

# HOUSE, 34 VIEW ST, NORTH PERTH



PLACE INFORMATION	
Place name	House, 34 View St
Other names	Barne's Residence (fmr)
Place type	Individual building or group

HERITAGE LISTING	
inHerit ID:	18057
State Heritage Register:	
Other Listing:	Municipal Inventory Adopted 21 Nov 2006

SITE LOCATION	
Street address	34 View St
Locality	North Perth
Survey	LOT: 1 D/P: 66456
Vol/folio	2790/901
Reserve	—

SIGNIFICANCE	
Level of significance	<p><b>Moderate</b></p> <p>Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.</p>
Management category	<p><b>Category A</b></p> <p>Conservation of the place is desirable.</p> <p>Any alterations or extensions should reinforce the significance of the place and retain original fabric where feasible.</p>
Statement of significance	<p>The place is a fine intact example of the Federation Queen Anne style executed in brick with fine stucco detail in the gable, roof line and timber detail.</p> <p>This prominent building is a landmark in the streetscape for its scale in contrast to the surrounding building stock.</p> <p>The place reflects the expansion and development of residential and commercial buildings on the city fringes during the rapid population increase of the 1890's gold boom and the early years of the twentieth century.</p> <p>The residence has historic value as a demonstration of large scale building undertaken in the Gold boom period designed by architect George Clark.</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> <p>The place has social value as it still demonstrates the scale and form of a home for a professional man and his family of the early 20th century.</p>

PLACE USE	
<b>Original use</b>	Residential: Single Storey Residence
<b>Current use</b>	Residential: Single Storey Residence
<b>Other use</b>	

CONSTRUCTION DETAILS	
<b>Construction date</b>	1906
<b>Walls</b>	Brick Stucco detail
<b>Roof</b>	Concrete tile
<b>Architectural Style</b>	Federation Queen Anne
<b>Physical description</b>	<p>The dwelling at No. 34 View Street is a striking example of a Federation Queen Anne style, constructed of face brickwork with boldly patterned stucco detailing to the verandah balustrade and timber gable detailing above the 4 light bay window.</p> <p>The dwelling is located on the cross street between two important north-south arteries, Fitzgerald and Charles Streets, at the junction with Leake Street, west of the heart of the North Perth retail area at the intersection of Angove and Fitzgerald Streets and neighbouring North Perth Primary School of which the area once formed the civic heart of North Perth. Expansive gardens and largely setback from the street addressing both Peach and View Streets.</p>
<b>Condition</b>	Good
<b>Integrity</b>	High
<b>Authenticity</b>	High

## HISTORICAL INFORMATION

The residence at No. 34 View Street was built in 1906 and is located west of the North Perth Town Halls between Olive and Peach Streets. The property is first listed in the Wises Post Office Directory in 1907 with John Barnes in residence who remains as the occupier and owner until the mid 1920s. Cival servant, John Barnes (c1874-1956) engaged architect George Clark to design the 'Brick Villa Residence' for himself and his wife Elizabeth Maria, nee Rayner (c1876-1971), the couple married in 1901 and had seven children. The Barnes family stayed in the house until the early 1920s.

During the Inter-War period there is a relatively high turnover of occupancy at the property with an Ernest Coombe in residence in 1926, James Wright in 1930 and Francis Sullivan in 1935. In 1936 Mrs Mary Mc Guinness becomes the residence and remains until at least 1949 when the Wises Post Office Directories cease.

Originally the property included two lots but has been subsequently subdivided.

Information provided by the owners circa 2008 of the subject property indicate that Mary McGuinness purchased the property with her husband a prominent and high ranking member of the Police Force circa 1936. The couple had a daughter Margaret McGuinness who later married Jack Fanowrios and lived in the residence raising three children Andy, Tony and Michelle. The property remained under the ownership of the three now adult children.

In July 2004 the Council approved for the building to be converted for commercial purposes in which the owners operate a Human Resources Consultancy. As part of the change of use conversion of the subject dwelling general conservation works were undertaken on the house by local architect, James Vincent.

Aerial photographs from the mid 20th century onwards show that the form and extent of the subject place have changed little since that time.

HISTORICAL INFORMATION		
<b>Historic theme</b>	Peopling WA: Demographic development Cultural Life: Domestic Life	
<b>Associations</b>	John Barnes and Family George Clark	Original owner and occupants Architect
<b>Sources</b>	Municipal Heritage Inventory 2006 Landgate Aerial photographs 1953-2024. The Daily News, 19 August 1905, p. 5. City of Perth Rates Books	

### ADDITIONAL PHOTOGRAPHS



ARCHIVAL IMAGES

