

Community Heritage Register

*Honeymoon Cottages, Britannia Beach | Britannia Mine
Museum (BMM 6211)*



SQUAMISH - LILLOOET
REGIONAL DISTRICT

August 2022

slrd.bc.ca/heritage

INTRODUCTION

What is the Community Heritage Register?

The SLRD Community Heritage Register (CHR) is an important tool for recognizing locations in the Regional District that are considered to have heritage significance by the local community. The CHR is used to formally recognize these sites, and enables staff to monitor proposed changes to these properties through the local government permitting process. Sites that are nominated by the community must be added to (or removed from) the CHR by way of a Board resolution.

How are properties selected for the Community Heritage Register?

Sites are typically nominated by the community, although they may also be identified by staff or elected officials and put forward for consideration. Research is carried out by heritage professionals in order to determine the heritage value or character of the property. Heritage character refers to the elements that give a property its distinctive quality or appearance. Heritage value refers to the historical, cultural, aesthetic, scientific, or educational importance of a property.

What does it mean if a property is listed on the Community Heritage Register?

Owners of properties listed on the CHR may:

- Be eligible for grant funding, federal funding, and provincial funding to assist with the maintenance, restoration, and conservation of their property
- Qualify for special provisions within the BC Building Code Heritage Supplement
- Be eligible for conservation incentives such as relaxation of certain provisions in local government land use bylaws

If a property is listed on the CHR, it is recognized but not formally protected. Being listed on the CHR does not prevent the owner from altering the property in accordance with existing laws, or impact their rights as a property owner to conserve, alter, or demolish heritage structures on the property. Demolition of a structure listed on the heritage register may be delayed as the *Local Government Act* allows the Regional District to temporarily withhold permits for a property on the CHR if the permits will negatively impact the heritage value of the property. This enables the property owner and Regional District to work together to see if an alternative solution can be identified.

How to use the Heritage Register

This document is intended to provide staff, elected officials, current property owners, potential buyers, and others with more information regarding the historic value of properties listed on the CHR. Properties included in this document have been organized by Electoral Area.

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Electoral Area A



Bralorne Community Church, Bralorne | Bridge River Valley Community Association

Haylmore Heritage Site

220 Haylmore Lane | No PID

Date Built: 1922-1924 (Main Structures)



Haylmore's Office in 2013, Bridge River Valley Community Association



Haylmore Property in 1935, WA Hutchings

Note: Text in this section is based on the 2014 report Haylmore Site Report and Statement of Significance completed by Susan Medville of Mountain Heritage.

HERITAGE ITEM

Cultural Landscape and Mixed-Use Buildings

DESCRIPTION

The historic place is a 2.6-hectare triangle shaped placer lease, tenure number 2267739 PL246, Minfile 09JNE026, consisting of two buildings built around 1922-1924, a gravesite from 1964, and extensive terraced rock walls and mine workings constructed between 1924-1956. The property sits at the end of Haylmore Lane off of Highway 40. The southwest border is formed by the North Fork Channel of the Hurley River near the South Fork junction with the Bridge River. The northeast side of the property is marked by a steep rocky hillside. The north boundary line runs through a treed grove of pines and willows. Views of Mount Sloan (2,720 meters) and Green Mountain (2,161 meters) dominate the view to the south of the property. The town of Gold

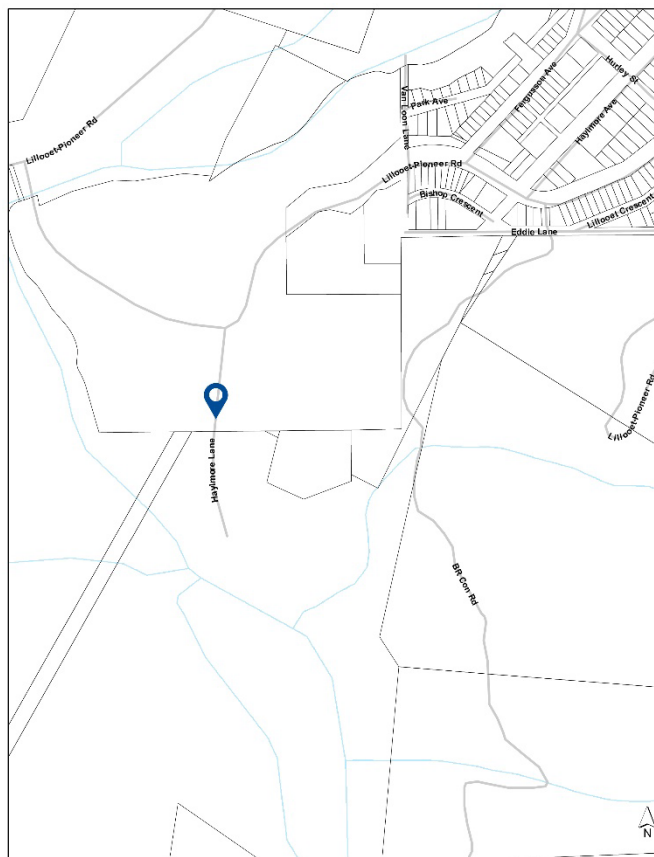
Bridge is located less than a kilometer to the northeast. BC Hydro has a right of way through the northwest corner of the property with wood poled lines.

HERITAGE VALUE

The historic place is valued as the long-time office, home and placer claim of the Lillooet Mining Division Sub-Officer William Haylmore and his family. It has historical value for its associations with the early settlement, growth and gold mining history in the upper Bridge River Valley, the richest mining district in British Columbia during the 1930s through the 1950s. While there are many historic mining related sites in the area, the majority of the structures have been reclaimed by the elements. This historic place remains largely intact with a good level of integrity due to previous stewardship efforts by the Bridge River Valley community. This place provides a sense of historic settlement and human industry on the edge of predominantly un-settled land.

The historic place has architectural value for its two main buildings, the Sub-Recorder's Office and the house, as well as two out buildings, these all being representative of wood frame vernacular building at the time. The simple functional buildings were likely constructed between 1922-1924, and reflect the immediate need for shelter and workspace with limited resources. The office sits on the east side of the property and the terraced rock walls and Haylmore's gravesite sit just behind it under the shelter of a large pine and a few big boulders. The house-workshop sits out in the open near the bank of the Hurley River. To the east of the office is a shed-roofed one-seater outhouse. To the east of the outhouse between the dirt access road and the river is an 8-foot-by-8-foot front gabled hoist house for a mining shaft.

Haylmore's individual expression and his documented desire, 'for a garden in the wilderness,' are demonstrated through the extensive rock walls terracing throughout the property built by underemployed prospectors and miners whom he hired. The walls have heritage value and contribute to the uniqueness of site. The walls which run over 300 feet long on the east side of the property retain a high level of integrity and make the site a local landmark.



Map showing approximate location of heritage site (NTS)

CHARACTER-DEFINING ELEMENTS

The character defining elements of the Haylmore Mining Sub-Recorder Office include:

- The L-shaped plan, single storey height, medium pitched gable roof on the front portion of the building and the shed roof on the rear portion of the building;
- The positioning of the building nestled in large boulders, under a large pine, and flanked by the stone walls;
- The variety of wood siding including, vertically hung plank, lap, and horizontal plank over a wood framed structure;
- The wide wood plank flooring;
- The original window openings including four side-by-side 2'4" by 2'4", one 2'4" by 2'4" opening, one fixed 4' 6" long and 2" 6" tall picture window, three side-by-side 2'4" by 2'4" openings and the rear shed has a boarded over side-by-side window opening;
- The original positioning of the doorways;
- Illustrations adhered to the sloped ceiling from *The Illustrated London News* and other sources from the 1920s-1950s and Haylmore's handwritten notes;
- The associated outhouse with a shed roof, circular window opening and a single seat to the south east of the office; and
- Its association with William Haylmore, prospector, miner, and Mining Sub-Recorder from 1924-1956.

The character defining elements of the Haylmore house and workshop include:

- Its long rectangular shape, two distinct halves and single-storey construction;
- Original window openings including: two set of three side-by-side windows, one side-by-side sliding window and one fixed with intact glass and two side-by-side window openings. The intact windows are located on the floor inside which likely belong to this building or the office;
- The north side of the building with its centered heavy wood plank front door and hardware;
- The variety of layered siding on the building including the horizontal hung plank, wood shingles, lap board, vertically hung plank and corrugated metal;
- The interior wall and ceiling cladding of tongue and groove;
- The plank flooring;
- The heavy double wood doors on the east elevation;
- Haylmore's handwritten notes regarding the weather on the ceiling from 1946- 1947; and
- Its association with William Haylmore.

The character defining elements of the landscape include:

- The park like setting;
- The views of Mt. Sloan;
- The location on the bank of the Hurley River, near Haylmore's placer workings;

- The tiered dry stacked rock walls running over 300 feet long and three feet tall against the east and north end of the property, the terracing created with dirt fill and leveled;
- The machine gun post, to the west of the office, a 30 foot by 30 foot, four cornered dry stacked rock wall filled with dirt used by Haylmore to post his three Maxim 8mm machine guns, surrounded by the tear shaped driveway at the end of Haylmore Lane;
- Remnants of mining activity on the site including the oval shaped sealed shaft within the tear shaped end of the driveway and the collapsed adit on the east side of the property with rock walls providing a pathway to where the entrance once was;
- The trenching of the riverbed worked intermittently from the 1880s through 2000 and the 8 foot by 8 foot, horizontal wood plank sided, hoist house near the river;
- The rectangular granite gravestone of Will Haylmore engraved: "Haylmore, Will, London, England 1874, Kamloops, B.C. 1964" and grave site surrounded by a simple rock oval under the large pine behind the office; and
- The additional metal memorial plaque bolted to a boulder engraved: "Bill Haylmore, Old Timer & Mine Recorder, Jan 1964, BB."

Bralorne Pioneer Mines Ltd. Office

3800 Lillooet-Pioneer Road | PID 005-736-048

Date Built: 1939

Mines Office in 2013, Bridge River Valley Community Association

Note: Text in this section is based on the 2017 report Statement of Significance Bralorne Pioneer Mines Ltd. Office completed by Susan Medville of Mountain Heritage.

HERITAGE ITEM

Commercial Building

DESCRIPTION

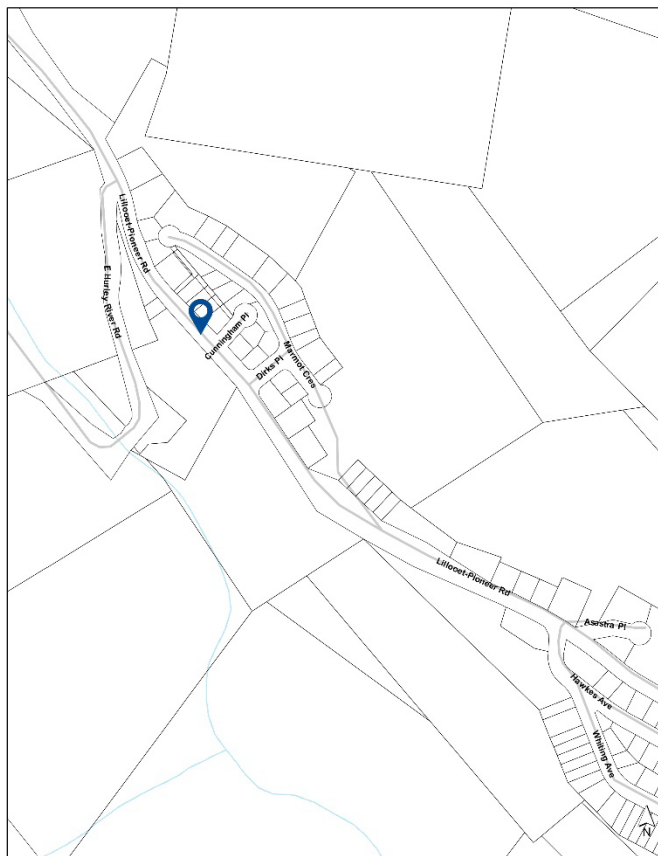
The historic place is a familiar local landmark. It is the one of the largest standing buildings in the area with approximately 7,020 square feet of floor space. The H-shaped building with a rear courtyard has seen continual use since construction was completed in 1939 by Bralorne Mines Limited. The Prairie Style, single storey, wood and cut timber building, with a composite shingle roof is currently owned by the Bridge River Valley Community Association. It sits on a slope covered with mature lilac, wild rose and honeysuckle bushes with central cement stairs leading to its primary entrance facing Bralorne Road.



View of office in 1950s, Bridge River Valley Community Association

HERITAGE VALUE

The Bralorne Pioneer Mines Ltd. Office represents the period of time when Bralorne Mines Ltd., later known as Bralorne Pioneer Mines Ltd. reached a level of success where the company pursued developing its operations in a way that strove for a sense of permanence and pride in addition to practicality. The building is characteristic of the type of construction the mine undertook during its most successful and profitable period from 1936 through the 1960s. It is representative of a time



Map showing approximate location of heritage site (NTS)

when profits for the company were high enough that it could invest in its company infrastructure and growth during a period of worldwide economic depression where in contrast many businesses around the globe could not.

The scale of the office demonstrates the important role it played in the operation of the mines as well as the company run town of Bralorne. The scale also demonstrates the ability of a business to thrive in a geographically isolated place. It is an example of the type and quality of facilities the Company provide in order to attract and retain skilled workers to the remote area. The building is socially and culturally associated with the group of people who worked in the gold mining industry from the 1930s until 1971.

The building has value in its floor plan. The space in the building provided the offices to run both the business of operating the Bralorne and Pioneer Mines and the two-

associated company run towns where the mine employees lived. In addition to housing the offices of the upper management staff departments included geology, engineering and accounting, The original floor plan included washrooms, a shower room, safe and meeting room. The building holds value due to its uniqueness. Very few mining company towns from this time period in British Columbia still stand even partially intact; this building represents the business centre of Bralorne during its peak and is a key component to the civic success of the company town. The office has value for its architecture. The building is representative of the Prairie architectural style although in its most vernacular and simple form, reflecting the practicality of a company town. The building displays a high level of integrity. It retains its original massing and the majority of its original finishes.

CHARACTER-DEFINING ELEMENTS

The character-defining elements of Bralorne Pioneer Mines Ltd. Office include:

- Its location on the main street through Bralorne sitting in the centre of Townsite 1;
- Its large-scale form. The symmetrical massing of the building, its low horizontal H plan, central front entry and back courtyard;
- Sunken rear courtyard with cement support walls and piers, and wide curved metal piped railings;
- Prairie details such as low hip roof, windows grouped to form horizontal bands, projecting wings and exposed rafters;
- Central cement stairs and pipe railing approaching a low porch with a flat stepped pediment supported by fluted square posts, leading up to a set of oversized double wood and single glazed doors;
- The wood and wood lettered rectangular sign on front porch reading: "BRALORNE PIONEER MINES LTD.";
- Wood-frame and timber post construction;
- Horizontally hung lapped wooden siding;
- Location, configurations, and sash of the windows on the west, north, south and far east elevations;
- Location of the side doors and porches on the west, north, and far east elevations;
- Historic interior features including: wood floors throughout, light fixtures, interior windows, wood doors and door fixtures and over lights;
- Location of large commercial cement safe room and metal door made by Goldie of McCulloch Co. Limited;
- Interior open space lobby with a central square cut post and two stepped arches;
- 12-foot high ceilings throughout; and
- Its stepped concrete foundation.

Gold Bridge Teacherage

104 Haylmore Avenue | PID 011-035-927

Date Built: 1935 or earlier



Front view of teacherage in 2021, Bridge River Valley Community Association

Note: Text in this section is based on the 2021 report Statement of Significance Gold Bridge Teacherage completed by Susan Medville.

HERITAGE ITEM

Residential/Institutional Building

DESCRIPTION

The historic place is a one storey, plus attic, with partial basement residence, built in or before 1935. It is situated on the front of a sloped residential lot located at 104 Haylmore Avenue, across the street from the Gold Bridge School and a block from the commercial core.

The T-shaped, front Gabled Vernacular wood-framed house is lap sided and has a moderately pitched roof with brackets. It has portico with a single door entry set to the side. Mature aspen and fir trees grow on the lot and a large mountain ash sits to the front of the building.

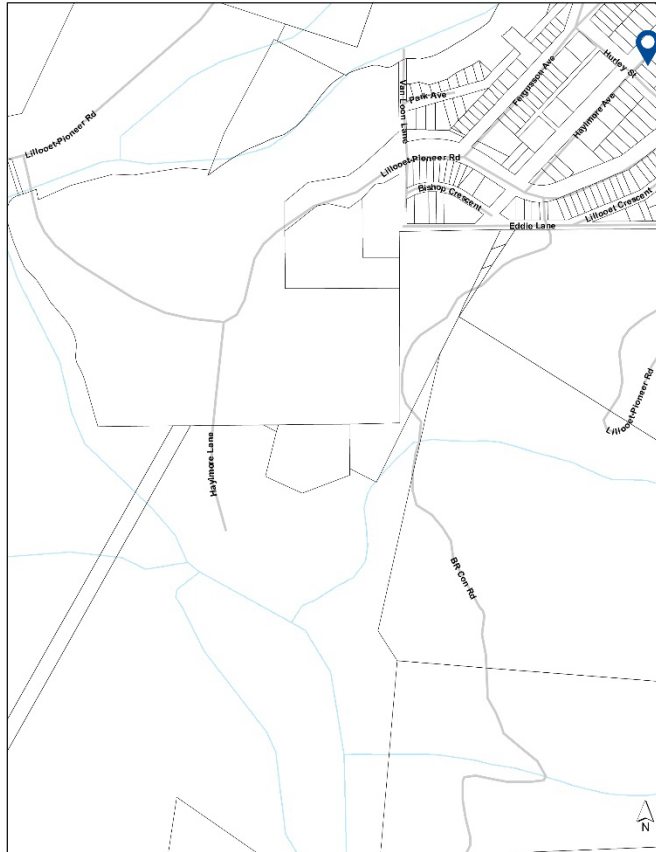
HERITAGE VALUE

The heritage value of 104 Haylmore lies primarily in its close association with the first wave of non-St'át'imc, long-term settlement in Gold Bridge with the rush of individuals prospecting in the area for gold in the early to mid 1930s.

The building has historical value for representing residential construction during a period when little development took place in the province due to the economic depression yet was the period of rapid growth between Gold Bridge to Pioneer due to the area's profitable gold mines and hydro-electric

power development. It has historical value for its association with the Gold Bridge School located across Haylmore Avenue.

School District 29 purchased the building in 1948 as a teacherage. The building is valued as an example of the community's social development representing its desire to educate its children. The development of housing for the Gold Bridge teachers was an attempt to retain them in the remote location. It continued in the use of teacher housing until the 1970s when the School Board rented the



Map showing approximate location of heritage site (NTS)

house for private residential use and later to the Gold Bridge Public Library until 1992. The school briefly used the building for a kindergarten classroom in 1981-1982.

The building has value for its community use since the Library's occupation through the present. The Bridge River Valley Economic Development Society (BRVEDS) which provided community services and support rented the building in 1996. BRVEDS transitioned into the Bridge River Valley Community Association which purchased the building from the School District in 2011.

The building at the historic place has architectural value for being representative of the Gabled Vernacular style with its moderately pitched gabled roof, mass, scale, wood cladding, double hung and fixed windows, doors, modest portico and location.

CHARACTER-DEFINING ELEMENTS

The character-defining elements of the residence at 104 Haylmore include:

- Its location on a residential lot in Gold Bridge;
- The setback from street on a sloped lot;
- The massing and scale;
- The T footprint;
- The front gabled corrugated metal roof, with mansard details at gabled ends;
- Roof details including square cut brackets, enclosed eaves on gabled ends, extended decorative cut verge boards and exposed rafters on sides of building;
- Chimney location and concrete form;
- Horizontally hung lapped wooden siding;

- Window locations and materials including glazing, wood sills and transoms;
- Centred front gabled portico with square cut posts and brackets;
- Door locations and design of wood panels, original hardware and single lights;
- Concrete foundation and stairs leading to front and side doors;
- Dry stacked boulder garden terracing; and
- The mature trees and landscaping on property.

Bralorne Community Church

153 Hawkes Ave | No PID

Date Built: 1936 (original portion)

Front view of Community Church in 2013, Bridge River Valley Community Association



View of church in 1936 shortly after completion, Bridge River Valley Community Association

Note: Text in this section is based on the 2021 report Statement of Significance Bralorne Community Church completed by Susan Medville of Mountain Heritage.

HERITAGE ITEM

Public Building

DESCRIPTION

The historic place is a familiar local landmark and is the only building constructed as a church still serving in part the original purpose, though no longer consecrated, in the area.

The community has used it as a place of worship and a meeting place since its construction in 1936 by Bralorne Mines Limited as the Boulton Memorial Church.

The Gothic Revival influenced two-storey wood and cut timber building with a metal roof is owned by the Squamish-Lillooet Regional District and operated by the Bridge River Valley Community Association.

It sits at the 'Y' of Hawkes and Whiting Avenues at the Western end of Bralorne's #2 Townsite on a grassy, triangle-shaped lot.

HERITAGE VALUE

The Community Church was constructed by Bralorne Mines Ltd. The building is characteristic of the type of construction that the mine undertook during its most profitable and successful period from 1936 through the 1960s. It was originally named as a memorial to William W. Boulton, Secretary Treasurer of the Company (b. 1879 – d. March 19, 1936).

The church demonstrates the ability of a community to thrive socially in a geographically isolated place. It is the type of community amenity the Company provided in order to attract and retain skilled workers to the remote area. It was intended that the church be a non-denominational building. Congregations from both the Anglican and the United Church held services in the space.

The prominent location of the building demonstrates the important role it played in the spiritual and social life of the close-knit Bralorne community. The building is socially and culturally associated with the group of people who worked in the gold mining industry from the 1930s until 1971. Very few mining company towns in British Columbia from this time period still stand, even partially intact. This building represented a spiritual centre for the Protestant members of Bralorne during its peak and remains an important community building that remains in use for community events and periodical religious use.

The church has value for its architecture. The 1936 portion of the building is representative of the Gothic Revival architectural style in its most vernacular and simple form, reflecting the practicality of a company town. The building displays a high level of integrity. It retains its original massing and many original finishes. The expansion of the building by raising it in 1947 to establish a ground level meeting hall speaks to the pragmatism of the community. A second expansion took place in 1951 with a stairwell connecting the two levels of the building. Conservation work was completed in 1976, 1999 and in 2020. The work in 1999 led by the Bralorne Bridge River Valley Community Church Society resulted in the church being renamed the Bralorne Community Church.



Map showing approximate location of heritage site (NTS)

CHARACTER-DEFINING ELEMENTS

The character-defining exterior elements of the historic place at 153 Hawkes Avenue include:

- Vernacular Gothic Revival T-shaped form;
- Front gabled roof shape and its exposed eaves and fascia;
- Centered front gabled entry vestibule with gothic arched doorway;
- The shed roof over the rear office entrance;
- The moderate scale and massing;
- The location of the structure near the entrance and crossroads of the second townsite. It sits at the Y between Whiting Avenue on the west and West Bralorne Road to the east;
- The triangular lot and mature landscaping;
- The ship-lapped siding on the upper portion of the building, the board and baton siding on the lower portion of the building and corner boards;
- Window locations;
- The original mid-level window on the Hawkes Avenue side of the building, under the stairway to the upstairs portion of the building;
- The locations of the exterior doors;
- Poured cement foundation;
- The cupola bell tower with its louvered openings;
- The red brick chimney with its corbel cap and location; and
- The original porch light at the front of the church.

The character-defining elements of the interior include:

- The locally milled wood flooring on both levels;
- The raised wood altar;
- The exposed system of varnished fir rafters and high ceiling of the upstairs church;
- The v-joint roof sheeting with its original colour that doubles as the ceiling;
- The existing wood paneled doors and hardware;
- The floor plan inclusive of the church office, location of altar and pew arrangement;
- Wooden staircase leading from the downstairs hall to the church upstairs;
- Wood interior doors throughout the building; and
- Wood trim throughout.

Bralorne Community Hall and Gym

3546 Lillooet-Pioneer Road | PID 005-150-167

Date Built: 1936



Bralorne Community Hall in 2013, Bridge River Valley Community Association



Bralorne Community Hall in 1939, Bridge River Valley Community Association

Note: Text in this section is based on the 2014 report Statement of Significance Bralorne Community Hall and Gym completed by Susan Medville.

HERITAGE ITEM

Public Building

DESCRIPTION

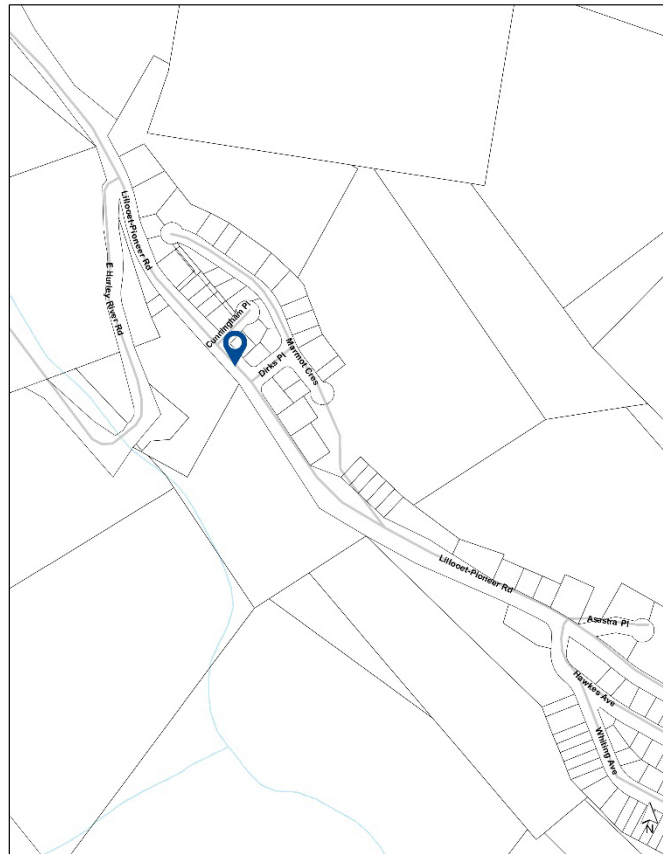
The historic place is a familiar local landmark; it is the largest standing building in the area. The community has used it continually as a hall and gym since its construction in 1936 by Bralorne Mines Limited and the Bralorne Community Club. The Craftsman style single storey wood and cut timber building, with a metal roof is owned by the Bridge River Valley Economic Development Society (BRVEDS) and operated by the Bralorne Community Advisory Committee (BCAC). Its primary entrance faces Bralorne Road.

HERITAGE VALUE

The Community Hall and Gym represents the period of time when Bralorne Mines Ltd. Reached a level of success where the company pursued developing its townsite with amenities that strove for a sense of permanence, community involvement and

pride. The building is characteristic of the type of construction the mine undertook during its most successful and profitable period from 1936 through the 1960s. It is representative of a time when profits for the company were high enough that its employees enjoyed some leisure and generated enough income to spend on entertainment during a period of economic depression when many people around the world could not. It demonstrates the ability of a community to thrive socially in a geographically isolated place. It is an example of the type and scale of community amenities and recreation opportunities the Company provide in order to attract and retain skilled workers to the remote area. The scale of the Community Hall and Gym demonstrates the important roll it played in the social life of the close-knit Bralorne community.

The building is socially and culturally associated with the group of people who worked in the gold mining industry from the 1930s until 1971. Bralorne Mines and the Bralorne Community Club worked together to cover the cost of the construction of the building. All employees of the Company were members of the Bralorne Community Club by a monthly one-dollar levy, this rate included membership for the miner's dependents as well.



Map showing approximate location of heritage site (NTS)

The open gym space and stage provided an expansive multi-use space for community wide events, entrainment and recreation, serving as one of the main social hubs in the area. Events included parties, meetings, shows, plays, live music, organized fight nights, dances and exercise space. In addition to the gym and stage the 1936 portion of the building holds a commercial size kitchen renovated in 1959 on its north side, two offices, a coat checkroom, three small washrooms and a multi-purpose meeting room.

The Hall and Gym has value for its architecture. The 1936 portion of the building is representative of the Craftsman architectural style although in its most vernacular and simple form, reflecting the practicality of a company town.

The building displays a high level of integrity. It retains its original massing and many original finishes. The expansion of the building to the east in 1963 speaks to the pragmatism of the community. With the need for gym space after a fire destroyed the one standing on the consolidated school's campus, the Community Club, the Company and The School Board came to an agreement to expand the

building. The expansion included separate locker rooms, washrooms and showers for men and women, and an additional classroom space. Around 1972 many of the windows of the building were boarded over.

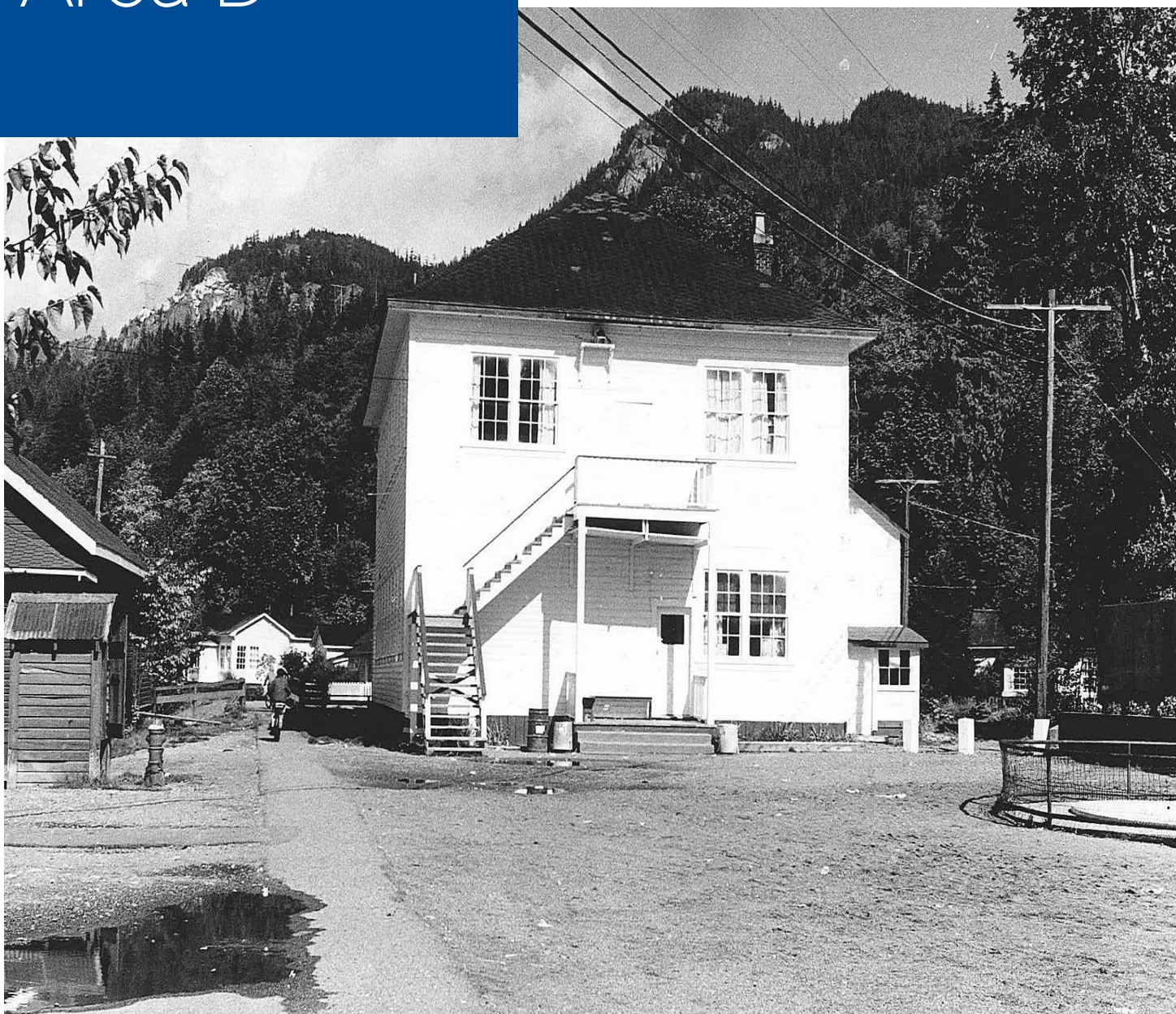
The building holds value due to its uniqueness. Very few mining company towns from this time period in British Columbia still stand even partially intact; this building represents the social centre of Bralorne during its peak and as a key component to the success of the company town.

CHARACTER-DEFINING ELEMENTS

The character-defining elements of the Bralorne Community Hall and Gym include:

- Its location on the main street through Bralorne sitting on the edge of Townsite 1;
- Its large-scale form. The symmetrical massing of the main central hall and gym, rectangular plan and central front entry;
- Craftsman details such louvered vents at the gable peaks, exposed rafters and triangular brackets;
- Wood-frame construction, timber posts and beams;
- Horizontally hung ship-lapped wooden siding;
- The moderately-pitched, front-gabled corrugated metal roof on the main portion of the building, the gently pitched hipped roof on the rear portion of the building, the shed roofs over the north and south wings and the shed roof over the stage portion of the building;
- Principal entrance on a shed-roofed, raised porch with symmetrical side stairs leading to centered double heavy wood and glass doors with a triangular casement;
- Location, configurations, and sash of all of the windows;
- Location of the side doors and porches;
- Historic interior features including: wood posts in gym, wood floors throughout, stage and trim, light fixtures, interior doors, wainscoting and wood trim wall finishes, the three-tiered wood bleachers on north and south sides of gym;
- Large interior open space interrupted only by the wood support columns along the side of gym; and
- Its wood and pile foundation.

Electoral Area D



Britannia Beach Recreation Hall in 1966 | BMM 6320

Britannia Beach Community Church

197 Main Street | PID 015-913-961

Date Built: 1952

Note: Text in this section is based on the 2019 report *Britannia Beach Statements of Significance* completed by Donald Luxton and Associates Inc.

HERITAGE ITEM

Public Building

DESCRIPTION

The Britannia Beach Community Church is a side gabled, symmetrical building, which features prominent entry porches with open scrollwork at each end, round-arched windows and a small spire located midway along the gable ridge. It is located to the north of the former residential area.

HERITAGE VALUE

The Britannia Beach Community Church is of spiritual and aesthetic significance as a representation of the self-sufficient and cooperative nature of the Britannia community. Dedicated in April 1953, the Church was constructed by volunteer labour, and exemplifies the cooperation that existed between the mine and the community. It was built at a time when the mining industry was prospering, and along with



Community Church in 2018, Donald Luxton and Associates



Community Church in 1966, BMM 6221

several other community buildings and additional housing constructed during this period, demonstrates a return to a peacetime economy.

The Britannia Beach Community Church was designed to house two different denominations, and reflects the diversity of the townsite's population. It replaced the original church in the community, which housed the Protestant Church on the main floor and the Catholic Church above. The extant church continued the tradition of a single church building being used by the local Christian community. The symmetrical plan, with Catholic and Protestant Churches back-to-back on either side of a dividing wall, represented the coexistence of the two churches under one roof. The design of the church, originally copied from a 'mail order' catalogue, expresses a simple vernacular style, with a simplified spire and round-arched window openings. The building has continued in use as the community post office and administrative centre.



Map showing approximate location of heritage site (NTS)

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of the Community Church include its:

- Location to the north side of the site;
- Ecclesiastical form, scale and massing designed to accommodate two churches, as exemplified by its: symmetrical rectangular one-storey plan with full basement; side-gabled roof; and gabled entry porches with open scrollwork at each end;
- Wood frame construction including vertical groove-faced cedar shingle siding, wide lapped wooden foundation skirting and dimensional window and door trim;
- Vernacular ecclesiastical features including a central attic vent designed as a spire;
- Round-arched wooden-sash windows, divided into three vertical lites, with round-arched hopper transoms with coloured glass;
- Original wood panelled and glazed entry doors; and
- Vaulted interior volumes, with exposed trusses with scroll-cut and turned elements.

Britannia Beach Recreation Hall

100 Britannia Frontage Road | PID 015-913-961

Date Built: 1916

Note: Text in this section is based on the 2019 report Britannia Beach Statements of Significance completed by Donald Luxton and Associates Inc.

HERITAGE ITEM

Public Building

DESCRIPTION

The Britannia Beach Recreation Hall is a two-storey rectangular structure with a bell cast hipped roof and regularly-spaced multi-paned second storey windows, located to the north of the former residential area.

HERITAGE VALUE

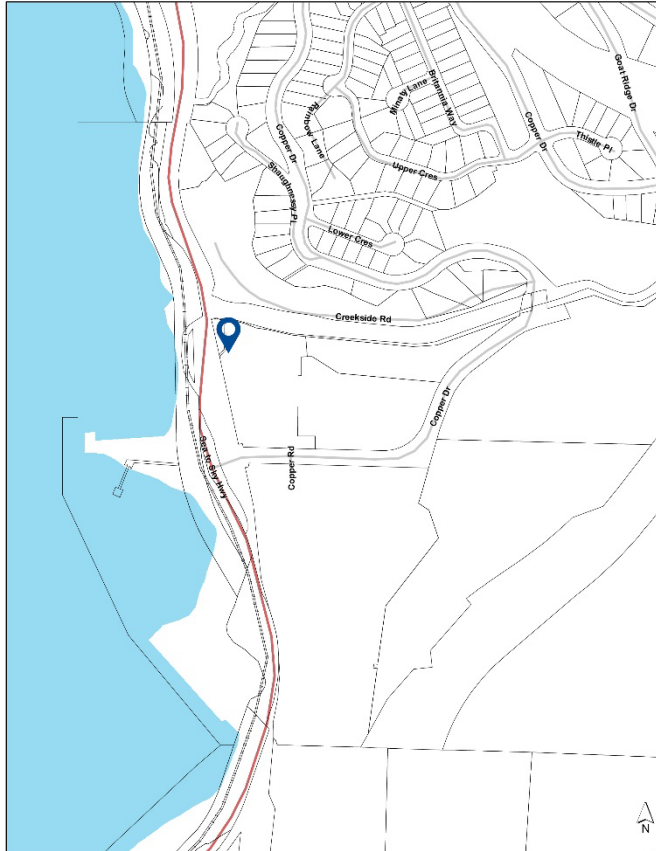
The Britannia Beach Recreation Hall is significant for its cultural and aesthetic values, and as the second oldest surviving building in the former residential area of the townsite, one of only two buildings that survived the 1921 flood. Constructed in 1919, the Hall, along with several other remaining buildings in this precinct, reflects the orientation of the original street grid pattern, which was centred



Recreation Hall in 2018, Donald Luxton & Associates



Recreation Hall in 1966, BMM 6320



Map showing approximate location of heritage site (NTS)

on the main street leading inland from the Customs Wharf, perpendicular to the shoreline.

The Britannia Beach Recreation Hall has historical value in its representation of the recreational amenities provided by the Britannia Mine to its workers, and the self-sufficiency of this company town. Still used as a community building, the Hall was culturally significant as the home of a workers' club, originally providing a small library, reading room, barber shop, pool and billiard tables, and other amenities to residents of Britannia Beach, as well as providing a large hall space for communal gatherings. Its prominent scale gave the building landmark status among the lower buildings in the former residential area. The Britannia Beach Recreation Hall is additionally significant for its simple vernacular architecture, characteristic of the utilitarian nature of buildings in the company town.

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of the Britannia Beach Recreation Hall include its:

- Location to the north side of the site;
- Continuing community use;
- Institutional form, scale and massing, as demonstrated by its two-storey height, rectangular plan and bell cast hipped roof;
- Wood frame construction, including balloon framing, wooden drop siding with corner boards and dimensional window and door trim;
- Vernacular design features including closed tongue-and-groove soffits,
- Original 6-over-6 double-hung wooden sash windows, in paired assembly on the front and rear façades; and
- Interior wooden finishes such as wooden floors, vertical tongue-and-groove wainscoting with horizontal tongue-and-groove cladding above, and tongue-and-groove ceilings.

Britannia Beach Movie Theatre

99 Britannia Frontage Road | PID 015-913-961

Date Built: 1916

Movie Theatre in 2018, Donald Luxton & Associates

Note: Text in this section is based on the 2019 report Britannia Beach Statements of Significance completed by Donald Luxton and Associates Inc.

HERITAGE ITEM

Commercial Building

DESCRIPTION

The Britannia Beach Movie Theatre is a one-storey rectangular structure with a front-gabled roof and a hipped open front verandah, located to the north of the former residential area.



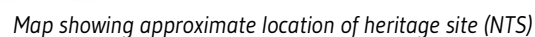
HERITAGE VALUE

The Britannia Beach Movie Theatre is significant for its cultural and aesthetic values, and as the oldest surviving building in the former residential area of the townsite, one of only two buildings that survived the 1921 flood. Constructed in 1916, the Movie Theatre, along with several other remaining buildings in this precinct, reflects the orientation of the original street grid pattern, which was centred on the main street leading inland from the Customs Wharf, perpendicular to the shoreline.

Purpose-built as a movie theatre in 1916, it is unusual for its wartime date of construction, and indicates the importance of the mine's production to the war effort and the need to boost morale in the remote community. As well as showing movies, it was also used informally as a playhouse until 1958, when the opening of the highway connected the town to other communities. It then became the home of union meetings, reflecting the changing social nature of the town. The Britannia Beach Movie Theatre is additionally significant for its simple vernacular architecture, characteristic of the

CHARACTER-DEFINING ELEMENTS

- Location to the north side of the site;
- Vernacular form, scale and massing, as demonstrated by its one-storey height, rectangular plan, front-gabled roof with two monitor vents, and full open front verandah;
- Wood frame construction, including wooden drop siding with corner boards, and dimensional window and door trim;
- Vernacular design features including open soffits, and remnant whalebone vergeboard at rear;
- Interior vaulted ceiling; and
- Interior finishes such as wooden floors and tongue-and-groove cladding.



Dining Room and Bunkhouse

150 Copper Drive | PID 005-484-073

Date Built: 1952-1953

Dining Room and Bunkhouse in 2018, Donald Luxton & Associates



Note: Text in this section is based on the 2019 report Britannia Beach Statements of Significance completed by Donald Luxton and Associates Inc.

HERITAGE ITEM

Commercial Building

DESCRIPTION

The Dining Room and Bunkhouse is a set of conjoined buildings, located adjacent to the present entrance to the old townsite. The Dining Room is a one-storey rectangular structure with a side gabled roof. The Bunkhouse is a two-storey front-gabled rectangular structure. The two structures are joined by a series of lower additions with flat and gabled roofs.

HERITAGE VALUE

The Dining Room and Bunkhouse, along with several other remaining buildings in this precinct, reflects the orientation of the original street grid pattern, which was centred on the main street leading inland from the Customs Wharf, perpendicular to the shoreline. Built circa 1936 at a time when the work



Dining Room and Bunkhouse in 1966, BMM 6222

force was doubled and large dormitories were being built to house single workers, the Dining Room was significant as a centre of social activity. The dormitories were built without cooking facilities, and the workers were fed in this communal mess hall. The building's use as the cook house has associative significance to the multicultural nature of the Britannia workforce; originally the cookhouse employed Chinese cooks and wait staff who boarded in separate quarters and were not employed in the mining operations.

A two-storey bunkhouse was later built to the north, and the two buildings were joined by a series of additions. The complex was later used as a geochemical laboratory, representing the adaptive re-use of buildings in the townsite, a record of the economy of means and self-sufficiency associated with the life of company towns. It also illustrates the changing nature of food supply and service at Britannia after the end to its physical isolation with the arrival of the highway, and the adaptability of the simple wood frame buildings originally constructed on the townsite. The Dining Room & Bunkhouse are additionally significant for their simple vernacular architecture, as demonstrated by the late persistence of elements of the Craftsman style.



Map showing approximate location of heritage site (NTS)

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of the Dining Room and Bunkhouse include its:

- Location adjacent to the present entrance to the old townsite.

Dining Room

- Vernacular form, scale and massing as demonstrated by its one-storey height, rectangular plan and side-gabled roof;
- Wood frame construction, including wooden drop siding with corner boards, and dimensional window and door trim;

- Vernacular Craftsman features including open soffits, triangular eave brackets and openwork gable screen at side with diamond point detailing; and
- Original two-part wooden sash windows with transoms.

Bunkhouse

- Vernacular form, scale and massing as demonstrated by its two-storey height, rectangular plan, front-gabled roof and second floor front porch;
- Wood frame construction, including wooden drop siding with corner boards, and dimensional window and door trim;
- Vernacular Craftsman features including open soffits, triangular eave brackets and openwork gable screen at front with diamond point detailing; and
- Original 6-over-6 double-hung wooden sash windows.

Honeymoon Cottage

150 Copper Drive | PID 005-484-073

Date Built: 1950-1951

Honeymoon Cottage in 2018, Donald Luxton & Associates

Note: Text in this section is based on the 2019 report Britannia Beach Statements of Significance completed by Donald Luxton and Associates Inc.

HERITAGE ITEM

Accommodation Building

DESCRIPTION

The Honeymoon Cottage is one of a series of identical symmetrical gable-roofed quadruplex structures with central inset entries.

HERITAGE VALUE

The Honeymoon Cottages, constructed in 1950-1951, are significant as a demonstration of the continuing development and viability of the Britannia Mine after the end of the Second World War. They were built at a time when the mining industry was prospering, and along with several other community buildings and additional housing constructed during this period, demonstrate a return to a peacetime economy. This is one of four original quadruplexes that is being retained as part of the redevelopment



Honeymoon Cottages in 1966, BMM 6211

at Britannia. Known as the Plaza Cottages, and later as the Pyrite Plaza Apartments, the Cottages are representative of the later development of Britannia Beach, reflecting changing responses to worker's accommodation and providing housing for those starting married life.

The form, style and siting of the buildings recall the type of suburban development that was under way elsewhere in North America, in response to the pent-up postwar demand for housing, and the ballooning population that was the result of the baby boom. There was a desire for housing that included modest yet well designed 'modern' homes, backyards, lawns and quiet streets. The design of these quadruplexes retained the multiple dwelling concept of a bunkhouse and was cost effective, while the low horizontal massing and individual entries represented a new suburban aesthetic.



Map showing approximate location of heritage site (NTS)

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of the Honeymoon Cottage include its:

- Residential form, scale and massing as demonstrated by a low symmetrical one storey plus basement massing, side gabled roof, quadruplex plan and central inset entry;
- Wood frame construction including vertical groove-faced cedar shingle siding, plywood soffits and dimensional window and door trim;
- Vernacular design features including scroll-cut balusters and vestigial whalebone vergeboard returns;
- Original 1-over-1 double-hung wooden-sash windows in single and double assembly; and
- Original wood panelled and glazed entry doors.

Ritz Bunkhouse/The Dry

150 Copper Drive | PID 005-484-073

Date Built: 1936

Ritz Bunkhouse in 2018, Donald Luxton & Associates



Ritz Bunkhouse in 1966, BMM 6321

Note: Text in this section is based on the 2019 report Britannia Beach Statements of Significance completed by Donald Luxton and Associates Inc.

RITZ BUNKHOUSE

HERITAGE ITEM

Accommodation Building

DESCRIPTION

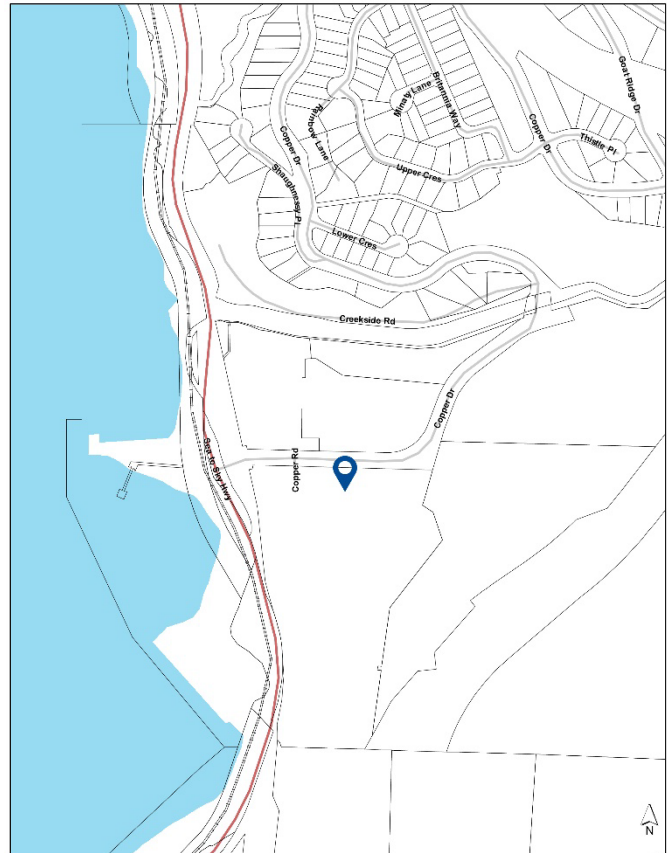
The Ritz Bunkhouse is a two-storey dormitory structure with a side-gabled roof and a shed roofed full open front verandah with two gabled projections. It is located parallel to the present entrance to the old townsite. Adjacent to the Ritz is the smaller gable roofed Dry that was originally connected by a short hallway.

HERITAGE VALUE

The Ritz Bunkhouse – along with the Dry, the York and the Dining Room – was built in 1936 to accommodate a workforce that had doubled in size, and provided improved accommodation for

unmarried workers. Following the worst years of the Great Depression, a provincial increase in the price of gold stimulated the mining industry. The Ritz Bunkhouse is a reminder of the conditions faced by the resource industry workforce, and the unrest regarding living conditions that occurred in the 1930s. The workers began to object to their overcrowded accommodations, which had been neglected for years due to economic austerities.

The Ritz Bunkhouse illustrates the provision of improved accommodation for unmarried members of the work force at Britannia, and of the hierarchy of housing types that existed at Britannia and other company towns in British Columbia. Housing was assigned by professional, marital or cultural status; the Ritz Bunkhouse is an example of 'bachelor's quarters' that were centrally located for ease of access to the jobsite. The adjacent Dry, which was originally connected to the Ritz, provided the opportunity to clean up after work. Providing some of the better housing on the site, the Ritz and the York also housed visiting company officials, and were nicknamed after famous hotels. The Ritz Bunkhouse is additionally significant for its simple vernacular architecture, as demonstrated by the late persistence of elements of the Craftsman style.



Map showing approximate location of heritage site (NTS)

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of the Ritz Bunkhouse include its:

- Location parallel to the present entrance to the old townsite;
- Residential form, scale and massing as demonstrated by its two-storey height, rectangular plan, side-gabled roof and full open shed-roofed verandah with two gabled projections;
- Wood frame construction, including wooden drop siding with corner boards, and dimensional window and door trim;
- Vernacular Craftsman features including scroll cut verandah capitals, square balusters, open soffits, triangular eave brackets and openwork gable screens at front and sides with diamond point detailing;
- Original 6-over-6 double-hung wooden sash windows in single and double assembly;

- Original wood panelled and glazed entry doors; and
- Interior layout with an open stairwell and upper floor double-loaded central hallway.

THE DRY

HERITAGE ITEM

Accommodation Building

DESCRIPTION

The Dry consists of two parallel gable-roofed one storey structures, joined by a short hallway. It is located parallel to the present entrance to the old townsite, and adjacent to the Ritz, to which the rear section was originally connected by a short hallway.

HERITAGE VALUE

The Dry, along with the adjacent bunkhouses and Dining Room, was built in 1936 to accommodate a workforce that had doubled in size. Following the worst years of the Great Depression, a provincial increase in the price of gold stimulated the mining industry. Used by mine workers in the concentrator and adjacent industrial buildings, as well as underground miners and muckers, The Dry housed showers and changing facilities, and was originally connected to the Ritz, which enabled workers to clean up after their shift and before entering the bunkhouse. Very soon after it was constructed it was expanded with a parallel structure, joined to it by a short hallway. The provision of these facilities reflected the rapid growth of the workforce at the time, and the need to improve accommodations for the unmarried male workers. The Dry is additionally significant for its simple vernacular architecture, as demonstrated by the late persistence of elements of the Craftsman style.

The Dry in 2018, Donald Luxton & Associates



The Dry in 1966, BMM 1143

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of The Dry include its:

- Location adjacent to the Ritz Bunkhouse, parallel to the present entrance to the old townsite and facing the work site;
- Vernacular form, scale and massing as demonstrated by its parallel and joined gabled one-storey structures;
- Wood frame construction, including wooden drop siding with corner boards, and dimensional window and door trim;
- Vernacular Craftsman features including open soffits, triangular eave brackets and openwork gable screens in the gable ends with diamond point detailing;
- Original 6-over-6 double-hung wooden sash windows; and
- Corrugated metal roofing.

Britannia Beach School

150 Copper Drive | PID 005-484-073

Date Built: 1922; addition circa 1950

Britannia Beach School in 2018, Donald Luxton & Associates

Note: Text in this section is based on the 2019 report *Britannia Beach Statements of Significance* completed by Donald Luxton and Associates Inc.

HERITAGE ITEM

Institutional Building

DESCRIPTION

The Britannia Beach School is a former educational building built in two stages. The original section is a rectangular plan structure with banked windows on two sides, and a central projecting front-gabled entry.

A hip-roofed extension was later added to the rear façade. The school is set diagonally to the original street grid.



HERITAGE VALUE

The Britannia Beach School is significant as a representation of the self-sufficiency of the company town and the community life of its resident families. The original school at Britannia Beach was destroyed in the devastating 1921 flood. The Britannia Mining & Smelting Company constructed a new school that reflected standardized educational planning and principles as mandated by provincial authorities. Typical of these requirements, windows were banked on one side of each classroom to allow for natural light and ventilation.

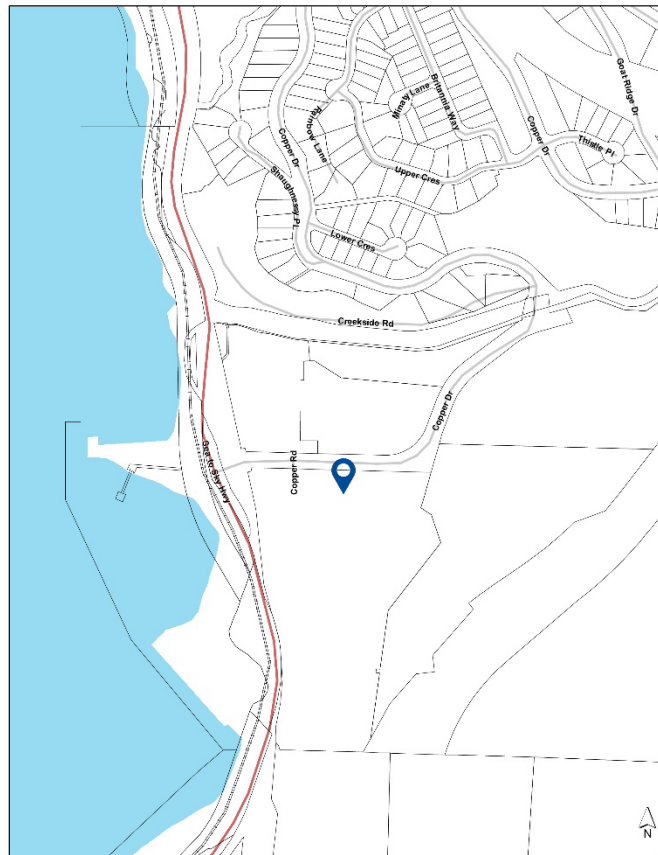
The provision of a school site indicates the desire of the company to attract a stable workforce by allowing for family life through educational and recreational opportunities. Due to the remote nature of the site, the development of a self-contained community required that provisions be made for

families. This, plus the provision of subsidized housing, attracted married workers who were willing to make a long-term commitment to the site. The school was later expanded in the postwar era, with an addition that has since been demolished.

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of the Britannia Beach School include its:

- Irregular siting, offset from the original street grid;
- Institutional form, scale and massing as demonstrated by its one-storey height, banked 9-over-9 windows and hipped roofs;
- Wood frame construction, including wooden drop siding with corner boards, and dimensional window and door trim;
- Vernacular design features including closed tongue-and-groove soffits; and
- Original interior features such as wooden floors.



Map showing approximate location of heritage site (NTS)

York Bunkhouse

150 Copper Drive | PID 005-484-073

Date Built: 1936

York Bunkhouse in 2018, Donald Luxton & Associates

Note: Text in this section is based on the 2019 report Britannia Beach Statements of Significance completed by Donald Luxton and Associates Inc.

DESCRIPTION

The York Bunkhouse is a two-storey former dormitory structure with a front-gabled roof and a projecting double-height full open verandah with an exterior staircase.

HERITAGE VALUE

The York Bunkhouse – along with the Dry, the Ritz and the Dining Room – was built in the mid-1930s to accommodate a workforce that had doubled in size, and provide improved accommodation for unmarried workers. Following the worst years of the Great Depression, a provincial increase in the price of gold stimulated the mining industry. The York Bunkhouse is a reminder of the conditions faced by the resource industry workforce, and the unrest regarding living conditions that occurred in the 1930s. The workers



York Bunkhouse in the 1970s, BMM 6227

began to object to their overcrowded accommodations, which had been neglected for years due to economic austerities.

The York Bunkhouse illustrates the provision of improved accommodation for unmarried members of the work force at Britannia, and of the hierarchy of housing types that existed at Britannia and other company towns in British Columbia. Housing was assigned by professional, marital or cultural status; the York Bunkhouse is an example of 'bachelor's quarters' that were centrally located for ease of access to the jobsite. Providing some of the better housing on the site, the Ritz and the York also housed visiting company officials, and were nicknamed after famous hotels. The York Bunkhouse is additionally significant for its simple vernacular architecture, as demonstrated by the late persistence of elements of the Craftsman style.

CHARACTER-DEFINING ELEMENTS

The elements that define the heritage character of the York Bunkhouse include its:

- Residential form, scale and massing as demonstrated by its two-storey height, rectangular plan, front-gabled roof and projecting double-height full open verandah with an exterior staircase;
- Wood frame construction, including wooden drop siding with corner boards, and dimensional window and door trim;
- Vernacular Craftsman features including scroll cut verandah capitals and corbels, square balusters, open soffits with exposed rafter ends, triangular eave brackets and openwork gable screens at front and rear with diamond point detailing;
- Original 1-over-1 double-hung wooden sash windows in single assembly;
- Original wood panelled and glazed entry doors; and
- Interior layout with upper floor double-loaded central hallway.



Map showing approximate location of heritage site (NTS)

APPENDIX A: SOURCES

Donald Luxton and Associates Inc. "Britannia Beach Statements of Significance." 2019. <https://www.slrld.bc.ca/sites/default/files/pdfs/planning/Heritage/27FEB19-Statements%20of%20Significance.pdf>. *PDF file*.

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Ritz Bunkhouse, Britannia Beach | Britannia Mine Museum
(BMM 6231)

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