



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November, 1996 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE *

Beach House, Trigg Island demonstrates a vernacular beach cottage/holiday architectural style typical within Australia until the 1970s. (Criterion 1.1)

Beach House, Trigg Island has landmark qualities as it is the only remnant housing on the beach side of the Coastal Highway. (Criterion 1.3)

11.2. HISTORIC VALUE

Beach House, Trigg Island was part of the initial settlement of Trigg as a beach resort, predating the increasing settlement of the 1930s and 40s, and illustrates the typical siting of beach holiday cottages to gain the protection of a coastal dune. (Criterion 2.2)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

Beach House, Trigg Island is of value to the local community as is indicated by a 1996 petition by 425 local residents to alter the zoning to save the three houses then known as the 'Beach Houses, Trigg Island Group'. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Beach House, Trigg Island is an unusual landmark amidst the bare coastal reserve at Trigg. It is uncommon within the metropolitan area of Perth. (Criterion 5.1)

Beach House, Trigg Island is a reminder of a phase of development, the holiday cottage at a beach close to Perth, which has all but disappeared. (Criterion 5.2)

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

12.2 REPRESENTATIVENESS

Beach House, Trigg Island is typical of a vernacular style of architecture commonly used for beachside holiday activities until the 1970s. (Criterion 6.1)

Beach House, Trigg Island demonstrates a way of life and the customs of Australians using the beach for recreation and as a holiday location. (Criterion 6.2)

12.3 CONDITION

Beach House, Trigg Island is in good to very good condition, with new roofing, fresh paint, and is well maintained.

12.4 INTEGRITY

Beach House, Trigg Island has a high degree of integrity as it continues to be used for its original purposes as a domestic residence and beachside cottage.

12.5 AUTHENTICITY

Beach House, Trigg Island demonstrates a high to moderate degree of authenticity with much of the original fabric being retained.

13. SUPPORTING EVIDENCE

The documentary and physical evidence was originally compiled by Ian Elliot and Phil Bennett, HCWA staff in 1998. Amendments have been made by HCWA Staff in November 2001 and January 2002 from data supplied by Ms Margaret Carmody.

13.1 DOCUMENTARY EVIDENCE

Beach House, Trigg Island is a single-storey timber-framed, weatherboard and asbestos clad cottage with a corrugated iron roof. It is situated on the west side of West Coast Drive at Trigg, and is protected from seaward winds by a remnant coastal sand dune immediately behind Trigg Beach.¹

The coastal suburb of Trigg takes its name from 'Trigg Island', a rock outcrop jutting out from the shore approximately on line with King Albert Road. The feature has never been a true island and is only surrounded by water during the highest of tides. The name 'Trigg Island' entered Lands Department records as early as 1866 and the outcrop is assumed to have been named after Henry Trigg, Superintendent of Public Works from 1838 to 1851, although the details of its naming are obscure.²

Although portions of Swan Locations 611 and 1153 were purchased by Selina Veryard in 1915, and a subdivision creating 47 lots along King Albert Road was approved the following year, little development took place in the region until well after World War One. The sale of lots in the King Albert Road subdivision was spread over a twelve year period, 1921 to 1933.³ Provision for a roadway on the western boundaries of three beach front lots within this subdivision was gazetted in 1927.⁴ Initially a popular spot for holiday homes, more and more people took up permanent residence at Trigg during the years following World War Two. Gradually, the area developed as a seaside

¹ Site visit by P Bennett & I Elliot of HCWA on 1 October 1998.

² Geonoma Database, Geographic Names Section, DOLA.

³ Certificates of Title Vol. 766, Fol. 13 & Vol. 985, Fol. 199, Office of Titles, DOLA.

⁴ *Government Gazette* 17 December 1927.

suburb. A local surf life saving club was formed in 1953⁵, official locality boundaries were defined in 1961 and the locality was declared a townsite under the Land Act in 1964.⁶

Three beach front lots formed part of the King Albert Road subdivision and were purchased by individual owners in 1932 and 1933.⁷ Timber and iron beach dwellings were present on all three lots during the 1930s; however, the northernmost was replaced with a brick and asbestos home in 1965. What was the southernmost building, and also the former beach house of Peter Michelides (an important Perth cigarette manufacturer who was responsible for initiating the tobacco industry in the Manjimup region during the 1930s), was demolished in January 1999 by the City of Stirling.⁸ This left only the houses on Lots 2 and 3; of which only *Beach House, Trigg Island* (Lot 2) forms part of this assessment.

At the time of the 1916 subdivision by Selina Veryard, Lot 2 already had a small beach house on it, the core of the present building. Photographic evidence confirms that this building was in existence as early as 1914 and plans suggest that a building, possibly this building, was present as early as 1906.⁹ In 1927, 32 lots of the 47 in the 1916 King Albert Street subdivision, including Lot 2, were transferred from Selina Veryard to Clifford Arthur Burgess-Lloyd. Lot 2 was sold to William Elder in 1933.¹⁰

Ownership records indicate that Lot 2 was transferred to Samuel Bevan Jones, an Engine Driver of Nedlands, in November 1935; then to Violet Jeanne Millett, a married woman of Mount Hawthorn, in May 1937.¹¹ Violet Millett was the wife of Harold Millett, who, in 1930, established the Scarborough Bus Company, an enterprise that grew to be one of the largest private bus companies operating in Australia until it was sold to the Metropolitan Transport Trust in 1970. According to Harold's son, Harvey, the cottage was old in 1937 and showed evidence of extensions by previous owners.¹² Home movies dating from 1937 and photographs taken in 1939 confirm that the cottage at that time was identical in form to the present-day building.¹³

Lot 2 was purchased by Julia Catherine Barry, a married woman of King Albert Road, Triggs Island (sic), in November 1947.¹⁴ Mrs Barry was still in residence in 1961 when the Carmody's, a farming family from Kulin, rented the Michelides' cottage next door for a holiday. She supplied the Carmody's with fish and agreed to give them first option on the purchase of her

5 Cottman, Janita & Carthew, Brian *Rebels With a Cause: 40 Years of Trigg Island Surf Life Saving (1953-1993)* Trigg Island Surf Life Saving Club 1993, pp.7 - 11.

6 Geonoma Database, Geographic Names Section, DOLA.

7 Certificates of Title Vol. 766, Fol. 13; Vol. 985, Fol. 199; Vol. 1028, Fol. 270; Vol. 1033, Fol. 456 & Vol. 1033, Fol. 489, Office of Titles, DOLA.

8 Demolition confirmed by Margaret Carmody on 25 January 1999.

9 Research & photographs compiled by Colin Moore and supplied to HCWA by Margaret Carmody in January 2002, HCWA File P 4044.

10 Certificate of Title Vol. 985, Fol. 199, Office of Titles, DOLA.

11 Certificate of Title Vol.1033, Fol. 489, Office of Titles, DOLA.

12 Interview by Colin Moore in March 2001, HCWA File P 4044.

13 Research & photographs compiled by Colin Moore and supplied to HCWA by Margaret Carmody in January 2002, HCWA File P 4044.

14 Certificate of Title Vol. 1033, Fol. 489, Office of Titles, DOLA.

cottage.¹⁵ Alfred John Thomas ('Jack') and Doris Carmody purchased the property in 1962.¹⁶

A well located on the eastern portion of the block, formerly surmounted by a windmill, has since been covered over. The removal of an interior wall and the extension of another was carried out by tenants, without the permission of the Carmodys, about 1990. The roof covering has been renewed with corrugated galvanised iron painted green; however, the remaining walls, ceilings and most of the windows are thought to be original. The property is currently owned by Mrs Doris Carmody of Kulin and is used as a residence by her daughter, Ms Margaret Carmody.¹⁷

Early cadastral plans show the roadway gazetted in 1927, Road No. 5261, once known as 'Ocean Parade', later 'The Esplanade', passing the western frontage of these lots. This roadway was closed in 1965 and is now physically limited to a foot/cycle path. The closure was a planning decision in connection with providing for the extension of West Coast Highway from Scarborough to Trigg, as envisaged in the Metropolitan Region 'Plan'.¹⁸ As a result, West Coast Drive, formerly 'West Coast Highway', now passes to the rear, or east, of these houses, an unusual planning anomaly. A meeting of the City of Stirling Council on 17 December 1974 resolved that efforts be made to acquire these three properties to incorporate the land into the beach front reserve; however, none of the owners would agree to sell.¹⁹ The properties, despite their freehold status, have been classified since 1985 as being reserved for 'Public Open Space and Local Authority Purposes' under the City of Stirling's District Planning Scheme No. 2.²⁰ In 1996, a petition to alter the zoning to residential was signed by 425 Trigg residents.²¹

When the City applied for reservation of all three lots under the Metropolitan Region Scheme, a petition to the Legislative Council against such a move was signed by 1,021 residents of Trigg and surrounding suburbs.²² Subsequently, the southernmost of the three beachfront lots was resumed and is now included in Reserve 12992 set aside for 'Recreation'.²³ The three lots were included in a Parks and Recreation reservation under the Metropolitan Region Scheme on 13 October 1998.²⁴

The Michelides building on Trigg Lot 17 was demolished by order of the City of Stirling in January 1999 despite requests from the Heritage Council of Western Australia to await the outcome of its recommendation with regard to the registration of the place. Subsequent to this, the assessment which had been prepared for the three houses was amended to only include those

15 Personal recollections of Margaret Carmody, HCWA File P 4044, p.11.

16 Certificate of Title Vol. 1237, Fol. 645, Office of Titles, DOLA.

17 Information supplied by Margaret Carmody, HCWA File P 4044, pp.6 & 7 and via a telephone conversation between Margaret Carmody and I Elliot of HCWA on 28 October 1998.

18 Letter from Shire of Perth to the Under Secretary for Lands dated 1 September 1965, DOLA File 3671/65.

19 Personal recollections of Ronald Johnson supplied by Margaret Carmody, HCWA File P 4044, pp.9 & 10.

20 Letter from City of Stirling to HCWA dated 12 October 1998, HCWA File P 4044, p.46.

21 Copy of 1996 petition held by Margaret Carmody.

22 Copy of 1998 petition held by Margaret Carmody.

23 Certificate of Title Vol. 1588, Fol. 776, Office of Titles, DOLA.

24 Telephone call from Remo Formato, Senior Information Planner, City of Stirling, to I Elliot of HCWA on 15 October 1998.

located on lots 2 and 3. In April 1999, the then Minister for Heritage resolved not to accept the Heritage Council's recommendation.²⁵

In 2001, Ms Margaret Carmody requested the reconsideration of *Beach House, Trigg Island*, the property owned by her mother, for possible entry into the Register of Heritage Places. The 1998/1999 assessment documentation was amended accordingly.²⁶

In November 2001, *Beach House, Trigg Island* continues to be used as a residence and beachside cottage.

13.2 PHYSICAL EVIDENCE

Beach House, Trigg Island is located behind a remnant sand dune system adjacent to the Trigg beach with West Coast Highway to the east. Access to *Beach House, Trigg Island* is from the east.

The place has a garden containing introduced and remnant vegetation to the east, being protected from the prevailing coastal winds with some remnant and some introduced planting on the sand dune to the west.

This single-storey cottage is a timber framed structure clad externally with timber weatherboards to sill height and asbestos cement sheeting above. The roof is clad in corrugated galvanised iron painted green.

Originally, it appears, the cottage had verandahs to the east, north and western elevations. Over time, these have been enclosed creating additional living areas.

The eastern verandah may have been partially enclosed since construction, as this skillion roofed area houses the kitchen and bathroom.

All of the windows within the cottage are timber framed; some are top hinged awnings; some are casement and there are large fixed panes to the western elevation that have enclosed a former verandah on the beach side of the cottage.

The earlier verandah on the northern side of the house has been enclosed to extend the dining area and to create two additional rooms. On the northern elevation there are two six pane awning windows to these two rooms and a window containing three casements that has a slightly lower sill height to the dining area.

Externally, one of the windows to the two north facing rooms has an exterior awning recently clad with corrugated perspex. This has been done to allow more light into the bedroom. Originally, awning frames along this side of the house probably supported a full length awning of corrugated iron sheeting or timber battens.²⁷

The eastern elevation is the entry to the *Beach House, Trigg Island* and the verandah has recently been extended with skillions off the existing roof. This verandah, which connects to the garage, has turned timber posts and is floored with brick paving.

The garage is an asbestos, cement flat sheet clad timber structure roofed with painted corrugated asbestos. The garage is closer to the street than the cottage with the western end of the structure abutting the cottage. A small

²⁵ Information from HCWA File: P4044.

²⁶ Information from HCWA File: P4044.

²⁷ Telephone conversation between Margaret Carmody and I Elliot of HCWA on 28 October 1998.

storeroom is located at the western end of the garage. The garage has a roller door on the eastern elevation facing the street and has a louvred window on the northern elevation.

The cottage has been extended eastward to accommodate the toilet which is accessed externally. The toilet has a narrow timber ledged and braced door. This addition has enclosed the recessed fireplace to the kitchen, leaving only the chimney above roof height visible. The chimney is lime-washed brick.

The southern elevation of the house is the least altered elevation. This elevation has no verandah and the roof terminates in a gabled end. The main bedroom and the bathroom are located on this side of the house. The bedroom has been extended by enclosing the western verandah creating a dressing room. Both the dressing room and bathroom have casement windows. The bedroom has a sash window.²⁸

Internally, the cottage retains its original Jarrah timber floorboards which have been coated with a two coat polyurethane finish.

To achieve a level floor in the lounge area the enclosed western verandah has had a new sub-floor laid over the existing boards with boards of a similar dimension. The western elevation has large panes of glass enclosing the former verandah, with a glass door opening onto a paved area and a set of steps leading up to the top of the sand dune.

There is a serving area between the kitchen and lounge. The lounge area opens into the kitchen past a long bench.

Tongue and grooved vertical boarding to dado height lines the lounge and bath rooms.

All the architraves and skirtings are simple in their detail and are painted timber.

All the ceilings are battened plasterboard sheeting with simple concave cornices.

Most of the internal doors have been recycled within the cottage. An intact timber ledge and brace door leads from the kitchen to the eastern verandah area.

The kitchen retains its original fireplace with timber mantle, the stove is recent as are most of the cupboards and fittings. The floor in the kitchen is covered with black and white check linoleum tiles.

13.3 COMPARATIVE INFORMATION

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Further research may support an earlier construction date for the place.

²⁸ Ibid.