

LOCHINDORB, HIGHGATE



| PLACE INFORMATION | |
|-------------------|------------------------------|
| Place name | Lochindorb |
| Other names | House, 166 Lincoln St |
| Place type | Individual building or group |

| HERITAGE LISTING | |
|--------------------------|---|
| inHerit ID: | 18032 |
| State Heritage Register: | |
| Other Listing: | Municipal Inventory Adopted 13 Nov 1995 |

| SITE LOCATION | |
|----------------|------------------------|
| Street address | 166 Lincoln St |
| Locality | Highgate |
| Survey | LOT: 46 & 47 D/P: 1106 |
| Vol/folio | 1270/393 |
| Reserve | — |

| SIGNIFICANCE | |
|---------------------------|--|
| Level of significance | <p>Considerable</p> <p>Very important to the heritage of the locality. High degree of integrity/authenticity.</p> |
| Management category | <p>Category 2</p> <p>Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.</p> |
| Statement of significance | <p>This place is a fine, intact and rare example of a stone residence built in the Federation Arts and Crafts style.</p> <p>Its location on the property boundary and its rare design make it a landmark in the streetscape.</p> <p>The place reflects the expansion and development of residential buildings for the affluent members of the community in North Perth during the late 19th century.</p> <p>The place has historic value for its association with prominent Perth businessman James McCallum Smith and his family.</p> <p>This place is valued by the community for the continuity of its presence in the streetscape which contributes to the community sense of place.</p> |

| PLACE USE | |
|---------------------|--|
| Original use | Residential: One and a Half Storey Residence |
| Current use | Residential: One and a Half Storey Residence |
| Other use | |

| CONSTRUCTION DETAILS | |
|-----------------------------|--|
| Construction date | 1899 |
| Walls | Stone |
| Roof | Cement Tile |
| Architectural Style | Federation Arts and Crafts |
| Physical description | <p>The single storey dwelling has an upper floor loft shown by dormer windows within the high pitched tiled gable roof. The building is constructed of rusticated face stone.</p> <p>The front gable is richly detailed with geometric pressed wall lining, decorative fretwork brackets supporting the extended gable, floral decoration on the gable bargeboards, and spaced batten eaves linings.</p> <p>The secondary street frontage aligns with the boundary and that side verandah has been enclosed. The rear is slightly obscured by mature plantings yard. Low vegetation located behind a low brick wall on the Lincoln St Boundary. Brick external wall built right on Cavendish St side boundary.</p> |
| Condition | Good |
| Integrity | High |
| Authenticity | High |

HISTORICAL INFORMATION

Lincoln Street is part of the Highgate Hill subdivision, developed by surveyor Charles Crossland in 1874, and named for his birthplace in London. The place forms part of the gold rush building stock which had reached its height two years earlier in 1897. This was particularly evident in the former Highgate Hill area, in which the subject dwelling is situated. Perth Water Department Sewerage Maps illustrate the area as already being well developed, with modest dwellings and structures along this section of Lincoln Street, many of which were constructed of timber. The residence at 166 Lincoln Street on the corner of Cavendish Street was constructed in 1899 for newspaper proprietor James McCallum Smith. The builder of the residence is believed to have been James Couston.

It was listed in Wise's Post Office Directories from 1902 - 04 as No. 156 and from 1905 - 07 as No. 158. It was listed as No. 166 for the first time in 1908 and the name of the place given as 'Lochindorb'. This was probably named after a loch in the Strathspey region in Scotland, where there are also ruins of a 13th Century Island castle, Castle Lochindorb, home to early members of the Cumming Clan. McCallum Smith was at No. 166 until 1937 when Mrs Ida Herabert took over residency. She was there for several years and then in 1949, the last year of the Directories, it was William A. Sallans. Smith's neighbour across Cavendish Street at No. 164 from 1905 to 1919 was Maisel Eiser or Esor Masel. His business, known by 1918 as J. Masel & Sons, had premises on the corner of Murray and William streets, Perth, in what was known as the J. Masel building.

Other prominent residents in the street were Reverend Fred Price and Archdeacon Cuthbert Huddleston (variously at No. 148) and Dr Percy Wardell - Johnson whose home was on the corner of Lincoln and Beaufort Street was an adjoining surgery in Beaufort Street.

HISTORICAL INFORMATION

James McCallum Smith was a colourful Scot who arrived in Perth via Victorian and Kalgoorlie gold fields. Together with Hocking brothers he founded two newspapers in Coolgardie - The Golden Age and Goldfields Courier - and prior to World War I he took up large tracts of land around Koorda, including 'Drumin Farm' which he named after a property in Scotland. After his move to Perth he became the proprietor of the Sunday Times and the Members of the Legislative Assembly in the State Parliament for North Perth. He was a very strong supporter of the secessionist movement, which began in 1926 and used his newspaper to support the case for secession. This culminated in a referendum held in 1933, which although successful, was knocked back by the British Parliament.

Aerial photographs from the mid 20th century onwards indicate that the form and extent of the subject place have changed little throughout this time. With the exception of a new roof installation on the back portion of the building in 2022.

HISTORICAL INFORMATION

| | | |
|-----------------------|---|-------------------------------|
| Historic theme | Peopling WA: Demographic development Cultural Life: Domestic Life | |
| Associations | James McCallum Smith James Coustan | Owner and occupant Builder |
| Sources | Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. | |

ADDITIONAL PHOTOGRAPHS

