

## SHOP, RESIDENCE AND OUTBUILDING

273-277 Waymouth Street,  
2-8 Spencer Street

This complex is of particular historical significance because of its age. The assessment records of 1852 describe it as a twelve roomed two storey stone and brick house, and in 1853 as a shop and residence. The land had been subdivided in the late 1840s by Edward Stephens. The buildings were erected for John Paull (storekeeper) and remained in the family's possession for over sixty years.

Edward Stephens bought town acres 184, 185, 188 and 189 from Osmond Gilles in 1847. In 1849 he began to sell sections of his town acres for residential and commercial use for an average price of £20. The land was sold between 1849-54 to working-class people including blacksmiths, tailors, shoemakers, bricklayers, bakers, watchmakers and labourers. Sections were small, with some allotment widths being only 20 feet. The small sections contributed towards the construction of tiny dwellings of between three and five rooms which became familiar in the west end of Adelaide.



(CD Ref 3971/40)

The shop, residence and outbuilding, because of their substantial size and obvious success as a retail outlet, survived with a few of the smaller one storey working-class dwellings in the vicinity. Many others were condemned as slums in the 1940s and 1950s, demolished, and replaced by commercial and industrial structures.

In this group the corner building was built first and is unusually large, given its

comparatively early year of construction. Originally this building had yards to the west and south. The corner building was extended west across one yard after 1880. The outbuilding to the rear was erected at some time before 1880 and is important for its form and shingled roof.

The complex is also an important feature of its environment, distinctive because of its scale and



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prominent corner site, and a focus for nearby development of a similar age. It helps to maintain the modest, residential/commercial character of Adelaide's old west end.

## Heritage of the City of Adelaide

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(CD Ref 3971/42)



(CD Ref 3971/44)

ACA, Assessments, Land use survey, Smith Survey, 1880; GRO, (353/21) Edward Stephens; SAPP, No. 32, 1940, *Second progress report of the Building Act Inquiry Committee*; Town Planning Committee, SA Government, *Report on the metropolitan area of Adelaide*, 1962.

The text in this Information Sheet was copied from the **Heritage of the City of Adelaide: An Illustrated Guide**, (1996). The photographs contained in this Information Sheet are a selection of those held by Heritage Services, in digital format.

The property described in this Information Sheet is a place of Local Heritage (City Significance). A heritage listing does not mean or imply right of access by the public to such properties.

*The heritage related Principles of Development Control as well as the Precinct specific objectives and Principles of Development Control are contained in the Adelaide (City) Development Plan. These should be referred to in whole when contemplating any development.*

*Further information on the Heritage Incentives Scheme, an initiative of Council to sponsor timely and appropriate conservation action is available upon request of the Customer Service Centre.*

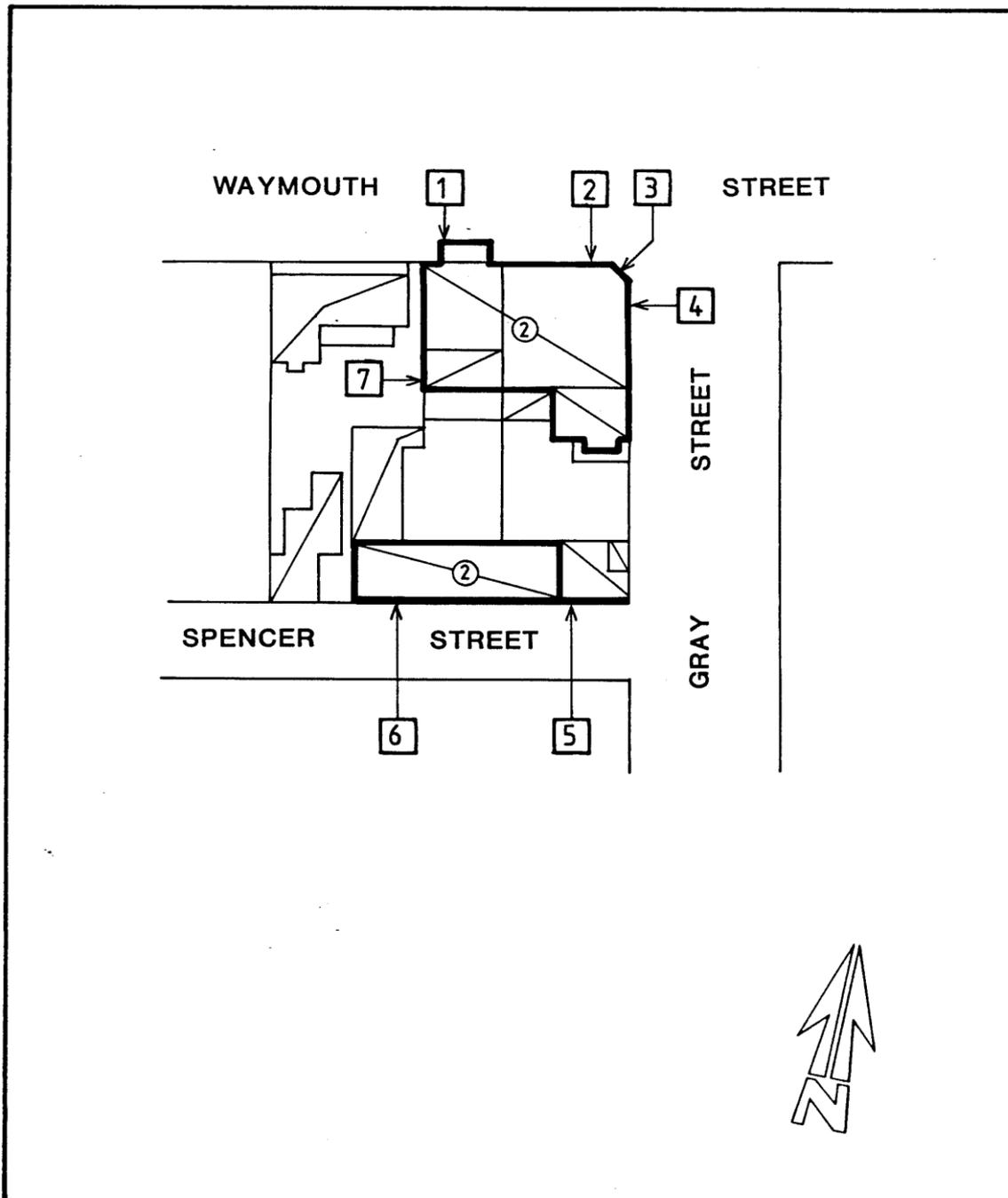


# CITY OF ADELAIDE HERITAGE STUDY

## The City Heritage Register-Definition of Items

Prepared by the Dept. of Planning and Development

Item	SHOP, RESIDENCE AND OUTBUILDING	Building No 5/2204 & 2205
Address	273-277 Waymouth Street; 21-27 Gray Street; 2-8 Spencer Street	CTs 4282/270-271 CT 4282/272



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#### NOTES:

1. Balcony over.
2. Squared sandstone with brick quoins.
3. Corner entrance flanked by shop windows.
4. Rendered masonry facade - slate roof.
5. Limestone rubble with brick quoins. Note Bluestone base.
6. Substantial outbuilding (N.B. Shingle roof under cladding) windows filled in although building still of great interest.