

HISTORIC AREA STATEMENT UPDATE CODE AMENDMENT

North Adelaide Carclew Historic Area Statement (Adel 5)

For Consultation

October 2024

Preamble

The draft Code Amendment will amend the content of 14 existing Historic Area Statements by including additional contextual information about the existing important historical elements of the area and introduce Representative Buildings.

Each Historic Area Statement is presented on the standardised table template developed and required by Planning and Land Use Services (PLUS) and include the following elements (provided in Column 1):

- Eras, themes and context
- Allotments, subdivision and built form patterns
- Architectural styles, detailing and built form features
- Building height
- Materials
- Fencing
- Setting, landscaping, streetscape and public realm features
- Representative Buildings.

The current statement is provided in Column 2 and the proposed statement is provided in Column 3.

Diagrams have been included to assist with interpretation of the Statements and are provisional on PLUS/State Planning Commission agreement.

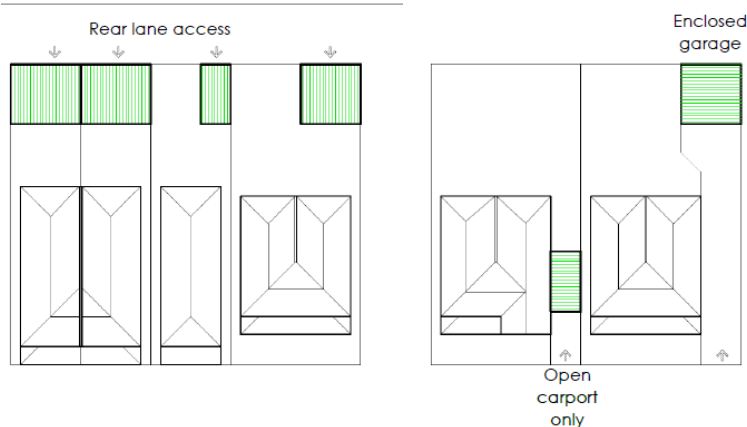
North Adelaide Carclew Historic Area Statement (Adel 5)

Elements	Current Statement	Proposed Draft Statement
Eras, themes and context	~~1837 to 1901 – Victorian period.~~ ~~1901 to 1920s – Edwardian period.~~ ~~1920s to 1942 – Inter-war period.~~ ~~1950 plus – Post War Period.~~ ~~Residential development with intact and generally cohesive townscapes of nineteenth and twentieth century detached houses set in landscaped grounds and imposing two-storey terrace houses.~~	<u>Themes and Context</u> Adelaide's identity is shaped by its unique grid pattern and hierarchy of streets. Its rectangular geometry contrasts with the natural setting provided by the Adelaide Park Lands and views to the Adelaide Hills. The pattern of Squares reinforces the city's geometry. Colonel Light's visionary layout of Adelaide and its Park Lands was recognised through its National Heritage listing in 2008. North Adelaide is an integral part of the historic plan of the City of Adelaide. The historic character of North Adelaide provides strong cultural and historic evidence of the creation of the colony, the establishment and consolidation of early settlement and the subsequent development of South Australia's capital city over time. Significant features include the natural and cultural landscape which creates the physical setting for North Adelaide, the hierarchy of wide and narrow streets, Squares and gardens, and the differing orientation of upper and lower North Adelaide. The arrangement of the plan had the effect of creating interest in development facing the Adelaide Park Lands, resulting in characteristic housing of substantial scale along many frontages. Pockets of North Adelaide developed compactly with small cottages and worker housing provide evidence of a different way of life to that experienced by the residents of the more substantial villas. The Area demonstrates the laying out and settlement patterns of the City of Adelaide from the 1830s, namely the original 'Town Acre' pattern grid intersected by a hierarchy of street widths, the further development of North Adelaide character as a residential village (particularly the typical 1850s to 1880s village type settlement pattern, with shops and other services), and the settling of major religious and institutional organisations and their buildings. It exhibits residential architecture from all periods of the city's development and includes the residences of many notable Adelaide community members. Following survey and settlement, the natural landscape was converted to a cultural landscape which now reflects the divisions of wealth and influence in the early colony. The elevated land adjacent the Adelaide Park Lands, such as Strangways Terrace, provided prestigious residential addresses. The topography of the City of Adelaide explains many of its patterns of development. Elevated land was selected to avoid flooding but was also prestigious and offered the best views. This was the case with the allotments that were created around the high points of Montefiore Hill and Strangways Terrace where some of the city's finest buildings are located such as Carclew, Aquinas College and Bishop's Court. The built form of North Adelaide is indicative of the social divisions and occupations of Adelaide society from early settlement. It retains many buildings and sites of State and Local Heritage value ranging from large mansions to simple row cottages, corner shops and hotels to major churches and institutional buildings that reflect the different periods of development. The diversity of scale and integrity of the remaining historic built form is a microcosm of development periods and traditional housing styles in the State as a whole. <u>Eras</u> 1837 to 1901 - Victorian period.

		1901 to 1910 - Edwardian period. 1920's to 1942 - Inter-war period. 1950s Plus - Post-war period.
Allotments, subdivisions and built form patterns	<u>Strangways Terrace</u> ~~Large allotments.~~ <u>Ward Street (east of Jeffcott Street)</u> ~~Setback established by Heritage Places.~~ <u>Ward Street (west of Jeffcott Street) (south side)</u> ~~Intimate development pattern.~~ ~~Low density; close grouping of smaller detached cottages of local heritage value located on or near the street to the southern frontage.~~ <u>Jeffcott Street</u> ~~Dwellings sited close to the street frontage.~~	The Area is one of the most attractive and historically significant residential areas in the city and is located adjacent the Adelaide Park Lands. The Area is characterised by intact and generally cohesive streetscape of nineteenth and twentieth century detached houses set in landscaped grounds and imposing two-storey terrace houses. The Town Acre layout and later patterns of subdivision and development create large allotments, and a low-density residential character derived from generous building setbacks, orientation and patterns established by the prevailing Heritage Places. The building setbacks from front, side and rear allotment boundaries are established by the prevailing Heritage Places. Buildings do not project forward of Heritage Places including adjacent sites, nor do buildings extend to side boundaries other than for party walls in semi-detached and row dwellings. Generally, buildings are set within landscaped grounds and extensive gardens which typically covers 50 percent of the site. The historic built-form character of the Area is established by State and Local Heritage Places, reinforcing the character of the historic built form, allotments and subdivision patterns as described below: <u>Christ Church Lane</u> Provides a pedestrian walkway between Jeffcott Street and Palmer Place. <u>Downs Court</u> The western portion provides a pedestrian walkway between Strangways Terrace and Jeffcott Street and the eastern portion provides rear laneway access to carports and garages for residences fronting another street. <u>Frederick Place and Australia Lane (west)</u> Minor streets with minimal historic value that comprises of consistent building setbacks and provides rear or side access for residences fronting another street. <u>Jeffcott Street:</u> The attractive historic streetscape is formed by the wide street setting and the low density one and two storey detached dwellings that are of generally consistent character and of predominantly Local Heritage value. The historic streetscape character north of Ward Street comprises of a close grouping of single storey row cottages sited close to the street frontage with small garden areas established by the pattern and siting of Heritage Places.

		The historic streetscape character south of Ward Street comprises of one and two storey residences and a former church school that are generally setback from the street frontage with front garden areas. The coherent pattern and siting are established by Heritage Places. The visual prominence of the Christ Church and Carclew established by views and vistas form an important part of the character of Jeffcott Street. <u>Montefiore Hill, Palmer Place and Brougham Place:</u> The high amenity streetscape is derived from the Palmer Gardens and the Adelaide Park Lands frontage and the open nature of the streetscape. The unique high quality historic streetscape is also derived from the low-density detached State Heritage mansions set on large wide allotments with generous side and front setbacks with views and vistas from Palmer Place and Montefiore Hill of the Adelaide Park Lands and cityscape. The spacious landscaped garden settings make an important contribution to the streetscape setting. The strong visual prominence of the State Heritage Places is derived from positioning and grandeur of the buildings that sit above street level and the views and vistas from Palmer Place and Montefiore Hill. The visual prominence of the State Heritage Places at Aquinas College is enhanced by its prominent corner site location, expansive street frontage and spacious garden setting. Views and vistas of prominent major landmark buildings in the vicinity of Bishops Court in particular Bishops Court, Christ Church and Rectory and other State Heritage Places. <u>Strangways Terrace:</u> The high amenity streetscape is derived from the Adelaide Park Lands frontage and the wide street setting. The historic streetscape character is also established by the low density large Victorian villas on large allotments situated on the western part of the Terrace and cohesion is derived from the pattern of detached houses. The allotments sizes vary but are generally of consistent rhythm and pattern. There is a slight variation in setbacks but when viewed from the street is coherent. The pattern and siting are established by the Heritage Places. The landscaped gardens make an important contribution to the streetscape setting and forms an integral part of the character of the Area. Carclew dominates Montefiore Hill enhanced by its prominent corner location, spacious grounds and setback and separation from surrounding development.
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		<u>Ward Street</u> (east of Jeffcott Street): The attractive streetscape is formed by the wide street setting. Bishops Court set within a spacious landscaped garden setting and well setback from Ward Street makes an important contribution to the historic streetscape setting as do the State Heritage listed former stables built on the street frontage. The historic streetscape is characterised by buildings that respect and interpret the existing nineteenth century buildings. The visual prominence of the Bishops Court established by views and vistas forms an important part of the historic streetscape character of Ward Street. <u>Ward Street</u> (west of Jeffcott Street): The attractive historic streetscape is formed by the wide street setting and the low density one and two storey detached dwellings. The historic streetscape on the northern side comprises of regular sized allotments with buildings setback from front and side boundaries with front garden areas. The historic streetscape on the southern side is characterised by a more intimate development pattern derived from the close grouping of smaller single storey detached cottages of Local Heritage value located on or near the street with front garden areas. The building setbacks are established by Heritage Places addressing the street frontage.
Architectural styles, detailing and built form features	Victorian housing consisting of single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections; contains vertically proportioned window and door surrounds highlighted with moulded render or brick dressings with roofs that are generally hipped in form, with the asymmetrical style, gable ended or hipped roof to the projecting bay, concave or convex verandah roof and four panelled doors	Characterised by a range of architectural styles relating to North Adelaide's development as a residential village from the 1830s-1940s and from the 1960's with varying concentrations of styles localised to areas established by the prevailing patterns set by Heritage Places. The variety of dwelling types have been retained by the conservation of Heritage Places characterised by nineteenth and early twentieth century elegant and finely detailed mansions and other large villas set on large allotments, together with cottages, villas and terrace houses of one and two storeys. The prevailing built form features of the Area includes pitched roofs (hipped and/or gable ended), tall brick chimneys, pitched verandahs, vertically proportioned windows, panelled doors, and decorative mouldings and dressings to masonry. Cohesion is derived from the pattern of detached houses, the consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches. Roof pitch and forms and the design, form and composition of facades reflect traditional proportions of Heritage Places. Buildings address street frontages. Design elements of a Heritage Place such as verandahs, roof forms or historic detailing maintain historic proportions and are not extended at the same alignment as the main face of the Heritage Places. Building additions comprise of materials and proportions that reflect the character of the Heritage Place and are not readily visible from the street.

	with fanlights and often sidelights. Edwardian housing with prominent strapped gables and detailing, tall brick chimneys, verandahs incorporated under the main pitch of the roof verandahs with a convex (or bullnose) profile. Inter War Housing consisting of Bungalows incorporating a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow; and Tudor Revival style displaying steeply pitched roofs with half timber gable ends and variations of the verandah porch treatments. Post War Housing consisting of Old English and Georgian Revival styles. The Old English Revival style uses elements that reference some Elizabethan/Tudor architectural details, steeply pitched roof form and tall chimneys. The Georgian Revival style	Second storey development located within the roof space or to the rear of the dwelling behind the ridgeline of the roof and not readily visible from the street. Carports, garages and side additions located behind the main face of building and facade and do not dominate the street frontage or significantly alter the historic character of the Heritage Places. Typical and appropriate siting of carports and garages is illustrated below.  Undercroft parking is inconsistent with the historic streetscape character and value of the Area. The Area is characterised by a variety of architectural styles including but not limited to: Early Victorian Houses (1840s to 1860s) In the initial period of settlement, corresponding with the early Victorian period, houses were typically small, low scale and of a simple form. Small houses such as this were built on or close to the street alignment and were constructed of rubble walling of limestone and bluestone, or of locally fired bricks. Generally, these small cottages were straight fronted with a symmetrical arrangement of a central door and windows either side. Variations in form included a front wall built up as a parapet, with a low hipped roof behind, or end gable walls, with a simple ridged roof line between the gable ends. Verandahs were sometimes added later but the low scale of these buildings often made this difficult. Victorian Houses (1870s to 1890s) During this period of intensive development in North Adelaide, solid masonry houses of a range of forms and scale were constructed in large numbers. The detail on these houses is specifically derived from 'classical' Italianate sources, but the forms were varied, and included single fronted, symmetrically fronted, and asymmetrically fronted houses, some with bay fronted projections. Each of these forms could be single or two storey and all were built in a variety of sizes and scale. Houses in this period characteristically had verandahs with the roof most commonly of concave or convex form, and were typically constructed of bluestone, limestone or sandstone, often with side and rear walls of brick or rubble. Roofs were generally
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	displays symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Post-war International Style are generally cubiform with flat roofs, large areas of glass in smooth masonry walls and cantilevered elements and recessed porch areas were typical of the style. Nineteenth and twentieth century detached houses. <u>Montefiore Hill, Palmer Place and Brougham Place</u> Victorian, Edwardian, Inter-war and Post-war housing. Unique historic townscapes derived from the setting of prominent heritage places and large, generously proportioned mansions set in landscaped grounds, with articulation and modelling with intricate detailing and ornamentation and exhibiting variations in	hipped in form, but with the asymmetrical style, the roof to the projecting bay could be gable ended or hipped. The vertically proportioned window and door surrounds were highlighted with either moulded render or brick dressings. The cast iron or timber posts to the verandahs were elaborated with moulded capitals and trim. Cast iron brackets and frieze decoration was used widely. Windows and doors were timber framed, and doors were typically four panelled, with fanlights and often sidelights. Edwardian Houses (1900 to 1920s) Houses of this period reflected new sources of design and architectural approach current in Britain, Europe and to some degree, North America. The emphasis on a straightforward, often symmetrical, form was overwhelmed by a more picturesque approach to roof forms and elevations. Sources of styles for this period included Queen Anne, Arts & Crafts and Art Nouveau styles, which were often transmuted into a particularly Australian style as this period coincided with the Federation era. The earlier houses in this period continued with some transitional use of materials such as ashlar stone with brick dressings or moulded render, but with verandahs with convex (or bullnose) profile. Later in the period distinctive 'rock face' sandstone (or freestone) was used in the wall material. Houses of face brick walling with decorative brick detailing were also constructed during this period. Other characteristic features of houses of this period include prominent strapped gables and detailing, tall brick chimneys, and verandahs that were often incorporated under the main pitch of the roof. During this period imported unglazed terracotta Marseilles roof tiles were introduced, although corrugated iron also continued to be used for roof cladding. Windows and doors continued to be constructed of timber, but windows were often grouped and doors were often divided into three or four horizontal panels. Inter-War Houses (1920s to 1942) In the period between the First World War and Second World War new styles developed, particularly the Bungalow (based on the Californian version) and Tudor Revival styles. Bungalows incorporated a broad spreading roof and verandah with typical masonry columns supporting verandah elements and the expansive two storey version was often known as a Gentlemen's Bungalow. The roof tiles used were Australian-made Wunderlich tiles of the same profile as earlier Marseilles tiles. The Tudor Revival style displayed steeply pitched roofs with half timber gable ends and variations of the verandah porch treatment. Other styles which were built in North Adelaide during this period included Spanish Mission (or more often 'Mediterranean') and Art Deco/Moderne, although these are not as common. During this period, timber joinery remained characteristic of the housing styles, but there was some use of metal framed windows. Housing development essentially stopped in North Adelaide during the period 1942 to 1950 because of the materials shortages caused by the Second World War. Post War Housing (1950s plus) During this period a range of new styles became popular. The styles constructed in North Adelaide included Old English and Georgian Revival. Houses in these styles were constructed both before and after the Second World War and were either infill or replaced earlier houses.
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	architectural style. Ancillary buildings are subordinate to heritage places and setback from the principal road frontages. <u>Strangways Terrace</u> Imposing large detached Victorian Villas to the western part of the Terrace. Cohesive detached houses, consistency of masonry facades, vertically proportioned windows, pitched roofs, verandahs and porches within a landscaped setting. Detached and semi-detached dwellings. <u>Jeffcott Street</u> Victorian, Edwardian and Inter-war housing. North of Ward Street the residential character is derived from the low scale and close grouping of small cottages and row dwellings sited close to the street frontage. South of Ward Street, the townscape character is derived from detached residences, institutional buildings and a large contemporary apartment building.	The Old English Revival style used elements which made some reference to Elizabethan/Tudor architectural details including brick or white rendered walls to simulate limewash, steeply pitched roof form and tall chimneys. The Georgian Revival style was based on an interpretation of English Georgian architecture, using a symmetrical elevation with rendered or brick walls, fanlight above central entrance door, hipped roof form and generally classically derived proportions and details. This style had no verandah but often displayed an entrance portico. Some later notable architecturally designed residences, which were based on the post-war International Style, illustrate the avant garde trend of domestic architecture in the 1960s. These houses were generally cubiform and were constructed with flat roofs, with large areas of glass in smooth masonry walls. Cantilevered elements and recessed porch areas were typical of the style. <u>Montefiore Hill, Palmer Place and Brougham Place:</u> Victorian, Edwardian, Inter-war and Post-war period. Exhibits a diverse collection of architectural styles including but not limited to Neo-Georgian, Mediterranean Revival, Inter-War residences, Old English, Georgian Revival, Gothic, Victorian Gothic, Tudor Gothic, Edwardian and Edwardian Gothic. <u>Strangways Terrace:</u> Victorian, Edwardian, Inter-war and Post-war period. Exhibits a collection of architectural styles including but not limited to Georgian Revival residences, Victorian villas, Victorian cottages, Arts and Crafts and Tudor Gothic. Distinctive Carclew, a mansion with Victorian Tudor Gothic transitioning into Queen Anne style. <u>Jeffcott Street</u> Victorian and Edwardian period. Exhibits a diverse collection of architectural styles including but not limited to Arts and Crafts, Queen Anne and Victorian Terrace housing. Prominence of early limestone walls and outbuildings. Distinctive Christ Church and Carclew. <u>Ward Street</u> (east of Jeffcott Street) Victorian, Edwardian and Inter-war period. Exhibits a collection of architectural styles including but not limited to Tudor Gothic, Victorian and Arts and Crafts. Prominence of early limestone walls and outbuildings.
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	Articulated masonry facades, gable frontages, pitched roofs, verandahs and cast iron decoration. <u>Ward Street (east of Jeffcott Street)</u> Victorian, Edwardian and Inter-war housing. Detached and semi-detached dwellings and residential flat buildings. <u>Ward Street (west of Jeffcott Street)</u> Single-storey detached residences of consistent architectural style, form and siting. Plain or articulated gabled frontages with a high proportion of solid to void in the composition of facades of these existing dwellings. Prominence of early limestone walls and outbuildings.	Distinctive Bishops Court created by the juxtaposition of steeply pitched roof profiles, gables and tall narrow chimneys. <u>Ward Street (west of Jeffcott Street)</u> Victorian, Edwardian and Post-war period. Exhibits a diverse collection of architectural styles including but not limited to Victorian Gothic, Victorian cottages, Victorian villas, Georgian Revival and Tudor Gothic. Prominence of early limestone walls and outbuildings.
Built height	Low scale. <i>Note: Concept Plan.</i>	Low scale, one and two storey residential established by the prevailing patterns set by Heritage Places, except where the following Concept Plans apply: • Concept Plan 27 – Aquinas College. Building height, including the floor to ceiling clearances of each level, reference the prevailing floor level and building heights of Heritage Places within the locality.
Materials	<u>Victorian Houses</u>	Buildings utilise materials relating to their architectural style as described in the various sections of this Statement. The prevailing materials vary between streets but typically include the following:

	~~Bluestone, limestone or sandstone, with brick or rubble side and rear walls.~~ ~~Timber framed windows and doors.~~ ~~Cast iron or timber posts to the verandahs elaborated with moulded capitals and trim, and widely used cast iron brackets and frieze decoration.~~ ~~Fencing consisting of masonry base and piers with cast iron panels or railings, timber railing, timber picket fencing for smaller houses.~~ <u>Edwardian Houses</u> ~~Face brick walling with decorative brick detailing, ashlar stone with brick dressings or moulded render or 'rock face' sandstone (or freestone) for wall material.~~ ~~Unglazed terracotta Marseilles roof tiles, corrugated iron roof cladding.~~ ~~Timber framed windows and doors. Windows often grouped and doors often divided into three or four horizontal panels.~~	Sandstone, bluestone, limestone/freestone and redbrick and sometimes rendered. Brick or rendered quoin work and plinths. Red brick and rendered chimneys. Painted timber window frames, doors and roof trim. Vertical proportioned timber windows with double sliding sashes. Some elaborate decorative elements including painted timber fretwork, cast iron lacework to verandahs, finials, cover battens to gables and decorative barges. Bungalows have rendered or brick piers and low walling to verandahs with some tapered piers. Corrugated steel, slate, lead, zinc and terracotta (latter period) roofing. Coated surfaces finished in natural render, limewash, cement or mineral paints, not plastic coatings or renders. Paint colours consistent with the era and style of the dwelling as defined by archival sources.
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	Masonry fencing with cast iron palisade, or timber (picket). <u>Inter War Houses</u> Australian-made Wunderlich roof tiles, face brick and rendered masonry. Timber joinery with some use of metal framed windows. <u>Post War Housing</u> Old English Revival style displays brick or white rendered walls. Georgian Revival style displays rendered or brick walls. International Style displays large areas of glass and smooth masonry walls. Traditional materials. Stone and brick. Masonry facades with cast iron decoration. <u>Montefiore Hill, Palmer Place and Brougham Place</u> Stone and brick with intricate detailing and ornamentation. <u>Jeffcott Street</u> Masonry Facades and cast iron decoration.	
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	Ward Street (west of Jeffcott St) limestone walls and outbuildings.	
Fencing	Low, open front fencing (including secondary streets to the main façade of the building) associated with the traditional period and style of the building up to 1.2 metres, allowing views to the building. Rear and side boundary fences (behind main building façade) to 2 metres, and 1.8 metres on corner sites. Front fences of stone and cast iron, brick, stone or rendered pillars and plinths, timber or well detailed masonry. Brick, rendered masonry and timber side fences on secondary street frontages. Rear and side fences (behind main face of building) of corrugated metal sheeting. Boundary fencing to Jeffcott Street.	Low or open front fencing to the front property boundary line (including secondary streets to the main façade of the building) with the traditional period and style of the building nominally 1.2 metres, allowing views to the building including simple timber picket styles, timber post and rail styles, and low masonry fences sometimes with piers and cast-iron railings. Typical fencing defining property frontages is constructed of brick, stone or stone and cast-iron boundary walls and new fencing should unify the streetscape through the use of traditional materials. Side and rear boundary fences behind the line of the main building façade rise to a maximum height of 2 metres, and 1.8 metres on corner sites. The design of new fencing reflects historically sympathetic fencing styles evident in the streetscape and archival sources. Fencing is characterised by a variety of architectural styles including: Early Victorian Houses (1840s to 1860s) Fences typically were timber pickets, paling or corrugated iron with timber capping. Victorian Houses (1870s to 1890s) Fences were typically of masonry base and piers with cast iron panels or railings, although evidence of timber railing can still be found. Smaller houses continued to use timber picket fencing. Edwardian Houses (1900 to 1920s) Fencing contains elements of Victorian and Inter-war fencing. Inter-War Houses (1920s to 1942) Fencing was typically low masonry walls, built from materials matching the main building.
Setting, landscaping, streetscape and public realm features	High quality streetscapes and setting. Pleasant and attractive pedestrian environment with landscaping in	Linear grid of tree lined streets with laneways relating to the subdivision of the original Town Acres. Generous landscaped front grounds to residences with a significant number of larger dwellings surrounded by a spacious garden. Generous footpaths and verge areas, with original stone kerbing and guttering.

	public spaces that complements Palmer Gardens, Brougham Place and the Park Lands below Montefiore Hill. Vistas to major landmark buildings and roof forms, particularly in the vicinity of Bishops' Court where a distinctive silhouette is created by the juxtaposition of steeply pitched roof profiles, gables and tall narrow chimneys, and on Montefiore Hill by the distinctive roof forms of the prominent Carclew mansion. Dwellings set in landscaped grounds. Landscape setting and views to Heritage Places.	Driveways/crossovers of single width with minimal interruption of the primary street frontages and their footpaths, soft landscaped verges, kerbing and guttering. Rear lane access, where traditionally vehicle access is not characteristic to the primary street frontage. Safe, pleasant and attractive pedestrian environment, with complementary landscaping in public places that complement the character of Palmer Gardens and the Adelaide Park Lands below Montefiore Hill. Established views and vistas of Bishops Court, Carclew and Aquinas College. Stone kerbing along Jeffcott Street, Palmer Place, Montefiore Hill to the west of Jeffcott Street. Stone in concrete kerbing along Strangways Terrace. Stone watertable along Jeffcott Street. Stone in concrete watertable along Jeffcott Street. Concrete over stone watertable along Palmer Place. Cast iron bollards in Christ Church Lane. Victorian cast iron bollards and drinking fountain at Palmer Gardens/Pangki Pangki. Enamel street number plates along Jeffcott Street, Ward Street and Strangways Terrace. Significant avenue of trees along Jeffcott Street. Significant vista (long views framed by trees) along Jeffcott Street (between Montefiore Hill and Wellington Square). Montefiore Hill Vista towards city - view south and south east. Significant view to city from Montefiore Road. Nature strips of generous proportion along Jeffcott Street and Ward Street.
Representative buildings	[Not identified]	Not Identified.