

# LINCOLN FLATS (FMR), HIGHGATE



PLACE INFORMATION	
<b>Place name</b>	Lincoln Flats (fmr)
<b>Other names</b>	Fisher Court St Alban's Flats Flats, 144 Lincoln St
<b>Place type</b>	Individual building or group

HERITAGE LISTING	
<b>inHerit ID:</b>	18031
<b>State Heritage Register:</b>	
<b>Other Listing:</b>	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
<b>Street address</b>	144 Lincoln St
<b>Locality</b>	Highgate
<b>Survey</b>	LOT: 1-40 STR: 5065
<b>Vol/folio</b>	
<b>Reserve</b>	—

SIGNIFICANCE	
<b>Level of significance</b>	<b>Moderate</b> Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.
<b>Management category</b>	<b>Category 3</b> Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.
<b>Statement of significance</b>	<p>Lincoln Flats are a good and representative example of the Inter War Art Deco style, as practised in Perth and is a landmark in the streetscape.</p> <p>Lincoln Flats is one of the earlier and more distinguished examples of Interwar flat building designed by architect Harold Krantz</p> <p>In the late Interwar period there was considerable interest in new forms of urban life as represented by residential flats.</p> <p>In the postwar period Harold Krantz, and later his son, became notable architect/developers of residential flats, financed by syndicates which they formed.</p> <p>This block of flats has social value for its demonstration of the scale and type of housing built for working couples and singles in the Inter War period.</p>

## PLACE USE

<b>Original use</b>	Residential: Flats/Apartment Block
<b>Current use</b>	Residential: Flats/Apartment Block
<b>Other use</b>	

## CONSTRUCTION DETAILS

<b>Construction date</b>	1939
<b>Walls</b>	Brick Rendered Brick
<b>Roof</b>	Corrugated Metal sheeting
<b>Architectural Style</b>	Inter War Art Deco
<b>Physical description</b>	<p>The triple storey brick structure comprises of walls that are rendered on the lower half of ground level extending to dado height, above which is face brick. The roof is hipped and clad with corrugated iron. Above the facing brick walls is an large extended eave with white painted soffits.</p> <p>Two types of windows line the Lincoln street façade with a single top hung window and a side hung sliding window.</p> <p>Grassed and paved areas with plantings around the curtilage of the site.</p>
<b>Condition</b>	Good
<b>Integrity</b>	High
<b>Authenticity</b>	High

## HISTORICAL INFORMATION

In 1933, it was reported that 'flat life' was becoming more popular in Perth and suburbs, as evidenced by the construction of several blocks in and around the city. Flat conversion was also seen as a way of dealing with old-fashioned residences at this time, with a number undergoing extensive refurbishment and renovation, which often included a new facade. Other of the older homes were removed to make way for the new flat developments, as was the case here. Lincoln Street is believed to have been named after Abraham Lincoln, chief organist and choirmaster at St Alban's Church (No. 423 Beaufort Street).

This five-acre site, Perth Suburban Lot 166, was granted to the Church of England in 1874 but remained unused until 1888 when, in response to the increase in their congregation, open-air services commenced on the site under a large gum tree. In February 1889, the foundation stone for Highgate's St Alban's Church was laid and the church opened for service in June 1889. This was named after St Alban's Cathedral in Highgate, London. In 1903 the block was split thus forming St Alban's Avenue and much of the site underwent subdivision.

Lincoln Flats (now Fisher Court) are a large block of twelve flats constructed in 1939 for the Anglican Diocesan Trustees. They were built on vacant Church owned land adjoining St Alban's Church. The flats are referred to in the City of Perth rate Books as 'St Alban's Flats'.

The flats were designed by architect Harold Krantz and constructed by A. Horsnell for £4891.

Architect Harold Krantz was a prolific and influential architect in the 20th century. His architecture practice undertook a range of projects but is most well known for his design and construction of apartments. It is believed that between the 1930s and the 1960s, around ninety percent of the flats built in Perth were designed by architect Harold Krantz, later in partnership with Robert Sheldon and subsequently joined in practice by their sons David and George.

## HISTORICAL INFORMATION

Harold Krantz designs were largely based on the premise that the form of a building should suit its function or purpose was a basic principle. He advocated always thinking about architectural design in three dimensions focusing on structure, appearance and economy. He sought to eliminate ornamentation, keeping simple, clean lines of symmetry and often included built in furniture. Maximising use of space and ordering materials in bulk to effect economies of scale were all part of Krantz's approach to design and minimising waste. Its cost-effectiveness however was particularly desirable in the 1930s post-Depression years in Perth.

In 1944, half of Lincoln Flats were occupied by women. This was towards the end of World War II when many men were away in the armed services. Since the rise in popularity of inner-city living and flat/apartment living in Highgate in the latter part of the 20th century, a number of flats have been refurbished. For example, flat No. 15 was gutted in 2005/2006 and refitted with a new bathroom and kitchen and jarrah-look floor boards. When put for sale in August 2006, the advertisement stated that the unit had 'city views'.

Aerial photographs from the mid 20th century onwards indicate that the apartment complex began as a much smaller building. With a large extension added in the mid 1960s and renovated and re-roofed in the early 1980s. The existing building was also re-roofed at this time. There have been no visible external changes to the subject place since then.

## HISTORICAL INFORMATION

<b>Historic theme</b>	Peopling WA: Demographic development Cultural Life: Domestic Life	
<b>Associations</b>	Harold Krantz A. Horsnell	Architect Builder
<b>Sources</b>	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

ADDITIONAL PHOTOGRAPHS

