



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.

PRINCIPAL AUSTRALIAN HISTORIC THEME

- 8.1.1 Playing and watching sport.

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME

- 405 Sport, recreation and entertainment.

11.1 AESTHETIC VALUE*

Sea View Golf Club Course has a landmark quality in Cottesloe, in particular as viewed from Marine Parade, Forrest, Broome, Jarrad and Pearse streets, and Cottesloe Beach, and is an integral part of the vista in this locality. (Criterion 1.3)

Sea View Golf Club Course provides a pleasant green space, relieving the frontages of suburban development and providing views to the ocean. The open green landscape, planting groups, and mature trees provide an important element on the cultural landscape. (Criterion 1.3)

11.2. HISTORIC VALUE

Sea View Golf Club Course is significant as the first and only links golf course established in the metropolitan area, a 'links' course being one that is laid out on naturally undulating ground, with course grass fairways, and the fairways generally separated by the existing vegetation. It is also as one of the first golf courses in the metropolitan area, as Cottesloe Golf Club (1909), and since 1931, on the same site, as *Sea View Golf Club*. (Criterion 2.1)

Jarrad Street, which bisects *Sea View Golf Club Course*, was a popular route between the railway station and the beach for excursionists from the 1900s and it remains as a distinctive feature of the place. It is an integral part of the experience of playing on the course as it is crossed by four fairways. (Criterion 2.1)

Sea View Golf Club Course was laid out and established during the first decade of the twentieth century. The present club was established on the same links course in the inter-war period, a period in which golf expanded greatly in

* 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.

Western Australia and a number of new clubs and courses were established. (Criterion 2.2)

The place was taken over and utilised by American forces in World War Two, with an anti-aircraft battery established at the place. Members of the force were made honorary members, enabling them to play golf in their leisure time. (Criterion 2.2)

Sea View Golf Club Course has been closely associated with considerable numbers of prominent persons as founders and members, F. D. North being foremost amongst those who were instrumental in the initiation and establishment of the place as Cottesloe Golf Club, and whose home later became the club's club house; and his son, Charles, who was the first patron of Sea View Golf Club. The course was designed and laid out by P. C. Anderson and N. C. Fowlie. The first green keeper was Mr. Ellement who continued in service at the place to 1933. H. J. Barsden was the initiator and first President of Sea View Golf Club. John Curtin was Patron of the club from 1940 until his death in July 1945. Notable among the early Presidents of the Associates of Cottesloe Golf Club were Lady Forrest and Lady Hobbs. (Criterion 2.3)

11. 3. SCIENTIFIC VALUE

11. 4. SOCIAL VALUE

Sea View Golf Club Course is highly valued by the community of Cottesloe and Western Australia for its role in the history of golf in the State and for aesthetic reasons as part of a recognised open landscape vista by the ocean at Cottesloe Beach. (Criterion 4.1)

Sea View Golf Club Course contributes to the community's sense of place, as a landmark in Cottesloe, by the Indian Ocean, and as one of the oldest established golf courses in the metropolitan area. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Sea View Golf Club Course has evolved from one of only three links style golf courses in Western Australia, and the second oldest in the State, and the only one in the Perth metropolitan area. A links course is one that is laid out on naturally undulating ground, with course grass fairways, and the fairways are generally separated by the existing vegetation. Links are generally located by the sea, where the natural landform provides ready made undulating ground. The authenticity of the links concept has been modified as noted below. (Criterion 5.1)

Sea View Golf Club Course, as a remnant links style course, demonstrates an uncommon design in Western Australian and Australian golf courses. (Criterion 5.2)

12. 2 REPRESENTATIVENESS

Sea View Golf Club Course is an uncommon representative example of a links style golf course. (Criterion 6.1)

12.3 CONDITION

The fairways, greens, and landscape of *Sea View Golf Club Course* are generally well maintained and in good condition. The course has undergone continual change, improvement and revegetation. The western edge, re-contoured in early 2000s, is sparsely vegetated and in poor condition.

The clubhouse is suffering the effects of being located in an exposed location and is deteriorating. The building is in fair to poor condition. The framed sheds are comparatively recent and are in good condition. The water pump building in the north west corner is in good condition.

12.4 INTEGRITY

The place retains a high degree of integrity. *Sea View Golf Club Course* has retained its original use through time.

12.5 AUTHENTICITY

Sea View Golf Club Course retains a moderate degree of authenticity. The course has been altered and developed in numerous ways since it was first laid out. The basic north-south fairway layout has been retained and Jarrad Street divides the course in the east-west direction as it did from the time of the course's foundation. As with all landscapes, the place continues to change and evolve as plantings develop and mature, react to storm damage, vandalism, and senescence. There are few remnant plantings from the time that the course was laid out initially. The links elements have been eroded through time and the landscape is essentially a managed one.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect and Peter Woodward, Landscape Architect.

13.1 DOCUMENTARY EVIDENCE

Sea View Golf Club Course is a remnant links style golf course laid out in 1909, and clubhouse constructed in 1970, with a maintenance shed and nursery, c. 1970.

By 1833, a dirt road had been made from Perth to Fremantle, named the Perth-Fremantle (sic) Road.¹ In the 1830s, John Butler established a farm, named 'Prospect Place', on 250 acres by the Swan River at the area of present day Peppermint Grove. Travellers who wished to break their road journey along the road could break their journey at Butler's farmhouse, which became known as the Halfway House.²

In the 1860s, the construction by convicts of a new Perth-Fremantle Road and the bridge over the Swan River at North Fremantle led to increased traffic on the road. In 1872, the Perth-Fremantle Road became a public highway. The Halfway House became a popular inn under licensee John Briggs from 1872 to 1882, when it was sold to Robert Napoleon Bullen. During this period, in

¹ Arrowsmith's Plan of the town site of Perth, 1833 in Seddon, George, and Ravine, David A *City and Its Setting: Images of Perth, Western Australia* (Fremantle Arts Centre Press, 1986) p. 100.

² Marchant-James, Ruth *Heritage of Pines: A History of the Town of Cottesloe Western Australia* (Town of Cottesloe, 1977) p. 5. Note: the present day Albion Hotel is in the same locality.

1877, portions of land along the oceanfront were reserved for public use. Bullen recognised the potential opportunities that might follow in the wake of the opening of the Fremantle to Guildford railway in 1881, and began an ambitious plan for improvements to build the Albion Pleasure Grounds, which was located on a site near the present Albion Hotel.³

In 1886, Cottesloe was named by Governor Broome, to honour Captain Fremantle, whose brother had been raised to the peerage with the title of Baron Cottesloe of Swanbourne and Hardwick. Some sub-divisions of land were commenced in Cottesloe in the late 1880s; however, development was very slow. Circa 1892, Bullen's Siding was built, providing a rail link to Perth and Fremantle from the Cottesloe district. By 1893, there were six permanent residents living near Cottesloe Beach and three near the Swan River at Peppermint Grove.⁴

In 1895, during the Gold Boom, golf was introduced to Western Australia by some South Australian players, at Burswood Island.⁵ In 1898, a group of golfers at Albany decided that the town needed a club and a local course. They raised funds for this purpose, and the links were established in the following year. Albany Golf Club is the oldest club in Western Australia remaining on its original site.⁶ In 1900, the Perth Golf Club moved from Burswood to Belmont, where a 15 hole course was laid out, thus requiring the replaying of the first, second and one other hole to complete an 18 hole card.⁷

By the turn of the century, a number of prominent Western Australian families had built residences in Cottesloe, some as beach houses to which they would adjourn at weekends or holidays, and others as their major residences, from which they could commute by rail to Perth and Fremantle. During the summer months, a popular excursion was a trip to the beach at Cottesloe. Most excursionists took the train to the local rail station and then trudged along Jarrad Street, the most direct route, to the ocean beach.

By 1901, Cottesloe had become '... one of the most flourishing suburbs of Perth. A few years ago it was all one dense bush; now it is full of human life, and houses are going up in all directions as fast as the builders can erect them.'⁸

In 1904-05, Royal Fremantle Golf Club was established, the only metropolitan course with 18 holes at that period. A gravel-covered 'course' of six holes, was begun in the Peppermint Grove - Mosman Park area.⁹

In early June 1908, a group of men who wished to play golf in their own locality, including F. D. North, J. M. Drummond, T. Roberston, and P. C. Anderson, visited Reserves A6613 and A1664 at Cottesloe Beach (the site of the present *Sea View Golf Club Course*) with a view to the suitability of the site for a possible links golf course. At this period, the Reserves bounded by

³ ibid, pp. 7-11.

⁴ ibid, p. 15.

⁵ White, Michael *Lake Karrinyup Country Club 1928-1988* (Lester-Townsend Publishing Pty. Ltd., Sydney) pp. 13-14.

⁶ Johnson, Les *Albany Links: History of the Albany Golf Club* (Albany Golf Club Incorporated, Albany Advertiser Print, 1998) Ch. 1.

⁷ White, Michael op. cit., p. 14.

⁸ Vivienne, May *Travels in Western Australia being a description of the various cities and towns, goldfields and agricultural districts of that State* (William Heinemann, London, 1901)

⁹ White, Michael op. cit.

Forrest Street on the north, Broome Street on the east, and Pearse Street on the south, were largely scrub land, utilised mainly for grazing purposes. P. C. Anderson, former British Amateur Champion (1892), Headmaster of Scotch College (1904-45), recognised the possibilities of the site. Subsequently, on 11 June 1908, a meeting of 16 men, including the aforementioned, was held at the Albion Hotel to consider the establishment of a golf club at Cottesloe. A committee was formed with J. G. C. Foulkes, M.L.A., Chairman, J. M. Drummond, Treasurer, W. M. Nairn, Honorary Secretary, and committee members Frederic Dudley North, C.M.G., R. W. Maxwell, T. Robertson, R. Withers, N. C. Fowlie, and F. C. Broadhurst. The annual subscription was to be one guinea for the first year, and the committee was authorised to issue debentures to a maximum value of £1,000.¹⁰

Cottesloe Municipal Council agreed to lease the proposed site for the purpose of establishing a golf course. The committee commenced planning the proposed course. The contract for clearing the site was let to S. Nicholls at a cost of £1. 10s. per acre. Clearing was completed in October at a cost of £69. 10s. A nine-hole links style course was designed and laid out by P. C. Anderson and N. C. Fowlie.¹¹ A links course is one that is laid out on naturally undulating ground, with course grass fairways, and the fairways are generally separated by the existing vegetation. Links are generally located by the sea, where the natural landform provides ready made undulating ground. Few links style golf courses were established in Australia either in this or subsequent periods.¹²

Following the passing by State Parliament of a Special Bill to allow it, a lease was executed between the Mayor and Councillors of the Municipality of Cottesloe and the Trustees of Cottesloe Golf Club, Frederic Dudley North and John Maxwell Drummond, on 15 March 1909.¹³ Under the lease, part of Reserve A6613 and all of Reserve A1664, about 40 acres in area, would be brought under the operation of the club for a period of 15 years from 1 March 1909 to 29 February 1924, at an annual rental of £40 for the first five years, and £20 thereafter for the remainder of the lease. Jarrad Street between Broome Street and Swanbourne Terrace (now Marine Parade) bisected the Reserves, as did Park Drive running between Forrest and Pearse Streets.¹⁴ The rental for the first three years was to be expended on the golf links by the Golf Club 'to the satisfaction of the lessors.'¹⁵

Frederic Dudley North, C.M. G., J.P., (b. 1866, arr. 1886, d. 1921), was Under-Secretary and Permanent head of the Colonial Secretary's Department of Western Australia, whose residence, *Catlidge*, was in Forrest Street, Cottesloe, in close proximity to the proposed site of the golf links. Prominent in sport in Western Australia, he had organised the Western Australian Cricket Eleven to visit Eastern Australia (1893).¹⁶ One of the early residents of Cottesloe, he

¹⁰ 'The Sea View Years 1908-1931' in Newman, G. H. (Ed. and Compiler) *The History of the Cottesloe Golf Club (Incorporated) 1908-1983* (University of Western Australia Press, Cottesloe Golf Club, 1984) p. 1.

¹¹ *ibid*, pp. 1-4.

¹² General Manager, Royal Fremantle Golf Club, telephone conversation with Robin Chinnery, 3 August 2001.

¹³ 'The Sea View Years ...' *op. cit.*, p. 2; and Memorandum of Lease.

¹⁴ Memorandum of Lease *ibid*.

¹⁵ *ibid*; 'The Sea View Years ...' *op. cit.*; and 'Sea View Golf Club (Inc.) 50th Anniversary 1931-1981 Historical memoirs written by Keith Stacy Honorary Secretary-Managing Secretary, 1943-1977' p. 1.

¹⁶ Battye, C. S. *The Cyclopaedia of Western Australia* (The Cyclopaedia Company, Perth, 1912-13, Facsimile Edition Hesperian Press, Victoria Park, Western Australia, 1985) p. 513.

served on the Roads Board, of which he was the last Chairman, and later served as Mayor of the Municipality. He is commemorated in the naming of North Street, Cottesloe.¹⁷ He was runner-up in the first club championship, which was won by H. Ramsay.¹⁸ At a later date, J. S. Battye in his biographical notes on North, stated 'the new Cottesloe golf links owe their origin to him.'¹⁹

On 2 April 1909, the first Annual General Meeting of Cottesloe Golf Club was held at Wells Hall. The Secretary, W. M. Nairn, reported on the progress to date, and that the estimated cost of reticulation of the course was £135. 10s. A draft of club rules was adopted, and office bearers were elected: the Hon. R. W. Pennefather, M.L.C., President; W. G. Lefroy, Neil McNeil and E. A. Wisdom, Vice Presidents; Nairn and Drummond retained their respective offices; F. D. North, Captain, and N. C. Fowlie, Vice Captain; and committee, R. W. Maxwell, F. A. Moseley, H. Rigg, T. Robertson, and R. Withers with D. J. Goyder, Auditor. The annual subscription for the year was set at three guineas.²⁰

The first meeting of the new committee appointed F. Ellement ground man at two guineas per week. He continued to maintain the course through to the re-location of Cottesloe Golf Club (Incorporated) in 1931.²¹

By late July 1909, work on construction and grassing of the course was sufficiently advanced to enable the committee to fix the opening day for Saturday, 11 September 1909. An invitation was issued to the Governor, Sir Gerard Strickland, and his wife, Lady Edeline, to officially open the place. On 11 September 1909, the golf links at Cottesloe were officially opened as planned, and Lady Strickland drove the first ball.²²

On 26 December 1909, Cottesloe Golf Club became an incorporated body.²³

In 1909, Royal Perth Golf Club re-located again, from Belmont to the foreshore at South Perth, where a 15-hole course was laid out.²⁴

During the formative period of Cottesloe Golf Club, members had met at 'an old rotunda' (since demolished), and later utilised the enclosed verandah of a nearby wine saloon, which they rented at 10s. per week, as a temporary club house. In 1910, when an Associates Club (for women) was formed, it was agreed that a more suitable clubhouse was needed. To this end, three members of the committee, J. M. Drummond, T. Roberston and R. W. Maxwell, purchased a block of land near the golf course, in Forrest Street at a cost of £70, where a club house was built at their expense at a cost of £200, to be leased to the club. The building at 18 Forrest Street was completed and ready for use at the commencement of the season in 1911. Thereafter, all club social and committee meetings were held there, and one room was made available one morning per week for the Associates' Club.²⁵

At this period, the fairways were separated by remnants of the pre-existing vegetation including banksia trees, pig face and snake bush. Particular features of the links were two full fairway cross bunkers on Fairway No. 6; a

¹⁷ Marchant-James, Ruth op. cit., pp. 105-106.

¹⁸ *ibid*, p. 87.

¹⁹ Battye, C. S. op. cit.

²⁰ 'The Sea View Years ...' op. cit.

²¹ *ibid*, pp. 2-4.

²² *ibid*.

²³ *ibid*, p. 4.

²⁴ White, Michael op. cit., p. 14.

²⁵ 'The Sea View Years ...' op. cit.

high limestone wall along the eastern side of the seventh hole ('cricket ground hole'); holes 2,3, 5 and 6 crossing Jarrad Street; and a high observation platform of timber construction at the rear of the eighth tee from which players could check that the fairway was clear.²⁶ The fifth tee was located atop 'Spion Kop', so named after the scene of a Boer War assault.²⁷ At this period, there was comparatively little problem with the bi-section of the course by Jarrad Street as most of the traffic on the road was horse drawn or pedestrian. However, this was to change in the inter-war and post World War Two era.²⁸

In 1912, the Constitution of the Western Australian Golf Association was adopted, of which the Cottesloe Golf Club became a member. In the year 1912-13, membership of the club grew to 82 men and 53 Associates. In this year, for the first time, the golf links was open for play throughout the year, the first club championship was played, and the club's first perpetual trophy was established, the Catlidge Cup. It was presented by F. D. North, and bore the name of his Forrest Street home.²⁹

In 1914, another new course was begun at Guildford, at William Padbury's *Pymont Estate*.³⁰

Following the outbreak of World War One on 4 August 1914, a number of members of Cottesloe Golf Club met at the clubhouse on 8 August, and resolved to volunteer their services to the Commonwealth by forming a volunteer Rifle Club. The resultant Cottesloe Rifle Club functioned as a separate club.³¹

Many of the younger members of the Cottesloe Golf Club enlisted in the Armed Forces in World War One. Consequently, membership of the club declined dramatically, from 110 men in 1914 to 55 in 1915, and still farther over the next three years. In the first year of the war, the number of Associates fell from 26 to 21, and later their activities lapsed altogether, for patriotic efforts took precedence over leisure activities in this period. In common with other sporting clubs, declining membership resulted in considerable financial problems and difficulties with regard to maintenance.³²

In 1919, members of the club began returning from the war. Its course and facilities were intact, and the club entered the 1920s 'amid a rising tide of enthusiasm'.³³ Members laboured to renovate their clubhouse and 'groomed' the course, including removing several outcrops of limestone from the fairways, and removing the lower branches of the banksia trees on either side of the sixth fairway. Pig face and snake bush were grubbed out.³⁴

The 1920s period proved to be one of rapid re-construction and expansion for the club. In 1921, the committee recommended that the Associates Club re-start. Mrs. Meecham convened a meeting of interested ladies, and Cottesloe Ladies' Golf Club was established with 40 women as foundation members, and Lady Forrest was elected first President. Later Presidents included Lady

²⁶ *ibid*, p. 14. Note: it has not been possible to establish whether this and the rotunda shown in later photographs and the sewerage plan (1934) were one and the same construction.

²⁷ *ibid*.

²⁸ 'Sea View Golf Club (Inc.) ...' *op. cit.*, p. 5.

²⁹ The Sea View Years ...' *op. cit.* p. 7.

³⁰ White, Michael *op. cit.*

³¹ The Sea View Years ...' *op. cit.*, p. 8.

³² *ibid*.

³³ *ibid*.

³⁴ *ibid*, pp. 8-9.

Hobbs, who served in this capacity for 11 years.³⁵

In 1924, at the instigation of Mrs. Meecham and Mrs. Blanche Cullen, Associates Captain, both members of a committee raising funds for the nearby Lady Lawley Home for Crippled Children, the club's first Charity Day was held to raise funds for the Home. Charity Day became an annual event at Cottesloe Golf Club.³⁶

In 1924, Cottesloe Golf Club's 15-year lease expired. Negotiations for a new lease extended into 1925, and eventually a three year lease was signed at an annual rental of £50, with an agreement that £500 per annum would be expended by the club 'on the maintenance and beautification of those portions' of the Reserve used by it.³⁷ The continued right of the public to enjoy the Reserve were ensured by a proviso that "all members of the public shall be at liberty to traverse, rest and picnic on the said Reserve at all times."³⁸ In this period, there was a 'mini-golf course' at the place, in the north-west corner of the reserve, bounded on two sides by Swanbourne Terrace and Forrest Street.³⁹

In the face of uncertainty over future lease arrangements, the limitations of a nine hole course, the problems experienced because the course was accessible to the public, and the disadvantage of a course where a main road cut through at least two fairways, the club decided to seek an area to establish an 18 hole course. It was also a matter of concern that with the majority of the club's members non-resident in Cottesloe and with several new 18 hole courses under construction, those members would be inclined to join new clubs offering better facilities. In 1928, the Cottesloe Golf Club was able to secure an area of 151 acres for the proposed 18 hole course on University Endowment Trust land at Swanbourne, on a 50 year lease. The initial estimated cost was £4,250, including the construction of a clubhouse, three tennis courts, and a parking area. However, in 1929, the estimated cost escalated to £8,100, excluding a clubhouse.⁴⁰

The inter-war period witnessed a growth in interest in the game of golf as the 1920s brought increased prosperity and increased opportunities for leisure, although it remained expensive and continued to be associated with the social elite. A number of new clubs was established in the late 1920s, and, generally following the establishment of the course, club houses were erected. In the metropolitan area, new courses were established at Mount Yokine (now the Western Australian Golf Club), where an 18 hole course was constructed in 1928-29, and a two storey club house was proposed; Mount Lawley; and Lake Karrinyup Country Club, where a design competition for a club house was won by Architect Reginald Summerhayes.⁴¹

Through 1928-31, the necessary clearing was completed at the new site for Cottesloe Golf Club, and the course duly laid out. In April 1931, the committee approved plans and specifications for a new clubhouse designed by Architect Reginald Summerhayes, at an estimated cost of £2,340, to be built at the new course. In May, the clubhouse at 18 Forrest Street was sold

³⁵ ibid, pp. 8-10.

³⁶ ibid, pp. 9-14.

³⁷ ibid pp. 15-16.

³⁸ Quoted in ibid, p. 16.

³⁹ John Down, telephone conversation with Robin Chinnery, 3 August 2001.

⁴⁰ 'The Sea View Years ...' op. cit., pp. 15-20.

⁴¹ White, Michael op. cit., pp. 15-30; and *Building and Engineering Register* 1 November 1928, p. 11.

for ú650. On 18 June 1931, the new course was officially opened by Captain S. H. D. Rowe. On 29 June, the final meeting was held at the clubhouse at 18 Forrest Street.⁴²

A group of people decided to form a new club to utilise the existing golf links at Reserves A6613 and A1664, with the new club to be named Sea View Golf Club. On 10 July 1931, a public meeting was held at Cottesloe Council Chambers to discuss the proposed club, and to report on progress to date.⁴³ A Provisional Committee was formed with H. J. Barsden, who was acknowledged as the instigator of the formation of the new club, as Chairman, P. A. Bull, Secretary, and F. R. Handley, Treasurer, and Committee members Messrs. J. H. Worthington, A. A. Strickland, W. A. Farmer, W. H. Slocock, E. J. Watson and R. H. Green, who were given the power to carry on the work of forming the club and to have it incorporated. A motion was carried accepting the terms of the Cottesloe Golf Club, viz. £200 for the existing pipes and plant.⁴⁴

On 23 July 1931, the first General Meeting of the club was held at the clubhouse in Forrest Street. Messrs. T. D. H. Allan and F. R. Handley were elected as Trustees, and Mr. C. F. J. North, M.L.A., was elected Patron. Office bearers were elected: J. H. Barsden, President, Charles Reeves, Vice President, W. H. Slocock, Captain, and Committee Members Messrs. Holley, Worthington, Gemmell, Watson, and Clelland, who appointed E. J. Watson, Secretary, F. R. Handley, Treasurer, and Messrs. Armstrong and Worthington, Auditors.⁴⁵

Three other foundation members deserve special mention. Francis (Gig) Arnold Bible was a member of the committee from 1931, and President from 1939 to 1953, and on his retirement in 1953, elected the first Honorary Life Member of the club. Henry (Harry) Edmund Crawford was Honorary Secretary (1935-39), Club Champion (1938 and 1939), who represented the club over a longer period than any other player in the club's first 50 years, also elected a life member in 1954. Sir Laurence (Laurie) Gadsdon, Mayor of Cottesloe (1945-61), knighted in 1961, for his services to the Surf Life Saving Association, is also commemorated with Messrs. Bible and Crawford in the annual competition for the Founders' Trophy, on which their respective signatures are engraved.⁴⁶

In its first year at the place, the newly formed club undertook 'a continuous reconditioning', which considerably improved the tees and greens; the course was also 'considerably tightened and made more interesting by a series of bunkers.'⁴⁷ In 1932-33, a further programme of improvements was undertaken, which included enlargement of the tees, and the building of paths through the sandiest places on the course, for which 80 railway sleepers were purchased. In July 1932, a Mr. McCormack suggested that a scheme of tree planting be commenced at the place; however, it was not implemented at this date.⁴⁸

In spring 1932, a stable and yard were built at the place to accommodate a horse as a horse drawn mower had been purchased to mow the fairways.

⁴² 'The Sea View Years ...' op. cit., pp. 19-21, and pp. 25-26.

⁴³ Sea View Golf Club Minutes of Meetings, Vol. 1, 10 July 1931, p. 1.

⁴⁴ *ibid.*

⁴⁵ *ibid.*, 23 July 1931, pp. 3-4.

⁴⁶ 'Sea View Golf Club (Inc.), op. cit., inside front cover, and pp. 1-5.

⁴⁷ Sea View Golf Club Minutes op. cit., October -November 1932, pp. 12- 13.

⁴⁸ *ibid.*, 19 July 1932, p. 170.

The mower was kept in a shed at the place; however, no other details are known of this building, nor have any details been found of the location of any of these constructions.⁴⁹ The Annual General Meeting considered a suggestion by H. J. Barsden that the club purchase a suitable site in Broome Street on which to erect a clubhouse. It was agreed that the in-coming Committee should consider the advisability of the proposal; however, so far as is known, no such purchase was made.⁵⁰

It is not known at what date a fence was first erected around the boundaries of the place. A boundary fence existed by the early 1930s, when the club requested the Council to make repairs to the fence at the corner of Forrest Street and Swanbourne Terrace (later Marine Parade) in December 1932.⁵¹ The inference from the references to this fence is that the posts were of timber, and thus it is likely that it is the same fence as shown in photographs taken in 1937. There are also various references in the Minutes to a stone wall and to a brick wall, but without precise details. The stone wall commenced at the 7th hole, and, from March 1937, it was deemed to be the boundary fence at that point.⁵²

Mr. Ellement had continued at the place as green keeper for the new club from mid 1931; however, his services were terminated in early 1933, and Mr. Mathews was appointed to the position.⁵³ In January 1933, stone and gravel were purchased for making the additional paths at the place. In autumn 1933, planting of fescue in the greens was commenced.⁵⁴

Through 1933-34, the club sought to obtain some assurance from the Council regarding a further lease of the place. In late 1933, Mr. Wark raised the question of planting trees on the course. The Committee discussed his proposal, but decided to defer the matter until a more opportune time, i.e. once the club had some security of tenure of the lease. The club's concerns were justified, as schemes by the Council in this period included the establishment of a parking area along what had become Marine Parade, between Forrest and Jarrad Streets. An invitation to a meeting with the Mayor and the Town Clerk to discuss the possibility of 'rearranging' the links 'to make room' for a parking area was declined by the club's committee, for in their view 'any curtailment of the existing space available to the Club would make it impracticable to have a course of recognised length.'⁵⁵

In August 1934, Sewerage Plans show the place, with a boundary fence along the boundaries to Marine Parade and Forrest Street, part of that to Pearse Street, and part of that on the northern side of Jarrad Street between Broome Street and Marine Parade. No constructions are shown at the place other than the rotunda by Avonmore Terrace. Park Drive had been re-named Avonmore Terrace by this date, and the road still extended from Forrest Street through the golf links to Pearse Street as in 1909. It has not been ascertained at what date the road between these streets was closed. At the corner of Broome and Jarrad Streets a path leads on the diagonal to the golf links.⁵⁶

⁴⁹ *ibid*, November 1932, pp. 97-99.

⁵⁰ Annual General Meeting, in *ibid*, 27 March 1933, p. 16.

⁵¹ *ibid*, 20 December 1932, p. 95.

⁵² *ibid*, Vol. 2, 18 March 1937, p. 77.

⁵³ *ibid*, Vol. 1, July 1931- March 1933, pp. 1-89.

⁵⁴ *ibid*, 4 April 1933, p. 87.

⁵⁵ *ibid*, December 1933-September 1934, pp. 45-69, quotation p. 45.

⁵⁶ Metropolitan Sewerage Municipality of Cottesloe, SROWA Cons. 4156 Items 1223, 1224, 1227.

In October 1934, when the club received a favourable reply to their request to the Council for a further five year lease of the place, it was decided to proceed with a scheme for the beautification of the links, and to this end, that some efforts should be made to install a water scheme. In December 1934, a detailed scheme for water supply to the place was obtained; and after the Council gave permission, in January 1935, work commenced on a well at the place. The total cost of the scheme was estimated at approximately £200, including a pump motor and piping.⁵⁷ A proposal from Mr. Wark to 'considerably lengthen the course' was considered, and members of the Committee met on the course to mark out the locations for the new tees and to discuss the question.⁵⁸ In 1935, the club proceeded with its beautification scheme at the place. The Minutes did not record details of all plantings. Among those recorded were 25 Ti trees and 25 Peppermint trees; and also 30 pine trees, the latter for planting along the boundary to Marine Parade. Most of the greens were planted with fescue in 1935.⁵⁹

An aerial photograph (c. 1935) shows a number of Norfolk Island pines along Forrest Street, some sections of remnant indigenous species including at the north side of the links towards Forrest Street at either side of Avonmore Terrace, at the north-east, by Broome Street, in a central location, at the east of Avonmore Terrace and bisected by the path leading from the corner of Broome and Jarrad Streets, and at the east side of Avonmore Terrace from Jarrad Street. In general, the landscape is quite open. A timber rotunda is located at the east of Avonmore Terrace from Forrest Street, and a building has been erected in the north-western corner, by the corner of Forrest Street and Marine Parade.⁶⁰

In 1936, couch grass was planted on the new tees, clover seed was planted in the new fairway at the first hole, and 30 railway sleepers were laid to form a path from the existing path to the fairway.⁶¹ In late 1936, the committee agreed to implement a proposal to shift the 9th green to a position north of its existing position and to make another green 'located towards the greenkeeper's shed', enabling a longer dog leg hole to be used as an 18th hole.⁶² The new 18th hole was brought into play from 16 April 1937.⁶³ In mid 1937, 300 pine trees were planted out at the place.⁶⁴ In December, two new tees were constructed for the ladies, the large bunkers on the right of the 6th fairway were filled with builders' debris, and sundry bricks from the same were utilised to construct new pathways from the tees.⁶⁵ Changes such as these have been made to the links at various periods.

A series of photographs show the *Sea View Golf Club Course* in 1937. Photographs at the 4th show the building erected in the north-western corner and the water tower with round tank erected as part of the 1935 works. Norfolk Island pines are growing by the boundaries to Forrest Street and Marine Parade, and two mature trees (possibly cypress) are in the vicinity of the tower. The immediate area of the hole and fairway are grassed, whilst the neighbouring ground is sparsely vegetated with indigenous grasses.

⁵⁷ Sea View Golf Club Minutes op. cit., October 1934- January 1935, pp. 43-69.

⁵⁸ *ibid*, 15 January 1935, p. 36.

⁵⁹ *ibid*, Vol. 2, May-June 1935, pp. 1-3.

⁶⁰ Sea View Golf Club Collection.

⁶¹ *ibid*, 21 April 1936, p. 32.

⁶² *ibid*, 15 October 1936, p. 54.

⁶³ *ibid*, 18 March 1937, p. 76.

⁶⁴ *ibid*, 15 July 1937, p. 90.

⁶⁵ *ibid*, 16 December 1937, p. 107.

Along the boundary to the Marine Parade, there is a timber fence, post and top rail, painted white. A photograph at the 2nd shows the openness of the landscape at the seaward side. A photograph of the 5th and 3rd shows a similarly open landscape, with two recent plantings staked in the foreground, bunkers, and Pearse Street boundary at the rear, with fence posts visible along that boundary east of Avonmore Terrace. A photograph of the 8th shows the timber rotunda at the left, with Norfolk Island pines behind, and to the right, a clump of mature trees (possibly including banksias). A photograph of the 9th and 1st (1931) shows low growing indigenous species in the foreground, the post and rail fence at the boundary to Marine Parade, and the aforementioned building and water tower in the north-western corner. These photographs show clearly the way in which the links course continued to make optimum use of the natural contours and features of the land in this period.⁶⁶

From 1931 to 1940, the club continued to rent as a club house the residence at 18 Forrest Street, which had been the club house for Cottelsoe Golf Club prior to 1931.⁶⁷ In 1935, the club had preliminary discussions with the Council regarding a proposal to build a club house on the reserve, which were resumed in 1937.⁶⁸ In April, the club approached the Council with a request to build a clubhouse on the reserve at a cost of ú2,500, repayment of which the club would undertake, with interest, over a period of not less than 15 years.⁶⁹ Discussions and negotiations continued over an extended period, culminating in letters from the Council advising of its approval in April and May 1938.⁷⁰

In the meantime, Architect C. L. E. Harrison prepared plans for a new brick clubhouse facing the ocean at Cottelsoe for the club. The plans provided for a frontage of c. 102' and a depth of c. 60'. A club lounge (40' x 30') was to be located in the centre of the proposed building, with a portal and entrance lobby in front of it opening on one side to the secretary's room and to a visitor's room on the other. At the rear of the lounge, the plans showed wide folding doors opening to an all-weather verandah. Men's and women's locker rooms, toilets and shower rooms were to be provided on the southern side of the building. At the northern end of the building were included a dining room, a bar, steward's room, kitchen, bathroom, store room, and a side entrance porch.⁷¹ In August 1938, tenders were called. However, the plans were not implemented after solicitors for the Council advised that it could not raise a loan for the purpose, and other avenues of raising the required monies did not come to fruition.⁷²

In 1939, a number of poplar trees were planted at the rear of the second green.⁷³

In 1939-40, requiring more space, and in view of continued demands for a higher rental by the landlord and being unable to negotiate a satisfactory purchase price for their existing club house, the committee negotiated the lease of *Catlidge* at 6 Forrest Street, formerly the home of Frederic Dudley North (referred to at this period as 'the old Forrest Home') for a period of six

⁶⁶ Sea View Golf Club Collection.

⁶⁷ 'Sea View Golf Club (Inc.), op. cit., pp. 6-7.

⁶⁸ Sea View Golf Club Minutes Vol. 2, 18 June 1935, p. 3.

⁶⁹ *ibid*, 15 April 1937, p. 79.

⁷⁰ *ibid*, April 1937-May 1938, pp. 79-123.

⁷¹ *Building and Construction* 16 July 1937, p. 4.

⁷² Sea View Golf Club Minutes Vol. 2, July-December 1938, pp. 125-1137.

⁷³ *ibid*, April-May 1939, pp. 149-151.

years.⁷⁴ At this period, the residence was held by the W. A. Trustees as mortgagee in possession, who agreed to its conversion into the clubhouse at an estimated cost of £1,000. A clause in the Lease Agreement granted the lessee the first right of refusal in the event of sale. The move to the new clubhouse necessitated a change in location of the first hole, and what had been the second hole became No. 1 hole in October 1939.⁷⁵ Subsequent changes in the site of the clubhouse also brought about changes to the location of the first hole.

In February 1940, the committee decided to invite John Curtin to become Patron of the club, and to open the new clubhouse in the evening of the day of the season opening. John Curtin, later Prime Minister of Australia, had lived nearby in Jarrad Street since the 1920s. In April, on acceptance of the invitation, he forwarded a cheque for three guineas, which the committee decided should be disposed of in the way of a trophy, to be played for annually, and to be known by his name. It was first awarded in September 1940.⁷⁶

As the course at *Sea View Golf Club* was only nine holes, those players with aspirations to play competitive golf at a high level generally transferred to 18 hole courses to further develop their talents. However, for many years, the club was recognised as 'a training ground for future champions' in the field of amateur golf.⁷⁷

In the early years of World War Two, in common with most sporting clubs, membership and use of the golf club declined as many members enlisted in the Armed Forces. As the Japanese approached closer to Australia, preventative measures were increased in the event of their reaching farther south. Slit trenches were dug across the fairways of the golf course as a hindrance to any possible landing of enemy aircraft, and an American anti-aircraft battery was located at the place, with one gun located near the 6th green and another near the corner of Pearse and Broome Streets. Personnel were accommodated in tents at the place. Evidence of the trenches is still visible at the first and ninth fairways. During this period, members of the anti-aircraft battery were made honorary members of the club, enabling them to make use of the facilities in their leisure time. Circa 1943, the anti-aircraft battery was removed. A spent shell, mounted on a timber base, was presented to the club, for which members compete each year, the trophy being known as 'Battery D Trophy'.⁷⁸

In 1946, the club exercised their first right of refusal on 6 Forrest Street, and purchased it at a cost of £3,300. It continued in use as the clubhouse until May 1969. Over that period, many alterations and improvements were made to the clubhouse. Ron Ledger, Architect, supervised the works, most of which were carried out by Ted Baxter.⁷⁹

⁷⁴ *ibid*, 19 October 1939, p. 158. Note: In April, the club declined the offer to lease the *Lagoon* (p. 146).

⁷⁵ *ibid*, October 1939-February 1940, pp. 158-163; and 'Sea View Golf Club (Inc.) ...' *op. cit.*, , pp. 6- 7. Note: Per the layout of the course in 1981, the ladies' No. 14 hole and No. 6 hole had previously served as the first hole, and the existing first hole had previously served as the fifth and sixth holes. (*ibid*, p. 6.)

⁷⁶ *ibid*, February-August 1940, pp. 164-179.

⁷⁷ 'Sea View Golf Club (Inc.) ...' *op.cit.*, pp. 2-3.

⁷⁸ *ibid*, p. 2; plan attached to referral to HCWA; and Dr. Clarrie Makin, telephone conversation with Robin Chinnery, 3 August 2001.

⁷⁹ *ibid*, p. 7. Note: a photograph at the place shows the club house, and the caption states the building was leased from 14 March 1940 to May 1947, when it was purchased.

In the late 1960s, it was decided that the construction of a clubhouse on the golf club reserve would better serve the club's needs. With this end in view, the club purchased the property adjoining their existing clubhouse at 6 Forrest Street, formerly the depot for the Cottesloe-Perth bus service, from the Metropolitan Transport Trust. Then the club applied to Cottesloe Council to re-zone the two properties to increase the value that might be realised by their sale.⁸⁰

In late 1968 and early 1969, plans for the proposed new club house were drawn by Summerhayes & Associates Architects & Planners for Doust Development Corp. Pty. Ltd. The working drawings for the site show an entry road from Jarrad Street to the proposed new club house, with a car park at the east side and a new store to be located to the east again. The drawings show Sea View Kindergarten at the corner of Jarrad and Broome Streets, at the west of which is shown the existing store. Working drawings show the lower level of the club house comprising pro's shop, members' and associates' buggy stores, members' and associates' change rooms and facilities, captains' rooms, foyers leading to these areas, and stairs to the upper level. Original plans for the upper level have not been located to date.⁸¹

In 1969, an agreement was signed with builder H. A. Doust Pty. Ltd. by which a new club house would be erected at a site on the golf course reserve, with the club's property in Forrest Street being transferred to the builder as part of the consideration at a price of \$75,000.⁸²

In February 1969, plantings were made of buffalo and kikuyu grasses, and a new grass, *paspalum vaginatum*, was introduced in April.⁸³

H. A. Doust Pty. Ltd. built the new clubhouse at a cost of \$142,621. Architect Ron Ledger, who also had supervised works at the Forrest Street club house supervised the building of the new clubhouse, and he was elected a life member of the club for his services to the club. As on previous occasions, the first hole was re-located to accord with the location of the clubhouse. On 21 March 1970, the new club house was officially opened by the Mayor of the Town of Cottesloe, Mr. C. L. E. Harvey, O.B.E., J.P., as commemorated by a brass plaque at the entrance to the club house.⁸⁴

In April, a severe storm caused considerable damage and the front window wall was 'almost entirely destroyed.'⁸⁵ The builder's work was deemed defective, and most of the reconstruction work was carried out at no cost to the club.⁸⁶

The post World War Two building programme at the place, including installation of a fully automatic reticulation system, was 'largely financed by two loans raised by the Cottesloe Town Council' on behalf of the club, repayable over a period of 15 to 20 years.⁸⁷ Sea View Kindergarten was built at the corner of Broome and Jarrad Streets in the post-war period. No specific documentation has come to hand regarding the erection of the maintenance

⁸⁰ 'Sea View Golf Club (Inc.) ...' op.cit.,

⁸¹ Summerhayes & Associates Architects & Planners, Sea View Golf Club Collection, December 1968 and March 1969.

⁸² 'Sea View Golf Club (Inc.) ...' op.cit.

⁸³ Minute Book, Sea View Golf Club, 21 February and 24 April 1969.

⁸⁴ 'Sea View Golf Club (Inc.) ...' op.cit.; and site visit, 30 July 2001.

⁸⁵ *ibid*, p. 7.

⁸⁶ *ibid*.

⁸⁷ *ibid*, p. 8.

shed at the east of the club house, or the establishment of the nursery; however, it is likely that they date from the period at which the new club house was built as the former is included in the drawings.

Plantings at the place have continued through the post war period, generally on an ad hoc basis, often when plants were donated. An exception is the avenue of New Zealand Christmas trees bordering the road into the clubhouse from Jarrad Street, which has been established by the green keepers. Individual members have taken responsibility for watering specific trees in the period following transplantation. In the 1980s, an area bordering Broome Street was planted with indigenous plants; and in the 1990s, a number of grass trees were imported to the links.⁸⁸

An aerial photograph (1990s) shows the clubhouse, car park and maintenance sheds at the place. The area to the east is most densely vegetated, and corresponds with the location of remnant indigenous vegetation shown in the aerial photograph c. 1935. The area by Broome Street at the north of Sea View Pre-School is also quite heavily vegetated. The roundabout is shown in Jarrad Street, and the road leading into the clubhouse, with few plantings at either side of this road. The building at the north-western corner of the course is extant.⁸⁹

In 1999, Brandon L. Cross & Associates Designers drew plans for proposed alterations to the clubhouse, comprising toilet facilities at the upper level.⁹⁰ These plans have not been implemented.

In recent years, there have been continuing concerns over safety issues with the golf links and Jarrad Street. Most recently, it has been established that the street is closed for periods on playing days, and warning signs have been erected to warn the public of the hazards. There continue also to be problems with vandalism to the place, in particular with damage and destruction to plantings and to fairways.⁹¹

A member of the community, who was not a member of the club, referred the *Sea View Golf Club Course* to HCWA for inclusion in the State Register on 29 January 2001, the club referred the place on 14 February 2001, and also to the Town of Cottesloe for inclusion in the Town's Municipal Inventory.⁹²

In 2001, the place continues in use as a golf links and clubhouse. The lease from the Town of Cottesloe extends to 30 June 2005, at an annual rental of \$4,700 per annum, with the course maintenance costs of \$230,000 per annum being met by the club.⁹³

13.2 PHYSICAL EVIDENCE

Sea View Golf Club Course is a remnant links style golf course laid out in 1909, and clubhouse constructed in 1970, with a maintenance shed and nursery, c. 1970, and water pump building, c. 1930s. The site is located west of the town centre and south of Cottesloe Beach, bounded by Forrest Street on the north, Broome Street on the east, Pearse Street to the south and Marine Parade to the west. It is located on part of Reserve A6613 and all of Reserve A1664 and comprises some 40 acres (98.8 hectares) in area.

⁸⁸ Green keeper and Robin Peddie, site visit, 30 July 2001; and Dr. Clarrie Makin op. cit.

⁸⁹ Sea View Golf Club Collection.

⁹⁰ Brandon L. Cross & Associates Designers, Sea view Golf Club Collection, 11 January 1999.

⁹¹ Robin Peddie, site visit, 30 July 2001; and John Down op. cit..

⁹² Referral form, 12 September 2000; and *Claremont Nedlands Post* 2 December 2000, p. 4.

⁹³ Patricia Watts to S. Carrick, HCWA, 17 April 2001.

Context

The land is part of an old dune and comprises limestone cap rock and light sandy soils and it slopes down significantly from east to west, and more gently from south to north, with the lowest point on this side of the place being at Forrest Street. There is suburban residential development on all but the ocean side. The vista west is the prime one and in the medium distance contains the Cottesloe Surf Life Saving Club, Cottesloe Bicentennial Sundial and shoreline. The long distance vista is characterised by a broad expanse of ocean and Rottnest Island.

The surrounding roads are bitumenised with a significant parking area located on the north-west side and relatively undeveloped verges elsewhere. All the structures related to the *Sea View Golf Club Course* are located on the north side Jarrad Street near the centre of the site, with the exception of the water pump building in the north-west corner of the site.

Setting

The landscape character of the Sea View golf course is one of a generally open, exposed coastal links course dominated by the close presence of the Indian Ocean to the west and with sweeping views towards Rottnest. The views are further enhanced by the gentle fall in the landform towards the sea. The landscape is one of grassed fairways generally parallel to the coastline, which are separated by thin-planted buffer strips. The southern half of the course is noticeably more open in character due to the presence of the Rugby Club playing field to the east, an un-planted boundary to Marine Parade and a dearth of trees as compared to the northern half of the site. The course is bisected in the east-west direction by Jarrad Street, which has recently installed roundabouts at each end of the golf club section of the road, and barriers that achieve a road closure when required. There is a variety of fencing at the course perimeter, though the fences are predominantly pipe framed and linkmesh panel type fences.

The exposed aspect towards the ocean has largely determined the nature of the landscape, in particular the planting that is found on site today. Only hardy, salt tolerant species are capable of withstanding the environmental conditions and this is evidenced by the stunted, struggling nature of seemingly suitable recently planted specimens such as 'Norfolk Island Pines' (*Araucaria heterophylla*) and Olives (*Olea europaea*).

There appears to be little remnant vegetation on the site other than the 'Grass Trees' (*Xanthorrhoea preissi*), which appear to be of significant age due their size, and also are unlikely to have been transplanted at the time of developing the course due to the numbers involved and the difficulties in establishing such stock. Modern transplanting methods typically involve hydraulic tree spades, which allow for a conical root ball having a minimum diameter of 1.8m by 1.5m deep. The transplanting of such a volume of rootball and surrounding soil is an unlikely feat at the time of the course development. Some Grass Trees have been transplanted and are in evidence in a number of locations. There are a number of 'Rottnest Ti Trees' (*Melaleuca lanceolata*) on site which may be remnant vegetation, indeed some of which appear to be quite mature specimens, such as in the Sea View Kindergarten site and on the northern boundary. Some of the banksia may also be remnant vegetation. However, the bulk of the narrow planted strips contain non-native vegetation, much of which is mature and quite clearly exotic in nature. The backbone to such planting is the 'Victorian Ti Tree' (*Leptospermum laevigatum*), which has formed a successful windbreak in many locations and was a

popular plant in the early to mid twentieth century. In the north-west of the course in particular this is augmented with *Melaleuca nesophillia*.

The greater concentration of Grass Trees is towards the north and east of the site and the boundary to Broome Street north of Jarrad Street appears to be of native bush in character. This section of the site east of the 3rd hole appears to have been disturbed, possibly for limestone extraction and/or road construction, and several endemic species are present such as *Acacia rostellifera*, Peppermint Trees (*Agonis flexuosa*), *Banksia mensiesii*, Cocky's tongue (*Templetonia retusa*) and Coastal Sheoak (*Casuarina equisetifolia* "Incana"). Excepting the Grass Trees none of the other native vegetation present appears to be exceptionally mature.

The lawns to the fairways and greens are generally a 'Kikuyu' (*Pennisetum clandestinum*) sward; however, this contains significant patches of 'Couch' grass (*Cynodon dactylon*) and 'Fescue' (*Festuca arundinacea*) all of which appear to be reasonably healthy and thriving even in shadier sections.

The whole of the course is reticulated.

Whilst a number of indigenous trees are used such as *Agonis flexuosa*, *Casuarina equisetifolia* and Coastal Mort (*Eucalyptus platypus*), the majority of trees are of exotic origin. These include native yet non-endemic plants such as Sugar Gum (*Eucalyptus cladocalyx*), and Yate (*Eucalyptus conferruminata*).

The clearly exotic tree planting within the course and to the verge boundaries feature 'Norfolk Island Pines' (*Araucaria heterophylla*), Norfolk Island Hibiscus (*Lagunaria patersonia*), New Zealand Christmas trees (*Metrosideros excelsa*), Cotton Palms (*Washingtonia robusta*), Canary Island Palms (*Phoenix canariensis*), Tamarisk (*Tamarix aphylla*), Maritime Pines (*Pinus pinaster*) and European and African Olives (*Olea europaea* and *africana*).

In the vicinity of the clubhouse exotic groundcovers and shrubs such as Oleander (*Nerium oleander*), Looking Glass Plant (*Coprosma repens*) and Cape Daisies (*Dimorphotheca spp*) feature in a small number of garden beds.

The links have gradually taken on more of the character of a managed landscape through time, with modifications to the fairways, greens, installation of reticulation, and the range of introduced plantings. There is little remnant vegetation.

Improvements since removed.

There is no trace of the windmill that stood in the north-west corner in the Inter-War photographs, and the later mini-golf course has also been removed. There is a small rendered brick and tiled roof building that is present in the 1937 photographs alongside the windmill and that remains extant. The pavilion that stood in the area of the carpark close to the present clubhouse has been removed, seemingly without trace. There are faint impressions of the slit trenches that once crossed the first and ninth fairways. No trace could be found of the anti aircraft gun base that was located in the vicinity of the car park by the clubhouse.

The Buildings

There are three structures at *Sea View Gold Club Course* that are described below, the clubhouse and two sheds.

The Clubhouse

The clubhouse is a two-storey concrete structure and concrete infill block building with a flat metal deck roof and pitched east facing skylights. The

fairways and gardens surround the building to the west, north and south, with a large expanse of car parking to the east and part of the southern side. The building is oriented to take advantage of the views to the west, with shaded eaves over a glazed wall articulated with concrete block columns. The clubhouse nestles into the site and is not a conspicuous building from any aspect other than the west, a direction from which it makes a modest visual impact. The lower level contains buggy storage, pro shop, and changerooms together with a small office area. The upper area provides the main entrance on the southern side of the building, leading into a large social area, bar, toilets, office, kitchen and a former caretaker's flat. While the lower floor is concrete frame construction, the upper floor is steel-framed construction, with a steel-framed roof. The main structure and structural frame system is not rigorously designed and detailed and many of the structural members meet in an arbitrary fashion that is not typical of high standard steel framed design.

The finishes are all basic, with 'Stramit' compressed strawboard ceilings, suspended tile ceilings, carpeted and tiled concrete floors. Flush doors are used in most areas, with a small number of glazed doors to the exterior. The fittings are generally finished with timber and a small amount of mosaic tiles. Although the building is generally conceived in a modern style, many of the fittings are types that were designed in the early part of the twentieth century.

There are numerous historic photographs, honour boards, and memorabilia arranged around the social room perimeter and the main stair.

Overall the building is in fair condition, but is generally showing signs of deteriorating in a manner that is typical of buildings on exposed sites in close proximity to the sea.

Sheds

The three maintenance sheds on the eastern side of the carpark are all steel framed with concrete floors and Colorbond steel clad walls with low pitched roofs. These buildings are located discreetly amongst plantings and do not make a strong visual statement in the context of the overall site. The water pump building designed in the 1930s is constructed of brickwork, rendered over, and has a clay tile gabled roof.

13.3 COMPARATIVE INFORMATION

Sea View Golf Club Course is the second oldest links course on an original site in the State, and the only one in the metropolitan area. Few links course have been established in Australia. In Western Australia, the only other links courses are those at Albany and Port Kennedy. Of these, the latter is of recent construction. The course at Albany is the oldest established links course in Western Australia, and the oldest established course on the same site in the State.

Of other pre World War One golf courses in the metropolitan area, at Royal Fremantle Golf Club, an 18-hole course established in 1904-05, there have been several changes to the boundaries, most recently in the 1980s. Royal Perth Golf Club moved to its present site in South Perth in 1909.

13.4 REFERENCES

Sea View Golf Club Minutes of Meetings, 1931-40, 1968-71

Sea View Golf Club (inc.) 50th Anniversary 1931-1981 Historical Memoirs

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'The Sea View Years 1908-1931' in Newman, G. H. (Ed. and compiler) *The History of the Cottesloe Golf Club (Incorporated) 1908-1983* (University of Western Australia Press, Cottesloe Golf Club, 1984)

13. 5 FURTHER RESEARCH

Further research in Minute Books and records held by Town of Cottesloe is likely to reveal further information about the place.