

SORELL HERITAGE STUDY

Address: 12 Constance Street Dunalley 7177		UPI: 2900376	PID: 5955658
Name: WAVERLEY COTTAGE			
Feature Type:	Structure Type: House	Site Feature Type: Mature trees	Dating: 1830-1890 C1870
	Shed		Access Restrictions: Not available
			Inspection date: October 1996 P Davies
			Style: Victorian Georgian
			Grid ref: 5625 565600 5250850
Indication of Significance: Probable significance		Theme: Building Settlement and Towns	
Material: Timber siding	Corrugated iron	Listings: National Trust Good SMC Schedule 3	
Condition: Good			
Integrity: Altered, extended sympathetically			
National Estate Criteria:		Photograph Index: 8:3	
Risk: Excavation: ☐ Development: ☐ Maintenance: ☐ Vandalism: ☐			
SITE DESCRIPTION: A fine early house, one of the earlier houses in the town, set in the centre of the township. The building features a high pitched roof containing attic rooms with a dormer window, an unusually steep reversed curved verandah (now supported on log posts but originally on squared timber posts possibly with some detailing and originally only on the front of the house), a stone base, French doors to the verandah, a verandah extending around three sides of the building and good quality joinery. The rear skillion has been rebuilt in recent times. The house is oriented away from the street looking towards the water indicating it was constructed prior to formalisation of the street pattern. There are several outbuildings on the site and several mature trees. The building immediately adjacent to the house was built to house workers on the canal and was used as a dining room. The other outbuildings have been removed.			
HISTORY: The house was built for Henry and Annie Spaulding before the turn of the century. The Spaulding family have been associated with Dunalley for most of its history. The construction date is unclear. A shed behind the house c.1902 contained accommodation for six single men working on the Denison Canal and a dining room for workers. The single men's quarters were later used as pickers' huts for the family orchard before being removed from the site. The dining hall, which remains, was later used as a fruit packing shed before the orchard was grubbed out after World War II and the land used to make the local golf course.			
BOUNDARY: The listing boundary is formed by the title boundary of the property.			
COMMENTS: One of the major houses of Dunalley associated with the prominent Spaulding family and of interesting design and form. It should continue to be included in Schedule 3 of the Sorell Planning Scheme.			
BIBLIOGRAPHY + PREVIOUS STUDIES: Informants: Nellie Rattenbury Ph: 6253 5172 Jim Spaulding Ph: 6265 2885			

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