a surveyors field book, where, during the survey of the Tikorangi Block in October 1865, the name 'Rekireki' and an accompanying single whare, are noted as being present near the Otaraoa Road deviation.³

The name 'Rekireki' is again used on SO1015, when the Otaraoa Road deviation was re-surveyed by William Henry Skinner in 1898.⁴ It seems likely Skinner simply copied the 'Rekireki' name and location from the earlier field book, with Skinner's field book entries for the 1898 re-survey indicating knowledge of the 1865 survey (even referencing the earlier field book).⁵ From 1899 onwards, cadastral survey maps produced by the Department of Lands & Survey place the name 'Rikerike' near the centre of Section 11, with 'Rikerike' probably a misspelling of the earlier recorded 'Rekireki'.⁶ Archaeological finds support this area as a site of Māori occupation, with Archaeological Site Q19/191, located on adjacent Lot 5 DP 360689 (101 Inland North Road and originally part of Tikorangi Rural Section 11), being a find spot for an adze and a paddle.⁷

¹ Unknown Surveyor, Taranaki Land District Surveyors Field Books: Tikorangi District (TK), Book 3, folio 11, Item ID R23439445, Agency ABWN, Series 24473, Accession W5817, Box 9, Record Number TK3, Archives New Zealand (ANZ).

² Ibid.

³ Ibid.

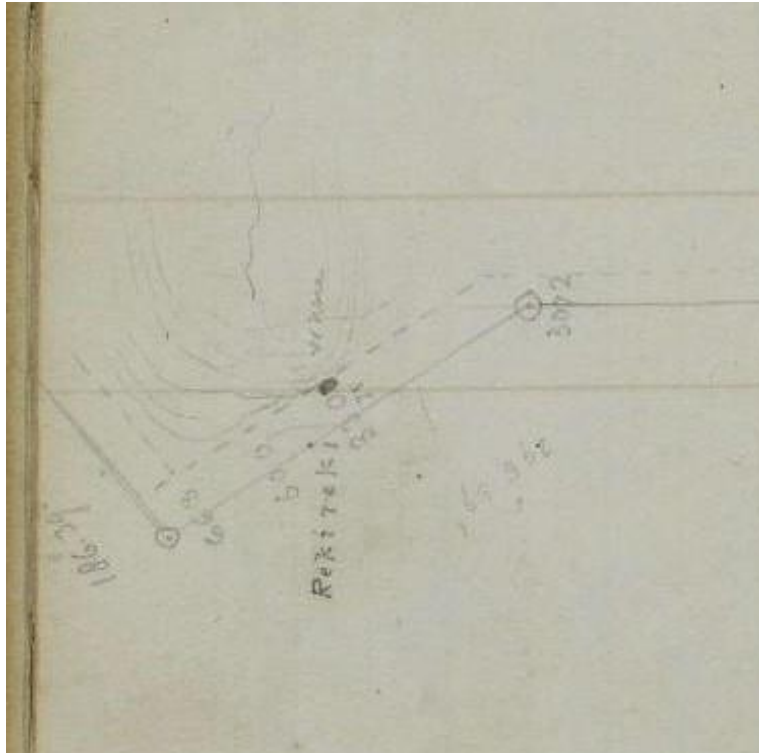
⁴ SO1015, Land Information New Zealand (LINZ)

⁵ Skinner, W. H., Field Book TN_0099, folio 79, Accessed through LINZ Recollect, <https://fieldbooks.linz.govt.nz/>

⁶ Department of Lands and Survey, R. G. Begley & W. F. Gordon. Waitara Survey District drawn by R. G. Begley 1880, with additions & corrections by W. F. Gordon, 1898. 1899. Cadastral map. Alexander Turnbull Library (ATL).

⁷ NZAA Site Q19/191, New Zealand Archaeological Association, <http://www.archsite.org.nz/>

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Detail from surveyor's field book showing present Otaraoa Road deviation with the site of 'Rekireki', along with a single whare positioned near the present site of the Tom Watson Memorial Reserve. Dated 18th October 1865. Unknown Surveyor, Taranaki Land District Surveyors Field Books: Tikorangi District (TK), Book 3, folio 11, Item ID R23439445, Agency ABWN, Series 24473, Accession W5817, Box 9, Record Number TK3, ANZ.



Department of Lands and Survey, R. G. Begley & W. F. Gordon. Waitara Survey District drawn by R. G. Begley 1880, with additions & corrections by W. F. Gordon, 1898, detail showing Rural Sections 11, 12 & 13 of Tikorangi District. 1899. Cadastral map. National Library.

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Tikorangi Military Settlement

In April 1865, Tikorangi was announced as the site for a new military settlement.⁸ By May 1865, it was announced by Major Harry Atkinson that two companies of Volunteers would be stationed at Tikorangi; each man to receive fifty acres of rural land and a quarter-acre town section at the conclusion of service.⁹ On June 16th 1865, Captain (afterwards Colonel) Stapp and Captain Armstrong left New Plymouth for Tikorangi with one company, and three days later, Captain Jones set out with the other company.¹⁰ The men soon set about constructing a redoubt atop a hill at the southern end of the present Ngatimaru Road (Tikorangi Redoubt), along with clearing and cultivating the surrounding land.

By mid-July 1865, the Commissioner of Crown Lands for Taranaki, Henry R. Richmond, reported that “[t]wo surveyors have been recently set to work on the north side of the Waitara at Tikorangi to survey the land for the two companies of Volunteers under Captain Stapp”.¹¹ However, by late-August, Richmond reported that owing to opposition from local Māori, the “two surveyors at work at Tikorangi will have done in two or three weeks all that they can do at the present time”, they having only surveyed “about a third or fourth part of the proposed block of 9000 acres”.¹² Despite Chief Surveyor Octavius Carrington reporting during mid-September that local Maori had withdrawn their opposition to the survey, during early-October, surveying was again interrupted by local Māori from the nearby settlement at Waihi, who proceeded to remove the recently placed survey pegs along the seaward boundary of the Tikorangi Block.¹³

Whilst both companies of men stationed at Tikorangi had originally been promised land at Tikorangi, during December 1865, it was announced by Colonel Haultain that there would only be enough land for one company.¹⁴ It seems Captain Armstrong’s No. 1 Company were going to receive the land, however, during January 1866, it was announced by Colonel Haultian that neither company were to get land at Tikorangi.¹⁵ Sometime later this position changed again, and there was found to be enough land for the No. 1 Company at Tikorangi, but the No. 2 Company would be given land elsewhere.¹⁶ Initially the No. 2 Company was offered land near the Stoney River, but after it was found that there was not enough available, they were to be given first choice of land at Patea; however, finding that all the open land had already been taken, they were forced to content themselves with bush land.¹⁷

⁸ *Taranaki Herald*, 22 April 1865, page 2

⁹ *Taranaki Herald*, 27 May 1865, page 2

¹⁰ *Taranaki Herald*, 24 June 1865, page 2

¹¹ Henry Richmond, Commissioner of Crown Lands Taranaki to James Richmond, Colonial Secretary, 19 July 1865, Item ID R24103348, Agency AAYS, Series 8638, Box 125, Record Group AD1, Box 45/a, Record Number 1865/1856, Archives New Zealand (ANZ).

¹² Henry Richmond, Commissioner of Crown Lands Taranaki to James Richmond, Colonial Secretary, 28 August 1865, Item ID R24103346, Agency AAYS, Series 8638, Box 125, Record Group AD1, Box 45/a, Record Number 1865/2328, Archives New Zealand (ANZ).

¹³ Frederick Alonzo Carrington, Chief Surveyor Taranaki to James Richmond, Colonial Secretary, 18 September 1865, Item ID R24103345, Agency AAYS, Series 8638, Box 125, Record Group AD1, Box 45/a, Record Number 1865/2545, Archives New Zealand (ANZ); *Taranaki Herald*, 7 October 1865, page 3

¹⁴ *Taranaki Herald*, 18 December 1865, page 2

¹⁵ *Taranaki Herald*, 20 January 1866, page 3

¹⁶ *Taranaki Herald*, 17 February 1866, page 3; *Taranaki Herald*, 14 April 1866, page 3; *Taranaki Herald*, 4 August 1866, page 3

¹⁷ *Ibid.*

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Construction of Original Cottage



Circa 1885 view of Soffe House before gable addition, from Fraser, D. P. (1989). *Waitara*. D. P. Fraser, Waitara, source of original photograph unknown.

Whilst the exact date of construction for this extended board and batten cottage is unclear, the original portion of the house was probably erected on this site during the mid-1860s. A history of Waitara District buildings compiled in the 1980s, states that the original board and batten section of the cottage was constructed in New Plymouth in 1847 and then shifted to this site, possibly by bullocks, and presumably in pieces.¹⁸ The same book also notes that the larger section of the home clad in rusticated weatherboard was added in 1890.¹⁹ However, the book does not note the source of this information so it cannot be verified.

What is known, is that the original recipient of the Crown Grant for Section 11 of Tikorangi Rural District was John Johnson, a volunteer from Armstrong's No. 1 Company.²⁰ However, before Johnson received the grant for the section, he disposed of the property to John Elliot during September 1866.²¹ A prominent early settler, Elliot is noted as the freehold owner of both Section 11 of Tikorangi Rural District and Section 36 of Tikorangi Town (also acquired from Johnson) in an update to the electoral rolls for Grey and Bell District published during April 1867.²²

It seems unlikely Johnson would have constructed a dwelling on the property during his short period of ownership, and indeed it is unclear if he ever resided at Tikorangi. The most likely construction date for the present house would appear to be around 1866-67 following Elliot's purchase of the property. After residing at Tikorangi for a few years, Elliot had a new residence constructed in Waitara East during early 1871, after which time it seems likely the Tikorangi property was either rented or occupied by farm workers prior to it being purchased by Edward William James Gregory in March

¹⁸ Fraser, D. P. (1989). *Waitara*. D. P. Fraser, Waitara.

¹⁹ Ibid.

²⁰ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

²¹ Ibid.

²² *Taranaki Herald*, 20 April 1867, page 4



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1872.²³ After only a few years of ownership, Gregory relocated to Auckland with his wife and family, selling his Tikorangi property to William Jury in June 1875.²⁴

William Jury

Born at Tataraimaka on June 17th 1842, William was the son of early Taranaki settlers Justinian and Elizabeth Jury. He married Alice Matilda McKoy in 1873 and the couple would go on to have five children, four daughters and one son. William Jury was originally granted Section 12 of Tikorangi Rural District in 1868, before purchasing adjoining Section 13 in April 1873.²⁵ Sections 12 and 13 are separated from Section 11 by Otaraoa Road (originally Waihi Road) and it is possible the Jury's may have occupied another dwelling on Section 12 prior to the purchase of Section 11, when they relocated to the extant cottage on that property.

An Act of Pacifist Māori Protest

It was during William Jury's ownership that the farm was the site of a significant act of pacifist protest, when, in July 1879, a number of Māori, likely including members of Te Atiawa iwi, ploughed Jury's farm to draw attention to, principally, land confiscation issues in Taranaki. The decision to protest at Tikorangi almost certainly stems from the block's earlier confiscation and the ongoing struggles of Te Atiawa hāpu to regain control of their ancestral home. However, the reasons for ploughing Jury's farm in particular are unclear, although could relate to the proximity of former kāinga or cultivation sites, the presence of natural springs on the property, or its position near the seaward boundary of the Tikorangi Block.

The first act of ploughing at Jury's farm occurred on July 22nd, with William Jury recalling at the initial court hearing that:

Eighteen men came and ploughed the grass on the other side of the Paraka Stream²⁶ opposite my house. They had six ploughs at work. Two men were engaged at each bullock team, and one at each horse team. There were four bullock teams and two horse teams. They must have commenced at about 6 o'clock, for when I got up in the morning at 6:30 they were at work then.²⁷

The Armed Constabulary were sent to the site, but as ploughing had ceased by the time they arrived, no arrests were made.²⁸ However, the following day, July 23rd, word was received at Waitara that Jury's field was again being ploughed.²⁹ William Jury was absent from the farm that morning, but the ploughing was witnessed by a number of persons including former owner Thomas Elliot, who recounted his experience at the initial hearing:

I was at Mr. Jury's farm at Tikorangi yesterday, and saw natives ploughing the land. The natives now in Court, except Butler, were ploughing with six ploughs. Ten were ploughing and driving, some were sowing wheat, and others were walking about. It was principally young grass that was ploughed. It was oats, dirt, wheat, and weeds mixed together that they were sowing, and it would be injurious to the land. They ploughed about four acres. Apart from the damage done by sowing the bad wheat, I should estimate the damage done at £3 per acre.³⁰

²³ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

²⁴ Ibid.

²⁵ Ibid.

²⁶ Paraka is likely a misspelling of Parahaki, the accepted name of the stream proper

²⁷ *Taranaki Herald*, 25 July 1879, page 2

²⁸ *Taranaki Herald*, 23 July 1879, page 2

²⁹ *Taranaki Herald*, 24 July 1879, page 2

³⁰ *Taranaki Herald*, 25 July 1879, page 2

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This time, when Major Tuke, Major Brown and the Armed Constabulary arrived at Tikorangi, the ploughing was still occurring, and 24 Māori were soon arrested; one other person also requested to be arrested as he said he had also been involved in the ploughing.³¹ The prisoners were marched to Waitara, then escorted by special train to New Plymouth, where they were to stand trial later that week.³² Following the evidence being heard in New Plymouth on July 24th, it was decided that the 25 accused would stand trial at the Supreme Court in Wellington; the prisoners were subsequently transferred to gaol in Wellington to await trial.³³

The Protest Sketched by the Rev Philip Walsh

Helpfully, the events of July 23rd 1879 were recorded in a pen and ink sketch by artist and Anglican Minister the Rev Philip Walsh, who was stationed at Waitara between 1874 and 1882. It seems Walsh, along with many others, was present at Jury's farm during the arrest of the ploughers by the Armed Constabulary. A prolific artist, Walsh likely sketched the scene and from this produced a pen and ink drawing depicting the events of the day. This pen and ink drawing was later reproduced as an engraving in the *Graphic* illustrated newspaper (London) during November 1879.³⁴ It seems the original pen and ink drawing was at one stage held by the New Plymouth Public Library or New Plymouth Museum (now Puke Ariki), although its present location is unknown; it no longer being held by Puke Ariki. Identical photographs of the original drawing are held by both Puke Ariki and the Alexander Turnbull Library.³⁵

As Part of a Co-ordinated Series of Protests

The acts of protest which occurred on Jury's farm were not isolated incidents, but rather part of a series of similar peaceful protests (which included ploughing, fence building and the removal of survey pegs), co-ordinated by Parihaka prophets Te Whiti-o-Rongomai and Tohu Kākahi, between 1879 and 1881. The protests were carried out to bring to the attention of the government, especially Governor Grey and Native Minister Sheehan, the ongoing land issues in Taranaki and the need for negotiations to resolve them.³⁶ The acts of ploughing can be seen as precursors to the lamentable invasion of the pacifist settlement of Parihaka on November 5th 1881.³⁷

The ploughing of settler land began at Tapuae, near Oakura, on 25 May 1879 with 20 persons and five ploughs, later spreading to Pukearuhe, Hawera, and finally throughout Taranaki.³⁸ Although not specifically directed at settlers themselves, many local Pakeha became quite alarmed and threatened to take matters into their own hands should the government not act.³⁹ On June 29th 1879 the

³¹ Ibid.

³² Ibid.

³³ Ibid.

³⁴ Walsh, Philip, 1843-1914: The native land question in New Zealand. Arrest of Maories [sic] ploughing on land of European settlers in Taranaki. *The Graphic*, Nov. 1, 1879, page 425.

³⁵ Walsh, Philip, 1843-1914: The native land question in New Zealand. Arrest of Maories [sic] ploughing on land of European settlers in Taranaki. Photograph of Original Ink Drawing, National Library, 1/4-012533-F; Walsh, Philip, 1843-1914: Jury's Farm at Tikorangi, Parihaka Ploughmen at Work on Pakeha Land, Tikorangi. Photograph of Original Ink Drawing, Puke Ariki, Q-4-1

³⁶ The Waitangi Tribunal. *The Taranaki Report: Kaupapa Tuatahi (Wai 143)*. Reprint with corrections. Wellington: Legislation Direct, 2001.

https://forms.justice.govt.nz/search/Documents/WT/wt_DOC_68453721/Taranaki%201996.compressed.pdf

³⁷ Ibid.

³⁸ Ibid.

³⁹ Ibid.

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government brought in the Armed Constabulary to effect arrests.⁴⁰ In total, more than 420 ploughmen were imprisoned in 1879; most in South Island prisons. However, in a gross breach of Habeas Corpus, the long-established right of a person under arrest to be brought before a judge or into court, only 40 of the arrested ploughmen were ever sent for trial.⁴¹

Through the passing of special legislation, the Government initially deferred the trials for about six months, before eventually dispensing with the trials altogether.⁴² The principal pieces of legislation relating to the ploughman include the *Maori Prisoners' Trials Act* (1879), which enabled the Governor to fix or amend any trial date; the *Confiscated Lands Inquiry and Maori Prisoners' Trials Act* (1880), which re-enacted the earlier expired Act; *The Maori Prisoners' Trials Act* (1880), which dispensed with trials altogether on the grounds that that acquittals could lead to a further disturbance of the peace; and the *West Coast Settlement (North Island) Act* (1880), which, amongst other things, made it an offence to prevent lawful occupation of land by ploughing the surface of the earth.⁴³

The Waitangi Tribunal, in their 1996 *Taranaki Report*, explained that “[t]he protests of the landless were protests of desperation, but for their actions they were imprisoned in their hundreds, at will, without trial, and with all civil rights suspended. The ultimate consequence, the invasion and sacking of Parihaka, must rank with the most heinous action of any government, in any country, in the last century”.⁴⁴ Accordingly, the Tribunal considered the “events relating to the implementation of the confiscations leading to the invasion of Parihaka in 1881, the invasion itself, and its aftermath constituted a breach of the principles of the Treaty of Waitangi”.⁴⁵



Walsh, Philip, 1843-1914: The native land question in New Zealand. Arrest of Maories [sic] ploughing on land of European settlers in Taranaki. Photograph of Original Ink Drawing, National Library, 1/4-012533-F

⁴⁰ Ibid.

⁴¹ Ibid.

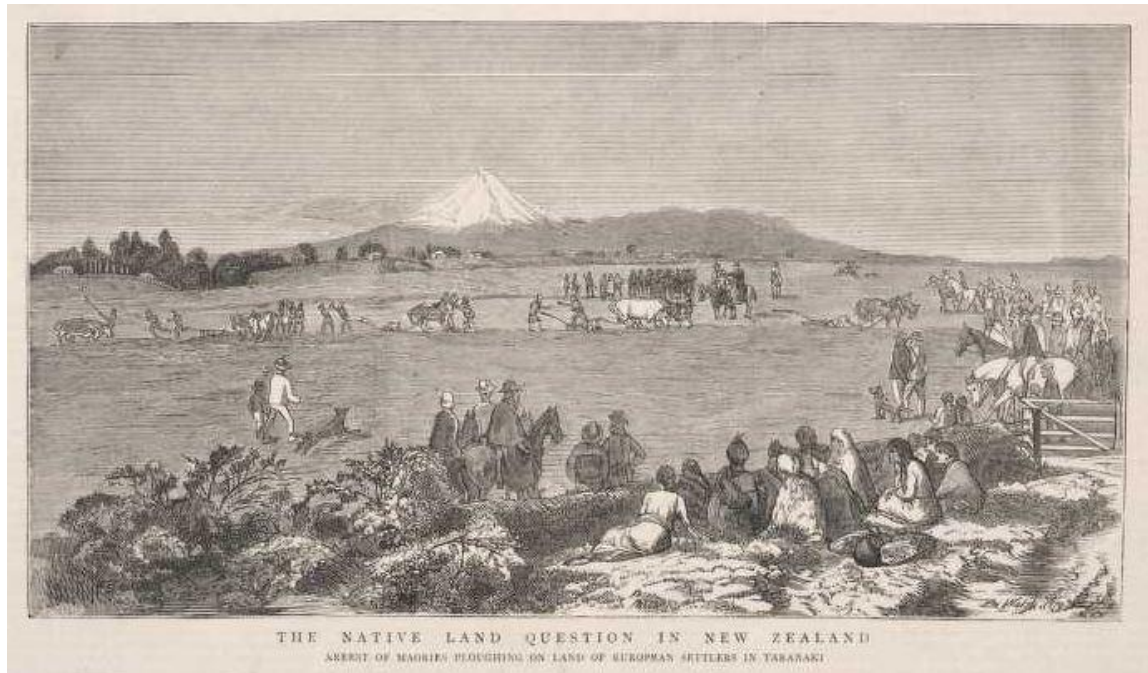
⁴² Ibid.

⁴³ Ibid.

⁴⁴ Ibid.

⁴⁵ Ibid.

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Walsh, Philip, 1843-1914: The native land question in New Zealand. Arrest of Maories [sic] ploughing on land of European settlers in Taranaki. *The Graphic*, Nov. 1, 1879, page 425. National Library, A-433-007

William Jury's Death and Crump Family Ownership

It seems William Jury's health declined during early-1882 and he passed away on July 28th aged just 40 years. His death notice stated that his funeral would "...leave his late residence, corner of Elliot and Molesworth Streets", indicating he had removed to New Plymouth sometime prior to his death.⁴⁶ William's will specified that his assets, including the Tikorangi farm, were to be held in trust for his wife and children, with the trustees being his brother John Jury and former owner John Elliot.⁴⁷

In order to provide some annual income for Alice and her children, it was decided by the Trustees to lease the Tikorangi farm, with a clearing sale of the farm's stock and implements held on February 20th 1883.⁴⁸ The farm was well stocked, with the auction advertisement noting for sale 25 dairy cows, 9 heifers, 33 yearlings and calves, 1 shorthorn bull, 30 pigs, 4 hogget's, 4 draught horses, 1 hack, 1 two year old draught filly, along with ploughs, harrows, drays, harnesses dairy utensils, saddles, bridles and numerous other things.⁴⁹ The lessee of the Tikorangi farm was Walter Crump, who seems to have taken over the farm during early-1883, although the lease isn't recorded until October 1884.⁵⁰

Alice and the children subsequently shifted to another property held by William's Estate on Part Section 11 Waitara Suburban; this likely being the present house at 4 Princess Street (the cottage portion at the rear of the Hillcrest Dairy).⁵¹ By 1888, it was found that the net annual lease income

⁴⁶ *Taranaki Herald*, 29 July 1882, page 2

⁴⁷ William Jury, 1882, probate file including will, New Plymouth Probate Files, 1867-1981, Archives New Zealand (21954)

⁴⁸ *Taranaki Herald*, 10 February 1883, page 3

⁴⁹ Ibid.

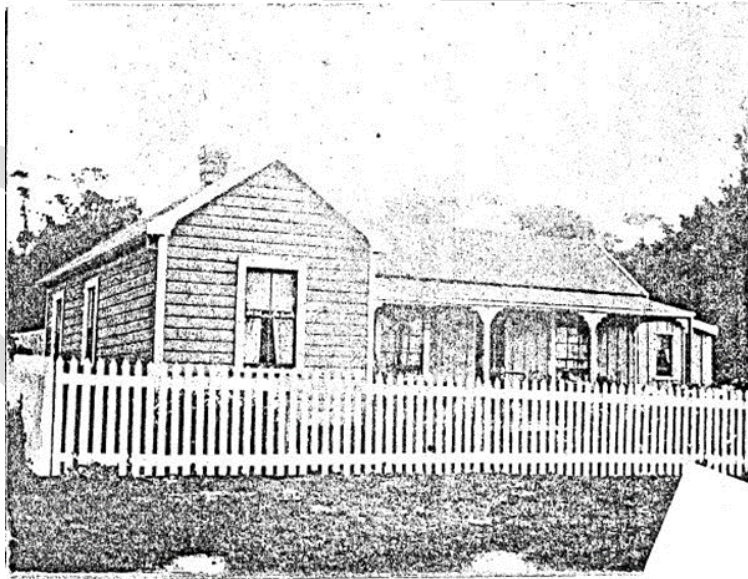
⁵⁰ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

⁵¹ William Jury, 1882, probate file including will, New Plymouth Probate Files, 1867-1981, Archives New Zealand (21954)

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from William's Estate (totalling about £30) was insufficient to support Alice and the children.⁵² A petition was subsequently filed at the Supreme Court to enable the Trustees to implement a scheme to better manage the trust properties and provide sufficient monies for the maintenance of Alice and the children.⁵³ It seems this scheme involved repaying estate debts and re-mortgaging the properties to enable greater payments from the estate to Alice and her children.⁵⁴ Interestingly, this petition notes that Alice "has not continued to live a proper and honourable life as such but has been guilty of improper intimacy within the meaning of the will and has some time since the death of the Testator [William Jury] been confined of an illegitimate child but is now leading a chaste and honourable life".⁵⁵

At the time of the 1888 petition, it was not considered prudent to sell the farm owing to the "depressed state of land and produce in Taranaki".⁵⁶ However, by August 1891, despite the ongoing depressed economic state, the Tikorangi farm property was purchased from the Estate by lessee Walter Crump.⁵⁷ The property continued to be farmed by Crump until 1909, when he retired from farming and relocated to New Plymouth. It was at this time that he engaged architect Frank Messenger to design a new house for himself and his wife at Strandon; this being the corner bay villa at present 13 Ronald Street.⁵⁸ Despite shifting to New Plymouth, Crump retained ownership of the Tikorangi farm until his death in 1912.⁵⁹ The property appears to have been leased by the Trustees of the Tikorangi Co-op for a number of years, with the co-op holding a number of water use agreements related to springs on the property.⁶⁰ The property was finally sold to Charles Allan Reginald Lawrence Soffe in February 1926.⁶¹



Circa 1890s-1900s view of Soffe House following gable addition, from Fraser, D. P. (1989). Waitara. D. P. Fraser, Waitara, source of original photograph unknown.

⁵² Ibid.

⁵³ Ibid.

⁵⁴ Ibid.

⁵⁵ Ibid.

⁵⁶ Ibid.

⁵⁷ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

⁵⁸ Crimp, Hamish, 'Crump Residence, 13 Ronald Street (1909)', *Kete New Plymouth*, <http://ketenewplymouth.peoplesnetworknz.info/en/site>; accessed 25 June 2019.

⁵⁹ Taranaki Land Deed Indexes (23516), c.1858 - c.1928, Archives New Zealand

⁶⁰ Ibid.

⁶¹ Ibid.



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Soffe Family Ownership

Charles Soffe retained ownership until his death in 1957, following which the property was transferred to the Public Trustee.⁶² Although still occupied by the Soffe family, the Public Trustee maintained possession of the farm for the next 14 years, with ownership not officially transferred to Sydney (Sid) Soffe and his wife Marjory until June 1971.⁶³ Sid and Marjory held possession of the farm until 1991, when ownership was transferred to Ross Soffe and his wife Joanne.⁶⁴ Ross and Joanne sold the property to the present owners, the Faull's, in October 2011, subsequently relocating to a farm at Tariki and ending the Soffe family's 85 year association with the property.⁶⁵ The cottage at 99 Inland North Road is presently (2019) vacant, and has been for some years.

Reference Sources

See footnotes.

Description

This building is located in a rural setting near Tikorangi village, east of New Plymouth, and inland from Waitara. Located down a long driveway, the house is largely obscured from Inland North Road, although can be seen across the paddocks from Otaraoa Road. The setting of the house is picturesque, being nestled amongst a remnant stand of lowland-broadleaf forest, with the shallow Parahaki Stream gully and grassed paddocks, on which the historic 1879 ploughing protest occurred, situated to the north.

The cottage principally follows a traditional T-plan, with the original east-west gabled portion incorporating a front veranda and rear lean-to, intersected by north-south projecting gable at the extreme east. The original cottage and lean-to extensions are clad in the vertical board and battens, whilst the eastern addition is clad in horizontal rusticated weatherboard. The roof is sheathed in corrugated iron and two brick chimneys, finished with decorative dentil courses, rise from the eastern gable. The house appears to have been little maintained in recent years and is in need of a coat of paint.

The main front elevation faces roughly north towards lush grassed paddocks and the Parahaki Stream gully. A sloping post and beam veranda with simple timber brackets extends across the width of the original cottage. The original frontage incorporates a central timber entrance door flanked either side by a single double-hung twelve-light timber sash window. This symmetry is interrupted by the projecting flush gabled addition which incorporates a solitary four-light double-hung sash window on this elevation.

The eastern elevation of the gabled addition is similarly unadorned and features two double-hung sashes. On the western elevation a lean-to with board and batten cladding projects from the original cottage. At the rear of the building is a further lean-to fitted with door and divided timber windows, with the gabled addition projecting beyond the rear wall of the original cottage.

⁶² CT TN132/219

⁶³ Ibid.

⁶⁴ CT TNC2/100

⁶⁵ *Taranaki Daily News*, 18 July 2013, page 15



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Assessment:

Historical	This building has considerable historic significance for several reasons. Most significantly, the house is associated with (and stood witness to), the July 1879 ploughing of William Jury's farm; this being an act of pacifist Māori protest under the direction of Parihaka prophets Te Whiti-o-Rongomai and Tohu Kākahi. The house is also one of the oldest surviving buildings associated with the settlement of Tikorangi and has associations with several well-known local farming families including the Soffe's, who occupied the farm for a period of 85 years.	✓
Importance to Community	One of the oldest surviving buildings in the Tikorangi area, the cottage is locally well-known, principally for its long association with the prominent Soffe family. Although not widely known, the association with nineteenth century pacifist protest is highly significant, especially to tangata whenua.	✓
Architecture & Construction	This building has technical interest as a cottage in the regionally significant board and batten style. It is a good example of how early cottages were modified and enlarged as the nineteenth century progressed.	✓
Setting and Context	Situated in a picturesque setting amongst grassed paddocks and a remnant of lowland-broadleaf forest, this building contributes to the historic rural aesthetic of the area. The house and nearby undeveloped paddocks upon which the July 1879 protests occurred share strong visual and physical connectiveness; together they form a unique landscape associated with a significant event in the history of not only Taranaki, but New Zealand.	✓
Archaeology	As this building was constructed during the mid-nineteenth century, the property likely has archaeological evidence relating to pre-1900 human activity and has the potential to reveal information about the past through archaeological investigation.	✓
Representativeness, rarity and integrity	A representative and now somewhat rare surviving example of the types of rural dwellings constructed by early settlers in this part of Taranaki during the mid-nineteenth century. Whilst the building retains a high degree of external integrity and has been little altered since the late nineteenth century, it is in desperate need of painting and other maintenance.	✓
Meets threshold for listing (three or more ticks, or two ticks in one criterion)		✓