

Alicia Ferguson

From: Chris Coates
Subject: RE: [Neighbours] the heritage-registered house at 1525 Shasta Place

From: Brenda Moysey
Date: August 30, 2017 at 2:55:57 PM PDT
To: <Councillors@victoria.ca>
Subject: [Neighbours] the heritage-registered house at 1525 Shasta Place

Kindly support Pam Madoff's motion to create a temporary protection order for the heritage house at 1525 Shasta Place as well as to negotiate an appropriate resolution with the property owner. My current address is 937 Pemberton Road and I have owned this house for 40 years.

Sincerely,
Brenda Moysey

From: [Janet Simpson](#)
Sent: Wednesday, August 30, 2017 1:51 PM
To: neighbours@mm.rockland.bc.ca
Subject: [Neighbours] the heritage-registered house at 1525 Shasta Place

Hello Neighbours,

The owner of Westover, the heritage house at 1525 Shasta Place, has applied to the City for a demolition permit. Details of this heritage property are below.

Our liaison on City Council, Pam Madoff, will be bringing forth a motion tomorrow requesting "That staff prepare a resolution directing staff to prepare a 60 day temporary protection order, without consent of the owner, to allow Council to give detailed consideration for further long-term protection options for the property at 1525 Shasta Place and to negotiate an appropriate resolution with the property owner."

If you are concerned about the imminent loss of another of Rockland's heritage houses, please email Council, encouraging them to support her motion: Councillors@victoria.ca

Thank you,

Janet Simpson, President RNA

Heritage-Registered
For: Albert Edward Todd; Lawrence Shirley Northey

Architects: William Ridgway Wilson (1904);
Peter Cotton (1968)
Contractor: Thomas Catterall (1904)

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Alicia Ferguson

From: Chris Coates
Subject: RE: Shasta Place

From: Janine Elliott
Date: August 30, 2017 at 3:07:02 PM PDT
To: <Councillors@victoria.ca>
Subject: Shasta Place

Please be advised that I strongly support a temporary protection order to allow time for further investigation and consideration for 1525 Shasta Place.

Janine Elliott
1-753 Pemberton Road

Hello Neighbours,

The owner of Westover, the heritage house at 1525 Shasta Place, has applied to the City for a demolition permit. Details of this heritage property are below.

Our liaison on City Council, Pam Madoff, will be bringing forth a motion tomorrow requesting "That staff prepare a resolution directing staff to prepare a 60 day temporary protection order, without consent of the owner, to allow Council to give detailed consideration for further long-term protection options for the property at 1525 Shasta Place and to negotiate an appropriate resolution with the property owner."

If you are concerned about the imminent loss of another of Rockland's heritage houses, please email Council, encouraging them to support her motion: Councillors@victoria.ca

Thank you,

Janet Simpson, President RNA

Heritage-Registered
For: Albert Edward Todd; Lawrence Shirley Northey

Alicia Ferguson

From: Chris Coates
Subject: RE: 525 Shasta place

From: Douglas Scott
Date: August 30, 2017 at 4:19:34 PM PDT
To: "Councillors@victoria.ca" <Councillors@victoria.ca>
Subject: 525 Shasta place

Council,

I would like to add my name to the list of concerned residents regarding potential demolition of 525 Shasta Place.

I am in support of Pam Madoff's motion, "That staff prepare a resolution directing staff to prepare a 60 day temporary protection order, without consent of the owner, to allow Council to give detailed consideration for further long-term protection options for the property at 1525 Shasta Place and to negotiate an appropriate resolution with the property owner."

Thank you for your attention,

Douglas Scott, Architect AIBC
1-1001 Terrace Avenue

Alicia Ferguson

From: Chris Coates
Subject: RE: proposed demolition of 1525 Shasta Place, Victoria, B.C.

From: Susan Erling-Tyrell
Date: August 30, 2017 at 4:49:55 PM PDT
To: "Councillors@victoria.ca" <Councillors@victoria.ca>
Subject: proposed demolition of 1525 Shasta Place, Victoria, B.C.
Reply-To: Susan Erling-Tyrell

Dear Sirs

As a concerned resident of Rockland I am outraged that again another property of great historical interest and value is about to be demolished in favour I would presume of yet another characterless box adding nothing whatsoever to our very unique and historically interesting neighbourhood. I therefore fully support Councillor Madoff.s application to try and delay and indeed prevent such another tragedy being permitted here all in the name of greed by owners who are obviously totally insensitive to the very nature and core of Rockland - thank you for your consideration.

Susan and Thomas Erling-Tyrell
1560 Rockland avenue,
Victoria, B.C.

Alicia Ferguson

From: Chris Coates
Subject: RE: 1525 Shasta Pl

From: j milroy
Date: August 30, 2017 at 5:23:14 PM PDT
To: "Councillors@victoria.ca" <Councillors@victoria.ca>
Subject: 1525 Shasta Pl
Reply-To:

The history and provenance of this building puts it alongside Craigdarroch and few other buildings in Victoria to be protected. I volunteer at Craigdarroch and visiting walking tourists absolutely love our neighborhood. Please don't make the mistake Vancouver made in the 1960's and Victoria copied then.

Sent from Yahoo Mail on Android

Alicia Ferguson

From: Chris Coates
Subject: RE: Support for Councillor Madoff's Motion re 1525 Shasta Place

From: Harpers
Date: August 30, 2017 at 5:26:21 PM PDT
To: <Councillors@victoria.ca>
Subject: Support for Councillor Madoff's Motion re 1525 Shasta Place

Dear Councillors:

I am very concerned to hear about the potential loss of a house at 1525 Shasta Place, which has significant heritage value, and therefore, benefits not only the Rockland neighbourhood, but the City of Victoria, and therefore, the entire region.

I understand that Councillor Madoff will be bringing forth a motion, "That staff prepare a resolution directing staff to prepare a 60 day temporary protection order, without consent of the owner, to allow Council to give detailed consideration for further long-term protection options for the property at 1525 Shasta Place and to negotiate an appropriate resolution with the property owner."

The motion appears to provide an opportunity to resolve this situation to the benefit of all parties, and in the public interest. For these reasons, I strongly encourage Council to support the motion.

Thank you for considering this matter.

Yours truly,
Carol Anne Harper
1000 Joan Crescent

Alicia Ferguson

From: Chris Coates
Subject: RE: [Neighbours] the heritage-registered house at 1525 Shasta Place

From: Jane Marsh
Date: August 30, 2017 at 5:33:42 PM PDT
To: 'Janet Simpson' <jesimpson@shaw.ca>
Cc: <Councillors@victoria.ca>
Subject: RE: [Neighbours] the heritage-registered house at 1525 Shasta Place

thanks but realize I missed the point of keeping the home IN VICTORIA SO MOVING IS THE BEST RATHER THAN SELLING IT TO THE SAN JUAN ISLANDS WHO I HAVE HEARD HAVE BOUGHT A WHOLE LOT OF OUR HOMES AND BARGED THEM TO THEIR ISLANDS..A LOSS FROM US AND A GAIN FOR THEM..

From: Janet Simpson [<mailto:jesimpson@shaw.ca>]
Sent: Wednesday, August 30, 2017 5:01 PM
To: Jane Marsh
Subject: Re: [Neighbours] the heritage-registered house at 1525 Shasta Place

Thanks, Jane.
Your email to council is very much appreciated.

Janet

On Aug 30, 2017, at 4:23 PM, Jane Marsh wrote:

Why do they not suggest at thinking about selling the place to someone in the San Juan island OR like Abstract who bought the home on the corner of Richmond and Oak Bay and with the help of the Nichol Bros moved it to Pemberton Ave. and turned it into 7 great suites for thoughtful folks to move into and hence preserve the beauty of a home like Westover? I am sure that our very, trusted Council Member, Pam Madoff with try to orchestrate such a transaction.? Westover on a beautiful, dead end street??? and then what are they going to build.? some modern, eyesore again?
Jane Marsh from the address above.

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From: neighbours-bounces@mm.rockland.bc.ca [<mailto:neighbours-bounces@mm.rockland.bc.ca>] **On Behalf Of** Janet Simpson
Sent: Wednesday, August 30, 2017 1:52 PM
To: neighbours@mm.rockland.bc.ca
Subject: [Neighbours] the heritage-registered house at 1525 Shasta Place

Hello Neighbours,

The owner of Westover, the heritage house at 1525 Shasta Place, has applied to the City for a demolition permit. Details of this heritage property are below.

Our liaison on City Council, Pam Madoff, will be bringing forth a motion tomorrow requesting "That staff prepare a resolution directing staff to prepare a 60 day temporary protection order, without consent of the owner, to allow Council to give detailed consideration for further long-term protection options for the property at 1525 Shasta Place and to negotiate an appropriate resolution with the property owner."

If you are concerned about the imminent loss of another of Rockland's heritage houses, please email Council, encouraging them to support her motion: Councillors@victoria.ca

Thank you,

Janet Simpson, President RNA

Heritage-Registered
For: Albert Edward Todd; Lawrence Shirley Northey

Architects: William Ridgway Wilson (1904);
Peter Cotton (1968)
Contractor: Thomas Catterall (1904)

<image001.png>

ARCHITECTURE:

Westover is fashioned out of a former stable or coachhouse, the only remaining structure of one of Victoria's great estates, *The Leasowes*. It originally accommodated up to six carriages and a number of horses. This 1½-storey structure has a wide, shallow hipped roof with two large gabled dormers perpendicular to each other. It has an one-storey hip-roofed extension on the left rear corner with unusual 12-over-three windows. There were originally sliding stable doors under the dormers, one of these has become the main front entrance. The balustrade on the balcony above the entrance was designed to imitate the vent headers in the gables; the vents vented the haylofts. The dormers are decorated with stickwork over the drop siding, that covers the entire structure. Six-over-one double-hung sashes with horns were added on the main floor to complement original six-over-six upper floor windows, and to replace horizontal windows at horse-head height.

Contractor Thomas Catterall (b. Liverpool, ENG 1843-1919) lived at 1012 Pemberton Rd, Rockland (demolished), then at 1336 Beach Dr, Oak Bay.

ORIGINAL OCCUPANTS:

1904-11: Bert Todd (721 Linden Av, Rockland) built *The Leasowes*, complete with a substantial stable, for his widowed mother; Rosanna (née Wigley, 1839-1931), and sisters, Mae and Nellie. It was named for a family home in Staffordshire, ENG. Mae married John Hebden Gillespie of *Highwood* (1021 Gillespie Pl, Rockland) in 1905. Nellie married his brother Alexander in 1907, and both couples moved out. Bert lived here with his mother until his marriage in 1910, but according to family she was lonely for her daughters and hated the huge house. In 1911 Rosanna auctioned off the property and moved near her daughters, into 1972 Fairfield Rd, now 423 Chadwick Pl, Gonzales, which she also called *The Leasowes*.

OTHER OCCUPANTS:

1911-38: James Dunsmuir (1852-1920) and Laura Miller (née Surles, 1858-1937) bought the estate and renamed it *Westover*, to use as their pied-à-terre in the City; their primary residence was *Hatley Park* in Colwood. Born at Fort Vancouver, WA, as his parents, Robert and Joan Dunsmuir (1050 Joan Cr, Rockland) were coming from Scotland to Vancouver Island with HBC, James spent his early childhood in Nanaimo, and completed his education at a military college in Blackburg, VA. Laura, a member of the prominent Byrd family of Virginia, was born in another *Westover*, one of the great Colonial Georgian mansions. She was completing her education in Hamilton, ON, when she met James. They married in 1876.

Upon his return to Vancouver Island, James joined his father's coal mining firm, and took over the family businesses almost entirely after his father died in 1889. The family first lived at his parent's former home, *Fairview* (demolished)

in James Bay, then built *Burleith* (destroyed by fire) in Victoria West in 1891-92. James was elected MLA for Comox in 1898, and for Newcastle in 1900. He became Premier of BC that year, but resigned two years later because of a controversy over railway policies. From 1906-09 James was BC's Lt.-Gov., but was criticised for his refusal to give Royal Assent to anti-Asian legislation, because his company was using cheap Chinese immigrant labour. During this period *Hatley Park* was constructed in Colwood. James retired after the death of their son Lt. James "Boy" Dunsmuir when the *Lusitania* was torpedoed in May 1915; he never recovered from that loss.

Laura was active in charitable organizations and social clubs and was the first honorary president of the Women's Canadian Club. She died at *Hatley Park* in 1937. In the late 1920s Laura loaned *Westover* to daughter Kathleen and husband A. Seldon Humphreys, so that their children could attend school in Victoria. Kathleen held many parties on the large estate, but in 1929 they moved to their new house at 1621 Prospect Pl in Oak Bay. Kathleen was a dedicated worker during both World Wars. During WWII she ran a travelling canteen for Canadian soldiers in Farnborough and Aldershot. She was killed in 1941, during the Blitz. While entertaining family and friends at her son's engagement party in the London nightclub *Cafe de Paris*, it took a direct hit during a German bombing raid.

Tenants: 1917-20: Chauffeur John William Thompson Johnston (1871-1951) and Jeannie Robson (née Martin, 1873-1924), both from Aberdeen, Scotland, lived above the stable. John, who was later a bus driver for BCER, left the house after Jeannie's death.

1931: Gardener Samuel James McClean (1878-1954) and his wife Jean (Dunlop).

Owners: 1938-68: May France (née Montgomery, 1882-1968) came to Victoria from Britain in 1913 and worked for the Dunsmuirs as nanny to their youngest daughter Dola. In England and Tokyo, May had worked for several high-ranking Japanese families, including Prince Tokugawa. In 1918 she married Herbert Henry France (c.1888-1938), a repairman with Thomas Plimley. She left her job and they moved to Sidney where he died of cancer. The Dunsmuir family gave the remodelled *Westover* stable to May as a home for herself and son Gordon. The Dunsmuirs then sold the main house and remainder of the property to the city for unpaid taxes c.1941, and the big house was demolished in the late 1950s.

In 1957, May remarried, to widower Robert Percival Sterling Twizell (1875-1964), a retired architect. He and his brother George Sterling Twizell, both born in Newcastle-on-Tyne, ENG, came to Vancouver c.1908. The partnership of Twizell & Twizell lasted until 1954, although George retired to Esquimalt in 1950. They designed a number of prominent houses in Shaughnessy Hts, and many schools and churches. Robert moved to Victoria after his first wife died in 1957, and George died that same year. Robert and May went on a five-month honeymoon to Europe, then moved back into *Westover* and made further renovations.

1969-70s: J. Lawrence and Shirley Northey from Calgary hired architect Peter Cotton to turn the entire stable building into a home.

1980s: Sam Bawlf restored the house. In 1973 as a Victoria City councillor, he developed the City's first heritage policies and lobbied the BC government for the first urban heritage conservation amendments to the Municipal Act. In 1977, as Minister of Recreation and Conservation in BC's Social Credit government, Sam wrote BC's first Heritage Conservation Act, and steered the development of the BC Heritage Trust and Heritage Conservation Branch. Sam is the brother of the late Nicholas Bawlf (b. Calgary 1938-2012), heritage preservation architect (642 Battery St, James Bay.)

ADDITIONAL INFORMATION & IMAGES:

• Map of Victoria's Heritage Register Properties

• Rockland History

• Rockland Heritage Register

• Hallmark Heritage Society Archives

• This Old House, Victoria's Heritage Neighbourhoods,
Volume Three: Rockland, Burnside, Harris Green, Hillside-Quadra, North Park & Oaklands

Alicia Ferguson

From: Chris Coates
Subject: RE: 1525 Shasta Place- demolition permit

From: Jen's Mail
Date: August 31, 2017 at 10:32:54 AM PDT
To: <Councillors@victoria.ca>
Subject: 1525 Shasta Place- demolition permit

I understand the owners of a heritage home at 1525 Shasta Place have applied for a demo permit for the building. I urge you to consider a moratorium on the destruction of our heritage buildings. I am sure with a bit of time for discussion and consultation that a better solution can be found to ensure this building is preserved. Please support Pamela Madoff's motion when brought forward next week.

Respectfully,
Jennifer Bennett

Sent from my iPhone.

Alicia Ferguson

From: Chris Coates
Subject: RE: Please support Councillor Pam Madoff's motion re 1525 Shasta Place

From: Bill Birney
Date: August 31, 2017 at 12:10:30 PM PDT
To: <Councillors@victoria.ca>
Subject: Please support Councillor Pam Madoff's motion re 1525 Shasta Place

Please support Councillor Pam Madoff's motion re 1525 Shasta Place requesting "That staff prepare a resolution directing staff to prepare a 60 day temporary protection order, without consent of the owner, to allow Council to give detailed consideration for further long-term protection options for the property at 1525 Shasta Place and to negotiate an appropriate resolution with the property owner."

Such an important issue can surely withstand 60 days' consideration.

Thank you.

William Birney
1215 Rockland Avenue

Alicia Ferguson

From: Chris Coates
Subject: RE: 1525 Shasta Place

From: Mary Gelpke
Date: August 31, 2017 at 12:17:54 PM PDT
To: <Councillors@victoria.ca>
Subject: 1525 Shasta Place

Dear Councillors,

I write to support a protection order to avoid demolition of the above property. This should be a designated heritage building with its 1904 design and historical connections to James Dunsmuir and other early Victoria families and is part of the essential ambience of this particular Rockland area. Its destruction should not be tolerated.

Sincerely,

Paul M Gelpke,MD. Rockland resident.

Alicia Ferguson

Subject: RE: Support Malldorf re saving house on Shasta pl

From: celticsoul

Date: September 1, 2017 at 10:28:15 AM PDT

To: "councillors@victoria.ca" <councillors@victoria.ca>

Subject: Support Malldorf re saving house on Shasta pl

Hello please support c maldorfs vote and to NOT ALLOW demolition of the home on Shasta
place in Victoria with dunsmuir connections thankyou
A and h Stevens

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Alicia Ferguson

Subject: RE: 1525 Shasta Place

From: Reb Stevenson

Date: September 1, 2017 at 11:19:50 AM PDT

To: <councillors@victoria.ca>

Subject: 1525 Shasta Place

To whom it may concern,

I am writing in support of Councillor Madoff's proposal to give consideration to the historically significant property at 1525 Shasta Place in Rockland.

Please do not allow Victoria's character and history to be wiped out. Neighbourhoods like Rockland, Oak Bay, James Bay and Fairfield are what define Victoria. I am disgusted to think that someone would purchase a beautiful home that's in keeping with the neighbourhood only to destroy it. Not only is this an affront to Victoria's heritage and community, it's a colossal waste of materials.

I beg you to look at Vancouver and make different choices for Victoria.

Sincerely,
Rebecca Stevenson