

NAME: *Carlton Chambers, 81–83 Angas Street*

ZONE/POLICY AREA: *MU - PA26*

APPROVED / CURRENT USE: Chambers

FORMER USE: Dwelling

DATE(S) OF CONSTRUCTION: 1891

LOCATION: Carlton Chambers
81-83 Angas Street

LOCAL GOVERNMENT AREA: Adelaide City Council

LAND DESCRIPTION: CT-5283/129

HERITAGE STATUS: Local Heritage Place

OTHER ASSESSMENTS McDougall & Vines, 1993



Carlton Chambers, 81–83 Angas Street — View to south

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DESCRIPTION:

Two-storey late Victorian villa. Walling is of face sandstone with red brick quoins and door and window surrounds. The roof is hipped and of corrugated iron, with a prominent gable to the street. The gable features three central louvred vents and decorative brickwork beneath the bargeboards: there is a prominent cast iron finial. There is a ground floor verandah with a deep cast iron frieze and brackets to posts: There is a first floor balcony and verandah with cast iron balustrading and cast iron brackets: the first floor verandah roof is concave corrugated iron.

STATEMENT OF HERITAGE VALUE:

This item is of heritage value because it is a good example of a late Victorian villa that retains original fabric, reflects the building's original form, features of the earlier residential occupation of the area and complements other former dwellings in the area. It illustrates several key themes in the city's history: *2.5 City Dwellers: City, state and business leaders; 4.3 Development of the Building Industry, Architecture and Construction; and 4.5.2 Victorian Houses (1870s to 1890s); 4.6 Heritage and Building Conservation; 4.7.1 Adaptive re-use.*

RELEVANT CRITERIA (Under Section 23(4) of the *Development Act 1993*):

This building is recommended for Local Heritage listing because it meets the following criteria:

- (a) it displays historical, economical or social themes that are of importance to the local area which was once predominantly residential but now largely commercial; and
 - (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area reflected in the high quality of the external detailing.
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ELEMENTS OF HERITAGE VALUE:

Inclusions

- External form and scale of the original building, including exterior walls and roof;
- Fabric and detailing of the façade, especially the verandahs and balcony;
- Front fence.

Exclusions

- Rear additions
- Interior detailing
- New services

NOTE: [The Description of Place and Elements of Heritage Value listed in the Adelaide \(city\) Development Plan for this property are as follows:](#)

Former Dwelling; External form, in particular the fabric and detailing of façades and balcony/verandah, Excludes incongruous later additions.

This is the legally recognised listing and should be used for the purposes of development applicant assessment.

BRIEF HISTORICAL BACKGROUND:

This villa was constructed on portion of Town Acre 414 that was originally granted to Thomas Hardy on 23 December 1837.

Over time, the land was subdivided with the first Torrens Title issued on 11 March 1873 noting the owner as Albert J Wight, a soda water manufacturer. The villa was constructed during Wight's ownership. Assessment records of 1892 (adopted 4 January 1892) indicate the presence of the house with an annual assessed value of £70. Surveyor's records indicate that Council was notified on 14 April 1891 that builders J Lowe and R Lee would be responsible for the construction of a villa residence in Angas Street on Town Acre 414 at an estimated cost of £2,200.

Albert Wight appears not to have lived in the villa. Early tenants included Dr John Astles, Dr AM Morgan, Mrs Jane Harvey and Mr John W Vortmann. Wight died in December 1915 and the title passed to his Executors. Ownership continued to change hands and Isabella C Harvey acquired the title in September 1959. Isabella was a boarding house proprietor and during the 1960s the building (and that at 85) was used as a boarding house. Council approval to construct rooms and toilets was given in March 1965.

Following Isabella Harvey's death in April 1971, the title passed to Robert G Harvey (1972–1973); Field Estates Pty Ltd (1973–1974); and to Poveywater Nominees Pty Ltd in September 1974. In December 1973, legal firm Povey, Waterhouse and Basheer were keen to acquire the building but before doing so made an application to Council to make additions to the building so that it could be used as an office. The application also sought to demolish an adjoining two-storey dwelling and outbuildings.

The law firm's intention was to restore the building 'in the nature of the original architectural design to enhance its appearance as a dignified and traditional Victorian building'. The architect for the project was noted as Neville S Webb & Associates. Meanwhile, approval was given to demolish the outbuildings to provide car parking and make additions 'to a two-storey dwelling on the western side' for use as an office. The proposed demolition of the adjoining building to the east (No. 85) was refused.

Povey and Waterhouse were a long-established law firm, having been founded at the beginning of the twentieth century. Having always been located in the City of Adelaide area, the firm was keen to establish their own premises in close proximity to the Courts. Although the firm retained ownership until October 1984, the building continues to be used as Chambers by lawyers.

REFERENCES:

Adelaide City Council, Department of Building Surveying, Assessment Books, Young Ward, Town Acre 414, Adelaide City Archives: 1890 (25.11.1889); 1891 (27.10.1890); 1892 (4.1.1892); 1894 (11.12.1893); 1895 (17.12.1894); 1902 (17.12.1901); 1907.

Adelaide City Council, Department of Building Surveying, File No. 4676, 81–85 Angas Street, Adelaide City Archives.

Adelaide City Council, Department of Building Surveying, 'Return of Surveyor of Notices Received for Building Work under Section 51 of the Building Act, 1881', 14.4.1891, microfilm 1882–1895, Adelaide City Archives.

Department for Transport, Energy and Infrastructure, Land Services Group, Land Titles Office, Adelaide: CT 174/138; CT 377/21; CT 1278/108; CT 1281/177; CT 3101/14.

McDougall & Vines, *City of Adelaide Townscape Context and Local Heritage Assessment*, Adelaide, 1993.