

You can help save 1558 Beach Drive from demolition or infill.

Historic Landmark Mansion **AT RISK**

It has come to our attention that a developer is interested in purchasing the historically significant J. W. Morris House, built in 1912, at 1558 Beach Drive. This historic mansion, built by prominent architects Douglas and Percy Leonard James for John W. Morris, has been a landmark on Beach Drive for over 100 years, and we strongly oppose its demolition.

As concerned friends and neighbours, we care about the heritage values of our community and want to see them preserved. Of Oak Bay's 28 designated heritage houses, 11 are situated in the immediate area. The J. W. Morris house is the crown jewel in a setting of seven historic houses built on either side of it.

We wish to ensure that any development of the property is consistent with the architectural characteristics of this historic house, is respectful of the green space in front of the house, and is in keeping with the neighbourhood's heritage architecture. The mansion was divided into 7 apartment suites in 1948 and is home to 13 people. We support this long-time use and the building's legal non-conforming single-family zoning status.

This historic neighbourhood (bordered by York Place, San Carlos, Beach Drive, Oak Bay Avenue, and including Prospect Place) is worthy of being made a Heritage Conservation Area, and neighbours have begun exploring this process.

If you wish to stop inappropriate development in this neighbourhood, you can help by signing a petition. Call Karen Wallace-Prince at **(250) 598-7328** or Barb Grant **(250) 595-3247**, and someone will come by with the petition for you to sign.

Over the years, there have been some changes to the mansion. *This is what it would look like if it were restored.* A lavish and expensive home to build originally, it cost nearly double most other homes of the period. The structure has split granite veneering, a large quantity of lovely stained-glass windows, wood paneling, and oak flooring.



Photo c1913. PABC 94386