

# TWO TOWN HOUSES. 179-181 LINCOLN ST PERTH



PLACE INFORMATION	
Place name	Two Townhouses, 179-181 Lincoln St
Other names	
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18033
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 12 Sep 2006

SITE LOCATION	
Street address	179-181 Lincoln St
Locality	Perth
Survey	LOT: 1-2 STR: 34468
Vol/folio	2141/618-619
Reserve	—

SIGNIFICANCE	
Level of significance	Some Lower degree of integrity / authenticity but contributes to the heritage of the locality.
Management category	<b>Category 4</b> Retain elements of the place where feasible. Photographically record prior to major development or demolition.
Statement of significance	The pair of townhouses are good examples of inner city townhouses, responding to the existing lot conditions in the Late 20th-Century Late Modern style.  The place is valued by the community as its style, landmark and response to contemporary standards led to it winning the RAIA (WA Chapter) George Temple Poole Prize in 2000.

### PLACE USE

<b>Original use</b>	Residential: Conjoined Residence
<b>Current use</b>	Residential: Conjoined Residence
<b>Other use</b>	

### CONSTRUCTION DETAILS

<b>Construction date</b>	1998
<b>Walls</b>	Rendered Brick
<b>Roof</b>	Corrugated metal sheeting
<b>Architectural Style</b>	Late 20th-Century Late Modern
<b>Physical description</b>	The two storey townhouses are a mirrored reflection based around a common central wall. With two layers of living spaces arranged to open onto courtyards and decks, whilst respecting the privacy of neighbours, the development was considered to be an exemplar of its type. The presentation to the street is of an articulated white box with projecting bays, set behind a concrete fence with horizontal galvanised metal slats. Much of the front is now obscured from view by trees in the front curtilage and high front fence.
<b>Condition</b>	Good
<b>Integrity</b>	High
<b>Authenticity</b>	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. A small bungalow residence was situated at 179 Lincoln Street and was shown on the c1897 PWD sewerage plans. The house at No. 179 was occupied for the first time in 1906 by Alfred Carson. In 1915 it was occupied by Mrs E. M. Gratwick and she was still there in 1949, when the last issue of Wise's Post Office Directories was printed.

An application made in 1994 for permission to build a two-storey dwelling on the eastern side boundary was refused but another the following year (1995) was approved. The architects were Donaldson & Warn. The original residence was removed for the new development which now occupies the site. The townhouses at 179-181 Lincoln Street were built in 1998. The architects were awarded the RAlA (WA Chapter) George Temple Poole Prize in 1999. This was named after George Temple Pool a very prominent architect in early Perth and Chief Government Architect in the PWD at the time of the nearby Highgate Primary School was constructed in 1895.

The panel judging the architectural award in 1999 commented that: 'The Lincoln Street duplex is a very good example of the development of an urban type for housing, and of how architects can contribute to this area of growing demand. It proposes a thoughtful and architecturally assured solution for housing in tight, restrictive site conditions. The boundary-hugging masonry shell and maximised site coverage disguise the fact that the house interior is opened up, to a surprising degree, to light, breezes and the surrounding views. This is made possible by clever, disciplined planning, an elevated terrace facing the city and side court yards with steel and glass walls. The plan allows for considerable flexibility in its use, responding intelligently to changing patterns of living and working. Materials and detailing contribute positively to the overall architectural intent.' At that time the duplex also won an Award of Merit in Laminex Industries 'Multiple Residential Awards'.

Aerial photographs from the mid 20th century onwards show this demolition in the mid 1990s and the subsequent construction of the duplex. The form and extent of the duplex has changed little since then.

HISTORICAL INFORMATION		
<b>Historic theme</b>	Peopling WA: Demographic development Cultural Life: Domestic Life	
<b>Associations</b>	Donaldson and Warn	Architects
<b>Sources</b>	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024.	

**ADDITIONAL PHOTOGRAPHS**

