

## JONGLIN'S PIONEER COTTAGE: 104 Sherwill Street, Feilding



**Architect:** Unknown

**Construction date:** circa 1874-79

**Visible materials:** Timber cladding & joinery, steel roof

**Architectural style:** Victorian Georgian Box cottage

**Use/building type:** Residential

**Date and Compiler:** Ian Bowman, 2014

**Heritage New Zealand listing:**

**Proposed Category:** B

### PHYSICAL AND SOCIAL HISTORY

The house is comprised of two cottages joined together, the earliest being a two roomed cottage built prior to 1879 by the Emigrant and Colonists' Aid Corporation (E&CAC).

The origin of the Corporation is explained in a report by their agent, Mr. Arthur William Follett Halcombe, in a report to the Provincial Council on 17 May 1874.

During the period (some six years ago) when an agitation in favor of emigration to the Colonies was going in England, a society, called the Emigrants and Colonists' Aid Corporation, was formed by a number of noblemen and other influential men, headed by his Grace the Duke of Manchester. The title of the Corporation sufficiently explains the object of its formation, but no practical effect seems to have been given to the intentions of its members until, at the close of the year 1871, the Hon Colonel Feilding, after visiting the Australian Colonies, came to New Zealand, commissioned by the Directory to find a suitable field for colonizing operations. The result of Colonel Feilding's negotiations with the New Zealand Government was the purchase by the Corporation he represented of the 106,000 acres of the Manawatu district, now known as the Manchester Block. The price agreed to be given for this block was

£75,000, being at the rate of 15s per aero for 100,000 acres, the remaining 6000 acres being allowed for roads and reserves. Under the terms of Colonel Feilding's original contract and subsequent modifications, bills were given for this amount, bearing interest at 5 per cent., and maturing at different periods up to the year 1882. The Corporation agreed to execute all internal surveys at its own cost, and undertook, under heavy money penalties, to introduce 2000 immigrants into the Colony, and to settle upon its land 2000 statute adults before the 1st April, 1877. The Colonial Government on its part undertook to provide free passages from England to the settlement for the Corporation's immigrants, and to employ a current 200 men on railway formation or other public works within ten miles of the block. The Provincial Government of Wellington also agreed to recommend to the Council annually a grant in aid up to £2000 per annum, as an equivalent contribution to an expenditure by the Corporation up to that amount on road works within the Corporation's boundaries.

Owing chiefly to the great change which has taken place in the last eighteen months in the position of the English laborer, and also to the difficulties naturally attendant on starting in England an undertaking to be carried out at the other side of the world, active colonizing operations under the contract cannot be said to have commenced until the month of September, 1873, although a surveyor had been employed for more than a twelvemonth previously if doing preliminary work; and as agent to the Corporation, I had erected in the town of Palmerston a substantial building as a depot, for the reception from time to time of immigrants in transit. The pioneer party of immigrants sent out under the Corporation's auspices, arrived in the Colony by the Duke of Edinburgh early in January of this year, and up to the present date, the following shipments have been made : —

Arrived —

Making a total of 324 ½ statute adults, numbering 458 souls.

Before touching upon operations in the Colony, it may be well to describe the position and character of the land, which is the field of operations. The Manchester Block extends from the Rangitikei River to the Ruahine ranges by the Gorge of the Manawatu River. It is twenty miles in length by an average breadth of eight miles.<sup>1</sup>

Mr. Halcombe explains the need for and construction of the cottages.

Their utter ignorance of the character of the land made them select the worst, or be discontented with the best sections and I saw nothing but insurmountable difficulties to myself, great discontent and long discomfort to the people themselves, and a waste of valuable time, and of some expensive material in the production of an utterly valueless shanty. I immediately resolved, therefore, to concentrate the immigrants and their work about the town at first to erect houses for them at once on terms easy to them, and productive of a fair return for the expenditure; and I look forward to their removing out into the country as the road works open it up, and after they shall have educated themselves into a knowledge of the country, their work, their prospects, and their real requirements.

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<sup>1</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=W118740519.2.16>

Acting on this determination, I entered into arrangements for the immediate erection of as many cottages as the timber I could obtain, and the carpenters available would allow. There was much difficulty at first, as the timber had to be carted from Palmerston, a distance of eleven miles; and this fact, with other disadvantages inseparable from working in a new place, made the first twenty cottages rather expensive. Now, however, that we have our own saw mill at work, carpenters at hand, and bricks made on the ground, I am able to lesson the expense, and ascertain exactly the cost of the buildings.

The cottage, 20 x 10 feet, divided into two rooms, weather-boarded, with shingle roof, and brick chimney, I estimate to cost £32, and the acres of township land on which they are placed have an upset price of £10, equal to £42 in all. By a payment of 7s per week the immigrant makes cottage and ground his freehold property in three years. If during that time he may wish to buy it outright, or if he desire to remove to a country section, a sum equal to 3s ad per week, during the time of his occupancy, is deducted as rental, and the balance goes in part liquidation of the purchase- money, or in part payment for the erection of another house on the country section.

I have every reason to be satisfied with the results of this arrangement. The immigrant gains in immediate comfort for himself and his family, and in employing himself in profitable instead of unprofitable work, while the Corporation gains by his contentment and by remunerative investment of capital.

I have no fear that the towns will be overbuilt. As one occupant leaves a cottage a newly arrived immigrant can be placed in it; and I have found, as the result of my experience in New Zealand, that the great difficulty in locating family men in country districts is the want of house-room for them, and therefor that houses, where available, attract population.<sup>2</sup>

By the date of the report, the Corporation had had 40 cottages constructed and had just let a contract for a further 40 cottages.

Arthur Halcombe lived at 7 Pines Court in a house built for him in 1878.

The first owner was a William Jonglin who was aided by the Corporation into the house. The larger cottage was added prior to 1883 without removing external cladding from either building.

The house was purchased by sawmiller Lindsay Alexander Caldwell in 1883. The Wellington land board noted that in 1919 Lindsay and Douglas Caldwell were granted a transfer of 900 acres in Section 3, Block XV Pohangina<sup>3</sup>. Little else is known about the history of the cottage or its owners.

## REVIEW OF REPORT

Based on a review of the report and viewing of Council files, the assessment undertaken in 2014 for this building is still applicable as at April 2021.

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<sup>2</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&cl=search&d=W118740519.2.16>

<sup>3</sup> <http://paperspast.natlib.govt.nz/cgi-bin/paperspast?a=d&d=DOM19190828.2.100&cl=&srpos=0&e=-----10--1----0--&st=1>

## ARCHITECTURAL DESCRIPTION

The two forms and extent of the two timber framed single storey cottages are apparent on the north and south elevations. The larger cottage, facing west towards Makino Street has the larger hipped roof, and shiplap weatherboards, while the smaller cottage has a smaller hipped roof and wide chamfered boards imitating rusticated stone. The two cottages have the same boxed eaves detailing, possibly carried out when the larger cottage was added.

The later cottage has a symmetrical west elevation with a central front door and double hung sash windows either side with a hipped verandah extending the full width of the cottage, wrapping around the south elevation. Verandah posts have fretwork brackets, likely to have been sourced from a timber company pattern book. A lean-to addition has been made on the north west corner.

The earlier cottage has a double hung sash window on the south elevation and two more recent casement windows to the north although the heavily moulded architraves match the later cottage. A lean-to extension has been added to the south east.

The obvious style of the later cottage is the symmetrical Georgian box cottage with ubiquitous verandah. The Georgian box cottage was a vernacular carpenter response to limited budget accommodation, using readily available materials and styles from England. Cottages could be increased in size by adding lean-to, 'saltbox', or double gables located parallel to each other. Key characteristics of the style include symmetry, medium pitched roofs, close or boxed eaves, a verandah and small or large paned double hung sash windows.

The house has corrugated steel roofing but the original roofing on the earlier cottage is likely to have been timber shingles, as described in the Halcombe report.

The house is located in the centre of a large, corner, suburban section of Feilding with extensive lawns, large specimen trees, a garage and several outhouses. The section is enclosed with a post and corrugated steel fence.

No plans of the building have been sighted and the interior of the house was not inspected.

## SUMMARY OF HERITAGE VALUES

The building has **moderate** to **high regional** significance for **physical**, **historic**, and **cultural** heritage values.

The house has **high architectural** and **rarity** values as one of the only surviving two roomed cottages built by the E&CAC for early settlers, and which retains the original, rare chamfered weatherboarding, imitating rusticated stonework.

The later cottage has **high representative** values as an example of the Georgian Box cottage with many of the typical characteristics of the style including symmetry about the front elevation, medium pitched hipped roofs, boxed eaves, a verandah and large paned double hung sash windows.

The cottages have **moderate authenticity** with a number of lean-to additions constructed onto both cottages.

The cottages have **low associative** values with first owner, William Jonglin, and the next owner, sawmiller Lindsay Alexander Caldwell, about whom little is known.

The early cottage has **high group** values as one of a number of houses associated with the early development of the Manawatu by the E&CAC including 24 Hobson Street, 52 East Street and 185 West Street.

The cottages have **high pattern** values as one of the cottages constructed by the E&CAC to encourage the successful settlement of the Manawatu.

Given the heritage values of the cottages, they have **high educational** values in the areas of architectural and settlement history of the Manawatu.

#### **SOURCES**

Former NZHPT Manawatu Branch Committee files  
Paperspast