



City of **VICTORIA** British Columbia

March 30, 2001

Mr. and Mrs. Joseph Jubb  
335 Arnold Street  
Victoria, BC  
V8T 1Z4

Dear Mr. and Mrs. Jubb:

**Subject: Request for Heritage Designation for 335 Arnold Street**

Further to my letter, dated February 13, 2001, please be advised that all pertinent requirements have now been fulfilled, with respect to your request for Heritage Designation for 335 Arnold Street. Therefore, the requested designation may now proceed to a Heritage Hearing, which is scheduled for **THURSDAY, APRIL 12, 2001 AT 7:30 PM**, at the City of Victoria, City Hall, #1 Centennial Square, in the Council Chambers, should you wish to attend. Subsequent to the Hearing, Council will resolve to either approve or decline the requested Heritage Designation.

Enclosed for your information is a copy of the notice which will be appearing in the Times Colonist on FRIDAY, APRIL 6, 2001 AND SATURDAY, APRIL 7, 2001, regarding your request to designate the above property as a Municipal Heritage Site.

Yours truly,

Robert G. Woodland  
Manager, Legislative Services

/bls

C: Steve Barber, Heritage Planner  
Victoria Heritage Foundation  
Fairfield Community Association, 1330 Fairfield Road, Victoria, BC, V8S 5J1

335 Arnold Fairfield Bldg

Corporate Services Department

City Hall, #1 Centennial Square  
Victoria, B.C. V8W 1P6

Telephone: (250) 385-5711

FAX: (250) 361-0348

<http://www.city.victoria.bc.ca>

Design

# Residential Building Plans - Data Entry Form

FILE NUMBER  BP NUMBER  BP DATE  BP SERIES   
CONST COST  PLUMB PERMIT#  LAND TITLE #

ADDRESS #  BLOCK  STREET NAME   
NEIGHBOURHOOD  WHERE PLANS FOUND   
LOT #  BLOCK #  SEC #  PLAN/MAP #   
DIST / ESTATE  TAX ROLL #

CLIENT/OWNER

BUILDER

ARCHITECT

PLAN DATE  DRAWN BY:  TRACED BY:

PLAN TITLE

BLDG STYLE  BLDG TYPE  # of STOREYS

BLDG DESCRIP

PLAN DESCRIP

# PLAN SHEETS  # OTHER PLAN SHEETS  # OTHER PAPERS

MEDIUM OF ORIGINAL DOCS  CONDITION OF DOCS

NOTES / OTHER BPs

HERITAGE STATUS  YEAR DESIGNATED

Monday, November 06, 2000

Mayor & Council,  
City of Victoria,  
Victoria B.C.

Re: Heritage Designation – 335 Arnold Ave., Victoria B.C.

We have enclosed our application for Heritage designation against our house at 335 Arnold Ave., together with photographs of the building and its interior.

We purchased the house in 1983 from (we believe) the second (possibly third) owner – the late Mr. Banks.

As we understand, the Banks family lived in the house from the 1930's (possibly earlier) until the late 1970's. The house had been empty for around 3 years when we purchased it.

We made a conscious decision at the beginning NOT to change any of the house's exterior or interior unless absolutely necessary. This decision was aided by the remarkable condition of the house's interior, especially the front and dining rooms. (Unusually, the Banks parents never let their children use the front part (dining room/living room) of the house.) As a result, very much of the original house remains, and we are actually now undoing some of the modest changes that we made in the living areas to return them closer to their original state. Of course, the electrical, plumbing and heating services have been upgraded, but luckily we were able to do this with almost no disruption to the house's appearance.

Our research into the style of the house reveals that it is definitely "Craftsman", or more accurately a "Craftsman Bungalow". This is very evident from the pictures we have enclosed. The fire-place in the dining area was removed and re-built to exactly duplicate the original, but with a damper so it could be used safely. The front-room fire-place has a unique 'stone lithograph' print over the mantel that is part of the plaster wall. The interior woodwork is almost entirely in its original state, and much of the original wiring and related fixtures are original and in daily use. This is remarkable, but is entirely due to the very little use they got in the years up to our purchase. We are gradually changing the interior furnishings to a 'Craftsman' style to complement the house's interior. The kitchen and bathroom, of course, needed the most work to render them useable, but we resisted the trend to 'expand' or modernize them, working with the original dimensions as far as possible, and leaving intact the original plaster and fixtures or using ones that complement the original designs.

The outside has seen minimal changes. We have added 'storm coverings' to the windows to reduce drafts. Unfortunately, the kitchen window was replaced with an aluminum unit – the original sash was beyond repair. A wooden unit is now contemplated to replace this

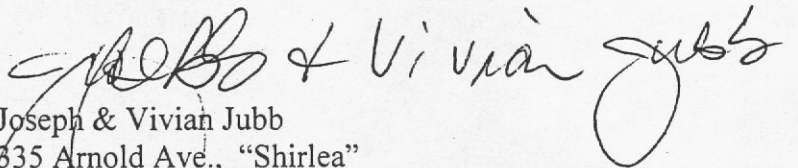
aluminum one. A new roof has been added. We are returning the exterior to heritage colours – it was pink originally!

Unusually, the house is set at the back of the property, offering a very singular opportunity to show landscaping that complements the house. There are a pair of wonderful Yew trees at the street entrance that have surely been there since the house was built. Vivian Jubb is a skilled and imaginative gardener and has transformed the grounds into an “English Country Garden”, both front and back. We have had recent comments from passersby that confirm that the garden is likely one of the prettiest of its type in the city. Additionally, the Art Gallery of Victoria showed our house and gardens on their Garden and Art tour in the summer of 1994. (We also have an extensive art collection.)

Quite evidently, we are very proud of our house and its grounds, and devote a lot of time to its upkeep.

A Heritage Designation would be a fitting tribute to a house that deserves to be recognized for its unique style from a period that is long disappeared.

Thank you for your consideration.

  
Joseph & Vivian Jubb  
335 Arnold Ave., “Shirlea”  
Victoria B.C.  
V8T 1Z4

7. John Edwards advised that Michael Kluckner will attend the Hallmark Society meeting on February 26, 2001.

Minutes: November 28, 2000

Moved:

Seconded:

That the Minutes of November 28, 2000 be adopted as circulated.

Carried

**Business Arising from the Minutes:**

1420 Broad Street proposal, CHUM TV, will be forwarded to Committee of the Whole on December 14<sup>th</sup>.

528-532 Pandora Avenue was approved for designation by City Council.

**335 Arnold Street – owner request to designate a single family dwelling.  
Zoned R1-B Single Family Dwelling District.**

*interior to be design*

The house at 335 Arnold Street is a remarkably well preserved example of the Arts & Crafts bungalow style constructed in 1913. It features the typical features of a bungalow, the low pitched gable roof, partially enclosed porch supported by a massive square pillar, triangular knee braces at the roof eave, shingled wall surfaces and extensive stained glass. Photographs submitted by the owners also display a well preserved historic interior featuring original woodwork and fireplaces.

Moved

Seconded

That whereas the house at 335 Arnold Street is worthy of heritage designation, City Council designate it as a municipal heritage site.

Carried

The Heritage Advisory Committee suggested that the owners be encouraged to consider the designation of the interior of the house as it is very unique.

## INFORMATION SHEET

HERITAGE DESIGNATION REQUEST FOR HERITAGE ADVISORY  
COMMITTEE

## COMMITTEE OF THE WHOLE AND CITY COUNCIL

BUILDING ADDRESS	335 Arnold Street
DATE OF CONSTRUCTION	1913
LEGAL DESCRIPTION	Lot 11, Block 5, Section 19, Plan 1140, Victoria District
LOT SIZE	50' x 120'
CURRENT HERITAGE STATUS	None
HERITAGE DESIGNATION INITIATIVE	Owner request
ZONING	R1-B Single Family Dwelling District
ADJACENT ZONING	" "
PRESENT USE	Residential
PRESENT OWNER	Joseph & Vivian Jubb 335 Arnold Street Victoria, B.C. V8T 1Z4

598-0098



# Address Map









Wed Dec 06, 10:27:47, 2000

Composition: Map: Parcels

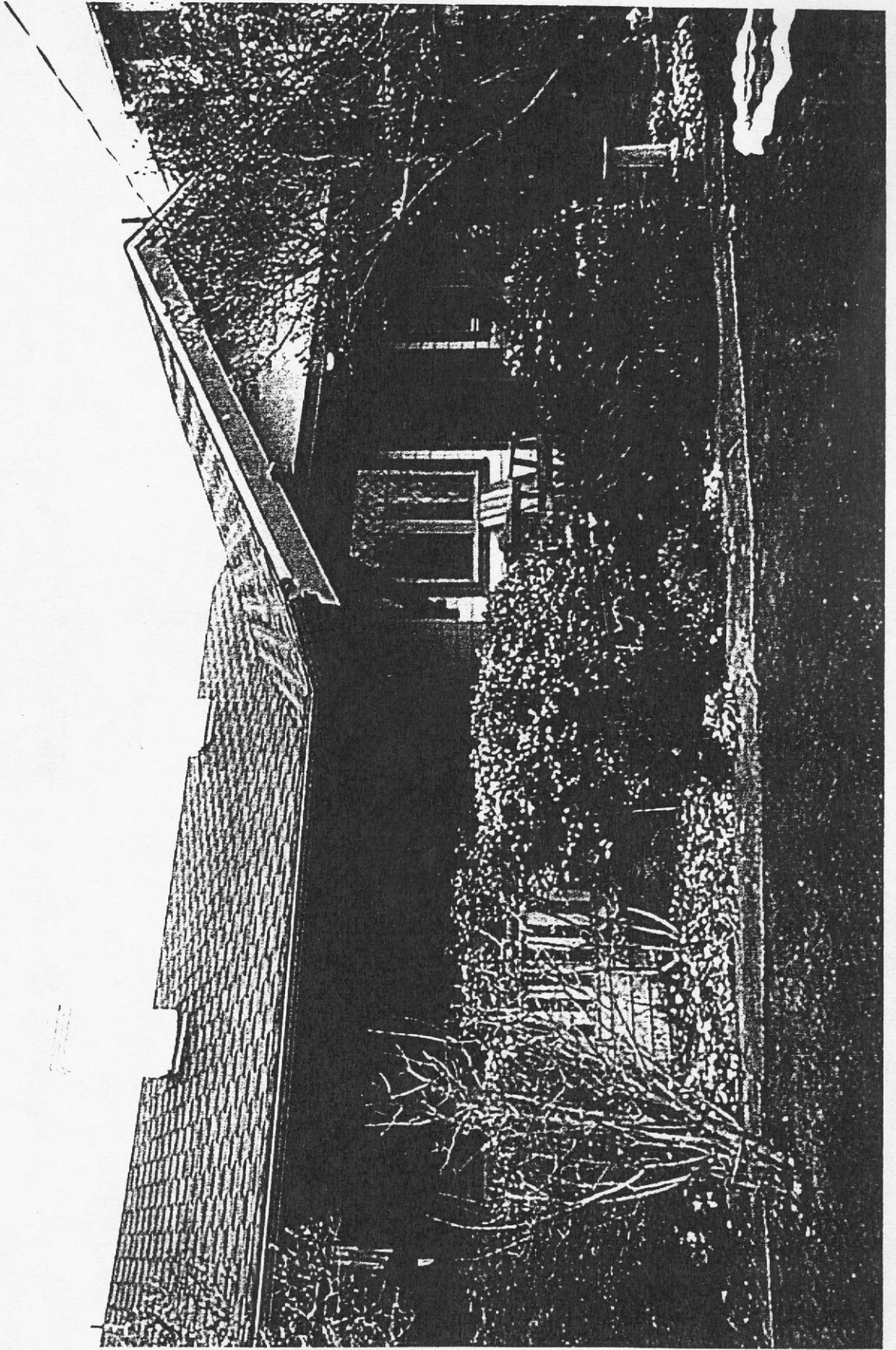


Scale 1:2000

## Legend:

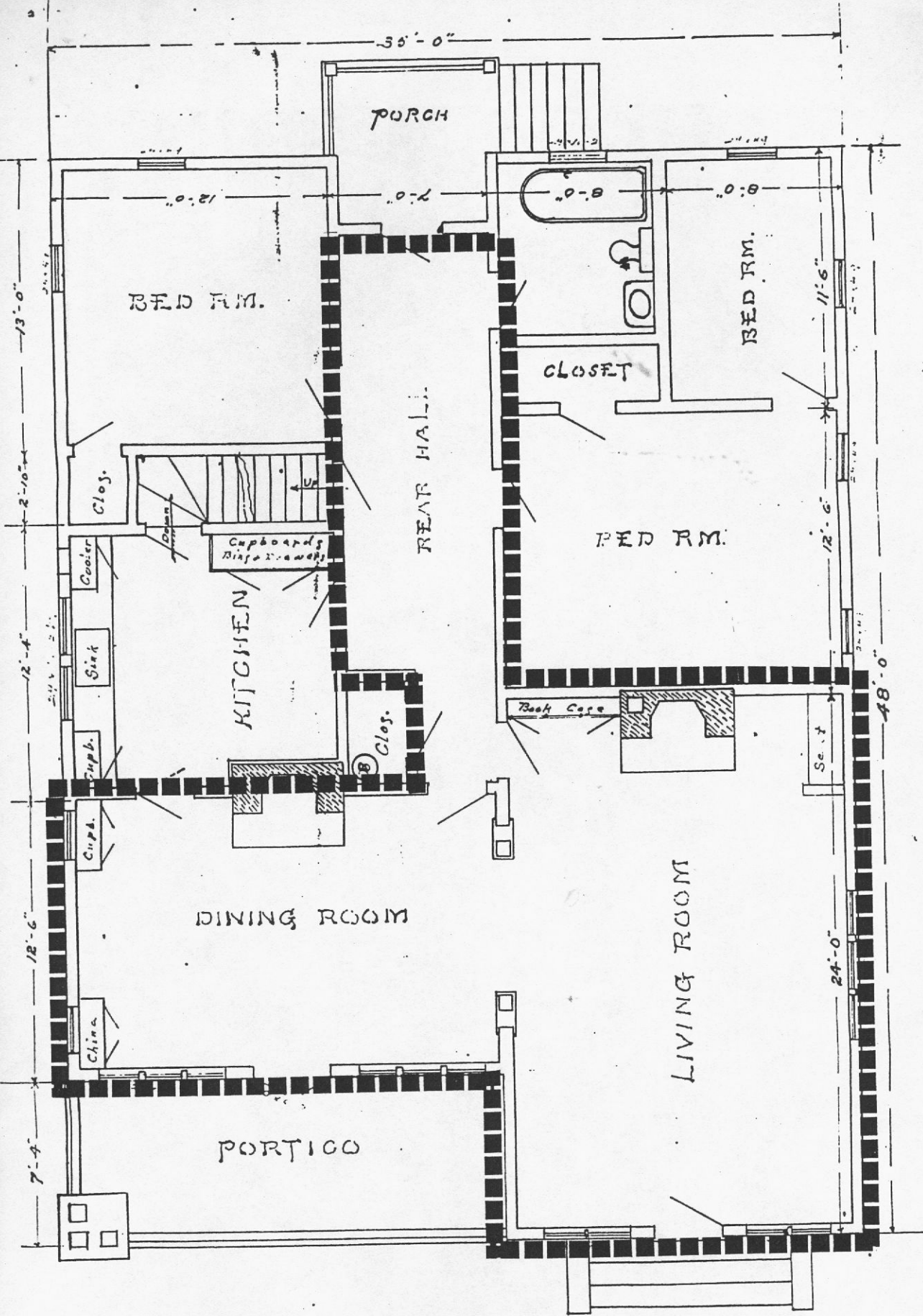
-  DP Area
-  Parcels
-  DP Boundary
-  Address
-  Street Name
-  Surround
-  Parks
-  DPA Number





335 Arnold St.





FLOOR PLAN  
SCALE 1/4" = 1 Ft.

**Schedule A**  
**335 ARNOLD ST.**

■■■■■■■■■■  
**Protected Interior Features**