

THE BUTLER STONEY HOUSE, R10/1125, SILVERDALE



**REPORT TO
THE NEW ZEALAND HISTORIC PLACES TRUST
AND
FOODSTUFFS NEW ZEALAND LTD**

JADEN HARRIS AND MATTHEW CAMPBELL

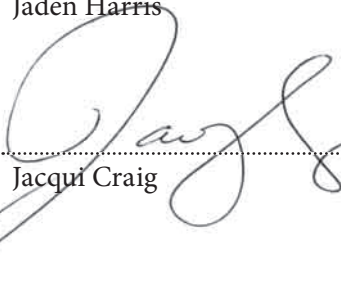
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JADEN HARRIS AND MATTHEW CAMPBELL

The Butler Stoney House, site R10/1125, is a historic house site believed to have been built some time after 1874. The site is on Part Allotment 15, Parish of Okura, which was purchased by Major Henry Butler Stoney on 12 January 1874. The Stoney family used Butler as an informal second name and so the site is known as the Butler Stoney homestead. The house site is located on the banks of the Weiti River just upstream from the main Silverdale township on land being developed by Falkirk Frontline Developments Limited (a subsidiary of Foodstuffs New Zealand Limited) for a supermarket and commercial buildings. An initial assessment for the project was carried out by Russell Foster in 2004 and further assessment and research for the authority application was carried out by Louise Furey in 2006. Archaeological investigations were undertaken by CFG Heritage Ltd from 24 January– 4 February 2011 under authority 2006/7 issued under Section 14 of the Historic Places Act 1993 by the New Zealand Historic Places Trust.



1. Excavated areas of R10/1125, the Butler Stoney House, and R10/1126. The inset (below) shows the location of the main image (red) and archaeological sites recorded in the wider area.



Historic Background

The Butler Stoney House is on Part Allotment 15, Parish of Okura. This 5 acre lot was subdivided off the original 80 acre Crown Grant in 1874. At the time of sale it was divided into 3 paddocks but the deeds title does not refer to a house or any buildings being part of the sale, nor does the sale price suggest that a house was present. The house, then, was probably built by Major Stoney on or after 1874.¹ The house was still standing in 1994 when a survey was carried out by Bedford and Felgate, but had been mostly demolished by 2004 when Foster carried out his assessment (Bedford and Felgate 1994; Foster 2004). Just north of Silverdale there is another house, still standing, known as the Stoney Homestead, which should not be confused with the one described here. The Stoney Homestead is located on a former farm known as Seaview and was built by the Stoney family in 1866.

History of ownership of the land

The settlement called The Wade was developed on the Te Weiti River in the period 1853–54 following Crown purchase of Maori land blocks. The town was situated at the upper navigable limit of the river and became a thriving commercial centre based on timber milling and export. In the absence of a northern road The Wade was also the hub of contact with the rural hinterland extending as far as the Kaipara Harbour. It wasn't until the early 1920s that passenger steamers ceased to visit The Wade. In 1911 The Wade and district became Silverdale (Litchfield 1996: 26).

On 17 March 1855 a Crown Grant was awarded to George Hewitt for 80 acres, Allotment 15 in the County of Marsden, at a cost of £36.

Hewitt sold the property only one month later (23 April 1855) to Thomas Moyle for £100. Moyle held the land for 8 years, selling to Henry Lloyd on 7 July 1863 for £250. Given the length of tenure it is possible that Moyle lived on and developed parts of the property and in March 1862 (although the name of the owner or lot number is not mentioned), an 80 acre block of land on the river Weiti, partly fenced and cultivated, with a small house was advertised for sale (*Daily Southern Cross* 11 March 1862).

Henry Lloyd subdivided Allotment 15 – the titles of interest to this project are those bordering the Weiti River. The easternmost parcel containing 5 acres 2 roods

Date				Deed ref
17 Mar 1855	Crown Grant	Hewitt	80 acres	B1 G348
23 Apr 1855	Conveyance	Hewitt – Moyle	80 acres	B1 419
7 July 1863	Conveyance	Moyle – Lloyd	80 acres	B1 830
12 Jan 1874	Subdivision	Lloyd – Stoney	5 acres	B4 498
28 Jan 1880	Conveyance	Lloyd – Vickers	21 acres	B7 135
6 May 1901	Conveyance	Vickers – Roberts	21 acres	R75 202
27 May 1912	Conveyance	Roberts – Curley	21 acres	R201 561
25 Aug 1921	Conveyance	Curley – Gillanders	21 acres	R352 639

Table 1. Summary of land sales history Allotment 15, Parish of Okura

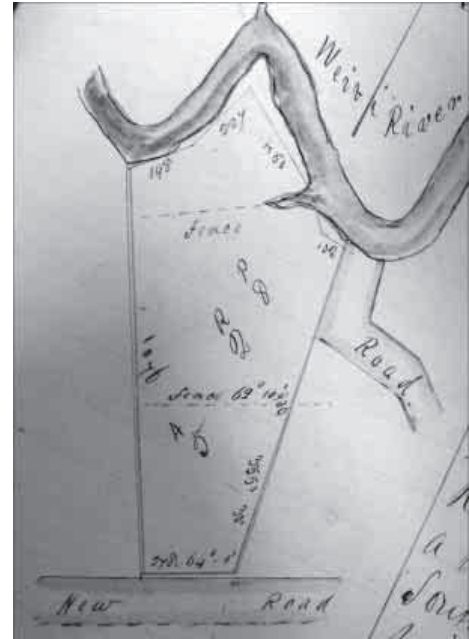
¹ Major Henry Butler Stoney had a son named Henry H. Butler Stoney. To avoid confusion we will refer to Major Stoney and Henry H. Butler Stoney throughout. When Major Stoney moved to The Wade he had three surviving children – James Butler (the oldest), Henry H. Butler, and Walter Butler (the youngest).

and 8 perches was transferred to Major Stoney on 12 Jan 1874 for £17/17/6 (B4 408). The western lot on the Weiti River frontage, totaling 21 acres, was sold by Lloyd to Leslie Vickers on 28 Jan 1880 for £30. The differential in price per acre (£3/8 paid by Stoney, compared to £1/8 paid by Vickers) indicates there may have been some improvements made on the 5 acres, although not necessarily in the form of a dwelling or other structure.

Major Stoney transferred title to his son James Butler Stoney on 14 July 1879 and a lease was transacted in 1887 to George Coutts. The certificate of title issued in 1905 listed another son Walter Stoney as the owner. The middle son, Henry H. Butler Stoney, had died in 1876.

The title deeds have no mention of dwellings or farm buildings and the title plans similarly do not show houses, internal tracks, etc. However the 1874 plan accompanying the deed of sale to Major Stoney shows that the block was divided by fences into 3 paddocks (Figure 2).

When Allotment 15 was subdivided the Great North Road, now State Highway 1, the Hibiscus Coast Highway, was shown on the plan attached to the deed for the 5 acres (B4 498) in 1874 and referred to as "New Road." The road alignment may have been the impetus for the subdivision of the Weiti River blocks from the main part of the Crown Grant. The acreage purchased by Major Stoney was combined with his purchase in February 1874 of Allotment 21 to the east (outside the development area). This small area of approximately 2 acres was purchased for £22 2s (27D 318). The £11 an acre is considerably more than the sum paid by Major Stoney to Lloyd for purchase of Pt Allotment 15. Major Stoney sold this land in 1878 for £13 (25 M 788), and the title stated he was "a gentleman of Auckland." The land was sold to a solicitor, and the reduced price may, speculatively, have taken into account a debt.



2. Sketch from the 1874 deed of sale to Henry Butler Stoney showing the property divided into three paddocks by two internal fences (B4 489).

History of the Stoney family

From the land transaction deeds it appears highly unlikely that any substantial dwelling was built on Allotment 15 prior to the purchase by Major Stoney in 1874. The main issue in deciphering the occupation of the Butler Stoney property would seem to be in trying to work out the history of the various members of the Stoney family who owned the property. The documentary evidence is that Major Stoney purchased the 5 acre block from Henry Lloyd in 1874. The title was then transferred to James Stoney in 1879 and the next owner was Walter Stoney, whose name is on the certificate of title issued in 1905 (although it should be noted that the date of survey is May 1904).

The association of the Stoney family with The Wade dates from when Major Stoney settled in the township with his family after leaving the army in 1864. The land for the farm known as Seaview, Allotment 141 and Pt Allotment 142 in the Parish of Waiwera, where the Stoney Homestead still stands, was purchased from William Galbraith in 1865 (Matthews and Matthews 2004: 3). In August 1865 Major Stoney was appointed Postmaster for The Wade, a position he continued to hold until 1873 (AJHR 1873, H-24: 31). He did not live at Seaview but rather purchased it as a farm for his son Henry H. Butler Stoney, and by 1866 the Major had purchased land near the Wade Hotel where he planned to build a two-storied house (Matthews and Matthews 2004: 3).

Major Stoney was born in Ireland in 1816 and died in Kawakawa at the age of 78 in 1894. His parents were Richard Falkiner Stoney and Jane Butler, and it is presumably on account of his mother's maiden name that the middle name 'Butler' was given to him and continued in subsequent generations (www.thepeerage.com). The following obituary was published in the *Auckland Star* (5 July 1894):

Major Stoney entered the Army as an ensign in the 19th Regiment, in 1837, and served in various capacities for 15 years. In 1840 he accompanied the regiment to Malta, and for some time acted as Resident for the island of Cirago, a position which he filled with credit to himself. Five years later the regiment went to the West Indies where Mr Stoney was appointed Port Adjudant and Superintendent of Roads and Bridges for the island of Tobago. While stationed here Mr Stoney was thanked in general orders for his exertions in saving life and property in the fearful hurricane of 1847. A year later the regiment went to Canada, and the deceased was again thanked in general orders for holding an outpost against superior numbers during the rebellion of that year. Subsequently Major Stoney was sent Home and recommended for staff employment, and three years later he became paymaster of the 99th Regiment. Major Stoney was with the 40th when stationed in Victoria, and was present at the Ballarat riot. He came over to New Zealand with the regiment, and again saw active service during the Taranaki war, and also in the Waikato later on. When the regiment was ordered Home at the close of the war Major Stoney decided to stay in the colony, and accordingly settled on a farm at the Wade. A few years ago Major Stoney went to Kawakawa and was appointed Inspector of Roads under the Government. Major Stoney has written several books, the most interesting being most probably 'Victoria during the Ballarat Riots in 1854', and 'A Residence in Tasmania'.

This brief biography can be fleshed out somewhat with family research undertaken for an assessment report by Matthews and Matthews Architects on the Stoney Homestead (2004: 22–23). Major Stoney married Fanny Wilson and their first son, James Butler, was born in Malta on 2 October 1841. Early in 1843 a second son, Henry H. Butler, was born before the family moved to the West Indies. In the West Indies two further children were born, Arthur Louis (1845) and Emily Butler (1847), but neither survived childhood. While in Australia a fourth son, Walter Butler, was born in Melbourne on 1 November 1859. Major Stoney arrived in New Zealand with the 40th Regiment in 1860 at the age of 44 and was followed by his wife Fanny in 1861. In May 1861 the 40th were based in Manukau and at this time they were living in Mt Eden and had a lease on the Domain on Grafton Road. He fought at the battle of Rangiriri in 1863 and at Orakau in 1864, after which time he was invalided out of the army. Rather than return to Britain, Major Stoney chose to settle at The Wade. He was appointed Postmaster at The Wade in 1865 and was involved in local politics, being a member of the Provincial Government for the Northern Division from 19 November 1872–73 October 1873. He also served as a Justice of the Peace and was for a time Chairman of the local school committee and Weiti Highway Board. In the early 1880s Stoney left The Wade for Kawakawa, where he took up the position of Inspector of Roads and later retired. His wife Fanny did not move with him and went to live at the family homestead at Seaview.

In further researching the relationship of the Stoney family to the property, electoral rolls, directories and newspapers were consulted. From electoral rolls the first reference in the Wade district to the Stoney name found was in the 1867–68 roll for the Northern Division which lists: "Stoney, Henry H. Butler, Orewa, freehold property on which he resides." This agrees with the above information that

Seaview was being run and occupied by Major Stoney's second son, Henry H. Butler Stoney. In the 1870 roll for the Northern Division the same information is listed for Henry H. Butler, but also another Henry Butler: "Stoney, Henry Butler, Weiti, household dwelling on lots 20 and 21, Weiti." This presumably is the property of Major Stoney, who is suggested to have built a house on land near the Wade Hotel. From an 1874 advertisement it can be confirmed that Major Stoney did build as intended, as he puts up a large house opposite the hotel for sale:

Lot 20, containing about 3 acres laid out as garden, orchard, shrubbery, paddock, & c. Has a frontage of 20 chains to the main road, by 15 chains to the Wade River. The House is large and commodious, contains nine rooms, two store rooms, pantry, and is the Post-office of the district. The property is situated close to the wharf, and the mail coach from Stokes' Point calls twice a week. The house and part of the allotment is let to a good tenant at £32 a year (*Auckland Star* 16 October 1874).

A plan dated 1891 (A 1824) shows fruit and ornamental trees on Lot 20 but does not show a house or other structure. This area is now largely developed and so the site of Major Stoney's original house has probably been destroyed.

In the Auckland Provincial roll for 1870 one further listing is given for Major Stoney additional to the household dwelling at Weiti: "2/ freehold House and lands, Epsom, in his occupation." This may refer to the property in Mt Eden where Stoney was living when the 40th Regiment were stationed in Manukau in the early 1860s.

From 1871 to 1873 the listings are given as: "Henry H. Butler Stoney, Orewa, freehold property on which he resides"; and "Henry Butler Stoney, Weiti, household dwelling on lots 20 and 21." The property details, on the electoral rolls at least, do not change after 1874 when Major Stoney purchased Part Allotment 15 in January and Allotment 21 in February. From the electoral rolls it would seem that Major Stoney was living in a house on either Allotment 20 or 21 prior to this date and that Henry H. Butler Stoney was living on the farm at Seaview. There is no major change in the electoral rolls until 1879–80 when Henry Butler Stoney is listed as the owner of the Orewa property, rather than Henry H. Butler Stoney. This may possibly reflect the death of Henry H. Butler Stoney in 1876, as explained below.

While Major Stoney was a prominent and active figure in many spheres of the Wade community, comparatively little is known about his son Henry H. Butler Stoney. In 1865 when Major Stoney purchased the Seaview property to set up his son as a farmer, Henry H. Butler Stoney would have been around 22 years of age. The success of the younger Henry Stoney as a farmer is not known but in the 1870s he seems to have left The Wade to try his luck on the Thames goldfields. A curious case is recorded in the *Daily Southern Cross* (15 January 1873) regarding the Mexican Goldmining Company, in which a Mr. Henry H. B. Stoney appeared in court to refute a claim that he was a listed shareholder in the company. The court concluded that the 'H. Stoney' listed on the company's register must be a different person and released Henry H. B. Stoney from any liability. The Mexican Goldmining Company was one of many speculative ventures in the Thames goldfields which ended in bankruptcy. Whether Henry H. B. Stoney ever had any official involvement in goldmining ventures at Thames is not known, but family history records that he contracted a virus while in Thames, from which he did not fully recover, leading to his untimely death in 1876 (Matthews and Matthews 2004: 3). The death notice from the *Daily Southern Cross* reads: "Stoney: On 27 September at Orewa, Henry H. Butler, second son of Major Stoney, 40th Regiment, aged 33 years" (Hill's Index).

From newspapers it is also recorded that on 6 September 1865 a Henry Stoney was granted a bush license for a house at The Wade with an annual fee of £10

(*Daily Southern Cross*). A bush license gave the applicant the right to sell liquor from their premises but not to operate a bottle store or sell alcohol on a wholesale basis. Based on the evidence from electoral rolls of where the father and the son were living, it seems more likely that it was Major Stoney who was trying his hand at hotel keeping. The position of Postmaster paid only a nominal sum of £5 per annum and so he would have needed some other form of employment. Stoney's house on Allotment 20 at the entrance to the township and opposite the surviving Wade Hotel, would have been an ideal location for such a business. The issue is confused somewhat by a listing in the Auckland Provincial Government Gazette of 1866 for a Henry Heptamsis Stoney holding a bush license for the Wade Bridge Hotel, at Wade. This suggests that it may have been the son who was running the hotel. A Stoney continued in this trade for at least the next 2–3 years as in April 1868 a bush license was renewed in the name of H. B. Stoney, for the Wade Bridge Hotel (*Daily Southern Cross* 21 April 1868). In entering the hotel business Major Stoney may have over-stretched his finances, as on 6 March 1867 he appears in the Supreme Court of New Zealand in a bankruptcy case against him (*Daily Southern Cross* 8 March 1867). Stoney's estate was sequestered into the hands of Richard Field Porter and in early May, Stoney applied for a final discharge and was successful with Porter appointed trustee (*Daily Southern Cross* 10 April and 2 May 1867). After 1868 there is no further mention of Henry Stoney as hotel keeper or of the Wade Bridge Hotel.

Confusion can arise from newspaper and other accounts as to which Henry Stoney is being referred to, especially when only one of them is mentioned. However, when they are recorded together, such as in the Auckland Provincial Government Gazette 1873, which lists Major H. Stoney Butler as chairman of the Weiti Highway Board and H. H. Stoney Butler as being a board member, they are easily distinguished.

At some time after his son's death in 1876 Major Stoney moved from The Wade to Kawakawa to take up the position of Inspector of Roads. The exact date of his departure is not known and he is still listed on the 1880 Rodney electoral roll where he is recorded as being a freehold settler on Allotment 24, Weiti. Stoney appears to have remained resident in Wade until early in 1881 and in an article dated 13 August of that year is described as having only recently arrived in Kawakawa to take up the position of Inspector of Roads (*Auckland Star*). In 1881 on the Waitemata roll there is no mention of Henry Butler Stoney and instead James Butler Stoney, a clerk of Auckland, is listed as the owner of "Part 15, Okura, 5 and a half acres and dwelling." In the same roll Walter Butler Stoney, the youngest surviving son of Major Stoney, is listed as a freehold farmer at Orewa, Allotments 141 and 142, Waiwera, with 97 and a half acres and dwelling. The land at Orewa is the family farm Seaview. This is the earliest documentary evidence of a dwelling specifically on the subject property, but it is unlikely that James ever lived there as in the same year he is listed on the Parnell electoral roll as being resident in Grafton Road, Auckland.

James Butler Stoney was the oldest son of Major Stoney and was a court clerk. His first appointment was as a Clerk of the Residents Magistrate Court, Auckland, 1 July 1862 (AJHR 1866, D – 3: 21). He later moved to Grahamstown (Thames) where he was appointed Clerk of the Resident Magistrates Court and Clerk of the District Court on 28 March 1870 (AJHR 1873, H – 24: 31). On July 4 1874 he married Maria Biggs at St. Sepulchre's Church, Auckland (*Daily Southern Cross* 7 July 1874), but there is no record of any children. In 1879 he returned to Auckland, before moving to Blenheim at some time in 1894, after the death of his father. James Stoney remained in the employment of the Justice Department in Blenheim until his retirement in 1904 (*Marlborough Express* 30 July 1904).

The transfer of the property by Henry Butler Stoney to James Butler Stoney in July 1879 is instructive, and may reflect the Major's worsening financial situation. In June 1879 the Wade Puhoi Steam Boat Company was placed in voluntary liquidation and Major Stoney had 42 £1 shares in the company and had lent an unsecured sum of £50 towards the purchase of the boat. At a meeting where the company's fate was decided, it was stated that shareholders might expect to receive 15 shillings in the pound, but that unsecured sums would not be covered (*Auckland Star* 10 June 1879). Details from the deed transferring the property from H. B. Stoney to J. B. Stoney confirm that the Major was heavily indebted at this time. On 1 May 1878 Major Stoney had taken out a mortgage on the property for the sum of £75 with Auckland solicitor Richard Laishley. In the deed dated 14 July 1879 it is stated that the principal of £75 was still owing on the property and that the Major had only been paying the interest. To repay this debt James Butler Stoney paid £75 to his father, who in turn was to pay Laishley, and the title of the property was then signed over to James.

After Henry H. Butler Stoney's death in 1876 the other son, Walter Butler Stoney, appears to have taken over the family farm at Seaview. When a dwelling was built or moved onto Part Lot 15 however, still remains unclear. It was almost certainly not Major Stoney's primary place of residence and of his sons, Henry and Walter lived at Seaview, and James at Thames and Auckland. One possibility is that the dwelling was originally on Lot 21 and may have been moved onto Part Lot 15, after Stoney sold Lot 21 in 1878. From the small amount of material culture recovered during the excavation there is no evidence to suggest occupation any earlier than this date. On electoral rolls the property is never listed in connection with Major Stoney and in the Waitemata roll for 1879 he is recorded as being resident on Lots 20 and 21, Weiti; and in the 1880 Rodney roll as resident on Lot 24, Weiti.

When the site was first recorded during a survey in 1994 it was suggested by the Wainui–Silverdale Historical Society that the house was Stoney's original cottage dating to the 1860s (Bedford and Felgate 1994). Investigation has shown that there was no house on Part Lot 15 at this date, but the statement may still have a ring of truth to it. It is quite possible that if Major Stoney's financial situation was as bad as it seems, then he may have been forced into more modest accommodation. In October 1874 when he put up his house on Lot 20 for sale it is stated that the property was currently tenanted out, in other words that Stoney was no longer living in it. If this was the case Stoney must have been living on either Lot 21 or Part Lot 15 by this time. The original cottage may therefore have been built on Lot 21, where electoral records suggest Major Stoney was living prior to 1874, and then moved onto Part Lot 15 after Lot 21 was sold in 1878. Unfortunately not enough of the original cottage remained in situ for this theory to be closely examined.

The only person who could be said with any certainty to have lived in the house during the 19th century is George Coutts. That the property was leased to George Coutts in 1887 would seem to indicate that the house was vacant at the time. Major Stoney had moved to Kawakawa in 1881 and it seems unlikely that any other family members would have been living on the property between 1881 and 1887. It is also possible that the house was rented out to tenants, which may not show up in official documents. Coutts only shows up once in the electoral rolls in the area in 1890 and is listed as a blacksmith, resident at The Wade, but not as an owner of land. For how long Coutts may have lived at the property is not known. A 'G. Coutts' is still present in The Wade township in 1895 but it is not known where he was living at this time (*Auckland Star* 9 July 1895).

In 1905, the year after James Butler Stoney retired, the property officially passed into the hands of Walter Butler Stoney, who had been occupying and running the family farm at Seaview. Walter and his wife Laura had at least four children and in 1905 Walter would have been around 46 years old, so it is possible that during the

early 20th century the house may have been occupied at some stage by one of his children. Walter and Laura were only married in 1892, so if there was anyone living in the house in 1905, they are likely to have been tenants. There is no record of the Major's two oldest sons, James Butler and Henry H. Butler, having had children.

Summary

The property is known to have been purchased by Major Henry Butler Stoney in 1874 and there is nothing to indicate that there was a house or other structure present prior to this date. Major Stoney owned a large house on Allotment 20, but was renting it out and electoral rolls suggest that he may have had another house on Allotment 21. Major Stoney sold Allotment 21 in 1878 and it is most likely after this transaction that a house was erected on Part Allotment 15. Major Stoney probably lived at the property alone, as when he moved to Kawakawa in 1881, his wife Fanny stayed in Silverdale at the family home Seaview. In 1879 Major Stoney had transferred the property to his eldest son James, but this was to clear a debt and it is almost certain that James never lived there. The one person for whom there is documentary evidence that they actually lived in the house is George Coutts, who is recorded as having a lease on the property in 1887. It may have been around this time that Phase 2 of the structure was added. In 1905 the title for the property was transferred from James to his younger brother Walter and there are no further records of who may have been living at the property.

Archaeological investigations

Methodology

Following an initial assessment and recording of the site by Matthew Campbell on 14 January 2011, topsoil stripping and clearance of the investigation area took place from 17–19 January with the work done by hydraulic excavator. Initial earthworks were monitored by Ben Thorne. The investigation focused on the house site and its immediate surrounds and this area was fenced off from the wider development area and progressively cleared back to define the footprint of the house and any features present. The area of investigation was limited by dense vegetation growing along the bank of the Weiti River on the north side of the house and by a contaminated dump site in a small gully to the west. Investigations were further restrained by the presence of the endangered native ornate skink (*Oligosoma ornatum*) in the vicinity of the site. This required that environmental personnel were on site during site clearance and for areas such as the fireplace or anywhere skinks might have been expected to be present. Without the environmental team present any skinks encountered could not be disturbed, but fortunately none were found other than during initial site clearance.

At the time of investigation the later 20th century additions to the house and part of the underfloor of the original house were still in situ. These were recorded by digital photography and then removed by hydraulic excavator, taking care to leave the sub-floor piles and floor joists in place. Other rubbish and overburden lying around the site was also removed at this stage. The topsoil

3. View looking east showing the outbuilding (right edge of photo), water tank, and Phase 3 addition (December 2006).



around the house was then progressively stripped back with the excavator to reveal any features such as paths and postholes associated with occupation of the house.

Excavation then proceeded following standard archaeological methods. The area in the footprint of the house was cleaned down by spade and trowel to define all the sub-floor features, such as in situ piles and postholes, and these were then mapped and recorded. Photographs were taken with a digital SLR camera and all features were mapped using a Leica 1205 robotic total station. The underfloor area was gridded up into 1 m square units and excavated, and finds were bagged by square. The area outside the house was also cleaned down by spade and any features excavated and recorded. Once investigations were completed control of the site was handed back to the earthworks contractors.

No large deposits of rubbish or other artefactual material were encountered and most of the material dated from the early to mid 20th century and so only diagnostic artefacts were sampled. Clearly modern material was not retained. Material that was retained was briefly analysed and catalogued and representative examples photographed.

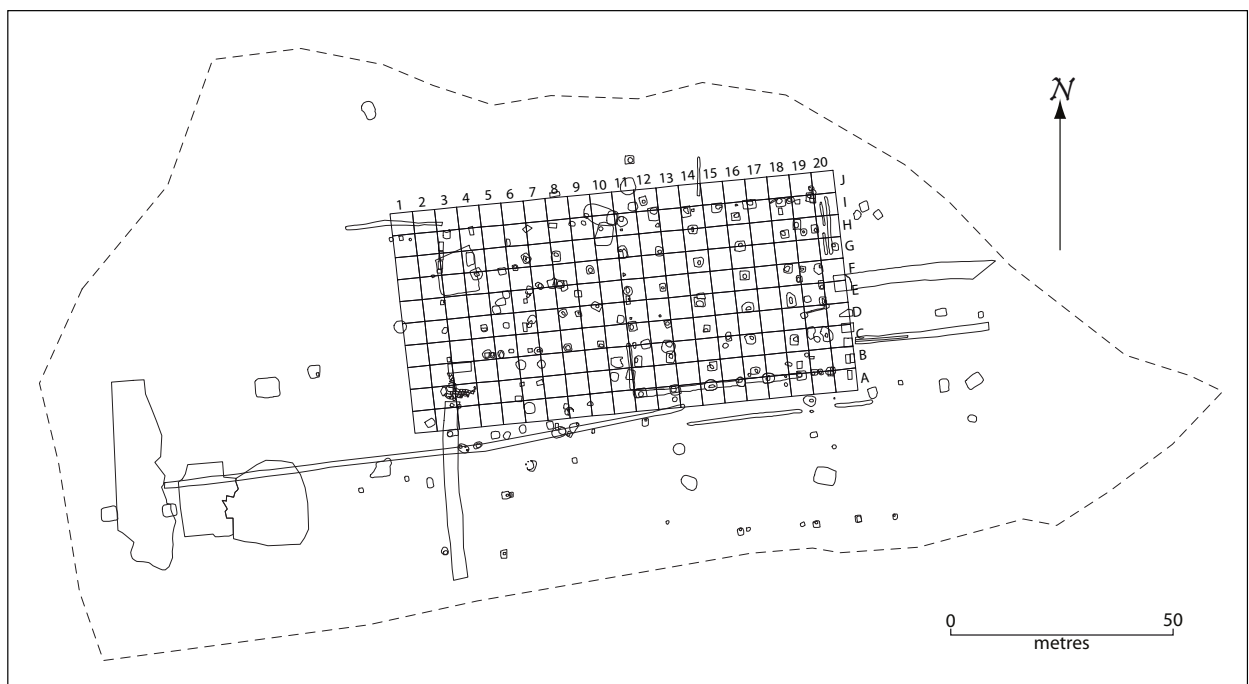
The site prior to excavation

Prior to investigation the remaining buildings were either demolished or in an advanced state of disrepair and were heavily overgrown with jasmine, honeysuckle,



4. View looking roughly north showing details of the house remains (December 2006).

5. Site plan showing extent of area investigated, excavated features and layout of underfloor grid.





6 (top). The collapsed outbuilding immediately prior to investigation.

7 (centre). The same building still standing in December 2006.

8 (bottom). View of concrete foundations of the outbuilding after the building material has been removed.

bamboo and a variety of other woody weeds. Further obscuring the remains and any possible in situ features was a great deal of modern rubbish, both in and around the buildings. Consequently the buildings were not able to be examined in any great detail prior to removal. All of the standing structures most likely date from the early to mid 20th century. No part of the original cottage remained in situ apart from the piles, fireplace base, and parts of the baseplates.

To the west of the house site was a partially collapsed board and batten shed. This shed was still standing in 2006 at the time of the assessment by Furey (2006) (Figure 6 and Figure 7). It had a long drop toilet in the north west corner with a plastic seat and modern rubbish was piled up both within and around the structure. Removal of the structure revealed a rough concrete floor in places but no substantial foundations. A thin layer of concrete had been laid over fill to produce a level floor, but below this was more modern rubbish, dating the structure to no earlier than the mid-20th century.

The other standing structure was an addition to the house, later confirmed to be Phase 3, but this was not immediately apparent given the overgrown state of the site. Phase 2 of the house had totally collapsed in on itself with only part of the floor and baseplates still in situ. Part of a collapsed wall showed that it had most likely been of weather-board construction. Phase 3 was a weatherboard building containing a flush toilet, a bathroom, a hallway to Phase 2 from the door and another room on the other side of the hallway. While Phase 2 may possibly have been added in the very late 19th century, Phase 3 was entirely 20th century in date.

On the west side of Phase 3 was an enclosed verandah. Only part of the framework of the verandah remained, but fragments of fibrolite type cladding point to a date in the mid 20th century.

During site clearance the remaining standing buildings were cleared away, as were the collapsed walls and floors of the Phase 2 building. Foundations and remaining base plates were left in situ. At this stage

the three phases of house construction became apparent.

The underfloor excavation

The footprint of the Phase 1 and 2 house was gridded up and excavated by 1 m squares, but very few artefacts or other material were recovered. The top layer of fill comprised very loose soil and humic material with abundant modern rubbish (dating up to the time of investigation) and was disturbed by kikuyu grass and tree roots throughout. Below this was a more consolidated layer of redeposited clayey topsoil. This layer was generally light grey in colour and contained charcoal and sparse artefacts.

In the Phase 1 section of the house artefacts dated surprisingly late, with most diagnostic fragments of ceramic and glassware dating to the early 20th century. A few fragments potentially could date to the late 19th century, but there was no deliberate deposition of 19th or even early 20th century material. The house appears to have been built close to the ground and access to the underfloor area sealed off by a wooden skirt to ground level, reducing the possibilities for rubbish disposal beneath the house. The material culture also supports the evidence from the historic occupation that the house may not have been built, or possibly moved to, the site until 1878 and that it may only have been occupied for a short period in the 19th century. Even if Major Stoney was living on the site from as early as 1874 it is possible that he was living alone as, when he moved to Kawakawa in 1881, his wife stayed in The Wade at the family home at Seaview. This could account for the comparative lack of material culture.

Under the Phase 2 part of the house access to the underfloor area seems to have been less restricted but the material gave a similar date range. The earliest ceramics and glassware date 1900–1915, with the odd fragment possibly being late 19th century. More modern rubbish was also present in this area and dated up to the time of investigation. Given that the small amount of rubbish under Phase 1 is no earlier than the earliest material from Phase 2, it may be that Phase 2 was added onto the original cottage shortly after it was constructed or



9 (top). The Phase 3 addition prior to rubbish and vegetation removal.

10 (centre). Wider view showing the still standing Phase 3 with rubbish and vegetation removed from around it (note the enclosed verandah on the west side and partially collapsed tank stand on the south side).

11 (bottom). Reverse view showing the collapsed remains of Phase 2 and partially intact floor still on its piles in relation to Phase 3.



12 (above). View of the site looking west once the standing building material, rubbish and vegetation had been removed (note the concrete path on the east side of the house and the square Phase 1 footprint with a pile of brick rubble marking the fireplace).

13 (below). Detail of site plan showing phasing of the house and the layout of the underfloor grid.



shifted onto the site: the piles are different so they are not exactly contemporaneous. Below the loose fill under Phase 2 there was considerably less redeposited soil.

The grid continued into the Phase 3 area but given the lack of any in situ 19th century material from Phases 1 and 2, only a sample of squares were investigated. No 19th century material was found in this area with diagnostic ceramics and glassware dating more towards the middle of the 20th century (1930s) or later.

Phase 1 house

The baseplates and floor joists of the Phase 1 cottage were supported by six rows of wooden piles set into the ground. Analysis of four of these by Rod Wallace, University of Auckland, showed them to be puriri (*Vitex lucens*), which was what was expected given the evidence that the wood had been eaten by moth larvae. The piles consisted of quarter-round, half-round, and the occasional smaller complete round pile and were evenly spaced. A back-to-back fireplace arrangement suggests the cottage was originally divided into two rooms at least the main entranceway in the middle of the east wall.

The total footprint of the Phase 1 cottage probably measures 8 x 7.5 m with a 1.5 m verandah on the east side. The piles were set in rectangular postholes ranging in depth from 300–400 mm. On the east side of the house the outside row of piles was noticeably smaller and a concrete path was leading to the middle of the east wall suggested that there was a verandah and doorway on this side. In the north east corner the original wooden pile had been replaced by a concrete block and the corner had been further propped up by a piece of 4" x 2" timber set on edge, resting on flat boards. In the south east corner bricks had been inserted beside the wooden pile to provide extra support. Other piles had also been added at various times and a post sample from Feature 98 in the verandah section of the building was identified as probably being from a eucalyptus species. Along the south side of the house the postholes for the piles had been dug into a shallow footing trench (Feature 38). Around the outside of the house, and especially where Phase 2 joins on, of some of the split piles had been replaced by square sawn piles, probably when the Phase 2 addition was constructed.

Some sections of what appeared to be the original baseplates also remained either still partially sitting on the piles or lying on the ground alongside them. Nail samples taken from the second bearer in on the east side, which would have been the outside wall of the house if there was a verandah on this side, were found to be wire rosehead nails. No rectangular sectioned cut nails that might indicate a pre 1870s date for construction were found on the site or observed in the surviving piles or baseplates. From the limited building remains able to be inspected the most likely date for the erection of the cottage on site, would appear to be around 1878 when Major Stoney sold lot 21.

The only other structural remains of the Phase 1 cottage was the fireplace base. After initial clearance it was visible as little more than a pile of bricks, but after cleaning up a back to back fireplace arrangement was revealed. The fireplace is the only evidence for the internal division of the original cottage. The narrower west side probably served as a kitchen, while the other would have been a living room and bedroom. It is quite possible that there was some further internal division defining these various spaces but a two room cottage seems most likely. At this early stage the toilet and the laundry would have been outside. Other than in the east wall, there was no evidence in the form of shell paths or brick paving to suggest another entrance into the cottage.

The fireplace base was constructed of both mortared and unmortared bricks. A test trench dug along the west side of the fireplace showed that the foundations were not cut down to the natural clay but were set within the same mixed clayey soil that was present across the footprint of the Phase 1 cottage. Only the sub-floor portions of the foundations were preserved so it is not possible to say exactly what type of fireplaces may have been installed in the two rooms. On the kitchen side the fireplace base was packed with broken half-bricks suggesting that it was only intended as a support for a stove or range, while in the living room the construction was neater and probably had an open hearth. The fireplace base was not deconstructed or investigated in any detail beyond cleaning off the loose rubble.

As the house was demolished prior to recording little is known about the above-ground structure, however, a sash window

14. The Phase 1 structure after excavation.

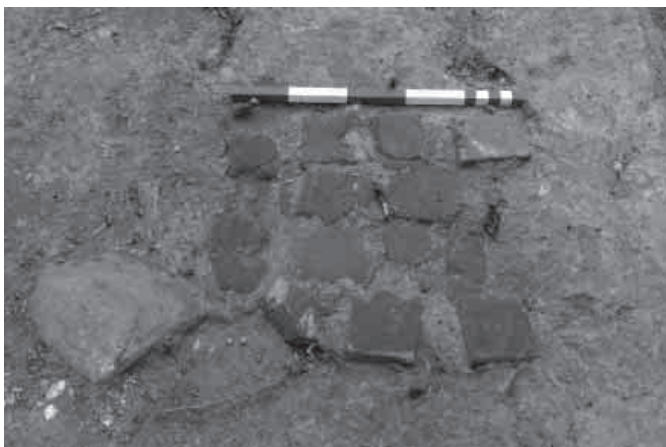




15 (top). The fireplace base in the Phase 1 cottage after loose rubble has been removed.



16 (centre). View looking east showing the change in height between the baseplate of the Phase 2 addition and the Phase 1 structure (note the sawn Phase 2 piles as opposed to the earlier split Phase 1 piles).



17 (bottom). Rough brick doorstep outside the south east corner of the Phase 2 building (scale 0.5 m).

weight shows that the original cottage probably had wooden sash windows.

Phase 2 house

The Phase 2 addition was tacked onto the west side of the house and did not extend the full width of the original structure, measuring 4 x 5.5 m. This may possibly have been added in the late 19th century, but given the history of occupation an early 20th century date is just as likely. The piles consisted of sawn timber, with some concrete block replacements, and the baseplate on the east side had been nailed onto the side of the west row of piles of the Phase 1 cottage. The sawn timber piles were not sampled but fragments of two split piles from the row adjoining onto Phase 3 were identified as kauri. The wood was noted as being very resinous and probably having come from the head or crown of the tree. A small section of surviving baseplate resting on the Phase 1 piles indicates that there was a change of floor levels between the two Phases, with a step down into the Phase 2 room. A small doorstep made up of broken half bricks set into clay (Feature 203) outside the south east corner of Phase 2 suggests that there was a doorway into the building in this corner.

Few features, other than postholes for piles, were found under the Phase 2 structure. There was no evidence of any fireplace bases in the Phase 2 footprint and so the kitchen facilities probably remained in the Phase 1 cottage. Along the north edge the slope drops away and so the underfloor space was more accessible. Rubbish in and around a posthole on the edge of the building (Feature 345) contained ceramics and glassware dating from the 1920s.

Phase 3 house

Phase 3 of the building was a much later addition measuring 2.5 x 5.5 m, with a 1.5 m wide verandah at the west end, that housed an inside toilet and bathroom and dates more towards the mid 20th century. The piles in this section were concrete blocks measuring 200 mm square by 450 mm long.

The same concrete blocks have been used to repile parts of Phase 2, presumably at the same time.

No major features were found within the footprint of Phase 3. A concrete step (Feature 224) and section of brick path (Feature 225) was located outside the south west corner, which would have led onto the enclosed verandah and into the building. A concentration of rubbish in the north west corner (Feature 282) contained material dating the 1950s or later. Other rubbish found around Phase 3 dated to the 1930s through to modern material. Modern services were also present in the Phase 3 area.

The yard

Postholes were the most numerous features outside of the footprint of the house, but none were indicative of structures other than possibly for fences defining areas of the yard. Other features consisted of drains, remnants of paths and small pits dug for various purposes. Major Stoney was a noted gardener and while ornamental and other plantings are likely to have existed around the house, little evidence of gardened soils was found in the limited area investigated.

On the east side of the house the main features were a concrete path leading up to the middle of the east wall and a field tile drain running to the west, continuing under the house. The concrete path measured 750 mm wide and had a concrete step at the base of the east wall. The concrete was clearly not of any great age and is most likely a replacement for an earlier dirt or gravel path leading to the main door of the house. There was no indication elsewhere around the Phase 1 house of an entranceway. Features 53–57 were concrete blocks or pavers used as steps for an informal path leading along the side of the house to the doorway from the south east corner of the house. Several postholes were present on this side, but none indicated a fence or other structures.

The earliest feature on the site was a field tile drain, which started just to the east of the house and continued underneath it and beyond the investigation area. The trench for the drain was capped by a grey mixed layer of clayey soil between the path and the south east corner of the house (Feature 175), that contained slate pencil fragments, ceramic, metal and glass. The presence of .22 bullet cases in the same matrix suggested that this surface dates from the early to mid 20th century. The cut for the drain was a narrow v-shaped trench, filled with clean redeposited clay and soil. At the east end the trench was 300 mm wide at the top and 400 mm deep. At the base the trench was just wide enough for the 300 mm long sections of 3" (75 mm) diameter field tiles to be installed. The fall of the drain was to the west. The drain almost certainly predates the house, as it passes directly under the Phase 1 building and fireplace, and may have been installed as part of site preparation.

On the south side of the house were more postholes, pits and drains. Most of the postholes probably relate to 20th century activity and numerous features contained modern plastics and other material in their fill. Feature 219 contained a dog burial and Feature 185 contained the incomplete remains of two dogs. Shallow open drains were visible as dark grey mixed linear patches of fill, with three running east-west along the south side of the house and one deeper v-shaped trench running perpendicular to these at the west end of the house.

On the west side of the house there were very few features other than the outbuilding and water tank. Along the slope

18. Feature 175, the field tile drain running under the house, with the eastern section of the drain exposed.



below the house on the north side a series of test trenches were dug, two running down the slope and the other across it. The trenches revealed a layer of dark mixed clay fill, with sparse glass, bone, ceramic and other artefacts. Some of this material dates from the late 19th century but had been redeposited: when the layer was removed a 20th century rubbish pit was found capped under this fill (Feature 35). The rubbish pit contained ‘Thompson and Hills, Auckland’ sauce bottles, one ‘H. Martin, Gisborne’ beer bottle and other miscellaneous glass bottles and ceramics, all dating from the 1930s or later. The rubbish was also contained within a buried car or truck tyre. Plastics and other more modern features found in this area were not investigated further. Despite the lack of context it was from these trenches that the largest sample of potentially late 19th century ceramics was recovered. Identified transfer printed patterns include Cable, Asiatic Pheasants, Keswick and Balmoral.

Material Culture

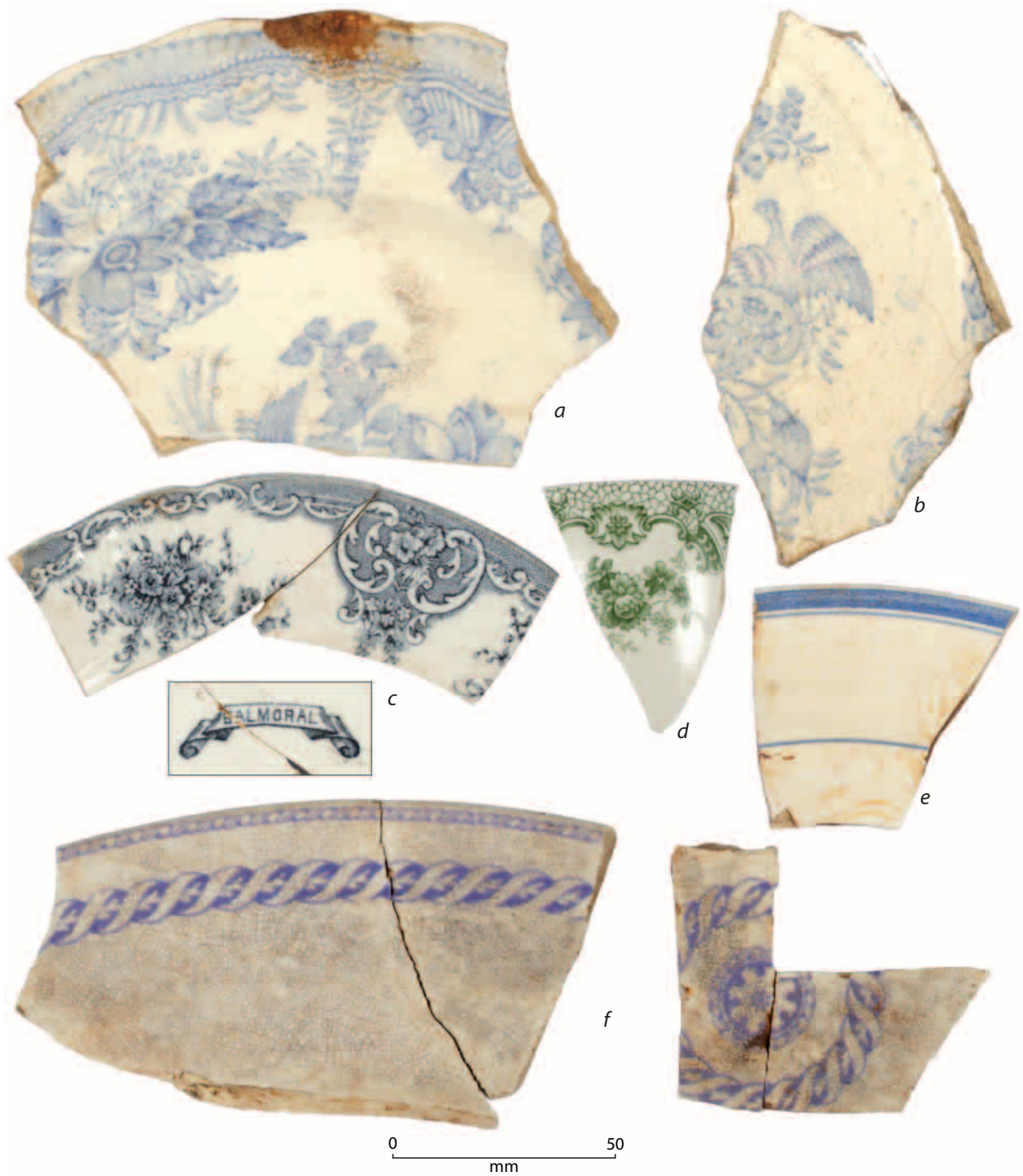
Very little in the way of material culture was found and only a small portion possibly relates to late 19th century occupation of the site. From the occupation history it seems probable that the house was not occupied until 1878 at the earliest and this is reflected in the material record. The very small amount of material means that there is also not enough data to look at the distribution of rubbish or to relate different patterns of disposal to specific phases or occupants of the household. Only a few brief notes can be made about the date ranges of recovered artefacts, with particular attention paid to items which may relate to the 19th century occupancy. Evidence from the 20th century is more conclusive, with a number of items dating to the period 1900–1915, suggesting that the house may have been occupied on a more permanent basis from this time onwards. As no major rubbish pits or other primary deposits of either 19th or 20th century rubbish were found, it is not possible to compare the assemblage in any detail to similar sites.

Ceramics

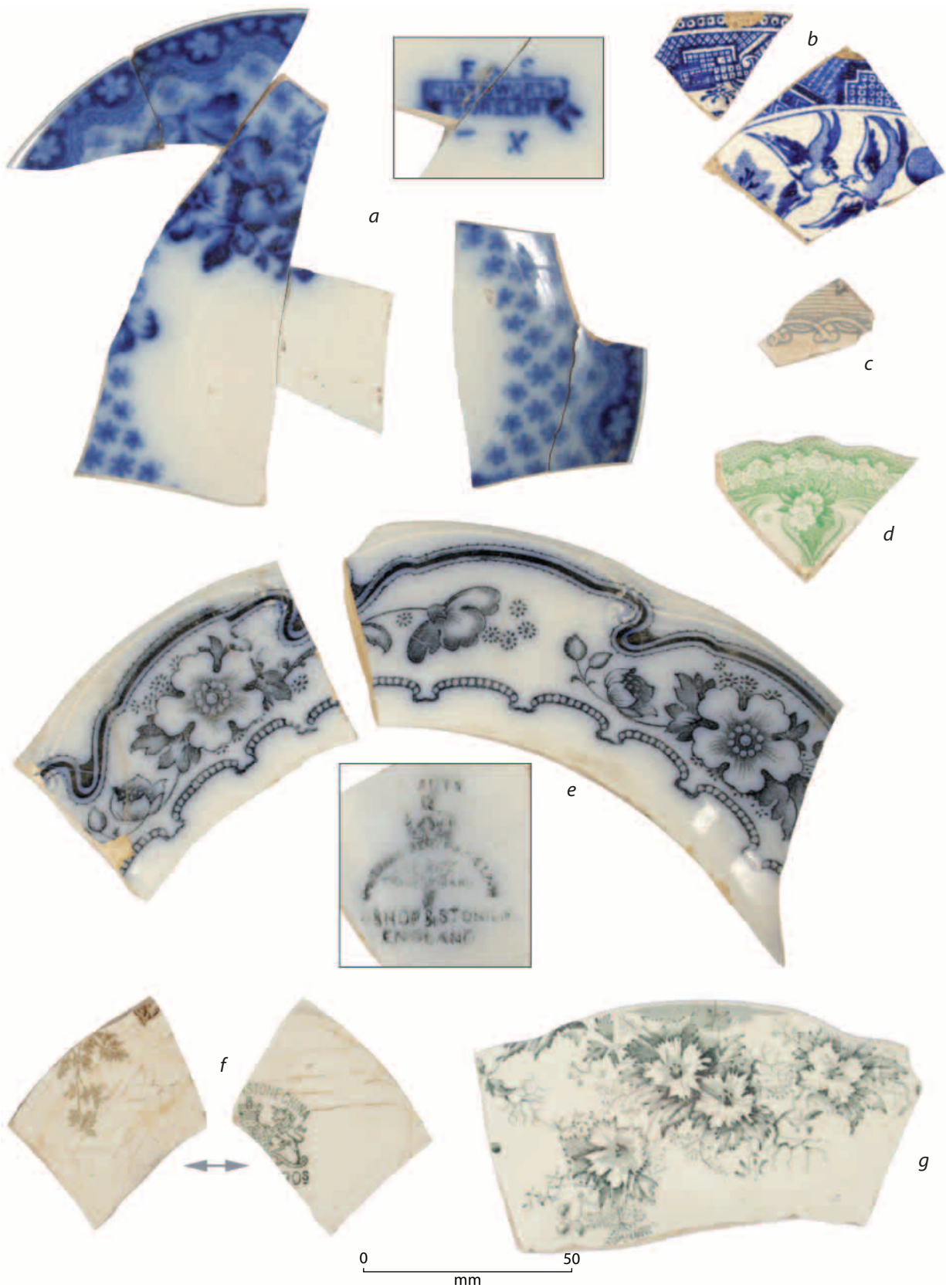
One of the more common artefact categories recovered were fragments of ceramic tableware. The few other ceramic items found include fragments of plain mixing bowls and terracotta flower pots. All ceramics retained were analysed and the fabric, decoration, form and function recorded, but only the patterns and marked pieces which are able to have secure date ranges assigned to them are discussed in detail.

Pattern	Colour	NISP	MNV	Vessel	Date Range
Asiatic Pheasants	blue	28	7	plate	1870s–
Balmoral	grey	2	1	plate	1880s–
Cable	purple	10	1	platter	1870s–
Chatsworth	flow blue	10	1	saucer	c. 1893–1938
Keswick	green	3	1	cup	1895–1900
Oriental	flow blue	15	1	plate	1897
Rhine	grey	1	1	plate	1870s–
Willow	blue	33	3	plate	1870s–
Willow	blue	3	1	cup	1870s–
Willow	blue	2	1	saucer	1870s–

Table 1. Identified transfer printed patterns (all contexts).



19. Transfer printed patterns: a, b, Asiatic Pheasants plates; c, Balmoral plate; d, Keswick cup; e, 'Edgebanded' plate; f, g, Cable platter.



20. Transfer printed patterns: a, Chatsworth saucer, Ford & Sons backmark; b, Willow plates; c, Rhine plate; d, early 20th century plate; e, plate, Bishop & Stonier backmark; f, plate, part Johnson Brothers backmark; g, late 19th or early 20th century plate.

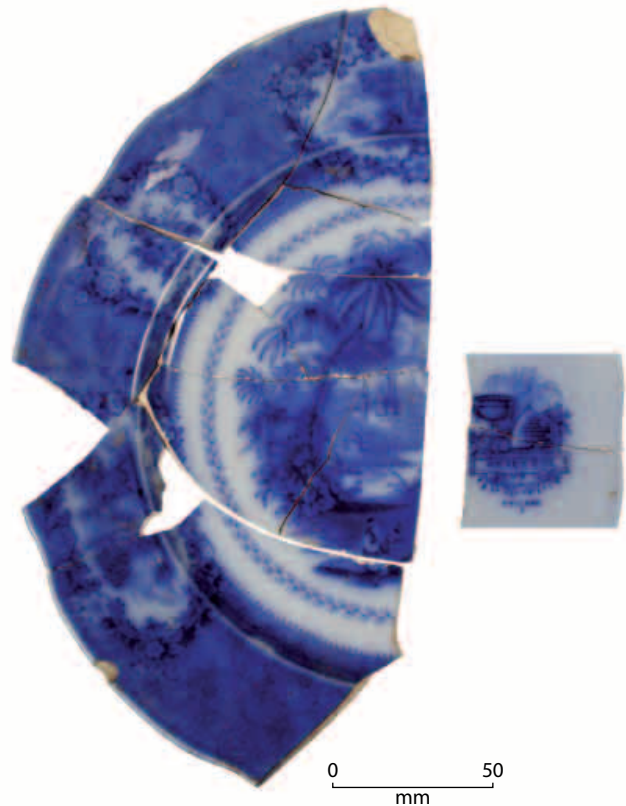
Asiatic Pheasants was one of the more common transfer printed patterns, but none carried any maker's marks. Asiatic Pheasants was found under the Phase 2 house, but not under Phase 1. Willow is the most common by NISP, but this figure is skewed by 27 sherds belonging to two plates found in square I12, which date 1890s or later. Asiatic Pheasants and Willow are very common in late 19th century historic sites in New Zealand, but also continued in production well into the 20th century. The Balmoral plate is backmarked with the pattern name, but no maker's mark, and the sherds were collected from surface material down the slope. This same pattern has been previously identified from the Westney Farmstead site, Mangere (Campbell and Furey 2007), and probably dates to the very late 19th century.

A more secure date is available for a Chatsworth saucer found in fragments under the Phase 2 house and down the slope. The saucer is backmarked with the pattern name and the initials 'F & S', standing for Ford and Sons, c. 1893–1938 (Godden 1991: 253). The Keswick cup fragments found down the slope are not marked, but the pattern has been previously recorded from the Scott Farmstead, Mangere (Furey 2011), where Keswick cups and saucers were marked by John Edwards who registered the design in 1895 and ceased business in 1900. The most securely dated pattern is an Oriental plate found along the north edge of the Phase 1 house (squares I12 and I13). The plate is a reissue of an earlier print backmarked 'ORIENTAL/WR/ENGLAND/1', made by Ridgways, Shelton, Hanley, Staffordshire, c. 1878–1920 (Kowalsky and Kowalsky 1999: 324). Conveniently the plate also has an impressed date stamp for 1897. From the transfer printed patterns then, there is little to suggest any substantial 19th century occupation of the house, with most of the secure dates pointing to the 1890s and later.

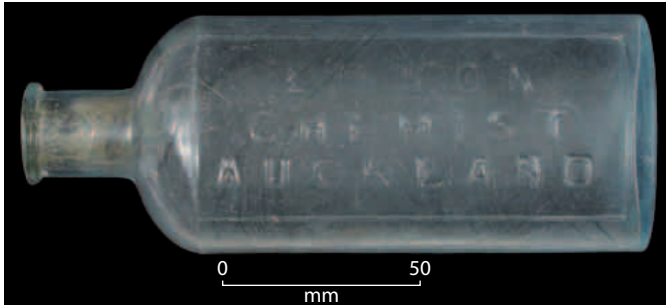
The few other marked ceramic fragments in the assemblage extend the occupation sequence well into the 20th century. Marks dating from the 1890s to the early 20th century include a fragment of brown printed plate from a test trench down the slope with part of a Johnson Brothers mark which dates c. 1893–1913 and a 'BISHOP & STONIER/ENGLAND' plate from under Phase 3 dates c. 1891–1936. Other marks are all from ceramics produced in the 20th century. A cup base from Feature 351, on the north east edge of the Phase 2 building, marked 'EDENSOR CROWN CHINA', was produced by Wild Bros, 1904–27 (Godden 1991: 669). Much later marks are also present, including a plate or saucer base from square C9, just outside the Phase 2 building, stamped 'NEW ZEALAND' from the Crown Lynn factory dating to the 1940s or later.

Glassware

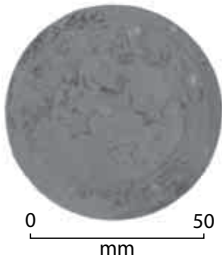
The glassware presents a similar picture to the ceramics with items dating to the very late 19th century at the earliest and more commonly the early to mid 20th century. Several bottles and jars have an 'M' marked on the base which was used



21. Oriental pattern plate, Ridgways backmark.



22. Edson, Auckland, pharmaceutical bottle.



23. New Zealand Forces button.

and Hills, Auckland' jar base from square F9 (Phase 2) and a complete 'EDSON/CHEMIST/AUCKLAND' pharmaceutical bottle from square I12 (Phase 1) were also produced by the Melbourne Glassworks. John Edson started a chemists business at 268 Queen Street, Auckland, in 1859 and was still listed as the proprietor in 1902 (*The Cyclopaedia of New Zealand: Auckland Provincial District 1902*: 290). The Edson bottle is in aqua coloured glass with an ovoid section and measures 150 x 58 x 41 mm.

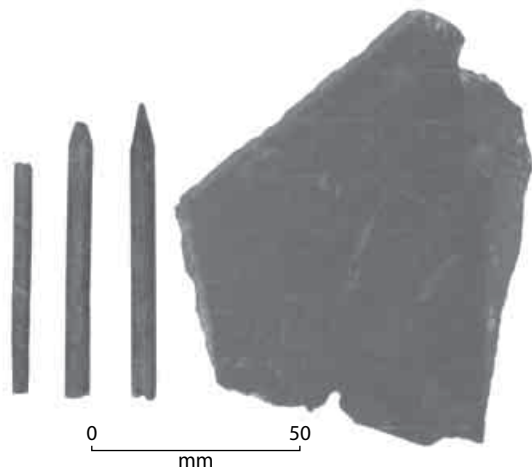
Other glassware consists mainly of 20th century machine-made vessels and miscellaneous items such as fragments of window glass. This material shows continuous occupation through the early part of the 20th century and into the modern period.

Miscellaneous artefacts

Only a few other items of note, other than broken pieces of ceramic and glass, were recovered. A brass button embossed 'NEW ZEALAND/FORCES', with four stars in the centre, was found in Feature 200 (a posthole out in the yard). The button is 25 mm in diameter and the design was introduced in 1911 and used through to the end of WW II. Other miscellaneous items included coins ranging in date from a 1908 penny to a 1989 five cent piece.

On 19th century historic sites in New Zealand clay tobacco pipes are often one of the more common finds, but just one fragment of unmarked stem was found in square J10 (just outside the north east corner of Phase 2). Munitions are also commonly found in rural contexts, but just three .22 calibre and one .303 calibre bullets were found, all from 20th century features.

24. Slate pencils and writing slate fragment.



Few objects relating to children were found: one was a dolls head, in two pieces, recovered from the surface of a drain along the south side of the Phase 1 house. Items which may also relate to children are slate pencils and writing slate. In total 12 fragments of slate pencil and 8 pieces of writing slate were found from various contexts across the site dating to the early 20th century.

Items that give an insight into the semi-rural domestic life of the occupants are a counter-weight from the base of a small butter churn and horseshoes. The butter churn counter-weight found in square I 17 (Phase 1) is 170 mm in diameter and is embossed 'THE/LEADER/CHURN' and most likely dates to the early 20 century. A "Leader" brand butter churn was marketed in New Zealand by the Nelson firm Wilkins and Field Hardware Company Limited and

the present example may have come from this source (*The Colonist* 12 December 1904). A small butter churn such as this would only have produced enough butter for a single household and it may be that the occupants of the property had their own cow or cows on their five and half acres early in the 20th century. On the other hand they could just as easily have obtained milk and cream from a nearby property for this purpose. Five horseshoes were recovered, three coming from under Phase 2 and another two from out in the yard. Maximum lengths and widths ranged from a smaller horseshoe 125 x 120 mm, to a much larger one 170 x 160 mm. Horses continued to play an important role in rural areas, both for working farm machinery and as a form of communication and transport, until well into the 20th century.



25. Ceramic doll's head.

Faunal material

Very little faunal material was recovered from secure contexts and what was found was associated with 20th century deposits. The only animal bone analysed was for the three dogs that were deliberately buried in the yard in Features 185 (containing two dogs) and 219. Analysis was undertaken by Stuart Hawkins, Australian National University.

The three dogs were all skeletally mature. Two were females and all were small dogs although one has a femur about a third larger than the other two. All have the same osteology which is quite distinctive. The skulls are long and narrow dolichocephalic in shape which is not a skull shape common with terriers or corgis which were working dogs and have a more middle range skull shape. The long bones are quite distinctive and clearly don't match the usual dog morphology. The bones, while short, are quite stocky and made for power. They must come from a relatively modern breed bred for some distinctive function. They are most likely to be dachshunds, which were bred for digging into burrows, a function unlike any other dog. They needed short powerful digging legs and a narrow head to fit into small holes to root out badgers, rabbits, etc. No comparative specimens were available to confirm this but it is the most probable identification.

The breed dates back to the early 18th century (<http://en.wikipedia.org/wiki/Dachshund>) and so these dogs could date to any period of the house's occupation. Early dachshunds were larger and longer legged than the modern breed but without comparative specimens little can be said about the morphology of the dogs recovered with respect to the modern dachshund shape and size.

Discussion

Prior to investigation little was known about the historic Butler Stoney House site, other than that it had an association with the Stoney family and that the property had been purchased by Henry Butler Stoney in 1874. The five acres were part of a Crown Grant awarded to George Hewitt in 1855, but at the time of sale to Stoney the only improvements listed was the division of the property into three paddocks. The exact date of construction of the original cottage and the nature of its subsequent occupation are not documented, but clearly post-date 1874.

From the historical research, which draws on a number of dif-

26. Butter churn counter-weight and horseshoes.



ferent sources, we know that the purchaser of the property in 1874 was Major Henry Butler Stoney. Major Stoney had arrived in New Zealand in 1860 with the 40th Regiment and had settled in The Wade after being discharged from the army in 1864. In 1865 he purchased the property which became known as Seaview as a farm for his son Henry H. Butler Stoney and by 1866 had purchased a town section (probably Allotment 20), on which he built a large house for himself. Major Stoney was a prominent member of the Wade community, including serving as Post Master from 1865–1873 and was involved in local politics. In January 1874, when the Major purchased Part Allotment 15, Parish of Okura, he may have been facing financial difficulties, as he had put up his house on Allotment 20 for sale and was no longer living at the property. Electoral rolls suggest that he may have been living in a dwelling on Allotment 21, which he purchased in February 1874, before selling it in 1878.

The question then remains as to when a dwelling was first erected on Part Allotment 15. It is possible that the cottage may have been built by Stoney in 1874, but there is also evidence to the contrary. Unfortunately the building itself, which could have been used to examine the issue further, was no longer extant by the time investigations commenced (having been demolished sometime between 1994 and 2004). One possibility is that the cottage was originally on Allotment 21 and moved onto Allotment 15 after Stoney sold Allotment 21 in 1878. It has been suggested that archaeological evidence for a relocated house would be seen in “the discrepancy between age of the building and the material culture and the low number of nails – a greater density of discarded or dropped nails would be expected if the house had been constructed in situ” (Furey 2011: 138). In the Phase 1 footprint of the house just 52 nails were found, all of late 19th century type. No square or rectangular nails were present, including in samples taken of nails used to attach floor joists to the piles. Although only a small sample of material culture was recovered, very little dated to the late 19th century and most dated post 1900. Whether the cottage was constructed in situ, or was moved to the site, will never be known for certain, but the date of this activity seems more likely to be 1878 than 1874.

One other possibility which has to be considered is that, after the death of Henry H. Butler Stoney in September 1876, Major Stoney may have returned to live at Seaview to help run the farm alongside his youngest son Walter. Walter would still have been a teenager when this occurred and it seems unlikely that he ran the property on his own for the first few years at least. If this was the case the date for the erection of the cottage may be later still. The earliest documentary evidence for a dwelling on the property is the electoral roll entry for James Butler Stoney in 1881.

The exact form of the original cottage cannot be determined from archaeological evidence, but the footprint as investigated contained a back-to-back fireplace arrangement clearly suggesting the internal division into at least two rooms, with a verandah and central entranceway along the east side. Probably late in the 19th century the smaller Phase 2 portion was added, with Phase 3 and the outbuilding constructed from the early to mid 20th century.

In 1879 Major Stoney transferred the title of the property to his eldest son James Butler Stoney, but it is unlikely that James ever lived there. James was resident at various times in Auckland and Thames, in his position as a Clerk of the Magistrates Court, before finally moving to Blenheim in 1894, after the death of his father. If a house was present on the property at this time it may have been Major Stoney himself who was living there. After 1881, however, when Major Stoney moved to Kawakawa, the property was probably vacant, as his wife stayed in The Wade at the family home at Seaview. Whether the Major and his wife had been living together prior to his departure is not known and it is possible that Fanny had been living at Seaview since the death of their son Henry in 1876.

The next documentary evidence for occupation is a lease to George Coutts in 1887. Little is known about George Coutts, but in the 1890 electoral roll his occupation is listed as a blacksmith and he was still resident in The Wade in 1895. For how long Coutts may have resided on the property is not known.

In 1905 the certificate of title was transferred to Walter Butler Stoney, the younger son of Major Stoney. After the death of Henry H. Butler Stoney in 1876, the family farm Seaview passed into the hands of Walter, who presumably would have initially had some help from his father. Walter continued to live at Seaview, marrying Jane Fennell in 1892 and raising a family, so it is unlikely that he ever lived on the property either.

The most likely scenario is that the property and dwelling were leased or tenanted out by the Stoney family and this is supported by the material culture. For the period 1900–1915 there are numerous items of domestic glassware and ceramic, which show that the house was more permanently occupied during this time. Although not able to be securely dated, a ceramic doll's head, also suggests that children were present in the household by the early part of the 20th century. The overall picture of the early 20th century material culture is of a modest semi-rural domestic household. For the 19th century there is no such evidence of family life and the sparse material culture possibly reflects just two brief occupations, firstly by Major Stoney and then slightly later by George Coutts. The later 20th century occupation of the property has not been researched, but the material culture shows that the house continued to be lived in well into the 20th century.

Comparisons with other early houses in the Auckland region

Several investigations and assessments of early rural settler houses in Mangere are available for comparison with the Butler Stoney House.

Phase 1 of the Westney House was a two room cottage measuring 3.65 x 7.4 m and built in 1855. It had a fireplace in the exterior wall of the parlour/kitchen but with the addition of a one-and-a-half storey addition soon after a new back-to-back fireplace was inserted into an internal wall (Campbell and Furey 2007).

The Scott House Phase 1 was a one room cottage measuring 5.9 x 4.3 m with a sleeping loft probably built in 1854 (from dendrochronological evidence) and shifted onto the site when the Scotts purchased the property in 1865. This structure was soon divided into two rooms and another room added on with a fireplace inserted into internal wall (Furey 2011).

The Gibson House has not yet been closely investigated and the Phase 1 building has been modified and original features are not visible. The Phase 1 cottage was probably a two room, possibly one-room, building measuring 5 x 4.2 m and built about 1852. It is similar in size to the Scott House. Dating of Phase 2 construction unclear but probably predates Gibson selling the property in 1869 (Campbell, Harris and Maguire 2011).

The phasing of house construction is largely related to changes in household composition and the size of the original cottage. It isn't currently known if Gibson had a family but the Westneys had five children when they moved to Mangere so the Phase 1 cottage would have been very crowded and the one-and-a-half storey Phase 2 addition was probably added very soon after. John Scott was unmarried when he first lived here but Phases 2 and 3 probably followed his marriage in 1869.

The Butler Stoney house Phase 1 was a cottage measuring 8 x 7.5 m, bigger than any of the Mangere houses but also of a later date. It is only recorded post-demolition so these measurements are taken from the base plate. The internal fireplace indicates at least two rooms. Phase 2 followed soon after. It seems to have been a common pattern for Phase 1 buildings to be small and simple but for additions

and alterations to be built quite rapidly. The settlers wanted to occupy their newly bought land as soon as possible but their growing families meant that the houses soon needed enlarging. In the case of Major Stoney, he was not building on newly acquired land, nor did his family live there with him. Despite the differences in circumstances there are clear similarities between the Mangere houses and the Butler Stoney House while the differences appear largely to be due to differences in household composition and date of construction.

Acknowledgements

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