



MEETING MINUTES

Date:	Tuesday, February 13, 2024, 5:30 pm
Present:	Jennifer White (President), Lauren Ober (Treasurer), Mauricio Curbelo, Charlotte Clar, Dan Sharp, Genevieve Weber, Councillor Karen Harper, Kimberly Van Nieuvenhuysse
Regrets:	Liam Hall
Guests:	Cole Shuker (Robert Blaney Design), Silvia Exposito (Saanich Planning)

ITEM	NOTES
1	<p>Welcome</p> <ul style="list-style-type: none"> ● Jennifer volunteered to take minutes <p>MOVED by Jennifer and Seconded by Lauren “That the agenda be approved”. CARRIED</p>
2	<p>Previous Meeting Minutes</p> <p>MOVED by Jennifer and Seconded Lauren by “That the minutes of the January 9, 2024 meeting be adopted as circulated. CARRIED</p>
3	<p>New Heritage Designation Application - 2254 Arbutus Road</p> <ul style="list-style-type: none"> ● See attached letter from Saanich Planning, and supporting information provided by the property owner. Proposal for heritage designation was included as part of a redevelopment application (garden suite conversion). Future plans include a new residence within the property boundary, closer to the water. There are no plans to apply for a subdivision of the existing property. ● The property is currently heritage registered, and includes three buildings. The building proposed for designation is the main house (built 1941, also referred to as the Jupp Residence), with the other two buildings consisting of the small centre house (moved to the current property from Finnerty Farm) and the original house. A Statement of Significance for the property was provided by Donald Luxton & Associates. ● SHF members noted there are condition issues with the main house as noted in the condition assessment, and many original features are missing (eg. windows). The other two buildings are in much more original state. ● Members questioned why the applicant was only applying to have the one building designated, and not the other two. ● The applicant indicated that there may be a requirement to move the other buildings on the property in the future, and was unsure if that would be allowed if designated. It was also noted that if alterations were required, this could be done prior to designation, whereas after, a heritage alteration permit



would be needed. There were also concerns by the applicant related to interior updates and requirements to bring the house up to building code standards if designated. SHF members noted that alterations permits are for exterior work, i.e. the visible portions of building), and do not affect interior work (unless specifically noted in the designation). In addition, heritage designation allows for some relaxation of building code requirements where they impact the heritage features of the building. SHF members also noted that they would support moving a designated building on the property to support further development.

- Additional discussion related to what designation means occurred, including the benefits (eg. homeowner grants), as well as implications for future redevelopment. The applicant indicated they would take this information back to the homeowner.

MOVED by Lauren and seconded by Kimberly “That the SHF supports the heritage designation of the main property as submitted. We recommend that the homeowner also include designation of the remaining two buildings mentioned in the Statement of Significance as part of the designation application.”

CARRIED

ACTION: Mauricio to draft letter of support for heritage designation, and circulate for review. Jennifer to issue letter to Saanich (c/o Silvia) once reviewed.

4 Heritage Tracker Status Updates

- **4512 West Saanich Road (original Municipal Hall/Med Grill)**
 - Councillor Harper provided an update on the status of this redevelopment application.
 - Saanich does not support moving of the building to other Saanich lands or off the property. Remaining options are to memorialize the building (demolition) or to remove the London plane trees (and replant post development).
 - SHF will not recommend demolition of a designated building. It was noted that this is a significant heritage building, a part of this community’s past and is not just someone’s house. It clearly shows the passage of time, and the original redevelopment proposal celebrated that.
 - The impact of Saanich’s long redevelopment processing timeline and inability to provide clear guidance developers on priorities is putting heritage at a disadvantage. It appears that developers are picking the easiest portion to adjust that reduce their application timeline.
 - How does either option affect housing? If removing trees allows more housing (and could replant trees), it’s not clear why that approach is not being taken. The designated building can not be replaced.
 - Discussion around if both trees and building are protected, which would Saanich staff recommend? The Province is working on some

	<p>guidance to show where overlapping legislation has priority. Something similar would be beneficial in Saanich.</p> <ul style="list-style-type: none"> ○ Concerns were raised that heritage is the only area compromising for this redevelopment. Where is the balanced approach where everyone gives up something, or relaxes a requirement slightly? Or is heritage targeted as its perceived as the least political in the public view. ● 203 Goward Road <ul style="list-style-type: none"> ○ Application for heritage registration was received by Saanich Planning Department on September 5, 2023. SHF Board reviewed the provided information during the November 14, 2023 meeting, and “supports the application for heritage registration at 203 Goward Road, and recommends Saanich Council approve the application.” ○ ACTION: Jen to send Sheila photos to Sylvia ● 794 Burnside Road West <ul style="list-style-type: none"> ○ Pending submission of redevelopment application to Saanich
5	<p>Treasurer’s Report</p> <ul style="list-style-type: none"> ● See attached statement (to February 12, 2024) ● Current balances for the accounts are as follows: <ul style="list-style-type: none"> ○ Operating Account: \$6,523.87 ○ Grant Account: \$58,529.73 ● Hall House and Dodd House accounts were closed at the end of 2023. <p>MOVED by Jennifer and Seconded by Genevieve “That the Treasurer’s report be received for information”.</p> <p style="text-align: right;">CARRIED</p> <ul style="list-style-type: none"> ● ACTION: Lauren to create sponsor document that summarizes the process/requirements for future transition of signing authorities. ● Future ACTION: GIC renews in April, do we want to cash out or renew? (To be discussed at March meeting)
7	<p>2023 House Grants</p> <ul style="list-style-type: none"> ● 762 Ralph Street (roof ventilation and exterior paint) <ul style="list-style-type: none"> ○ Ventilation work still pending, with electrical required before insulation can occur. Six month extension to completion date granted to account for remaining work to be completed. ○ Letter to homeowner was issued confirming completion of painting project and confirmation of grant funds previously approved. ○ Funds were e-transferred to homeowner ● ACTION: Liam to connect back with homeowner regarding timeline to complete project, noting additional six month window.
8	<p>2024 House Grants</p> <ul style="list-style-type: none"> ● Applications due by April 30 ● Application received from: <ul style="list-style-type: none"> ○ 1084 Marigold

	<ul style="list-style-type: none"> ○ 1650 Earlston Ave ● ACTION: Mauricio updating master house inventory spreadsheet with grant information - ongoing ● Discussion around giving tax credits to heritage designated houses. May be complicated to implement as likely requires legislation changes, however would be a nice benefit to encourage more homeowners to designate.
9	<p>Website/Logo Creation</p> <ul style="list-style-type: none"> ● Proposal from 48North was accepted, and the deposit paid to begin work. ● First draft of logo designs were received, and feedback provided by the working group (Liam, Jen, Mauricio and Lauren). ● A revised proposal is due within 2 weeks and will be shared with the board for feedback. ● Once logo is finalized, will need to begin developing content for website.
10	<p>Social Media Update</p> <ul style="list-style-type: none"> ● Postings have predominantly been to flag registered and designated houses in Saanich ● Discussion of social media approach. <ul style="list-style-type: none"> ○ How do we define age (what is ‘heritage’?), increase outreach opportunities. ○ Two prong approach, would like more heritage designations, and to award more grants. ○ Start with registered buildings, and convert to designated, but what about interesting newer buildings? Interesting buildings, and buildings >1960, how to reach those people? Could connect with community associations, homeowners.
12	<p>Electronic Records</p> <ul style="list-style-type: none"> ● Scanning of key file info/adding of info to house database master file. <ul style="list-style-type: none"> ○ ACTION: Mauricio to set up database/spreadsheet for entering designated house info from file - ongoing ○ ACTION: Jen/Liam to scan key designated house file information - ongoing. Liam getting some support
12	<p>2024 AGM</p> <ul style="list-style-type: none"> ● To be held immediately after this meeting ● Will elect positions for President, Vice-President and Treasurer ● Members can nominate either themselves or someone else for a position.
13	<p>Adjournment</p> <ul style="list-style-type: none"> ● The meeting adjourned at 7:30 pm.
14	<p>Next Meeting</p> <ul style="list-style-type: none"> ● The next regular meeting of the SHF will be held on Tuesday March 12, 2024 at 5:30 pm.



15

Attachments

- Heritage Designation Application - 2254 Arbutus Road (note attachments 4 and 5 are too large, so can be obtained directly from Saanich Planning or via the SHF internal directory)

Memo

To: Saanich Heritage Foundation
From: Silvia Exposito, Heritage Planner
Date: January 31, 2024
Subject: 2254 Arbutus Road • Application for Heritage Designation for Garden Suite

The purpose of this Memo is to forward to the Saanich Heritage Foundation for their consideration a proposed Heritage Designation of the property at 2254 Arbutus Road.

An application for heritage designation has been made by Robert Blaney Design on behalf of the property owner at 2254 Arbutus Road. The property, also known as the “Jupp Estate” is a Heritage Registered property included on the Saanich Heritage Register (p.71). The Register identifies three early buildings on the property, noting “the main house” built in 1941, the original house in 1922 and a small centre house” (c.1890-1920) which was moved from the historic Finnerty Farm in the 1980’s.

The property owners wish to convert “the main house” into a garden suite and build a new primary dwelling on the lot. The applicant is offering to designate the former “main house”, which is a heritage registered building, as part of its conversion to a garden suite.

In support of the application, the following documents are provided (see attached):

Documents attached:

1. Saanich Heritage Register entry (p.71)
2. GIS map and site plan
3. Statement of Significance provided by Donal Luxton & Associates Inc. dated October 2023
4. Building Conditions Report provided by RDH Building Science Inc. dated December 22, 2023
5. Application Drawings

This item will be presented to Council for consideration for Designation and we request the Saanich Heritage Foundation provide comment. Please advise once the item is scheduled for an upcoming Saanich Heritage Foundation (SHF) meeting. Should the SHF wish to invite the applicant to the meeting, please contact the applicant to coordinate and provide meeting information.

Applicant Contact information:

Robert Blaney Design / Cole Shuker
5465 Patricia Bay Highway, Victoria, BC V8Y 2N9
Phone: 778-989-2653 / 604-626-6020
email: cole@robertblaneydesign.com
admin@robertblaneydesign.com
robertblaneydesign@gmail.com

Please let me know if you are not able to access attachments.

Silvia Exposito, AICP, MCIP, RPP
Heritage Planner
Planning Department
District of Saanich
250-475-5494 (ext. 3404)
silvia.exposito@saanich.ca

JUPP ESTATE

2254 Arbutus Road

Helen Ball, Owner; circa 1922; (original house / stable)

Frank & Ursula Jupp, Owners; Ron Clack, Architect; Mr. Gwilt, Contractor; circa 1941 (main house)

John & Mary Klymak, Owners; original circa 1890-1920, moved and expanded mid-1980s (small centre house)

There are three early buildings on this large property. The one on the east was originally a brown-stained stable, and was likely already there when Helen Ball hooked up the property to the Saanich water system in 1922. About 1936-37, widower Frank Jupp, who was born in Edinburgh, Scotland in 1885, purchased the property from Bertie and Madge Hall. A marine engineer and seaman, Frank moved to Seattle for a position as chief engineer on the international cable ship *Restorer* and married there in 1918. In 1923 Frank and his wife moved to Victoria. His first wife, Lillian Margaret died in 1931, before he bought the Arbutus Road property. Frank Jupp died in 1950.

Meanwhile, Ursula Edwards (1902-1988) was born in the Isles of Scilly and immigrated with her family to Sedgewick, Alberta, enticed there by the CPR, which advertised in Britain for new settlers. The area was not to their liking so they moved to Saanich and settled on Ferndale Road in 1912. Her father was the first to grow daffodils in Gordon Head. Ursula trained at the new Normal School on Lansdowne Road, and taught at Cedar Hill School until her marriage in 1923 to William Henry Cole Ley (1898-1954). They lived on Seaview on Ten Mile Point in Cadboro Bay until 1931, but then the Leys divorced and Ursula took her two small daughters back to live with her father and her sister Pomona in Gordon Head. For the next ten years, Ursula supported her family through office work for her father's daffodil farm, substitute teaching, and making dresses for her daughters and friends' daughters. Francis "Frank" McLean Jupp (1885-1950) met Ursula while visiting friends on Ferndale Road, and they were married in 1941. A young Rod Clack designed a new, larger house for the property, which was built by Mr. Gwilt. In 1944, Frank Jupp suffered a stroke while on board the *Restorer*. Ursula nursed him until his death in 1950, then moved into the house in the old stable, and rented out the main house. She became well known for her historical articles in newspapers, and her books on the history of Gordon Head and Cadboro Bay.

The main house, built in 1941, is a cozy steep-sloped front-gabled structure influenced by the seaside cottages of Cape Cod. It features wide lapped wooden siding, front-gabled dormers and eight-over-eight double-hung windows. Vertical siding with scalloped edges provide a visual accent in the gable peaks. The earlier house/stable is a low-pitched, side-gabled rectangular plan, with multi-paned casement windows.

The property was later owned by John and Mary Ann Klymak, who apparently moved a small shed in the mid 1980s from the historic Michael Finnerty farm on what is now University of Victoria grounds to the Arbutus Road property, and renovated it as a tiny cottage. They ran the property as a bed-and-breakfast for many years.





Top to bottom:
Main House, c.1941
Original House, c.1922
Small House, c.1890-1920, moved from Finnerty Farm in 1980s



2254 Arbutus - GIS Map



 1: 1,000 

District of Saanich
1/31/2024 10:08:03 AM

This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and precision are not guaranteed.

INSTALL TREE FENCING AS SHOWN. ADJUST AT TIME OF SWM, SS, AND RETAINING WALL (BUILDING FOOTPRINT) INSTALLATIONS - UNDER THE DIRECTION OF THE PROJECT ARBORIST

INSTALL TREE FENCING AS SHOWN. ADJUST AT TIME OF RETAINING WALL (BUILDING FOOTPRINT) & SWM INSTALLATION - UNDER THE DIRECTION OF THE PROJECT ARBORIST

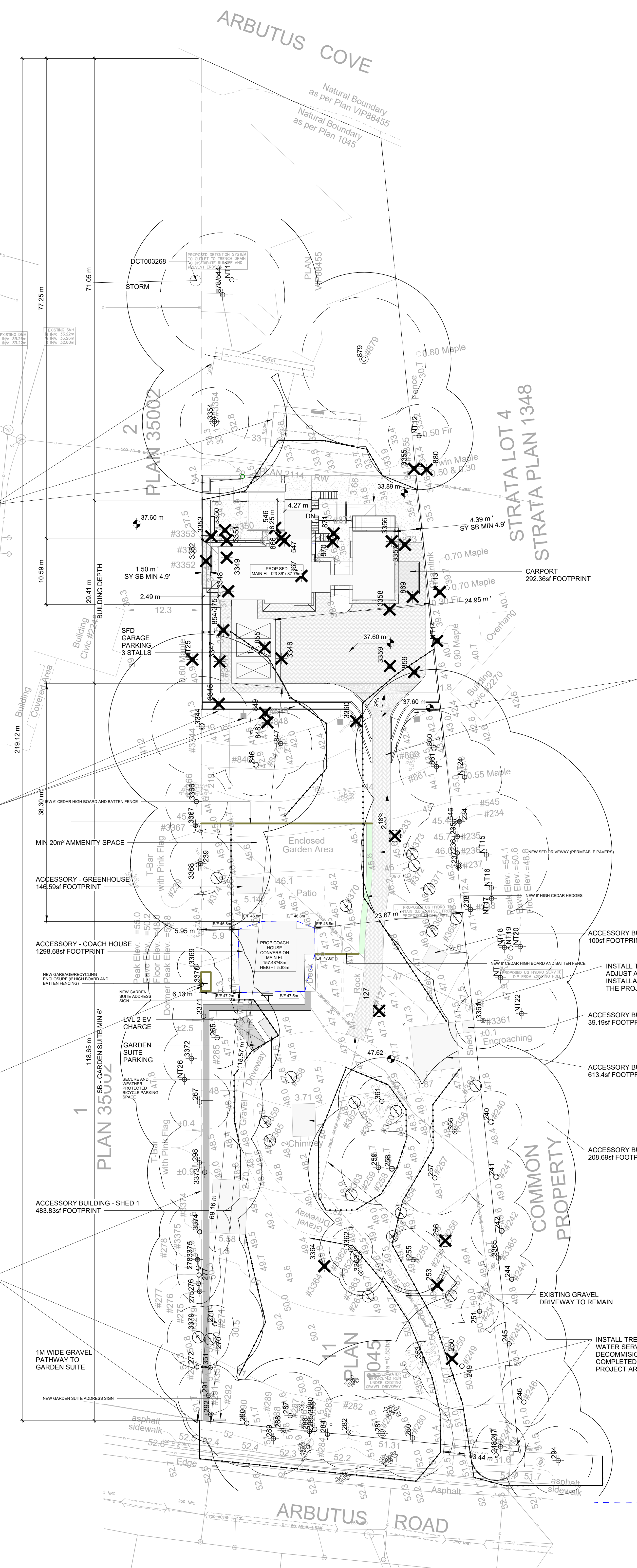
INSTALL TREE FENCING AS SHOWN. ADJUST AT TIME OF GARBAGE ENCLOSURE INSTALLATION - UNDER THE DIRECTION OF THE PROJECT ARBORIST. BASE MATERIALS SHOULD BE INSTALLED ABOVE THE ROOT SYSTEMS USING THE TECHNIQUES OUTLINED IN ARBORIST REPORT - APPENDIX B

INSTALL TREE FENCING AS SHOWN. ADJUST AT TIME OF GRAVEL PATHWAY INSTALLATION - UNDER THE DIRECTION OF THE PROJECT ARBORIST. PATHWAY MUST BE ROUTED TO AVOID THE TRUNKS OF TREES TO BE RETAINED AND INSTALLED ABOVE THE ROOT SYSTEMS USING TECHNIQUES OUTLINED IN ARBORIST REPORT - APPENDIX B

ALL GRAVEL FROM THE BOULEVARD TO BE REMOVED AND RESTORED WITH 200MM TOPSOIL AND GRASS

AT THE BUILDING PERMIT STAGE, INSTALLATION OF AN INSPECTION CHAMBER ON THE SEWER CONNECTION. WILL BE UNDERTAKEN BY THE DISTRICT OF SAANICH AT THE APPLICANT'S COST:

ALL SERVICES ARE EXISTING - NO CHANGE
SEWER - 154.5m NE OF SW PL DEPTH - 1.5m
STORM - 183.26m NE OF SW PL DEPTH - 1.5m
WATER - 1.0m NW OF SW PL DEPTH - 0.6m



INSTALL TREE FENCING AS SHOWN. ADJUST AT TIME OF RETAINING WALL, SWM, DRIVEWAY, WATER/HYDRO SERVICE INSTALLATION - UNDER THE DIRECTION OF THE PROJECT ARBORIST

REAR YARD PAVING	2422.05sf
NEW SFD DRIVEWAY	6191.31sf
NEW SFD POOL	298.56sf
TOTAL FOOTPRINT OF STRUCTURES	6398.06sf
LOT AREA	91493.00sf
TOTAL IMPERVIOUS AREA	15308.98sf
OPEN SITE SPACE	76184.02sf

COMMON PROPERTY

INSTALL TREE FENCING AS SHOWN. WATER SERVICE DECOMMISSIONING/INSTALLATION TO BE COMPLETED UNDER THE DIRECTION OF THE PROJECT ARBORIST

ADDRESS	PROJECT	TITLE	CLIENT	REV	DRAWN BY	DATE
2254 ARBUTUS RD, VICTORIA B.C	JANESON RESIDENCE	SITE PLAN	LIDA HOMES	DESCRIPTION	JP	01/23/07
					CHECKED BY	SCALE (@ A1)
					RB	1 : 300



WILDWOOD, 2254 ARBUTUS ROAD STATEMENT OF SIGNIFICANCE

RECEIVED

JAN 16, 2024

PLANNING DEPT.
DISTRICT OF SAANICH

OCTOBER 2023

DONALD LUXTON
AND ASSOCIATES INC 

STATEMENT OF SIGNIFICANCE



Address: 2254 Arbutus Road, Saanich, British Columbia

Historic Name: *Wildwood*

Construction Date: ca. 1912 (Bannerman Residence); 1941 (Jupp Residence); no date (Finnerty Farm Building)

Original Owner: Bannerman family

Builder: Thomas Gwilt (1941 Jupp Residence)

Description of Historic Place

Wildwood is located at 2254 Arbutus Road in the Arbutus Cove area of the Gordon Head neighbourhood of Saanich. The site is composed of a large, 0.85 hectare lot that extends from Arbutus Road to Gordon Head Beach. Three historic buildings are situated on the property, including the: Bannerman Residence, a one and one-half storey shingle clad dwelling constructed ca. 1912; the Jupp Residence, a large, Cape Cod style dwelling constructed in 1941 and characterized by its steeply pitched side-gabled roof with paired gabled dormers; and the Finnerty Farm Building, a small one-storey structure with bracketed peaked entryway and multi-lite windows. Part of the historic Appleton Estate subdivision created in 1908, the property, with its backdrop of mature foliage at the water's edge, is representative of the summer cottage setting of the Arbutus Cove area.

Heritage Value of Historic Place

Wildwood is significant for its association with the early and ongoing growth of the Gordon Head neighbourhood of Saanich; its adaptation by a variety of owners over seven decades; and the architecture of the extant buildings, which are representative of the various development periods of the property.

Wildwood is valued for its connection to the early development of the Gordon Head area of Saanich. Prior to the arrival of colonists, the Gordon Head area was inhabited by the *ləkʷəŋən* peoples, represented by the Songhees and Esquimalt Nations, and the *W̱SÁNEĆ* peoples, represented by the Tsartlip, Pauquachin, Tsawout, Tseycum, and Malahat Nations. The heavily forested land and adjacent waterways provided plentiful resources and transportation routes for the indigenous population. Post colonization, the area was settled by farmers, starting with James Tod, in 1852; by 1860, thirteen people owned all the land identified as Gordon Head. This particular area, known as Arbutus Cove, was a favoured location for summer homes owned by prominent Victoria-area families, beginning in the early 1900s. In 1908, Frederick Appleton subdivided his large property into twenty-two lots, the majority of them oceanfront and eighteen of them located along Arbutus Road, including *Wildwood*, which would be established on Lot 11. The large arbutus trees along Arbutus Road were planted as part of the subdivision of the area into estate properties. In 1921, city water service was brought to the area, leading to a proliferation of greenhouses and vegetable farming. Since the 1950s, Gordon Head has gradually been developed with single-family housing, facilitated through the introduction of sewers in the late 1960s. *Wildwood* is a significant representation of the development of the Gordon Head area as it evolved from wilderness to a seasonal retreat to a fully settled residential neighbourhood.

Wildwood is also significant for its pattern of post-colonial ownership. In early 1912, Frederick Appleton sold Lot 11 to Albert Francis Griffiths, who immediately resold the property to Mary Agnes Bannerman. Very soon after this purchase, the Bannerman family constructed the first permanent structure on the site and the property became the summer retreat from their Oak Bay home. The family retained ownership for eight years before the property transitioned through two more families. In 1938, the property was purchased by Francis and Ursula Jupp. The Jupps hired builder Thomas Gwilt to construct their family home on the property in 1941. Scotland native Francis Jupp was at one time the Chief Engineer of the cable ship *Restorer*. He married long time Gordon Head resident, well-known teacher, local historian, and writer Ursula Bell the same year their home was completed. Francis passed away in 1950 and Ursula maintained the estate on the property until 1983; she passed away in 1988. The property was later owned by John and Mary Ann Klymak, who had a small shed from the historic Michael Finnerty Farm, on what is now University of Victoria grounds, moved to this property in the 1980s. The Klymaks renovated the structure into a cottage and ran the property as a bed-and-breakfast for a number of years.

The extant buildings on *Wildwood* are significant for their era-appropriate architecture, reflecting the trends in design over the decades long evolution of the site. The Bannerman Residence and the Finnerty Farm Building represent the preference for classic historical styles during the Edwardian era. The buildings display characteristics of the Craftsman and Edwardian styles, both featuring the wood cladding, large triangular wooden brackets, and multi-lite windows typical of the time period. The Jupp Residence, constructed in 1941, is a relatively rare Canadian west coast example of the Cape Cod style of architecture. Originally developed in the eastern United States by early settlers, the style was inspired by the simple, thatched cottages common in England. The Jupp Residence, though modest, features the hallmarks of the style including its low and broad rectangular profile, its central chimney, its pitched, side-gabled roof, and its paired gabled dormers.

Character-Defining Elements

The elements that define the heritage character of *Wildwood* are its:

Site:

- large 0.85 hectare, oceanfront property in the Gordon Head neighbourhood of Saanich;
- circular driveway; and
- mature plantings and mature trees.

Bannerman Residence:

- residential form, scale and massing, as expressed by its two-storey height; saltbox roof structure with projecting shed roof over a partially enclosed porch;
- wood frame construction featuring cedar shingle cladding and wooden trim;
- characteristics of the Craftsman style of architecture including its wide overhanging eaves supported by large triangular brackets;
- wooden-sash and frame windows including single, paired, tripartite, and banked multi-lite casement assemblies;
- wood doors with clear glazing; and
- one internal red brick chimney.

Jupp Residence:

- residential form, scale and massing, as expressed by its one and one-half storey height and side gabled roof structure;
- frame construction with wide lapped siding with scalloped ended vertical siding in the gable peaks, and wooden trim elements including dimensional window and door trim;

- characteristics of the Cape Cod style of architecture including its: rectangular plan with projecting side-gabled wing on the side elevation; side-gabled roof structure featuring paired gabled dormers on the front elevation; front entryway on the side elevation beneath a second storey balcony supported by wood posts with square capitals; and pointed bargeboards with expanded ends;
- board-formed concrete foundation;
- original window openings and wood frames with projecting sills;
- wood doors, some with glazed panels; and
- two internal red brick chimneys.

Finnerty Farm Building:

- residential form, scale and massing, as expressed by its one storey height, and side gabled roof structure with central gabled peak over the central front entryway;
- wood frame construction including wooden drop siding and wooden trim, including cornerboards and large triangular brackets;
- vernacular farm building characteristics including its large triangular wooden brackets;
- wooden-sash and frame windows including single and paired multi-lite casement assemblies, one double-hung assembly with wooden horns a leaded glass upper sash with a decorative pattern, and one circular window on the rear of the building with stained glass featuring a delicate floral motif; and
- exterior chimney.



RESEARCH SOURCES

Newspaper References:

- 1892-09-19 *Vancouver Daily World* pg.08
- 1906-08-22 *Vancouver World* pg.12
- 1908-05-01 *Victoria Daily Times* (Progressive Victoria-Vancouver Island Edition) pg.17
- 1908-05-20 *Victoria Daily Times* pg.09
- 1908-06-09 *Victoria Daily Times* pg.05
- 1908-06-25 *Victoria Daily Times* pg.02
- 1909-06-22 *Victoria Evening Post* pg.02
- 1911-08-05 *Vancouver World* pg.12
- 1911-10-14 *Vancouver Daily Province* pg.05
- 1919-09-05 *Victoria Daily Times* pg.19
- 1920-04-09 *Victoria Daily Times* pg.20
- 1933-11-05 *Victoria Daily Colonist* pg.06
- 1934-03-21 *Victoria Daily Colonist* pg.05
- 1934-03-22 *Victoria Daily Colonist* pg.05
- 1934-03-22 *Victoria Daily Colonist* pg.16
- 1934-03-25 *Victoria Daily Colonist* pg.05
- 1938-01-21 *Victoria Daily Colonist* pg.06
- 1938-02-19 *Victoria Daily Times* pg.06
- 1944-08-25 *Victoria Daily Times* pg.06
- 1945-10-31 *Victoria Daily Times* pg.08
- 1946-09-09 *Victoria Daily Times* pg.09
- 1947-12-20 *Victoria Daily Times* pg.09
- 1950-08-10 *Victoria Daily Times* pg.13
- 1950-08-11 *Victoria Daily Colonist* pg.09
- 1963-12-18 *Nanaimo Daily Free Press* pg.14
- 1966-07-02 *Nanaimo Daily Free Press* pg.14
- 1966-07-04 *Victoria Daily Times* pg.13
- 1988-02-18 *Victoria Times Colonist* pg.B20
- 2014-11-08 *Victoria Times Colonist*

Other Sources:

- 1869. Marriage Certificate, Bannerman-McAdam [Ontario, Canada, Marriages, 1826-1938, Ancestry.com Operations]
- 1906. Marriage Certificate, Bull-Dick [Washington, U.S., Marriage Records, Ancestry.com Operations]
- 1911. Marriage Certificate, Mowat-Clark [BCA 1911-09-021707]
- 1919. Probate, John Bannerman [BCA Reel B08924, no.341]
- 1919. Registration of Death, John Bannerman [BCA 1930-09-243721]
- 1921 Census of Canada. Ancestry.com Operations Inc, 2013
- 1924. Registration of Death, Helen Bull [BCA 1924-09-330469]
- 1925. Probate, Helen Bull [BCA Reel B08726, no.P10345]
- 1930. Probate, Mary A. Bannerman [BCA Reel B09269, no.149]
- 1930. Registration of Death, Mary Bannerman [BCA 1930-09-434175]
- 1934. Registration of Death, Andrina Mowat [BCA 1934-09-493206]
- 1935. Registration of Death, Hosea Bull [BCA 1935-09-508272]
- 1938. Probate, James W. Mowat [BCA Reel B09293, no.90]
- 1938. Registration of Death, James Mowat [BCA 1938-09-538388]
- 1941. Marriage Certificate, Jupp-Ley [BCA 1941-09-515238]
- 1950. Probate, Frances M. Jupp [BCA Reel B16611, no.625]

- 1950. Registration of Death, Francis Jupp [BCA 1950-09-007664]
- 1963. Registration of Death, Margaret Hall [BCA 1963-09-014776]
- 1966. Registration of Death, Hubert Hall [BCA 1966-09-008756]
- 1968. Registration of Death, Thomas Gwilt [BCA 1968-09-005331]
- 1977-08-09 Manson, S. Interview with Ursulla Jupp [Saanich Archives]
- 1977-08-19 Manson, S. Interview with Ursulla Jupp [Saanich Archives]
- 1988. Registration of Death, Ursula Jupp [BCA 1988-09-002839]
- 2017-04-11 *Saanich Heritage Foundation Minutes*
- Heritage Inventory File, 2254 Arbutus Road [Saanich Archives]
- Historical Land Titles, Land Title Office
- Historical Ownership, Section 45 [Saanich Archives]
- John Bannerman. Ancestry.ca
- Mary Agnes McAdam. Ancestry.ca
- Neighbourhood Timeline - Gordon Head. Saanich Archives (Dec. 2022)
- Property Information Report (2254 Arbutus Road). District of Saanich
- Saanich Heritage Register. District of Saanich, 2008
- The Heriot Bay Inn on Quadra Island. Heriot Bay Inn (heriotbayinn.com)

Research Summary:

2254 Arbutus Road, Saanich
Lot 11, Plan VIP1045

Subdivision of an 88-acre property (east of Gordon Head Road, and approximately north of Lifton Place, west of Lexington Avenue) in 1908 (plan registered in 1910), by then-owner, Frederick Appleton (1850-1935), and marketed as the Appleton Estate.

Lot 11 is 2 acres in size and extends from Arbutus Road to Gordon Head beach/Arbutus Cove.

Lot 11 ownership history:

- In early 1912, Frederick Appleton sold Lot 11 Albert Francis Griffiths, who immediately resold property to Mary Agnes Bannerman.
- Purchased in 1920 by Helen Bull (wife of Hosea A. Bull).
- Purchased in 1924 by James William Mowat (Farmer) and Andrina Mowat.
- In 1938, following death of James W. Mowat, transferred to Williamina Sargeant, administratrix for James W. Mowat.
- Purchased in 1938 by Francis Maclean Jupp.
- In 1950, following the death of Francis M. Jupp, transferred to the Royal Trust Company with Ursula Jupp maintaining a life estate on property until 1983.

Bannerman family:

Mary Agnes McAdam (1851-1930), born in Ontario.

John Bannerman (1845-1919), born in Scotland.

- Married in Ontario, 1869. Resided in Kamloops, Vancouver, before moving to Cordova Bay in 1911. By the end of the decade, they were living in Oak Bay.
- The family appears to have been acquaintances with the Griffiths family (see 1909-06-22 *Victoria Evening Post* pg.02).

Bull family:

Helen (1850-1924), born in New Zealand

Hosea Arminies Bull (1862-1935), born in Missouri

- Immigrated to Canada in 1887
- Hosea opened and operated the (extant) Heriot Bay Inn in the 1890s.
- Married Helen Dick in 1906 in Washington state.
- *Wildwood* appears to have been a summer/secondary residence for the Bulls.

Mowat family:

Andrina Clark (1934), born in Scotland

James William Mowat (1938), born in Scotland

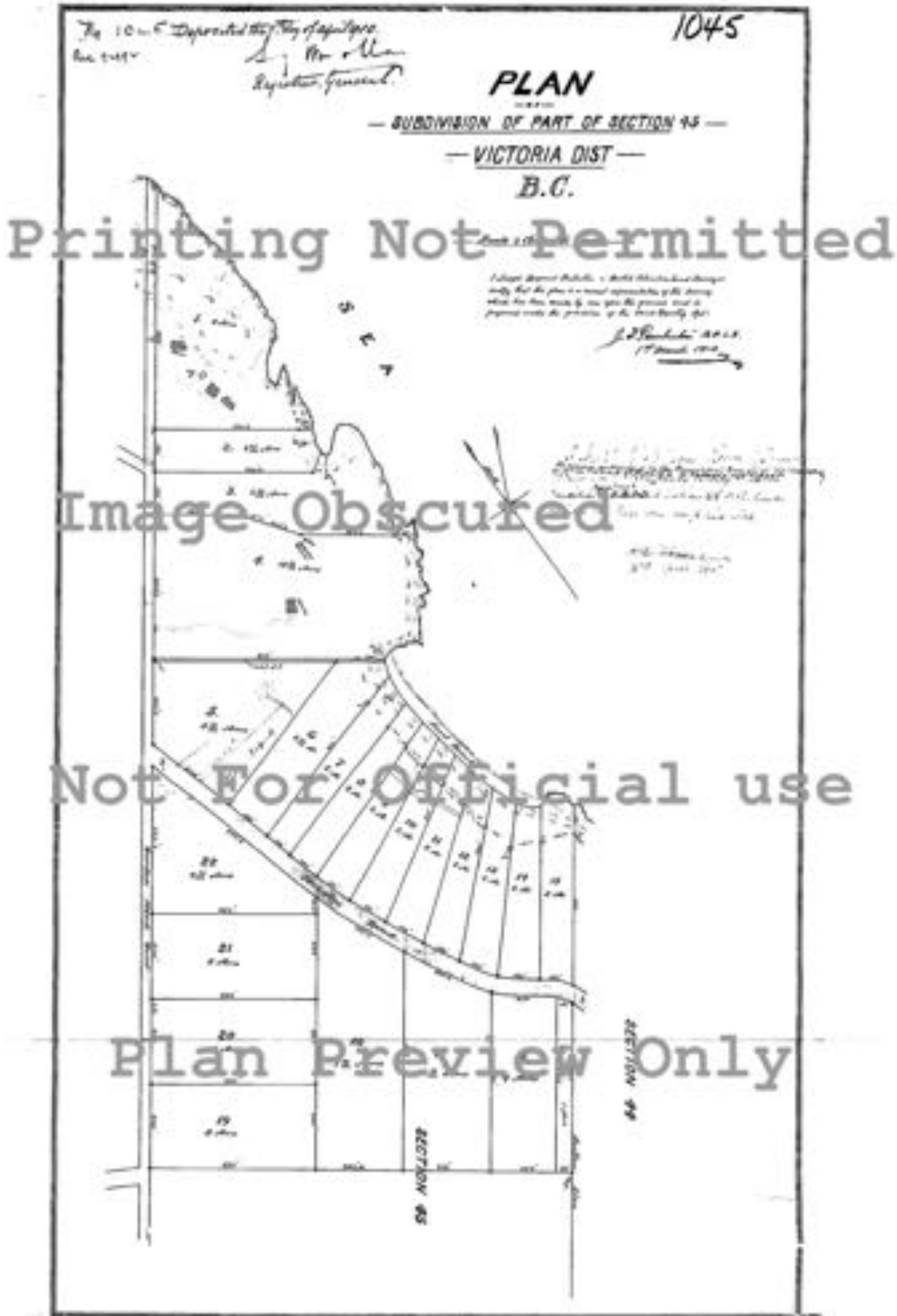
- Married in 1911. They appear to have resided in Andrina's family home at 4445 Tyndall Avenue in Gordon Head, with *Wildwood* also used as a summer/secondary residence.

Jupp family:

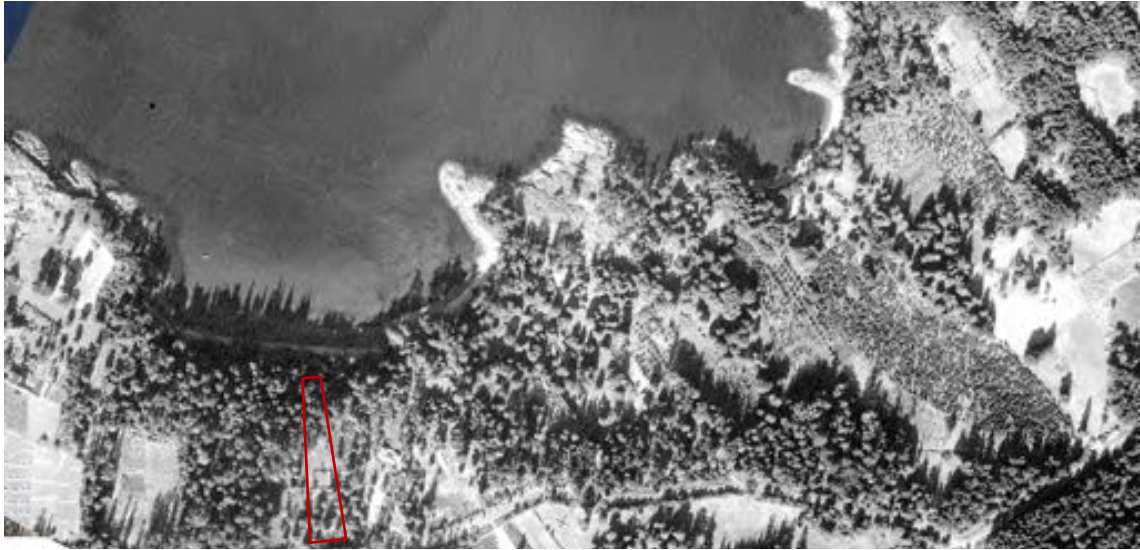
Ursula Edwards (1902-1988), born in England

Francis McLean Jupp (1885-1950), born in Scotland.





Survey Plan, Subdivision of Part of Section 45, 1910, VIP1045 (Wildwood would be established on Lot 11)



Top to Bottom: 1928-07-07. Aerial (Roll A229, Frame 034) [NAPL]; 1928 image over Google satellite view; Google satellite view showing approximate location of Lot 11 *Wildwood*

RECEIVED
JAN 16, 2024
PLANNING DEPT.
DISTRICT OF SAANICH

The Appleton Estate, Gordon Head

Sandy Beach at Half Tide on Part of the Appleton Estate



THIS MAGNIFICENT ESTATE, situated six miles from Victoria and intersected by the new ocean drive, comprising a large extent of waterfront, including delightful beaches, secluded bays, nooks, and bold promontories, possessing an unrivalled view of the Straits, as well as some of the **FINEST LAND FOR STRAWBERRY AND FRUIT CULTURE** in the Gordon Head District, has been subdivided into lots from two acres up, and is now on the market.

Numerous springs on the property ensure an ample supply of pure water and nothing has been left undone to make this the finest suburban residential subdivision in the neighborhood of Victoria.

For Full Particulars, Plans and Views of the Property

Apply to

Pemberton & Son, 625 Fort Street, Victoria, B. C.

1908-05-01 *Victoria Daily Times* (Progressive Victoria-Vancouver Island Edition) pg.17

GORDEN HEAD LOTS.

Appleton Estate to be Sub-divided and Put on Market.

The Appleton estate consisting of eighty acres and situated at Gordon Head is now being sub-divided and will shortly be put on the market for sale in good sized blocks.

The estate will altogether be cut up into twenty two lots varying in size from two to fifteen acres and the whole of it is expected by the agents, Pemberton and Son, to be sold this summer. The estate has a water frontage with a fine sandy beach and will provide some good property for suburban residences. The beach will act as an inducement to builders as a number of the lots face the water. Pemberton and Son have some good photographs of the property taken from different points of vantage which show the beach and the woodland. The estate is lightly wooded and a portion of it is cleared. There are two houses erected on the site at the present time and these will doubtless be added to at an early date.

1908-05-20 *Victoria Daily Times* pg.09

RECEIVED

JAN 16, 2024

PLANNING DEPT.
DISTRICT OF SAANICH

BEAUTIFUL SECTION
PUT ON THE MARKET

The Appleton Estate at Gordon Head is for Sale in Lots.

There has been placed on the market at Gordon Head one of the choicest subdivisions to be found in that favored district. This is the Appleton estate on the new Ocean Drive. The location is only about six miles from the central part of Victoria and about four miles from the Willows car line.

Visitors to Gordon Head have always admired the situation of the Appleton estate. A beautiful beach fronts on it and the land is admirably adapted for fruit growing. The beaches are of white sand, making them ideal for those who enjoy the water.

In addition to this the area is well supplied with fresh water springs. In all respects the lots offered in this section are admirably adapted for homes. All the advantages of a summer residence are connected with them and in addition there is the rich productiveness of the soil making a small area sufficient upon which to make a living.

The lots are so laid out as to give water front in each case. The lots vary from two acres in extent to over twelve acres, there being twenty-two of them in all.

The sale of the lots are in the hands of Pemberton & Son on easy terms, and it is safe to prophesy that they will be snapped up in very quick time.

1908-06-09 *Victoria Daily Times* pg.05

**Cottage
With
A View**

PARTLY FURNISHED COTTAGE
On the Appleton Estate
At Gordon Head.
Situation is the best.
Close to good beach
And bathing.
FOR RENT
At \$20 monthly.

PEMBERTON & SON
625 Fort Street

1908-06-25 *Victoria Daily Times* pg.02

JUPP—BELL.

Chaplain Roy Melville officiated at a marriage service at the home of Mr. and Mrs. F. M. Jupp, "Wildwood," Arbutus Road, when Patricia Hope, only daughter of Mr. and Mrs. Alan S. Bell, New Westminster, became the bride of PO. Alan MacLean Jupp, R.C.A.F., son of Mr. F. M. Jupp. The wedding took place Tuesday at 8.30.

Miss Josephine Ley played the wedding music.

Wearing a turquoise wool dress with a small brown hat and veil and brown accessories, and a corsage bouquet of Ophelia roses and swainsona, the bride was given in marriage by her father.

Mrs. Claude Striker was matron of honor and wore a lime green crepe frock with brown accessories. Her corsage bouquet was of Ophelia roses and heather.

Mr. George Walton was the best man.

Mrs. Bell and Mrs. Jupp received at a reception held at "Wildwood."

Toasts to the bride and bridegroom were proposed by Mr. J. Hartley and Capt. A. MacDonald.

The bride and groom left for eastern Canada, where the bridegroom is stationed. The bride wore a light beige tailored coat over her wedding dress.

1944-08-25 *Victoria Daily Times* pg.06

Ex-Engineer Of Cableship Dies

Former chief engineer on the cableship Restorer, Francis McLean Jupp of "Wildwood," Arbutus Road, Gordon Head, died at his home Wednesday. He was 64.

The late Mr. Jupp was born in Edinburgh, Scotland. He had been a resident of Saanich for the past nine years.

He is survived by his wife, Ursula, at home; one daughter, Mrs. J. T. Gillingham, Arbutus Road; two sons, Donald, with the U.S. merchant marine, and Alan, of Vancouver; one brother, William, in Scotland, and several grandchildren.

Funeral services will be held in Hayward's B.C. Funeral Chapel Saturday afternoon at 4.15. Rev. H. J. Jones will officiate.

1950-08-10 Victoria Daily Times pg.13

History writer dies at 85

Victoria author Ursula Jupp died in hospital Wednesday after a lengthy illness. She was 85.

Born in the Scilly Isles, off Cornwall in England, she moved to Gordon Head with her family in 1912.

There were 26 families there when she attended the one-room Gordon Head school.

She obtained the highest marks in B.C. when she passed her senior matriculation and went on to the Normal School, now Camosun College, from 1921 to 1923.

She returned to a one-room elementary school — Cedar Hill — where she taught 46 pupils in three grades.

Jupp wrote three books: *From Cordwood to Campus in*

Gordon Head 1852-1959, *Home Port Victoria* and *Deep Sea Stories from the Thermopylae Club*. She wrote many articles about Gordon Head for *The Islander*.

Survivors include her two daughters, Nancy Craig Hawkes and Josephine MacGregor. She was widowed in 1950 after a second marriage.

A memorial service will be held at St. Dunstan's Anglican Church, corner of Tyndall Avenue and San Juan Avenue, Monday at 3 p.m.



■ JUPP in 1975

1988-02-18 *Victoria Times Colonist* pg.B20

CONTEMPORARY IMAGES

BANNERMAN RESIDENCE





RECEIVED
JAN 16, 2024
PLANNING DEPT.
DISTRICT OF SAANICH

JUPP RESIDENCE



RECEIVED
JAN 16, 2024
PLANNING DEPT.
DISTRICT OF SAANICH



RECEIVED
JAN 16, 2024
PLANNING DEPT.
DISTRICT OF SAANICH



RECEIVED
JAN 16, 2024
PLANNING DEPT.
DISTRICT OF SAANICH



RECEIVED
JAN 16, 2024
PLANNING DEPT.
DISTRICT OF SAANICH

FINNERTY FARM BUILDING



RECEIVED
JAN 16, 2024
PLANNING DEPT.
DISTRICT OF SAANICH



RECEIVED
JAN 16, 2024
PLANNING DEPT.
DISTRICT OF SAANICH



RECEIVED
JAN 16, 2024
PLANNING DEPT.
DISTRICT OF SAANICH