

417 ARNOLD AV

Bldg + Desig Bylaw

NO. 08-037

A BYLAW OF THE CITY OF VICTORIA

to designate the building located at 417 Arnold Avenue to be protected heritage property.

Under its statutory powers, including section 967 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the "HERITAGE DESIGNATION (417 Arnold Avenue) BYLAW" (NO. 572).
2. The building located at 417 Arnold Avenue, legally described as Lot 11, Block 2, Section 68, Victoria District, Plan 1140, is designated to be protected heritage property, including the features and finishes of the following interior rooms of the house:  
Living room (including built-in bookcases, wood ceiling beams and wood columns, front hall, and dining room with built-in buffet).

READ A FIRST TIME the	24 <sup>th</sup>	day of	April,	2008.
READ A SECOND TIME the	24 <sup>th</sup>	day of	April,	2008.
Public Hearing Held on the	22 <sup>nd</sup>	day of	May,	2008.
READ A THIRD TIME the	22 <sup>nd</sup>	day of	May,	2008.
ADOPTED on the	22 <sup>nd</sup>	day of	May,	2008.

"ROBERT G. WOODLAND"  
CORPORATE ADMINISTRATOR

"ALAN LOWE"  
MAYOR

## 1. Purpose

The purpose of this report is to describe the heritage significance of the house and interior features at 417 Arnold Street in connection with an application for heritage designation, and to fulfil the requirements of Section 968(5) of the Local Government Act.

## 2. Background/Analysis Description

The house at 417 Arnold Avenue is a 1 1/2-storey Craftsman-style bungalow in the Fairfield neighbourhood of Victoria, BC.

### *Statement of Significance/Heritage Value*

The historic place, built in 1913, is valued for its architecture and how its construction typifies the pre-World War I building boom in Victoria.

417 Arnold Avenue has value as an excellent example of a Craftsman-style bungalow, with an original interior featuring: unpainted wood wainscoting, mouldings and columns in the living room, wood ceiling beams, a built-in buffet in the dining room, and hand-painted plaster walls. There is also an original detached garage in the rear yard which contributes to its original historic setting.

The house is also representative of the largest population increase in Victoria's history from 1907-1913, during which the bulk of the Fairfield neighbourhood was built. After the building of the Government Street causeway, and the draining of the swamp land to the east to enable the construction of the Empress Hotel, Victoria entered its most prolific building phase until the international lumber market collapsed in 1913. At that time, 417 Arnold Avenue was one of only a few houses built in the new "Fairhurst" subdivision.

### *Character Defining Elements*

#### Characteristics of the Craftsman Bungalow Style, including:

- Front gable roof form
- Open porch with tapered wood porch columns on "battered" granite porch posts
- Wood half-timbering and brackets in the front roof gable ends
- Wood shingle, wood trim, and horizontal siding exterior finishes
- Original wood sash and stained glass windows
- Interior rooms and features including:
  - Front hallway, living room, built-in bookcases and wood columns, wood ceiling beams, dining room with built-in buffet, and hand-painted plaster walls
  - Original detached garage

#### **History (Courtesy of the Victoria Heritage Foundation)**

This house was built for the Anderson family, who resided here for over 60 years. Henry Stanley Anderson (1890-1975) was born in Victoria and married Evelyn Maude Laing (1892-1972), also of Victoria, in 1915. Henry was a bookbinder at the King's, then Queen's Printer (563 Superior Street, James Bay) from 1914 until he retired in 1955.

### 3. Issues

#### Official Community Plan/Fairfield Neighbourhood Plan

The conservation of this building is consistent with Chapter 7 of the Official Community Plan titled, "Toward an Environmentally Sound Community." Topic (8) "Heritage" states the following objectives:

- (a) To encourage the preservation and conservation of those sites, buildings and structures which are of architectural and historical significance.

Topic (8) "Heritage" also states the following policies:

- (ii) Maintain and develop regulatory controls such as Heritage Designations, Development Permit Areas, Heritage Conservation Areas, temporary heritage protection orders and other mechanisms, including view corridor designations, for the protection of significant heritage resources and areas.
- (v) Consider planning policies that advance heritage conservation objectives for each neighbourhood.

In addition, the Fairfield Neighbourhood Plan seeks to achieve the following goal:

- Conserve heritage buildings and traditional residential streetscapes.

#### Zoning/Land Use

The proposed heritage designation is consistent with the R1-B Single family Dwelling District zoning for the property.

#### Condition/Economic Viability

The house requires painting, but is otherwise in good condition.

#### Need for Financial Support

It is anticipated the applicant will be seeking funds from the House Grant program of the Victoria Heritage Foundation.

#### Recommendation

That, whereas the house at 417 Arnold Avenue is of heritage significance, City Council designate the house and garage as a Municipal Heritage Site, including the features and finishes of the following interior rooms of the house:

- living room (including built-in bookcases, wood ceiling beams and wood columns, front hall, and dining room with built-in buffet)

#### List of Attachments

1. Letter from the owner
2. Map
3. Photos

May 29, 2007

Mayor Alan Lowe & Council  
City of Victoria  
1 Centennial Square  
Victoria BC

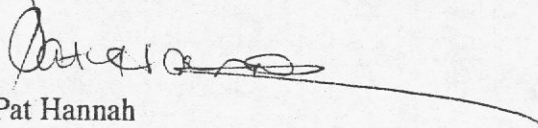
Dear Mayor Lowe & Council

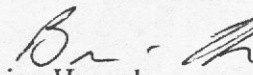
Thank you to your Planning & Development Department for inviting us to a presentation on Saturday May 26 2007 to have our property added to the City of Victoria Heritage Registry. It was informative and provided us with the information and motivation to take this step, which we have been considering for some time.

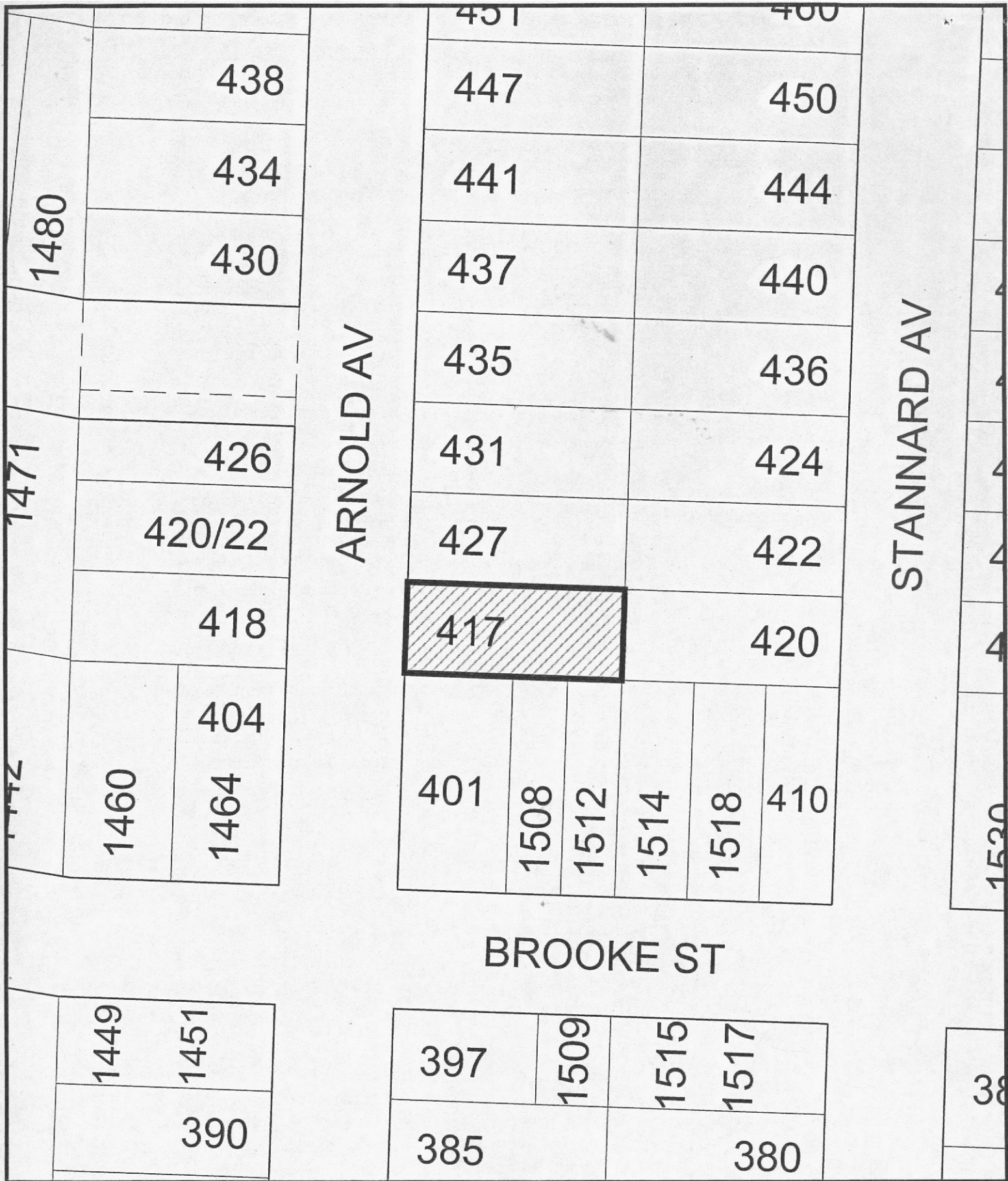
We are requesting that our personal residence located at 417 Arnold Avenue Victoria BC be included in the City of Victoria's Heritage Registry and receive Heritage Designation. Our Character house (era 1912) contains many distinguishing features that add to our unique neighbourhood and community that are an essential part of the City's heritage and must be conserved for future generations to enjoy and appreciate the past. The irreplaceable historic homes in our Fairfield community are what make this a preferred place to live and work

We also want to be able to apply for funding to maintain our home in the character of its origin, such as a new roof & exterior painting to start.

Thank you for your consideration and we are preparing the appropriate applications to apply for the designation and funding.

  
Pat Hannah

  
Brian Hannah  
417 Arnold Avenue  
Victoria BC V8S 3L9



417 Arnold Avenue

Proposed Heritage Designation #000056



PD 7585

11-44/14



CITY OF VICTORIA  
APPLICATION FOR HERITAGE DESIGNATION

STREET ADDRESS AND POSTAL CODE 417 ARNOLD AVENUE

LEGAL DESCRIPTION Lot 11, Blk 2, Sec 68 MAP 1140

LOT SIZE 120' x 50'

PRESENT OWNER ADDRESS (if different from above) SAME

DATE OF CONSTRUCTION APPROX 1912-1913

ORIGINAL OWNER'S NAME & OCCUPATION 'HAP' ANDERSON - KING'S PRINTER APPRANTICE (AT THAT TIME)

OTHER RELEVANT HISTORIC INFORMATION ONE OF A FEW HOUSES BUILT IN THE NEW "FAIRHURST" SUBDIVISIONS

Please attach photo(s) of the building and a letter to Mayor and Council explaining the reasons for requesting heritage designation, along with a current Certificate of Title for the property.

**INTERIOR FEATURES:** Please indicate whether you wish to protect portions of the interior of your building in the designation bylaw.

NO  YES  If YES, describe features: WALLS ABOVE PLATE RAIL IN LIVING ROOM, DINING ROOM + ENTRANCE HALL HAVE PAINTED MURALS. (WHEN PAINTED?)  
ALSO BUILT IN BOOK CUPBOARDS IN LIVING ROOM, + BUILT IN CHINA CUPBOARD IN DINING RM.

**LANDSCAPE FEATURES:** Please indicate whether you wish to protect any landscape features of your property in the designation bylaw.

NO  YES  If YES, describe features:

**OUTBUILDING FEATURES:** Please indicate whether you wish to protect any outbuildings on your property in the designation bylaw.

NO  YES  If YES, describe features: GARAGE - DETACHED, HAS SAME SHINGLES + BEVEL SIDING AS HOUSE.

**COMPENSATION:** I hereby waive any right to compensation in relation to the heritage designation of this property. NOTE: ALL property owners with an interest in the property MUST sign this form.

Print Name: BRIAN + PAT HANNAH  
 Phone: 592 3202  
 E-Mail: b.p.hannah@shaw.ca  
 Fax: 592 3253

Signature: [Signature] Date: MAY 29/07

Prior to the Heritage Advisory Committee making a recommendation to City Council, a thorough examination of the property is required. To expedite the Committee's review, your assistance in gathering the background information is requested.  
 Much of the historic information can be obtained from City Archives. Some historic information may be included in the City's publication *This Old House* which may be viewed at the Planning & Recreation Department

LAND TITLE OFFICE: VICTORIA  
REQUESTOR: FRONT COUNTER 6

TITLE NO: E11932

VICTORIA

PAGE  
11:10 2007-06-

SECTION 172 LAND TITLE ACT

TITLE NO: E11932  
FROM TITLE NO: D43979

APPLICATION FOR REGISTRATION RECEIVED ON: 12 DECEMBER, 1975  
ENTERED: 16 DECEMBER, 1975

REGISTERED OWNER IN FEE SIMPLE:  
BRIAN CHARLES HANNAH, ELECTRICIAN, AND  
PATRICIA JEANNE HANNAH, ASSISTANT ACCOUNTANT,  
417 ARNOLD STREET,  
VICTORIA, B.C.,  
AS JOINT TENANTS

TAXATION AUTHORITY:  
CITY OF VICTORIA  
CAPITAL ASSESSMENT AREA

DESCRIPTION OF LAND:  
PARCEL IDENTIFIER: 007-853-556  
LOT 11, BLOCK 2, SECTION 68, VICTORIA DISTRICT, PLAN 1140

LEGAL NOTATIONS:  
SUBJECT TO RESTRICTIONS AS TO BUILDINGS CONTAINED IN DEED DATED 15TH  
DECEMBER, 1913 FROM ISLAND INVESTMENT CO. LTD., TO ROBERT JAMES HURST,  
NO. 15926I

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE	CHARGE NUMBER	DATE	TIME
------------------	---------------	------	------

MORTGAGE			
	EF141676	1992-10-28	12:16
REGISTERED OWNER OF CHARGE			
ROYAL BANK OF CANADA			
	EF141676		

MORTGAGE			
	ET78848	2002-07-11	14:38
REGISTERED OWNER OF CHARGE			
ROYAL BANK OF CANADA			
	ET78848		

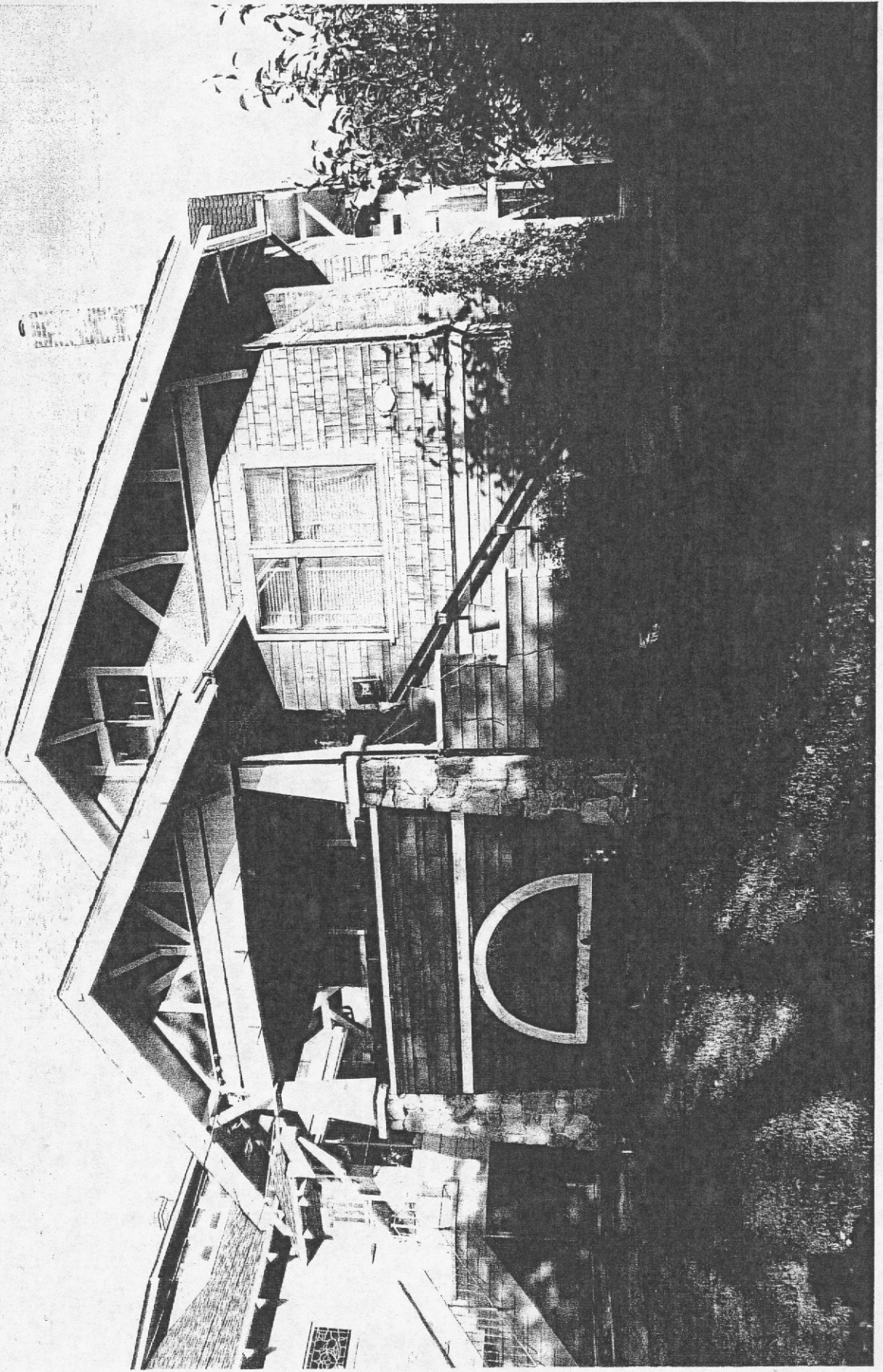
"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

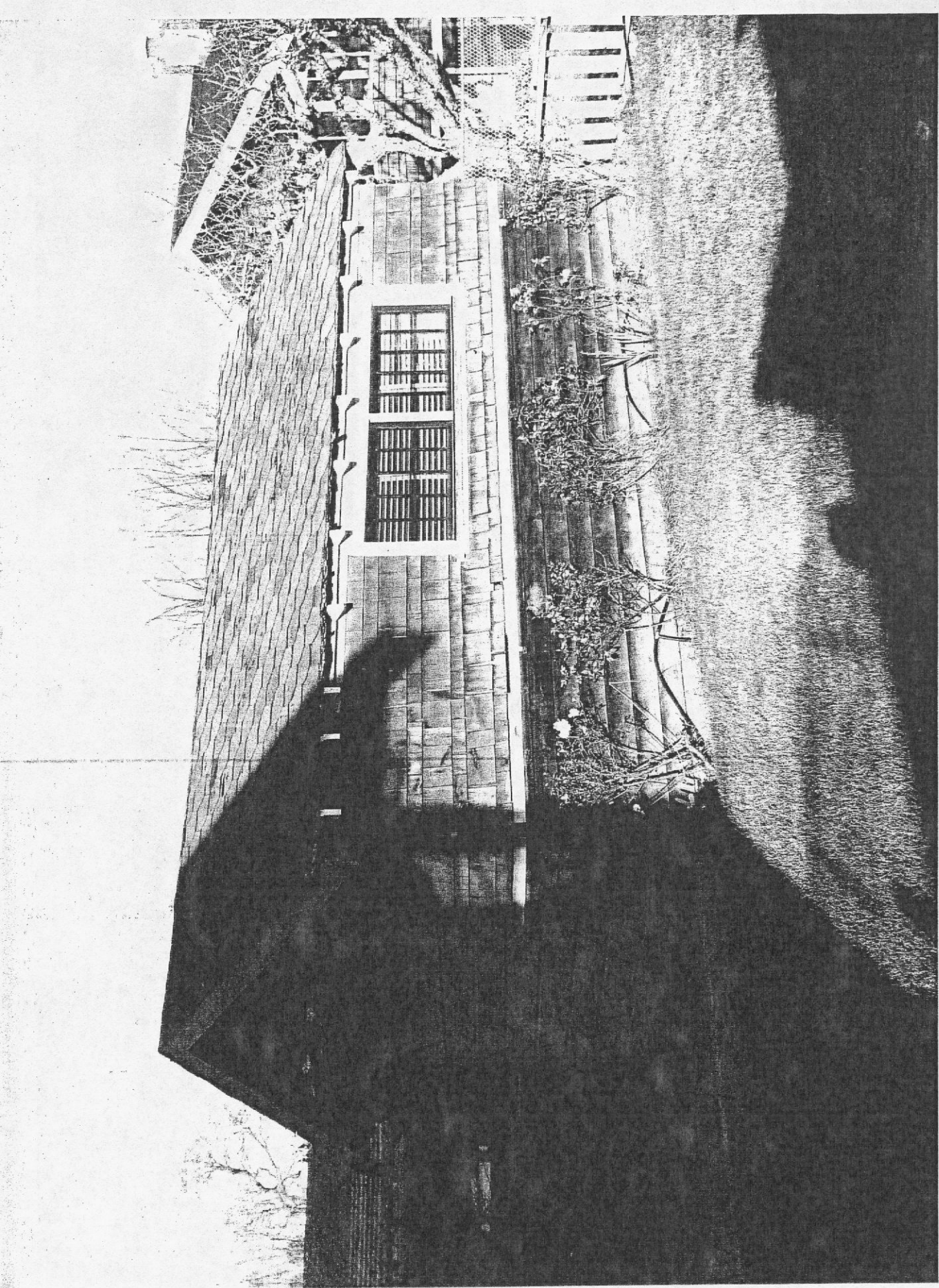
PENDING APPLICATIONS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*

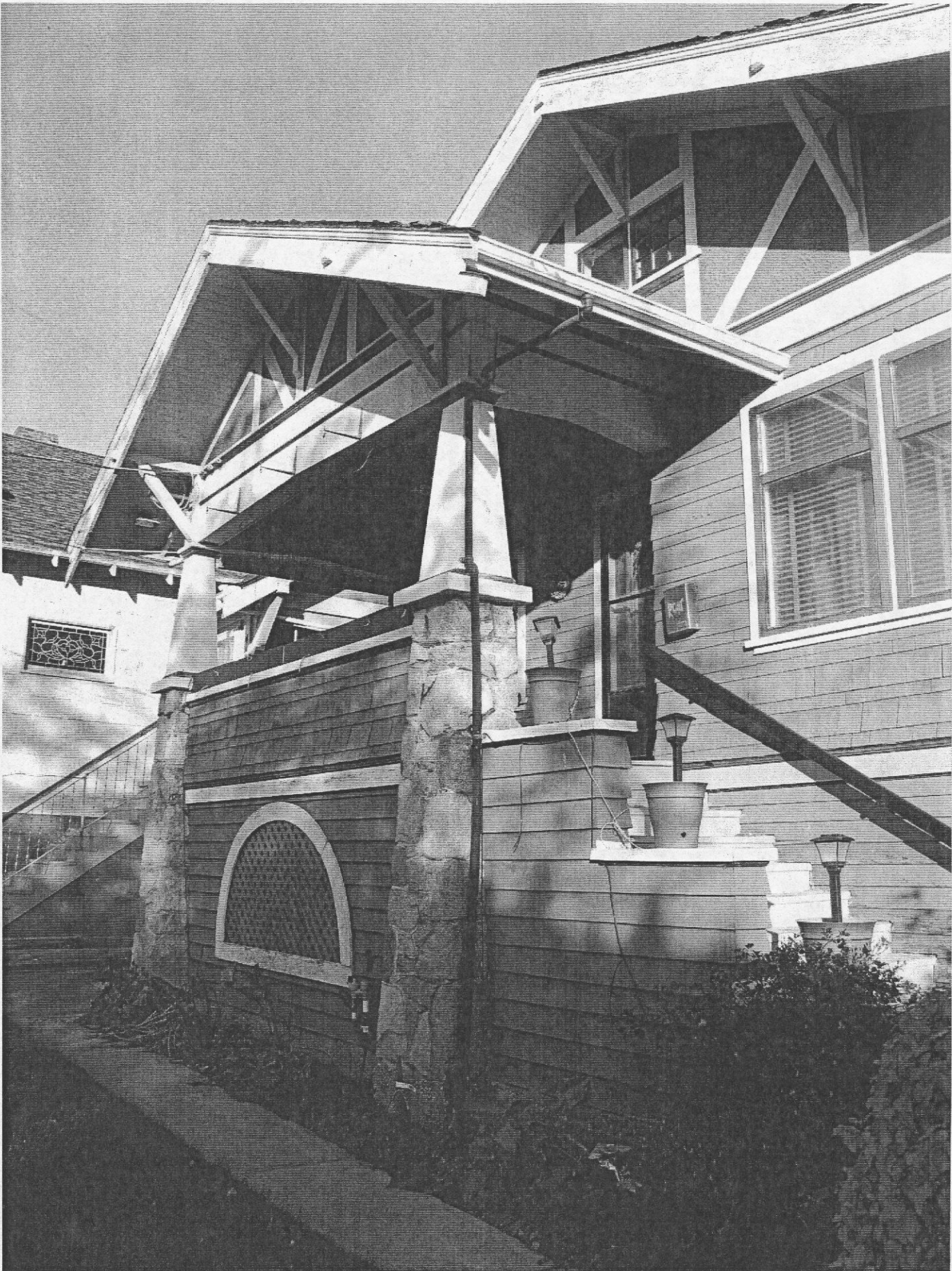


417 Arnold St.

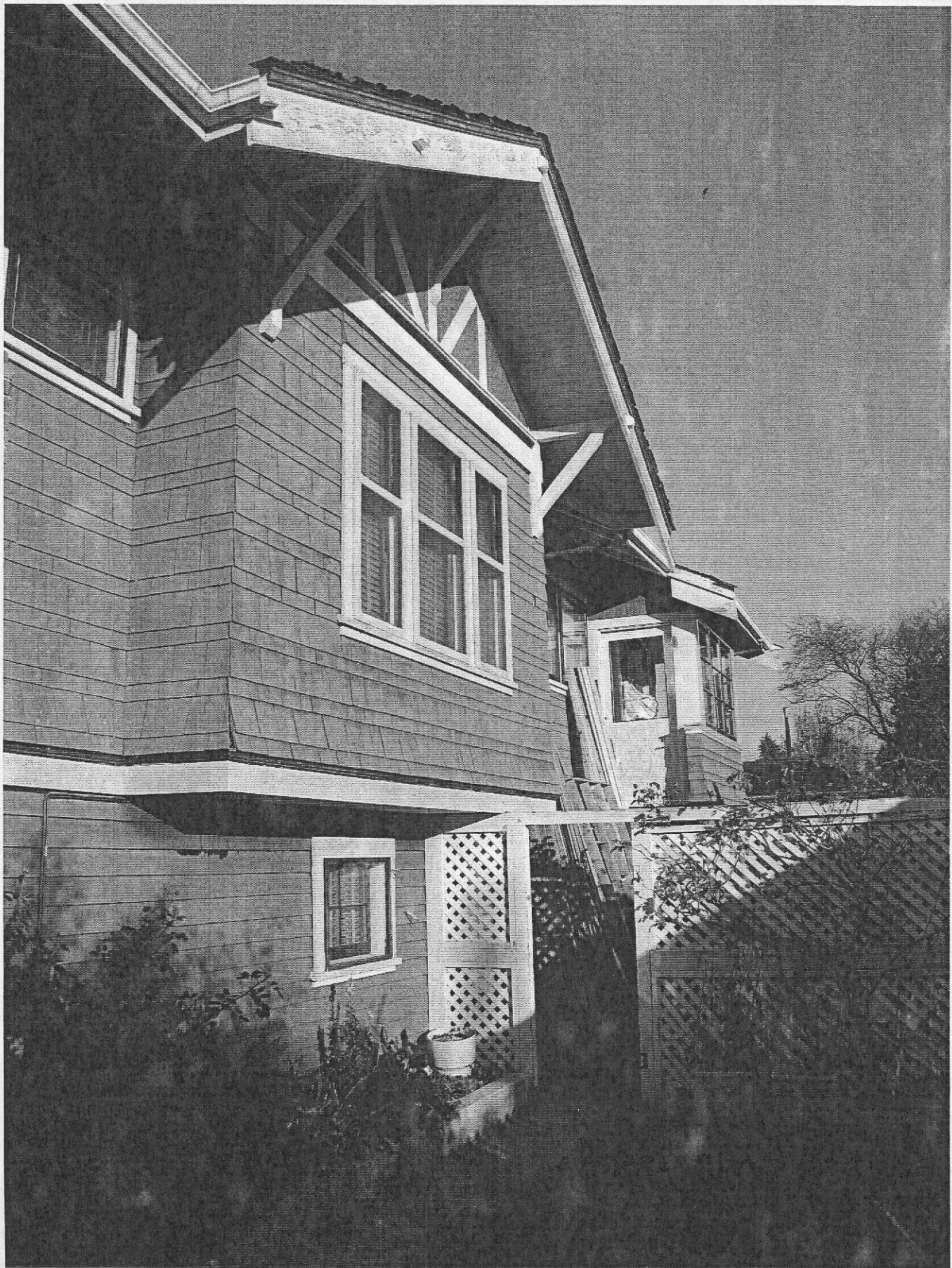




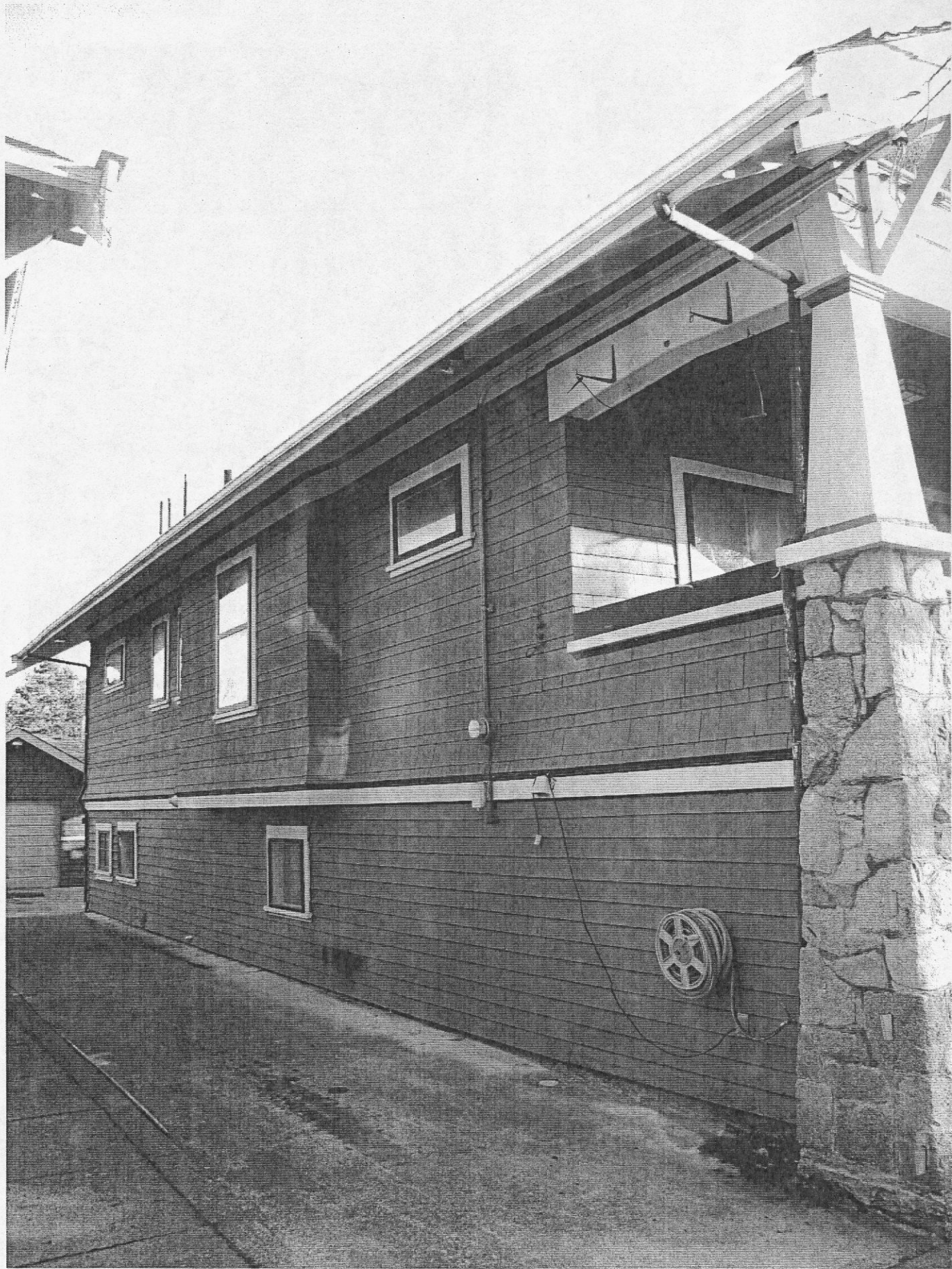
417 Arnold St. - Garage



417 Arnold St.



417 Arnold St.





417 Arnold St.

**Victoria Heritage Foundation**

---

**To:** Steve Barber  
**Cc:** Nick & Sharon Russell (E-mail)  
**Subject:** RE: 417 Arnold Street

Sorry Steve, this is all we could find. Nick and Sharon haven't done the architectural description yet, because they haven't been inside. I shall copy this to Nick and maybe he can knock on Brian and Pat Hannahs' door tomorrow before or after his time at Ross Bay Villa, and set up an appointment with them. Their number is 592-3202, Nick, and fax is 592-3253. They are designating interiors of living room, dining room and entrance hall, and the garage.

**417 Arnold**

This house was built for the Anderson family in about 1914 or 15; they resided here for over 60 years. Henry Stanley "Hap" Anderson (1890-1975) was born in Victoria and married Evelyn Maude Laing (1892-1972), also of Victoria, in 1915. Henry was a bookbinder at the King's, then Queen's Printer (**563 Superior**, James Bay) from 1914 until he retired in 1955.

-----Original Message-----

**From:** Steve Barber [mailto:sbarber@victoria.ca]  
**Sent:** January 18, 2008 3:40 PM  
**To:** vhf@victoriaheritagefoundation.ca  
**Subject:** 417 Arnold Street

A couple of weeks ago, on a Saturday I was able to arrange a visit to photograph the interior of 417 Arnold street. (Quite impressive!) I now need to complete a heritage designation report for the HAC. I thought Helen had drafted something some months ago, but I can't seem to locate anything. Do you have any research or architectural descriptions which have been prepared? It would be nice to get this one moving since they applied last May!!!!

**Steve Barber /Senior Heritage Planner**  
**Community Planning Division**  
**Planning & Development Department**  
**City of Victoria**  
**#1 Centennial Sq.**  
**Victoria B.C. V8W 1P6**  
**Tel (250) 361-0289 Fax (250) 361-0386**  
**e-mail: sbarber@victoria.ca**