

Town of Ladysmith

# Community Heritage Register



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## Community Heritage Register Summary

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21	Johnson's Shoes Building	526 First Avenue	2014	Yes
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23	Ladysmith Cemetery	320 Christie Road	2017	Pending
24	Nicholson House	421 First Avenue	2017	Pending
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29	Knight's Clock	First Avenue	2017	Pending
30	Dragon City Restaurant Sign	322 Esplanade	2017	Pending
31	341 First Avenue Building	341 First Avenue	2017	Pending
32	Ladysmith Town Hall	410 Esplanade	2017	Pending
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## TRAVELLER'S HOTEL 422 FIRST AVENUE

Added to Register: 2006

### Description of Historic Place

The Traveller's Hotel is a brick, three-storey Edwardian era building located on the main thoroughfare of Ladysmith's downtown core. The historic place is confined to the building footprint.

### Heritage Value

The large and highly detailed Traveller's Hotel building speaks to the prosperity and optimism that existed in pre-war Ladysmith. From 1900, when it was first established as a coal trans-shipment point, to 1912, Ladysmith experienced rapid economic growth that saw the community transformed from a rough camp into a bustling urban centre. In 1912, a protracted regional coal miner's strike brought work in the mines to a halt and Ladysmith's first economic 'boom' period was effectively over. Although construction was not completed until 1913, the Traveller's Hotel is an important tangible reminder of Ladysmith's earliest development and the sense of possibility and progress that accompanied it.

The Traveller's Hotel is an excellent example of an Edwardian-era, commercial style building. The symmetrical facade, simple form and massing are typical of Edwardian Classicism while the highly detailed brick facade and heavy cornices express an earlier, more exuberant Victorian aesthetic. The most striking features are the brick swastika symbols on the front facade. At the time of construction, the swastika was a relatively common symbol of prosperity and peace; during World War II, concerns were expressed about the symbol's association with Nazism. The building was not altered in response to these concerns and the Traveller's Hotel remains in substantially original condition.

The Traveller's Hotel is also a tangible reminder of the social and economic importance of hotels in Ladysmith's history. Although originally built to serve short-term guests, as its name implies, the Traveller's Hotel also served long-term boarders. Like most mining communities, early Ladysmith had a large population of single, often transient, men. As affordable housing alternatives, hotels functioned as living quarters and, in the bars and restaurants located on the ground floor, as social centres.

The Traveller's Hotel is located within a grouping of historic buildings on the main thoroughfare in the commercial core. Its height and mass, especially in relation to the smaller buildings that flank it, make it a highly visible community landmark.

### Character-Defining Elements

Character-defining elements of the Traveller's Hotel include:

- all of the elements of an Edwardian-era commercial building as expressed in the simple form and massing, flat roof, multi-coloured, articulated brick façade, large storefront windows, brick columns flanking the central entry, casement windows with leaded glass transoms on front façade, and ornate upper and lower pressed-metal cornices that extend the full width of the building.
- The location of the building within a grouping of historic buildings on the main thoroughfare of the downtown core
- The use of the ground floor for commercial purposes
- The height of the building, especially in relation to adjacent buildings
- The sign at the roofline with the name of the hotel
- The brick swastika symbols on the front façade
- The blue and white sidewalk tiles at the front entry that spell out the building's name



## ST. JOHN THE EVANGELIST ANGLICAN CHURCH 314 BULLER STREET

Added to Register: 2006

### Description of the Historic Place

St. John the Evangelist Anglican Church is a simple, vernacular structure with restrained Gothic elements. Located in a residential neighbourhood adjacent to the town centre, the historic place includes the church, attached hall, and mature trees in the churchyard.

### Heritage Value

St. John the Evangelist Anglican Church exemplifies the nature of Ladysmith's earliest social and physical development. Like the Methodist and Presbyterian church buildings, this structure was moved to this site around 1900 from Wellington, a community about 20 miles to the north. When coal mining ended in Wellington, many buildings were moved to Ladysmith, newly created by industrialist James Dunsmuir to service nearby mines. In effect, Ladysmith was an instant company town. The early presence of these relocated buildings gave the young town a sense of permanence, cohesion and civility not often associated with pioneer mining towns. Located on its original site and substantially intact, St. John the Evangelist Anglican Church continues to serve the community as a place of worship.

St. John the Evangelist Anglican Church is a good example of a vernacular, pioneer church. Originally built as a school sometime in the 1880s, the plain, rectangular building was substantially modified by 1910. Modifications included the addition of two transepts for a vestry and organ loft, an octagonal chancel, larger windows, a belfry and a vestibule and entry. Modest Gothic style elements include the pointed arch stained glass windows, slim bell tower and the pointed arch design of the main entry. In the 1950s, a nondescript hall was attached to the east side of the building. While unremarkable aesthetically, the hall is an integral part of the church complex.

The small adjacent churchyard, with its mature trees, conveys a sense of tranquility that complements the church buildings.

### Character Defining Elements

Character defining elements of St. John the Evangelist Anglican Church include:

- all the pioneer elements of the church including the modest scale, wooden siding and cedar shingles
- all the Gothic inspired elements including the general massing of the structure, the pointed arch, stained glass windows, slim bell tower and pointed arch in the front entry
- the mature trees on the property
- the attached, wood-sided hall



## AGRICULTURAL HALL AND SPORTS FIELD 1110 FIRST AVENUE

Added to Register: 2006

### Description of the Historic Place

The Agricultural Hall is a large, wood-frame building located on a main thoroughfare in the town centre. The historic place includes the hall, concrete sign and adjacent Sports Field.

### Heritage Value

Developed in the early 20<sup>th</sup> century, the Agricultural Hall and Sports Field have historical and continuing value as community gathering points. In addition to hosting the

annual agricultural fair, one of the biggest annual events in Ladysmith, the hall was the site of dances, concerts and numerous sporting events. Major sporting events took place at the Sports Field, with some events drawing thousands of spectators. The Hall and Field's value as public venues, in an era before in-home entertainment was widely available, was substantial. The sites continue to be used for community events.

Built in 1922, the Agricultural Hall is an excellent example of a large, utilitarian structure purpose-built for community sporting and social events. The Hall's architecture is uncomplicated with minimal detailing. The building has not been significantly altered since it was built, except for the removal of the main entrance from the east to the north side and the application of shingle siding. The concrete Recreational Fairgrounds sign was originally placed over a gate marking the entrance to the Hall and is now located in the field above the Hall.

The Agricultural Hall is an excellent example of a long-term community preservation project. In the 1960s, the Lion's Club laid the current hardwood floor. In 1971, the Town used provincial grant funds to re-clad the exterior. In the late 1980s and early 1990s, Ladysmith's Air Cadet Squadron #257, concerned about the possible loss of the Hall, revitalized the interior of the building and gifted those renovations to the Town. In 1999-2000, the Town, once again using provincial grant funds, significantly upgraded the exterior and adjacent grounds. These efforts underline the building's continuing value as an important communal space.

The Agricultural Hall's large mass and location at a prominent intersection make it a highly visible community landmark.

### Character-Defining Elements

Character-defining elements of the Ladysmith Agricultural Hall and Sports Field include:

- The spatial relationship of the Hall and Field
- The original architectural elements of the Agricultural Hall including its general scale and massing, overall simplicity, wooden sash windows and gable brackets
- The concrete sign
- The location at a prominent intersection



First Avenue, Looking South (2009)

## CONTEXT STATEMENT: FIRST AVENUE, WEST SIDE

Added to Register: 2010

The buildings located on the west side of First Avenue, between Roberts and High Streets, form the largest concentration of heritage structures in Ladysmith. Although from different eras and of varying styles, these similarly scaled and massed buildings create an overall cohesive streetscape and significantly contribute to the historic character of the commercial core.



## ISLAND HOTEL 440 FIRST AVENUE

Other Name(s): Europe Hotel

Added to Register: 2006

### Description of the Historic Place

The Island Hotel is a three-storey, brick-faced Edwardian commercial building located on the west side of Ladysmith's main commercial corridor. The historic place is confined to the building footprint.

### Heritage Value

The Island Hotel is a very good example of an Edwardian commercial façade. Originally built in 1900 as the Europe Hotel, the building underwent substantial renovations in 1913. The hotel was raised, a floor was added and a brick façade was applied. These changes were the result of new

laws that required hotels to have certain numbers of rooms in order to hold liquor licenses. The restrained, symmetrical style reflects a shift from the more eclectic and elaborate styles of the Victorian era that preceded it. Although some later alterations were made to the building to accommodate changing street grades, the Island Hotel is substantially intact.

The Island Hotel is a tangible reminder of the social and economic importance of hotels in Ladysmith's history. Like most mining communities, early Ladysmith had a large population of single, often transient, men. As affordable housing alternatives, hotels functioned as living quarters and, in the saloons and restaurants located on the ground floor, as social centres. The hotel contributes significantly to the understanding of working-class male history.

The Island Hotel is part of a grouping of largely intact historic buildings in Ladysmith's commercial core. Situated mid-block, the building is part of an almost continuous city block of similarly scaled, historic buildings that collectively create a cohesive streetscape.

Associated with Ladysmith's earliest commercial development, the Island Hotel has operated continuously in Ladysmith since 1900 and is a significant contributor to the heritage character of the area.

### Character-Defining Elements

The character-defining elements of the Island Hotel include:

- the building's continuous commercial use
- all the elements of a modest Edwardian commercial building including the simple form and massing, symmetrical façade, brick facing, flat roof, simple one-over-one wood-framed windows, cornice and arrangements of doors and windows at the street level
- the building's location within a group of similarly proportioned, historic commercial buildings on the town's main commercial street.



## LADYSMITH TRADING COMPANY 410 FIRST AVENUE

Other Name(s): Carlyle Block, Ward Block

Added to Register: 2010

### Description of the Historic Place

The Ladysmith Trading Company is a two-storey, vernacular commercial building located at a prominent intersection on Ladysmith's main commercial street. The historic place is confined to the building footprint.

### Heritage Value

The Ladysmith Trading Company is valued for its long association with the Rogers Family and its continuous use as a dry goods store for almost 100 years. John Weaver Rogers arrived in Ladysmith about 1912 and operated several dry goods stores before moving to this location around 1920. Around 1929, Rogers founded the Ladysmith Trading Company. In the mid-1950s, Rogers' sons, Jack and Darrell, took over operation of the store. A true family business, John Weaver's wife Mary continued working in the store, alongside her children and grandchildren, into her 90s. The Ladysmith Trading Company formally wound up after Jack Rogers' death in 2007. For almost a century, the Rogers family served generations of local residents and the building has substantial value as a place of nostalgia and memory for those who once worked and shopped there.

The Ladysmith Trading Company is part of a grouping of largely intact historic buildings in Ladysmith's commercial core. The building is the southern anchor of an almost continuous city block of similarly scaled, historic buildings that collectively create a cohesive streetscape.

Substantially renovated over the years, the building's architectural value lies in its scale and simple form and the window and door arrangement at the street level, which typifies commercial buildings of this era. There are also iconic and aesthetic values in the building's distinctive signage, consisting of large-scale, individually attached letters that spell out Ladysmith Trading Co. Ltd.

### Character-Defining Elements

The character-defining elements of the Ladysmith Trading Company include:

- the building's form, scale and massing
- the siting of the building as the southern visual terminal of the 400-block of First Avenue
- the large windows and recessed entry doors at the street level
- the signage on the front façade
- the building's location within a group of similarly proportioned, historic commercial buildings on the town's main commercial street



## NICHOLSON BLOCK 436 FIRST AVENUE

Added to Register: 2010

### Description of the Historic Place

The Nicholson Block is a two-storey, brick Edwardian commercial building on the west side of Ladysmith's main commercial street. The historic place is confined to the building footprint.

### Heritage Value

The Nicholson Block is significant for its association with a defining event in Ladysmith history. During the Great Strike of 1912-14, meetings of the United Mine Workers of America were held on the second floor. Striking for better

wages, working conditions and union recognition, the miners ultimately achieved none of these goals and, after two long, bitter years, the strike collapsed. Shaken and demoralized, the optimistic and expansive spirit of the pre-strike community was fundamentally altered and would not be recovered until the emergence of the logging industry in the late 1930s.

The Nicholson Block is valued for its association with early developer and community leader Donald Nicholson. Nicholson was a member of the first town council and served as Mayor in 1906 and 1908-1909. In addition to this building, Nicholson built Ladysmith's first hospital, first purpose-built school, the Opera House and several other early buildings. A section of road, still known as the Speedway, was graded and built by Nicholson, originally for use as a horse racing track.

Built in 1909, the Nicholson Block is a very good example of an Edwardian Classical Revival style commercial building. The building's simple form, massing, and symmetrical facade reflect the transition from the more elaborate styles of the Victorian period to the restrained elegance of the Edwardian era.

The Nicholson Block is part of a grouping of largely intact historic buildings in Ladysmith's commercial core. Situated mid-block, the building is part of an almost continuous city block of similarly proportioned historic buildings that collectively create a cohesive streetscape.

Associated with Ladysmith's earliest development, the Nicholson Block has been in continuous commercial use for over a century and is a significant contributor to the heritage character of the area.

### Character-Defining Elements

The character-defining elements of the Nicholson Block include:

- all of the elements of an Edwardian era Classical Revival style commercial building as expressed in the overall restrained appearance, simple form and massing, symmetrical façade, flat roof, brick construction with corbelled detailing, cambered arches on upper storey windows, and simple pilasters, frieze and capitals
- the building's location within a group of similarly proportioned, historic commercial buildings on the town's main commercial street
- continuous use as a commercial building



## MAINSTREET BUILDING 512 FIRST AVENUE

Other Name(s): Hillier Block

Added to Register: 2010

### Description of the Historic Place

The Mainstreet Building is a two-storey, brick, Edwardian Classical Revival style commercial building located on the west side of Ladysmith's main commercial street. The historic place is confined to the building footprint.

### Heritage Value

Built in 1922, the Mainstreet Building is an excellent example of an Edwardian era

Classical Revival style commercial building. The building's symmetrical façade, pilasters, and highly decorative capitals are all typical elements of this style. The building also features exceptional multi-coloured, decorative brickwork.

The Mainstreet Building is part of a grouping of largely intact historic buildings in Ladysmith's commercial core. Situated mid-block, the building is part of an almost continuous city block of similarly proportioned historic buildings that collectively create a cohesive streetscape.

The Mainstreet Building has been in continuous use as a commercial building since its construction. Although the building is among the youngest on this city block, it speaks to the ongoing commercial development of the area and contributes to the heritage character of the area.

### Character-Defining Elements

The character-defining elements of the Mainstreet Building include:

- all of the elements of the Classical Revival Style building as expressed in the simple form and massing, flat roof, symmetrical, three bay, multi-coloured brick façade, pilasters topped by large, decorative capitals, distinctive checkerboard brickwork below the simple cornice, contrasting colour brick quoining around the second-storey windows, leaded glass in the upper sashes of the wood-framed second-storey windows and the arrangement of the windows and doors at the street level
- continuous commercial use
- the building's location within a group of similarly proportioned commercial buildings on the town's main commercial street



## 530 FIRST AVENUE BUILDING 530 FIRST AVENUE

Added to Register: 2010

### Description of the Historic Place

The 530 First Avenue Building is a small, Boomtown style building located on the west side of Ladysmith's main commercial street. The historic place is confined to the building footprint.

### Heritage Value

Built around 1900, the 530 First Avenue Building is an excellent example of a simple, vernacular Boomtown or False-front style structure. Until the erection of more

sophisticated brick buildings in this area over the next few decades, Ladysmith's first commercial buildings were typically wood framed and clad and false-fronted. Boomtown fronts made buildings appear more substantial and provided a convenient area for signage while large windows at the ground level provided space for goods display. This otherwise modest building is embellished by a relatively ornate cornice.

The one-storey 530 First Avenue Building stands out as the smallest building on this city block. Shorter and narrower than any of its neighbours, the building contributes significant visual interest for its unique scale and style. Several similar buildings are scattered throughout the commercial area, although there are none on this specific block.

Symbolizing Ladysmith's very earliest commercial development, the 530 First Avenue Building has been in continuous use for over a century and adds significantly to the heritage character of the street.

### Character-Defining Elements

The character-defining elements of the 530 First Avenue Building include:

- all of the elements of vernacular, Boomtown architecture as expressed in the wood siding, boomtown false front façade, cornice and simple single door and window arrangement
- the building's small scale, simple form and massing
- the building's location within a group of historic commercial buildings on the town's main commercial street
- continuous commercial use



## COMOX LOGGING & RAILWAY SHOPS BUILDING 610 OYSTER BAY DRIVE

Added to Register: 2014

### Description of Historic Place

The Comox Logging and Railway Shop Building is a large, utilitarian structure located between the waterfront and the Esquimalt and Nanaimo main rail line, just outside the downtown core of Ladysmith. The historic place is confined to the building footprint.

### Heritage Value

The Comox Logging and Railway Shops Building is valued as a very rare, intact remnant of the community's industrial logging past. The Comox Logging and Railway Company played the key role in the resuscitation of the town's economy after the coal mines closed in 1931. For several years, Ladysmith suffered a severe economic slump and the town experienced a loss in population. This situation was dramatically reversed in 1936 when the Comox Logging and Railway Company started a major new logging initiative in the area. The building stands as a tangible reminder of the pivotal role the Comox Logging and Railway Company played in Ladysmith and as a symbol of the post-mining economy. The structure is substantially intact.

Built in 1943, the Comox Logging and Railway Shops Building is an excellent example of a vernacular, utilitarian building. Designed to accommodate the repair of both locomotives and trucks, the building is notable for its simple, functional form and sturdy construction.

The Comox Logging and Railway Shops Building is part of a grouping of historic buildings and objects that include a machine shop and other ancillary buildings and several oversize artifacts including a restored locomotive. Collectively, these other buildings and objects provide an understanding of early industrial processes and opportunities for historic interpretation.

### Character-Defining Elements

The character-defining elements of the Comox Logging and Railway Shops Building include:

- all of the elements of a large, functional, industrial structure including the simple form, the large sliding doors that allowed the easy movement of trucks and locomotives into the building for repair, the large number of windows for natural light and ventilation, the corrugated tin cladding, and the overhead crane on the front elevation
- the building's location within a group of related historic buildings and objects



## THE OLD POST OFFICE 340 ESPLANADE

Added to Register: 2014

### Description of Historic Place

The old Post Office Building is a large, commanding brick building with Beaux-Arts detailing located on a prominent corner site on the main highway through Ladysmith. The historic place is confined to the building footprint.

### Heritage Value

Built in 1910, the Post Office Building is an excellent example of a standard plan post office erected during the era of David Ewart's tenure

as Chief Dominion Architect. It is distinguished by its solid brick construction, its symmetrical and refined appearance and its prominent cornice.

The Post Office Building is significant as the premier symbol of early federal government presence in Ladysmith. This expensive and sophisticated building projected federal power and authority and, at the same time, signaled Ladysmith's status as a town of consequence, worthy of federal investment.

Considerably larger and more elaborate than any neighbouring buildings, the Post Office Building is a highly visible community landmark.

### Character-Defining Elements

The character-defining elements of the Post Office Building include:

- its standard plan and modest Beaux-Arts style, functional design and high level of craftsmanship including two-storey rectangular massing, symmetrical façade, flat roof, semi-circular windows on the lower floor, rectangular windows on the upper floor, separate entrances for the customs and post office functions and elaborate dentilled cornice that defines the roofline
- its brick construction with dressed stone basement
- the incised Customs and Post Office signs on the front façade and brass mail and newspaper slots on the north elevation that indicate the building's original function
- its siting on a prominent corner location on a major thoroughfare



## TEMPERANCE HOTEL 32 HIGH STREET

Added to Register: 2014

### Description of Historic Place

The Temperance Hotel is a modest, two-storey, wood-framed building located in Ladysmith's commercial core. The historic place is confined to the building footprint.

### Heritage Value

Built in 1900, the Temperance Hotel is a good example of a vernacular, early commercial building.

Its simple form and detailing represent the type of commercial building that predominated in Ladysmith until the construction of more substantial, and often elaborate, buildings a few years later.

The Temperance Hotel, moved from Wellington in 1900, symbolizes the once-common practice of moving buildings to different locations as new coal mines were developed or as old ones failed. The relocation of buildings underlines the fragile and variable nature of coal mining economies and is a significant symbol of the community's socioeconomic history.

The Temperance Hotel is significant as a tangible reminder of the social and economic importance of hotels in Ladysmith history. Like most mining communities, early Ladysmith had a large population of single, often transient, men. As affordable housing alternatives, hotels functioned as living quarters and, in the saloons and restaurants typically located on the ground floor, as social centres. The Temperance Hotel has further significance as the only local hotel that did not serve alcohol and is a tangible reminder of the temperance movement, one of the most importance social movements of the nineteenth and early twentieth centuries.

The Temperance Hotel is significant for its association with a defining event in Ladysmith history. During the Great Strike of 1912-1914, the hotel accommodated single men brought in as strike breakers. The hotel became a focal point for the frustrations of the strikers during the 1913 riots, and the target of one of two bombs ignited on the night of August 12. Striking for better wages, working conditions and union recognition, the miners ultimately achieved none of these goals and, after two long, bitter years, the strike collapsed. Shaken and demoralized, the optimistic and expansive spirit of the pre-strike era was fundamentally altered and would not be recovered until the emergence of the logging industry in the late 1930s.

The Temperance Hotel is valued as part of a grouping of historic buildings in the commercial core of Ladysmith.

### Character-Defining Elements

The character-defining elements of the Temperance Hotel include:

- all the elements of an early commercial building as expressed in the simple form and massing, modest scale, wood construction and cladding and overall lack of ornamentation
- the building's location in the commercial core within a larger group of heritage buildings
- the signage that indicates the building's association with the Temperance Movement



## THE CONVENT SCHOOL 210 BULLER STREET

Added to Register: 2014

### Description of Historic Place

The Convent School is a large, Second Empire style building located on a hillside in a residential section of Ladysmith. The historic place is confined to the building footprint.

### Heritage Value

Built in 1910, the Convent School is a large three-storey, concrete block building. The most distinctive feature is the mansard roof. While the roof form is intact, the original dormers were

removed when the building was converted into apartments. The roof profile is a major element of the Second Empire style, which in turn was closely associated with late nineteenth century institutional style, especially with Roman Catholic religious orders.

The Convent School is significant for its association with the Sisters of St. Ann, who were the first Catholic order of nuns to run a school in the building. The Quebec-based Sisters of St. Ann arrived in British Columbia in 1858 and, over time, provided schools, orphanages and health care throughout the province. The Sisters were a vital and important part of the civic community and this building is one of several that serve as a tangible legacy of their contributions to the province.

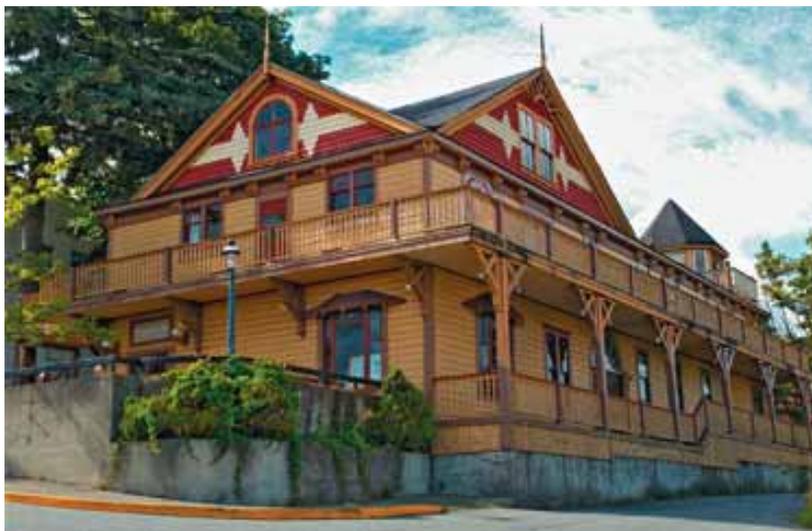
Located on a hillside above the town centre, the building's height, mass and distinctive roof line makes it an important community landmark.

The Convent School is significant as the only remaining early school building in Ladysmith and the only remaining building on a site that once also included a Catholic Church and Rectory. As such, it is the only tangible evidence of the community's earliest educational and Roman Catholic religious landscape.

### Character-Defining Elements

The character-defining elements of the Convent School include:

- the building's scale, mass and form, the Second Empire style roof, masonry construction including a variety of concrete block styles, the bell tower, and the fenestration pattern on all elevations
- the building's location on a hillside, overlooking the town centre



## JONES HOTEL

### 12 GATACRE STREET

Other Name(s): Miner's Hotel

Added to Register: 2014

#### Description of Historic Place

The Jones Hotel is a two and one-half storey Queen Anne style building located between two major thoroughfares in the commercial district of Ladysmith, British Columbia. The historic place is confined to the building footprint.

#### Heritage Value

The Jones Hotel is significant as a tangible reminder of the social and economic importance of hotels in Ladysmith history. Like most mining communities, early Ladysmith had a large population of single, often transient, men. As affordable housing alternatives, hotels functioned as living quarters and, in the saloons and restaurants typically located on the ground floor, as social centres.

Built around 1900, the Jones Hotel is a very good and rare example of a vernacular, Queen Anne style building in Ladysmith. Generally asymmetrical in form, the style can have any combination of features including bay windows, towers, turrets, wrapping porches (often on multiple stories), balconies, stained glass decoration, roof finials, walls carvings and/or inset panels of stone or terra-cotta, cantilevered upper stories, much decorative trim, patterned shingles, belt courses, elaborate brackets, banisters, spindles, and mixed claddings. The Jones Hotel is a relatively modest version of the style but a rare surviving one in Ladysmith. A substantial renovation in the 1980s was sympathetic to the building's original character.

The Jones Hotel, moved from Wellington in 1900, symbolizes the once-common practice of moving buildings to different locations as new coal mines were developed or as old ones failed. The relocation of buildings underlines the fragile and variable nature of coal mining economies and is a significant symbol of the community's socioeconomic history.

The Jones Hotel is part of a grouping of historic residences and commercial buildings near the main commercial district.

#### Character-Defining Elements

The character-defining elements of the Jones Hotel include:

- all of the remaining elements of a modest Queen Anne style building including the asymmetrical form, tower, mixed claddings, porches with elaborate post brackets, mixed window types and styles and asymmetrical arrangement of windows and doors
- the building's location with a group of historic buildings in the commercial core



## 516 FIRST AVENUE BUILDING 516 FIRST AVENUE

Added to Register: 2014

### Description of Historic Place

The 516 First Avenue Building is a modest, two-storey commercial building on the west side of the main commercial street in Ladysmith, British Columbia. The historic place is confined to the building footprint.

### Heritage Value

The 516 First Avenue Building's primary significance is as part of a grouping of largely intact historic buildings in Ladysmith's commercial core. Situated at the northern end of the main commercial thoroughfare in Ladysmith, the building forms part of an almost continuous city block of similarly proportioned historic buildings that collectively create a cohesive streetscape.

Built around 1909, the 516 First Avenue Building has been substantially renovated and many of its original features changed or obscured. The building's simple form, two-storey height and Boomtown style front are intact and are in keeping with the rest of the buildings on this city block.

Associated with Ladysmith's earliest development, the 516 First Avenue Building has been in continuous commercial use for over a century and is a significant contributor to the heritage character of the area.

### Character-Defining Elements

The character-defining elements of the 516 First Avenue Building include:

- the building's location within a large grouping of heritage buildings on the main commercial street
- the building's simple form and two-storey height
- the building's boomtown-style front and large windows at the street level
- the building's continuous commercial use for over a century



## EAGLE'S HALL 921 FIRST AVENUE

Added to Register: 2014

### Description of Historic Place

The Eagle's Hall is a one-storey, wood-clad building located on a corner of Ladysmith's main commercial thoroughfare. The historic place is confined to the building footprint.

### Heritage Value

The Ladysmith Eagle's Hall is valued for its association with a long line of significant owners and tenants who all played important roles in the history of the

community. The first occupant was the Ladysmith Leader, the town's first newspaper. A succession of other newspapers occupied the premises until 1912 when operations were moved to a new building. The building next served as a barracks to house the militia who were brought in to restore order after the Great Miner's Strike riots of 1913. The building remained a barracks during the First World War, this time housing the Irish Fusiliers. After the war, the building served as the meeting hall for the Native Sons and Daughters and, later still, it became the Eagle's Hall. Whether a newspaper office, a barracks or a community meeting hall, the building represents different phases in the community's development and, as such, is an important tangible reminder of its heritage.

Built in 1901, the Eagle's Hall has had renovations and additions, including extensions to both the north and south elevations, but its overall character and scale remain substantially intact. Generally modest in scale and detail, the building is valued as a good example of an early, vernacular commercial and institutional structure.

The Eagle's Hall is valued as part of a grouping of historic buildings adjacent to the commercial core of Ladysmith and contributes substantially to the heritage character of the area.

### Character-Defining Elements

The character-defining elements of the Eagle's Hall include:

- all of the elements of the original building including the wood siding, gable roof and one storey height
- the building's location within a group of historic buildings adjacent to the commercial core



## **COBURN-VERCHERE RESIDENCE 641 THIRD AVENUE**

Added to Register: 2014

### **Description of Historic Place**

The Coburn-Verchere Residence is a hipped-roofed bungalow style building located on a hillside on a residential street in Ladysmith. The historic place is confined to the building footprint.

### **Heritage Value**

One of very few architect designed residences in early Ladysmith, the

Coburn-Verchere Residence is significant for its association with the noted Victoria-based architectural firm of Hooper and Watson. The building, at the time of its construction, stood in sharp contrast to most early residences that were typically owner-built and more modest in form, detail and craftsmanship. It is one of few remaining examples of early middle-class housing in Ladysmith.

Built in 1903, the Coburn-Verchere Residence is a good example of a bungalow style building. Featuring both gabled and hipped roofs, the house fits neatly into the hillside and its siting affords views of the waterfront. Alterations over the years, which include the addition of a substantial sunroom and the closing-in of the original front porch, have not diminished the overall form and character of the building.

The Coburn-Verchere Residence is valued for its association with two prominent local families. John Coburn was Ladysmith's first mayor and, as the owner of a large sawmill, a substantial employer. As the first mayor, Coburn played a role in shaping the earliest growth and development of Ladysmith. In 1917, the house was purchased by the Verchere family, who have lived in it since that time. Members of the Verchere family have been on City Council and held important positions in the business community.

### **Character-Defining Elements**

The character defining elements of the Coburn-Verchere Residence include:

- all of the elements of a bungalow style building including its simple form and massing, the hipped main roof, gabled roof on section overlooking the waterfront and mullioned windows
- the building's location on a hillside in a residential section of Ladysmith



## JESSUPS DRUG STORE 18 HIGH STREET

Added to Register: 2014

### Description of Historic Place

Jessup's Drug Store is a one-storey Boomtown style building located between two major thoroughfares in the commercial district of Ladysmith, British Columbia. The historic place is confined to the building footprint.

### Heritage Value

Built around 1900, Jessup's Drug Store is an excellent example of a simple, vernacular Boomtown or false-front style structure. Until the erection of more sophisticated brick in this area over the next few decades, Ladysmith's first commercial buildings were typically wood-framed and clad, and false-fronted. Boomtown fronts made buildings appear more substantial and provided a convenient area for signage, while large windows provided space for the display of goods. The

building remains substantially intact.

The Jessup's Drug Store building is significant as part of an important grouping of heritage structures on this block. It is, however, the only remaining type of its style on a street that was, at one time, lined with several similar buildings.

Symbolizing Ladysmith's very earliest commercial development, Jessup's Drug Store has been in continuous use for over a century and adds significantly to the heritage character of the street.

### Character-Defining Elements

The character-defining elements of the Jessup's Drug Store building include:

- all of the elements of its vernacular architecture as expressed in the wood siding, Boomtown false-front façade, cornice with ornate cornice brackets, and centered, inset single entry door with large flanking windows
- the building's small scale and simple form and massing
- the building's location within a group of heritage buildings on a commercial street in the downtown core
- the building's status as the only remaining example of a Boomtown structure on this block
- the building's continuous commercial use for over a century



## MUSIC HALL 18 ROBERTS STREET

Added to Register: 2014

### Description of Historic Place

The Music Hall Building is a small, one-storey Boomtown style building located between two major thoroughfares in the commercial district of Ladysmith, British Columbia. The historic place is confined to the building footprint.

### Heritage Value

Built around 1905, the Music Hall Building is an excellent example of a simple, vernacular Boomtown or false-front style structure. Until the erection of more substantial and sophisticated buildings in the area over the next few decades, Ladysmith's first commercial buildings were typically wood framed and clad, and false fronted.

Boomtown fronts made buildings appear more substantial and provided a convenient area for signage, while large front windows provided space for the display of goods. The building is substantially intact.

The Music Hall Building is significant for its association with prominent early resident John Stewart. In addition to being a notary public, real estate agent and insurance broker, Stewart was very active in civic affairs, serving as the first City Clerk, a Justice of the Peace, City Magistrate and Secretary to the Board of Trade. Stewart, and other professional and entrepreneurial men like him, was instrumental in directing Ladysmith's early growth and development.

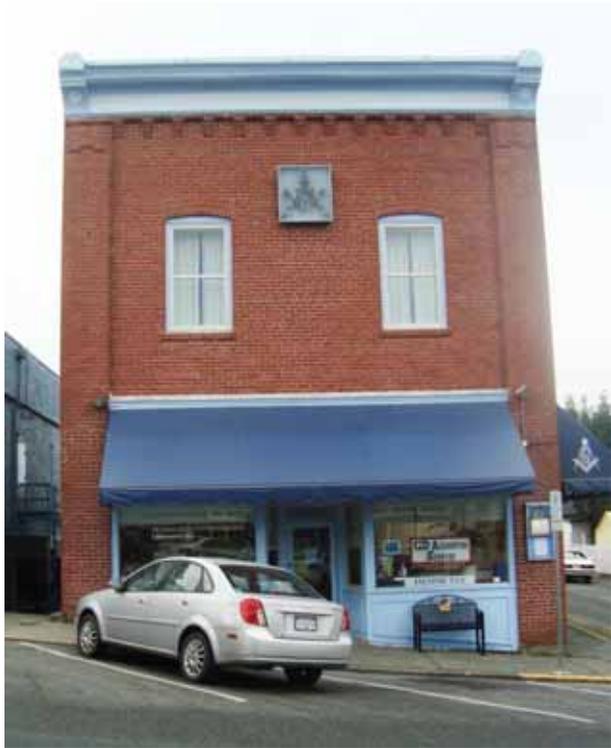
The Music Hall Building is part of a group of heritage buildings in this section of the commercial district.

Symbolizing Ladysmith's very earliest commercial development, the Music Hall Building has been in use for over a century and adds significantly to the heritage character of the street.

### Character-Defining Elements

The character-defining elements of the Music Hall Building include:

- all of the elements of its vernacular architecture as expressed in the wood siding, Boomtown false-front façade, simple cornice, inset double front entry door with transom and large mullioned window
- the building's small scale and simple form and massing
- the building's location within a group of heritage buildings on a commercial street in the downtown core
- the building's continuous commercial use for over a century



## MASONIC HALL ST. JOHN'S MASONIC TEMPLE 26 GATACRE STREET

Added to Register: 2014

### Description of Historic Place

The Ladysmith Masonic Hall is a brick, two-storey Edwardian-style building located in Ladysmith's commercial core. The historic place is confined to the building footprint.

### Heritage Value

Built in 1913, the St. John's Lodge Masonic Temple is a very good example of an Edwardian commercial building. The building's simple form, massing, and symmetrical façade symbolize the transition from the more elaborate styles of the Victorian period to the restrained elegance of the Edwardian era.

The St. John's Lodge Masonic Temple is part of a grouping of largely intact historic buildings in Ladysmith's commercial core.

Situated just off the main commercial thoroughfare, the building is a significant contributor to the heritage character of the area.

Still used for lodge meetings, the St. John's Lodge Masonic Temple exemplifies the historic and continuing importance of fraternal organizations to the cultural, economic and social life of Ladysmith. The building occupies the same site as an earlier lodge that was moved from Wellington in 1901.

The St. John's Lodge Masonic Temple has been in continuous use as a commercial and community meeting space since its construction. Like many buildings of this era, the downstairs was designed as commercial space while the upper storey was used by organizations or as living quarters.

### Character-Defining Elements

The character-defining elements of the St. John's Masonic Temple include:

- all of the elements of Edwardian era building as expressed in the overall restrained appearance, simple form and massing, symmetrical façade, flat roof, brick construction with decorative detailing at the cornice, cambered arches on upper storey windows, simple cornice with ornate end brackets and simple pilasters
- all of the functional elements of an Edwardian era commercial building including the large windows at street level and inset front entry door
- the large Masonic symbol on the front façade
- the building's location within a larger grouping of historic structures
- the building's continuous use as a meeting hall and retail space



## JOHNSONS SHOES BUILDING 526 FIRST AVENUE

Added to Register: 2014

### Description of Historic Place

The Johnson's Shoes Building is a modest, two-storey commercial building on the west side of the main commercial street in Ladysmith, British Columbia. The historic place is confined to the building footprint.

### Heritage Value

The Johnson's Shoes Building's primary significance is as part of a grouping of largely intact historic buildings in Ladysmith's commercial core. Situated at the northern end of the main commercial thoroughfare in Ladysmith, the building forms part of an almost continuous city block of similarly proportioned historic buildings that collectively creates a cohesive streetscape.

Built in 1901, the Johnson's Shoes Building has been substantially renovated and many of its original features changed or obscured. The building's simple form, two-storey height and Boomtown style front remain intact and are in keeping with the rest of the buildings on this city block.

Associated with Ladysmith's earliest development, the Johnson's Shoes Building has been in continuous commercial use for over a century and is a significant contributor to the heritage character of the area.

### Character-Defining Elements

The character-defining elements of the Johnson's Shoes Building include:

- the building's location within a large grouping of heritage buildings on the main commercial street
- the building's simple form and two-storey height
- the remaining original features including the gabled boomtown front, large window at street level and inset entry door
- the building's continuous commercial use for over a century



## LADYSMITH RAILWAY STATION

Added to Register: 2014

### Description of Historic Place

The Ladysmith Railway Station is a modest, one-storey cottage style building located between the railway tracks and the highway in Ladysmith. The historic place is confined to the building footprint.

### Heritage Value

The Ladysmith Railway Station is valued as a tangible reminder of the crucial role of rail transportation in early Ladysmith. For decades, the local economy was dependant on rail transportation to move its primary export products, coal and later logs, to breakwater. The railway also

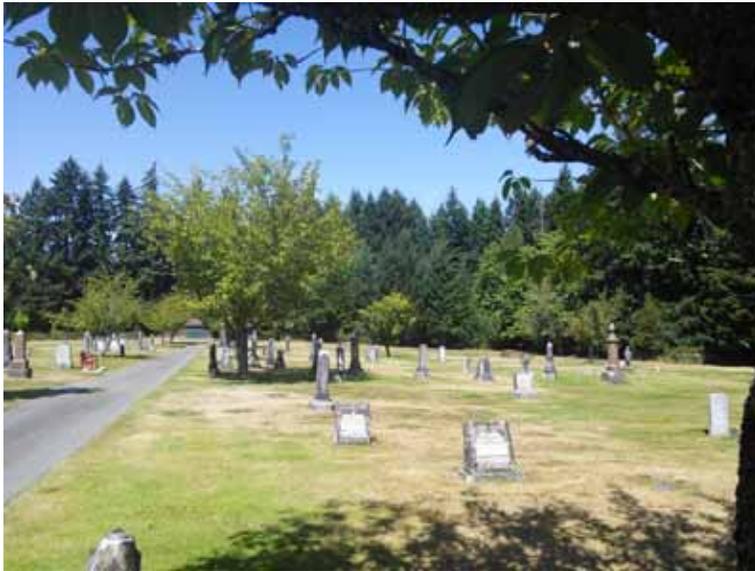
provided important passenger service between island communities. By the 1940s, better roads led to increased use of truck transportation and increased ownership of automobiles led to less dependence on the railway for passengers. The Ladysmith Railway Station's modest size and detailing symbolize the waning of what had once been the most significant mode of transportation in the area.

Built in 1944 to replace an earlier, more elaborate structure that included living quarters, the Ladysmith Railway Station is a simple-cottage style building. The Ladysmith Railway Station features typical functional elements such as a projecting central block which provided unobstructed views of the track and an attached freight shed. Simple and functional, the building remains substantially intact.

### Character-Defining Elements

The character-defining elements of the Ladysmith Railway Station include:

- all of the elements of the station's cottage-style, design including the stucco cladding, low hipped roof, low massing punctuated by a gable roofed projection facing the tracks, decorative belly bands, decorative half-timbers in the gabled projection and large freight shed doors
- the location of the building in a historic industrial area, adjacent to the railway tracks and other industrial buildings



## LADYSMITH CEMETERY 320 CHRISTIE ROAD

Added to Register: 2017

### Description of Historic Place

The Ladysmith Cemetery is located on the northern edge of the community. The historic place is confined to the legal boundaries of the cemetery.

### Heritage Value

Established in 1904, the Ladysmith Cemetery is a tangible link with the community's social, cultural and economic history. The original division of the cemetery into quadrants by religious denomination

provides evidence of the importance of those categories as markers of social identification in the young community. Over time, religion became less important as a social distinction and people of all denominations were buried in all quadrants. In addition, the headstones provide evidence of the community's population composition. Unlike nearby Nanaimo, which was developed predominantly by English and Scottish settlers, the headstones at Ladysmith Cemetery indicate an ethnically diverse population that included significant numbers of Italians, Finns, Belgians and other ethnic groups. Most poignantly, many headstones tell of deaths due to mining accidents, a common occurrence in Ladysmith history. As a whole, the cemetery functions as a fully accessible outdoor classroom of Ladysmith history.

### Character-Defining Elements

The character-defining elements of the Ladysmith Cemetery are:

- all the elements within the legal boundaries of the Ladysmith Cemetery including the mature plantings and pathway inlaid brass markers that indicate the original religious quadrants
- all of the historic headstones that reflect Ladysmith's early ethnic diversity and mining history



## NICHOLSON HOUSE 421 FIRST AVENUE

Added to Register: 2017

### Description of Historic Place

The Nicholson House is a small, false-fronted building on the east side of the main commercial street in Ladysmith, British Columbia. The historic place is confined to the building footprint.

### Heritage Value

Built around 1901, the Nicholson House is significant for its association with early developer and community leader Donald Nicholson. Nicholson was a member of the first town council and served as Mayor in 1906 and 1908-1909. In addition to this building, Nicholson built Ladysmith's first hospital, its first purpose-built school, the Opera House and

several other early buildings. A section of road in nearby Cedar, still known as the Speedway, was graded and built by Nicholson, originally for use as a horse racing track.

The Nicholson Building is also significant for its association with Jack Keno who operated a barbershop at this location for 45 years. In the 1920s, Keno converted the Nicholson House to commercial premises by adding a false front and extending the building to the front property line.

The Nicholson House is a good example of a modest, vernacular commercial building. It is one of several similar buildings in Ladysmith's commercial core and is an important component of a large group of historical buildings.

### Character-Defining Elements

The character-defining elements of the Nicholson House include:

- all of the elements of its vernacular Boomtown architecture as expressed in the wood siding, Boomtown false-front façade and simple door and window arrangement
- the building's location within a group of historic buildings on the town's main commercial street
- the building's small scale, simple form and massing



## OLD TELEPHONE OFFICE BUILDING 422 ESPLANADE

Added to Register: 2017

### Description of Historic Place

The Old Telephone Office Building is a small, vernacular, Boomtown style building located on the main highway through Ladysmith, British Columbia. The historic place is confined to the building footprint.

### Heritage Value

The Old Telephone Office Building has housed numerous commercial ventures over the years but it is most significant as the long-time location of the local telephone exchange, a key community service.

Built around 1903, the Old Telephone Office Building is a very good example of a vernacular Boomtown or false-front style structure. Until the construction of more sophisticated brick

buildings over the next few decades, Ladysmith's first commercial buildings were typically wood framed and clad, and false-fronted. Boomtown fronts made buildings appear more substantial and provided a convenient space for signage. The building has had many renovations over the years, but its basic form and scale remain intact.

As the only remaining building of its type in this part of Ladysmith and because of its location on the main highway, the Old Telephone Office building is a significant landmark.

### Character-Defining Elements

The character-defining elements of the Old Telephone Office Building include:

- all of the elements of its vernacular Boomtown architecture as expressed in the wood siding, Boomtown false-front facade, and simple single door and large window arrangement
- the building's small scale, simple form and massing
- the building's location on the main highway
- the building's continuous commercial use for over a century



## 534 FIRST AVENUE BUILDING

### 534 FIRST AVENUE

Added to Register in 2017

#### Description of Historic Place

The 534 First Avenue Building is a modest, two-storey commercial building on the west side of the main commercial street in Ladysmith, British Columbia. The historic place is confined to the building footprint.

#### Heritage Value

The 534 First Avenue Building's primary significance is as part of a grouping of largely intact historic buildings in Ladysmith's commercial core. Situated at the northern end of the main commercial thoroughfare, the building forms part of an almost continuous city block of similarly proportioned historic

buildings that collectively create a cohesive streetscape.

Built around 1904, the 534 First Avenue Building has been substantially renovated and many of its original features changed or obscured. The building's simple form, two-storey height, Boomtown-style false-front and entrance level door and window arrangement are intact and are in keeping with the rest of the buildings on this city block.

Associated with Ladysmith's earliest development, the 534 First Avenue Building has been in continuous commercial use for over a century and is a major contributor to the street's heritage character.

#### Character-Defining Elements

The character-defining elements of the 534 First Avenue Building include:

- the building's location within a large grouping of heritage buildings on the main commercial street
- the building's simple form and two-storey height
- the building's false front
- the large windows and inset doors at the street level
- the building's continuous commercial use for over a century



## **BAYVIEW APARTMENT BUILDING 110 ESPLANADE**

Other Name(s): Extension Hotel, Bayview Hotel

Added to Register in 2017

### **Description of Historic Place**

The Bayview Apartment Building is a brick, three-storey Edwardian structure located on the main highway through Ladysmith, just outside the downtown core. The historic place is confined to the building footprint.

### **Heritage Value**

The Bayview Apartment Building is significant as a tangible reminder of the social and economic importance of hotels in Ladysmith history. Like most mining communities, early Ladysmith had a large population of single, often transient, men. As affordable housing alternatives, hotels functioned as living quarters and, in the saloons and restaurants typically located on the ground floor, as social centres.

Originally built around 1904 and substantially redeveloped around 1910, the Bayview Apartment Building is a very good example of Edwardian Commercial style. The building features the simplicity and overall restrained appearance typical of this style and stands in marked contrast to earlier, fussier Victorian styles.

The Bayview Apartment Building exemplifies the nature of Ladysmith's earliest social and physical development. Like many other buildings in Ladysmith, this structure was moved from Extension (many more were moved from Wellington) around 1904. In effect, Ladysmith was an instant company town. The early presence of these relocated buildings gave the young town a sense of permanence, cohesion and civility not often associated with pioneer mining towns.

### **Character-Defining Elements**

The character-defining elements of the Bayview Apartment Building include:

- all of the elements of an Edwardian era commercial building as expressed in the overall restrained appearance, simple form and massing, symmetrical façades, flat roof, brick construction on upper stories, quoined corners, articulated brick pattern below cornice arched window lintels and simple cornice.
- the building's location on the main highway



## LADYSMITH ARBORETUM TRANSFER BEACH BOULEVARD

Added to Register in 2017

### Description of Historic Place

The Ladysmith Arboretum, which contains a variety of native and exotic tree species and open space, is a municipal park located at the intersection of Transfer Beach Boulevard and the Trans-Canada Highway in Ladysmith, British Columbia. The historic place is confined to the legal boundaries of the park.

### Heritage Value

The Arboretum is significant for its association with the Comox Logging and Railway Company, which played the key role in the resuscitation of the town's economy after the coal mines closed in 1931. For several years, Ladysmith suffered a severe economic slump and the town experienced a loss in population. This situation was dramatically reversed in 1936 when the Comox Logging and Railway Company started a major new logging initiative in the area. The Arboretum was developed by the company in 1947-8 and is a reminder of its pivotal role as Ladysmith's economic saviour.

The Ladysmith Arboretum is also significant for its association with Frederick D. Mulholland, who was responsible for its creation. Mulholland was the forest company's Chief Forester and is known as "The Father of Sustained Yield Forestry in British Columbia." Mulholland worked for the B.C. Forest Service for nearly two decades. He designed many of the forest survey field procedures used during the 1920s and 1930s and in 1937 Mulholland compiled the first provincial inventory of B.C.'s forest resources. A staunch advocate of sustained yield forest management, he was also prominent in the Canadian Society of Forest Engineers (later the Canadian Institute of Forestry) and founded the Association of B.C. Forest Professionals in 1947, becoming its first President.

As an accessible, outdoor museum of local and exotic plant life, the Ladysmith Arboretum has considerable environmental value. Although many of the original trees have been removed for safety or road widening reasons, enough remain for public education and appreciation.

The Ladysmith Arboretum's social value lies in its on-going use as an easily accessible community park and as a green oasis flanking a very busy highway.

### Character-Defining Elements

The character-defining elements of the Ladysmith Arboretum include:

- all of the trees, both original and newly-planted, located within park boundaries
- any paths and other features that ensure the park is easily accessible
- any plaques or other features that ensure the park retains its educational value.



## KNIGHT'S CLOCK FIRST AVENUE

Added to Register in 2017

### Description of Historic Place

Knight's Clock is a free-standing neon sign and clock located on the main commercial street in Ladysmith, British Columbia. The historic place is restricted to the sign-clock.

### Heritage Value

Knight's Clock is significant for its association with the Knight Collection of artifacts and archives. For over 100 years, members of the Knight family, and especially Ray Knight, collected materials related to Ladysmith and area history. This substantial collection was eventually purchased by the Town of Ladysmith and forms the core of the Ladysmith Historical Society's museum and archives' collections.

Originally mounted on the building around 1947, Knight's Clock is significant as the only tangible evidence of Knight's Store, which existed near this site from 1904 until it burned down in 1981. For almost 80 years, Knight's Store served local residents and the clock subsequently has substantial symbolic value for those who once worked and shopped there.

The clock's height and position on the main commercial street make it a prominent local landmark.

### Character-Defining Elements

The character-defining elements of Knight's Clock include:

- its location adjacent to the original store site on the main commercial street
- all of the original elements of the sign and clock.



## DRAGON CITY RESTAURANT SIGN 322 ESPLANADE

Added to Register in 2017

### Description of Historic Place

The Dragon City Restaurant sign is a freestanding neon sign sited in front of the original restaurant building and located on the main highway through Ladysmith, British Columbia.

### Heritage Value

Installed at this site around 1967, the Dragon City Restaurant sign is significant as a rare, surviving example of the type of commercial signage that was popular in Ladysmith until the mid-1970s. The sign's style speaks to a specific era and to a specific commercial aesthetic.

Although the lettering has changed to reflect the restaurant's name change, the stylized pagoda shape of the sign is original.

The Dragon City Restaurant sign is a direct link to the important social and economic role the Chinese have played in Ladysmith's history. Initially employed as mine and wharf labourers, the Chinese eventually worked in other occupations and continued to add to the economic and social fabric of the community. Chinese restaurants like Dragon City offered many local residents their first experience of foreign or ethnic food and thus played an important role in the cultural development of the community.

Typical of its era, the large, highly visible neon sign was a practical response to the speed of passing cars, enticing customers with its bold shape and colours. Unlike most signs of its type, the Dragon City sign has survived in connection with its original business.

The prominent Dragon City sign, located on a very busy thoroughfare, is an important landmark to both residents and visitors.

### Character-Defining Elements

The character-defining elements of the Dragon City Neon Sign include:

- the scale of the sign and its stylized pagoda shape and period colours
- the sign's location on the main highway through Ladysmith



## 341 FIRST AVENUE BUILDING 341 FIRST AVENUE

Added to Register in 2017

### Description of Historic Place

The 341 First Avenue Building is a modest, two-storey, brick, Edwardian commercial structure on the east side of Ladysmith's main commercial street. The historic place is confined to the building footprint.

### Heritage Value

Built around 1910, the 341 First Avenue Building is a good example of a modest,

Edwardian style commercial building. The building's symmetrical façade, pilasters, and brick construction are all typical elements of this style. The original elaborate cornice has been removed but the overall form and general appearance remain intact.

This landmark building marks the southern end of a grouping of largely intact historic buildings in Ladysmith's commercial core. This grouping creates a significant block of similarly proportioned historic buildings that collectively create a cohesive streetscape.

The 341 First Avenue Building has been in use as a commercial building since its construction and its tenants continue to provide a range of goods and services to the community.

### Character-Defining Elements

The character-defining elements of the 341 First Avenue Building include:

- all of the elements of a modest Edwardian era commercial building including its overall restrained appearance, simple form and massing, symmetrical, two-bay façade, flat roof, brick construction with modest pilasters and the arrangement of the storefront doors and windows including the centred upstairs access door.
- the building's landmark function as the southern end of a group of similarly proportioned historic commercial buildings on the town's main commercial street
- the building's continuous commercial use



## LADYSMITH TOWN HALL LADYSMITH CITY HALL 410 ESPLANADE

Added to Register in 2017

### Description of Historic Place

Ladysmith Town Hall is a one-storey, International style building located at an intersection of the main highway that runs through Ladysmith, British Columbia. The historic place is confined to the building footprint.

### Heritage Value

From 1917 to the opening of this building in 1952, civic business was conducted from a

converted hotel on this site. The purpose-built Town Hall represents the maturation and modernization of the municipal government and, by extension, the City as a whole.

Built in 1951-52, Town Hall is an excellent, early example of the International style in Ladysmith. New and fresh, the style was appropriate for a municipality trying to project progress and modernity in the post-war boom years. The building is substantially intact.

Ladysmith Town Hall is significant for its association with architect Thomas B. McArravy. One of the pioneers of the use of modernism on Vancouver Island, McArravy was a prominent architect for many years. His known credits include Nanaimo City Hall, Nanaimo Library (Fitzwilliam Street, Nanaimo) and Tom Brown Auto Body (Front Street, Nanaimo). Ladysmith Town Hall has survived in near pristine condition, a testament to the integrity of the original design and McArravy's skill.

The building is a highly visible landmark on a busy highway.

### Character-Defining Elements

The character-defining elements of Ladysmith Town Hall include:

- all of the elements of a modest International style building including the clean horizontal form and plain detailing, concrete construction, flat roof, symmetrical façade with two projecting bays and inset entrances at both corners, abundant windows and louvered detailing below front central windows
- the building's location on a major highway



## LADYSMITH HOTEL 431 FIRST AVENUE

Added to Register in 2018

### Description of Historic Place

The Ladysmith Hotel Building is a modest, two-storey commercial building on the east side of the main commercial street in Ladysmith, British Columbia. The historic place is confined to the building footprint.

### Heritage Value

The Ladysmith Hotel Building's primary significance is as part of a large grouping of mainly intact historic buildings in Ladysmith's commercial core. Situated in the middle of

Ladysmith's main commercial thoroughfare, the building forms part of a long, almost continuous row of similarly proportioned historic buildings that collectively create a cohesive streetscape.

Built around 1900, the Ladysmith Hotel Building is a good example of Ladysmith's earliest commercial architecture. Just over a decade later, these types of simple, wooden buildings were replaced by more substantial, often brick buildings, which marked the end of the pioneer building era. The building was moved across the street around 1910 and, since that time, has been substantially renovated. Its original features, including a full-width verandah, were removed or obscured. The building's simple massing, hipped roof and modest ornamentation, however, remain intact and the building speaks directly to Ladysmith's earliest vernacular architecture.

The Ladysmith Hotel Building is valued for its association with pioneer entrepreneurs Christopher and Annie Stevens. The Stevens' built and operated this hotel and the Traveller's Hotel and held considerable property in the commercial core. The building immediately to the north, now a drugstore, was originally a commercial property known as the Stephens Block.

Associated with Ladysmith's earliest development, the Ladysmith Hotel Building has been in continuous commercial use for over a century and is a significant contributor to the heritage character of the area.

### Character-Defining Elements

The character-defining elements of Ladysmith Hotel Building include:

- the building's location within a large grouping of heritage buildings on the main commercial street
- the building's simple form, hipped roof and two-storey height
- the building's continuous commercial use for over a century