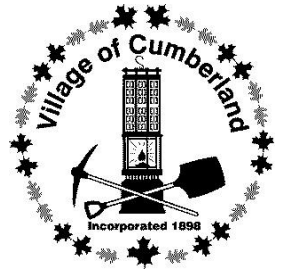


**The Corporation of the Village of Cumberland
Heritage Committee Agenda**



August 20, 2026 at 4:00 p.m.

Cumberland Fire Hall, 4724 Cumberland Rd, Cumberland

We are honoured to gather on the unceded traditional territory of the K'ómoks First Nation.

1. Approval of the Agenda

2. Minutes

Adoption of Minutes of April 20, 2026

3. Elections

Election of Committee chair

4. Unfinished Business

4.1 Heritage Register Additions Project

5. New Business

None

6. Next Meeting

The next meeting of the Heritage Committee is scheduled for September 17, 2026 at 4:00pm at the Firehall.

7. Adjournment

The Corporation of the Village of Cumberland

Heritage Committee

April 20, 2026 at 4:00 p.m.

Montcrief Hall, Cultural Centre, 2674 Dunsmuir Ave, Cumberland, BC



Members Present: Meaghan Cursons, Chair
Eric Pattison
Lois Harris
Councillor Neil Borecky
Kaili Zevenbergen
Hugh McLean
Jillian Roberts, Museum representative

Regrets: Marianne Bell

Staff: Karin Albert, Senior Planner
Jasmeen Kaur-Sidhu, Planning Technician

Consultant: Elana Zysblat (via video conference)

The chair called the meeting to order at 4:08 pm

1. Approval of Agenda

Moved by: Borecky
Seconded by: Pattison

THAT the agenda for April 20, 2026 meeting be approved.

Carried Unanimously

2. Minutes

Moved by: Pattison
Seconded by: Harris

THAT the minutes of the March 19, 2026 meeting be adopted.

Carried Unanimously

3. Unfinished Business

None.

4. New Business

A request was made for the Statement of Significance (SoS) for the Abbey Studio to be put on the agenda of an upcoming meeting to discuss how a present-day Statement of Significance intersects with building and development permits and zoning.

4.1 Heritage Register Additions Project.

- An inventory of heritage sites for possible addition to the Heritage Register were displayed in poster format on the walls of the room.
- Started to go-around the table to identify everyone's top few buildings.
- Village has project funding for Elana to describe and provide character-defining elements for 25 properties.
- Ms. Zysblat explained the benefits of adding a building to the heritage register. Raises awareness. Also allows Council to delay and inform redevelopment/ Demolition.
- Criteria for candidate sites:
 - Properties that are at high risk of demolition and redevelopment
 - Representative of what matters to the community- identity, legacy, character of the street, neighbourhood, ...
- Ms. Zysblat recommended including sites representative of different typologies and eras.
- Owners will receive a letter from the Village in mail to invite them to provide information and comment on draft SoS.
- As per the *Local Government Act*, owners do not have a veto over the addition of their property on the register. There are many benefits to the owners, one being alternate compliance methods with some parts of the Building Code.
- Important to remember that ownership changes. The benefits of heritage resources extend beyond individual owners to the larger community as they hold the history of the community.
- The register should include modest cottages and rental buildings, not just aesthetically appealing buildings of the rich.
- We need a robust heritage register that doesn't include only the prettiest or the most vulnerable but will have a mix of all.
- The list of 25 doesn't mean buildings are being left out. Others can be added to the register in subsequent years.

Combined List:

1. Old police station and goal with old Draegerman's house attached to it
2. Miner's houses on Penrith Avenue
3. Allen Avenue rental cluster
4. Derwent Avenue rental cluster - at risk, small, not been altered, working class history
5. Fourth and Penrith – two skinny lots with two storey houses – representative of a style
6. Liquor store- represents an intervention era- depression era, economic depression
7. Frelone's as a representative frontier-style commercial building
8. 3245 Second Street – former Telephone Office, representative of a business
9. Fernwood heights style – “Painted Lady” at 2724 Maryport
10. Baird house – example of a house that has been in the same family from the early days.
11. Worthy gallery complex- four buildings – used to have three storeys, only first storey rebuilt after fire.
12. Mustard house- “Doctor's row”, corner house- First and Windermere
13. Turquoise house on Allen ave 1930s house- large manager of mines
14. Copeman house on Derwent – colourful house, largest of that type of house
15. Peter and Marleen's 1895 Derwent and Fourth, corner house
16. Campbell house - corner of Third and Maryport
17. Euphoria childcare building
18. Old highschool shop- woven tightly into past and community and the house next to it- Joe's house.
19. Francescini house
20. Twisted chimney house
21. 2757 Penrith Avenue – mid-century
22. Penrith Avenue workers houses, one representative one of four
23. 2745 Penrith Avenue - the Willard home
24. Archey's place- the First mayor's house on Derwent
25. North facing Penrith and south facing Derwent – area now in the HCA
26. Nakashini building (Pot Shop, former Fisherman's Daughter store)
27. The bakery
28. 2740 Allen Avenue – Karl's house, one of Harry Hamburger rental houses
29. Third Street - former bakery

- 30. Add one from Penrith
- 31. And add a different cluster from Derwent
- 32. Veteran houses on Penrith

Elana will be in Village to spend time at museum and do site visits May 12-15

Committee will do a walking tour of candidate buildings on Monday, April 27 at 5pm. Meet at the museum.

5. Adjournment

The meeting adjourned at 5:40 pm.

Cumberland Heritage Register Additions

Prepared by Elana Zysblat, CAHP, ICOMOS

August 2026



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23. 2706 Maryport Avenue		
24. 2724 Maryport Avenue		
25. 2722 Penrith Avenue	Miner's cottage rep	
26. 2745 Penrith Avenue		
27. 2757 Penrith Avenue		
28. 2763 Penrith Avenue		
29. 2765 Penrith Avenue		
30. 2714 Windermere Avenue		

Selection Methodology

In the 2016 Heritage Management Plan, the suggested selection criteria for the Cumberland Heritage Register includes close to a dozen considerations for inclusion.

Cumberland Village staff and the Heritage commission have laid out these considerations in the form of a spreadsheet of 72 shortlisted sites that:

1. Make up 3 existing Heritage Inventory lists
2. Are not yet on the Heritage Register
3. Represent property typologies and neighbourhoods that are not yet represented (or well-represented) on the Cumberland Heritage Register

The 2026 budget for researching potential historic places to be added to the Register allowed for the evaluation of 30 of the above sites in the form of brief heritage value statements.

Each property's heritage value was assessed and described, based on aesthetic, historical, contextual, cultural, or social value, as well as its representation of Cumberland 6 heritage themes and its alignment with under-represented building typologies or neighbourhoods in Cumberland that are not yet on the Heritage Register.

As a result, the enclosed eligible 30 sites have been evaluated and described in a standard format (Heritage Value Statements) that will enable them to be added to the Cumberland Heritage Register and submitted to the BC Registrar of Historic Places.

Franceschini House

3273 First Street - 1930



Heritage Value Statement

The Franceschini House is valued for its interwar (1930) simplified Craftsman Bungalow design and for its strong association with the Dallos and Franceschini families. It reflects Cumberland's Italian-Canadian community, interwar residential development, and the enduring residential neighbourhood flanking the Village's commercial main street.

The property contributes to the cohesive architectural character of First Street and embodies the story of Italian immigration, entrepreneurship, and community leadership including the Dallos and Franceschini family's involvement in the local Catholic Church, hospital, schools and Cavallotti Lodge.

Character-Defining Elements

- Continuous residential use since 1930
- Original, high-visibility siting in the residential blocks flanking Cumberland's downtown
- Example of typical simplified, functional interwar residential scale and architectural trends
- Craftsman Bungalow design with cross-gabled, horizontal, one-storey (plus basement) form
- Association with Cumberland's Italian-Canadian community and long-term family occupancy of the Dallos and Franceschini families

Cumberland Heritage Themes

B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community F. Governing Change

Halcrow-Marpole House

3292 First Street - 1895



Heritage Value Statement

The property is historically and contextually significant as part of Fernwood Heights, one of Cumberland's oldest residential precincts (1894-1895), with homes built for by prominent local merchants, professionals, and contractors. Its age, form, and siting contribute to the historic streetscape and reinforce the earliest spatial organization of the community..

It is further valued for its association with the Halcrow and Marpole families, key figures in Cumberland's early settlement and mining industry, whose presence shaped its social and residential development from the 1890s onward. Through the union of Hannah Halcrow (born in Cumberland in 1892) and Jack Marpole this home remained in this extended family for 70 years until 1965.

Character-Defining Elements

- Continuous residential use since 1895
- Institutional use as outdoor-themed pre-school since 2015
- Original, high-visibility corner siting at First Street and Maryport Avenue
- Victorian-era wood-frame, two-and-a-half-storey front-gabled house with a full-width hip roof front verandah
- Association with the long-term Halcrow-Marpole family residence and history in Cumberland

Cumberland Heritage Themes

- | | | | |
|-------------------|---------------------------------|-------------------------|-----------------|
| A. Land of Plenty | B. Quiet Life, Active Pursuits | C. Developing a Village | D. Mining Coal, |
| Cutting Wood | E. Creating a Diverse Community | F. Governing Change | |

Dr. & Mrs. Westwood House

3292 First Street - 1895



Heritage Value Statement

3312 First Street is one of Cumberland's most architecturally intact late-19th-century residences and a rare surviving example of a Queen Anne-influenced house. Its long association with prominent civic, commercial, and immigrant families—including Dr. & Mrs. John Westwood, Mayor (and hardware merchant) Thomas Ezra Bate, and the Italian-Canadian Tobacco family, anchors it deeply within the social and cultural history of the Village.

It is a prominent representative of "Doctor's Row" along Windermere Ave. between First and Second Streets, formerly called Hospital Avenue. Many of these homes were originally built for and occupied by medical doctors and staff working in Cumberland's hospital.

Character-Defining Elements

- Continuous residential use since 1895
- Original, high-visibility corner siting at First Street and Windermere Avenue, part of Cumberland's historic "Doctor's Row"
- Victorian-era wood-frame, two-and-a-half-storey cross-gabled house with two primary facades, original window and doors openings, decorative fascia-boards, gables, brackets and bays typical of the Queen-Anne design tradition
- Association with Westwood, Bate, and Tobacco families

Cumberland Heritage Themes

- B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community F. Governing Change

James & Caroline Reid House

3238 Second Street - 1894



Heritage Value Statement

Although built by miner Matthew Mitchell in 1894, this property is named for its first long-term occupants (1895 to 1911), mine foreman, James Reid and his wife Caroline, Cumberland Hospital's first enduring matron, active members of the Presbyterian Church. Miner and hotelkeeper, Richard Coe was the next owner followed by the McLean family who lived here until 1947 (William Thomas McLean was also a miner and a bartender).

The house is valued as an early Queen-Anne cottage distinguished by its craftsmanship and detailing. It contributes to the early historic residential character of Second Street and illustrates the lives of prominent early community members associated with mining, hospital, and church leadership in Cumberland.

Character-Defining Elements

- Continuous residential use since 1894
- Original corner location on Second Street at Derwent Avenue.
- Victorian-era wood-frame, hip-roof, single-storey cottage with multiple bays, verandahs, original window and doors openings typical of the Queen-Anne design tradition
- Association with Mitchell, Reid, Coe and McLean families

Cumberland Heritage Themes

- B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community

BC Telephone Co. Office

3245 Second Street - 1894 (HCA)



Heritage Value Statement

Developed as a rental in 1894 by Grant & Mounce, sawmill owners who developed this entire block, this property is named for its 50-year function as the BC Telephone Company office (1914 to 1963). This long-term use demonstrates Cumberland's importance as a regional service centre as it served as point of connection, literally and socially, among residents, businesses, and institutions across the Comox Valley. The BC Tel Co. office was run by an "Agent" and shift operators which according to historic directories were positions consistently held by female employees.

It is further valued as a typical, 1890s vernacular residence with its Miner's Cottage form, housing Cumberland families before and after the BC Tel Co. tenure.

Character-Defining Elements

- Continuous residential from 1894-1914 and from 1964 to today
- Office and communications use 1914 to 1963
- Original location on Second Street at Derwent Avenue.
- Victorian-era wood-frame, hip-roof, modestly-scaled single-storey cottage with central door, and full-width front porch held up by slim columns.
- Association with Grant & McGregor (builders), Grant & Mounce (developers), Cumberland & Royston area sawmills, BC Telephone Company, Donnelly and Yendall families

Cumberland Heritage Themes

- B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community F. Governing Change

Thomson - Aspesi House

3247 Third Street - 1933 (HCA)



Heritage Value Statement

Built right after July 13, 1933 fire, this Craftsman Bungalow stands testament to the rebuilding efforts of the residential structures that were destroyed in that crucial disaster in Cumberland's history. Associated with the Thomson family who owned the property since 1908, their boarding house businesses, and with John Thomson's work as a miner and then mine rescue instructor at the provincial Draeger, he was a founder of the Cumberland Fire Department and was a member and leader in many other local organizations, including as a City alderman. The property was then a long-term home to the Italian-Canadian Aspesi family, who were retired owners of the Eagle Hotel (Emma Aspesi was the first licensed female bartender in Cumberland) and like the Thomsons, were prolific community leaders.

Character-Defining Elements

- Continuous residential use since 1908
- Boarding House use from 1908-1942 additionally associated with 2nd Thomson boarding house at 2716 Derwent
- Original location on Third Street at Derwent Avenue.
- Interwar 1.5 storey Craftsman Bungalow design with side-gabled roof and gabled. Central front porch facing Third.
- Association with builder Fredrick Kerton, Thomson and Aspesi families, with Cumberland mines, mine rescue, boarding house housing, Knights of Pythias, Cumberland governance and the Eagle Hotel.

Cumberland Heritage Themes

- B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community F. Governing Change

Potkonjak Bakery

3290 Third Street - 1939 (HCA)



Heritage Value Statement

An infill building and business constructed by Milos and Staka Potkonjak in 1938 soon after they bought the house next-door at 3294 Third, this structure represents the positive economic activity in 1930s Cumberland, partially due to rebuilding efforts after two major fires as well as ongoing coal mining and coal demand in the interwar period. The appearance of a new commercial building and business in the late 1930s also speaks to the favourable proximity of this residential property to Cumberland's downtown and to its commercial viability. Run as a bakery from 1939-1941 the upper storey residence served the family, and in later decades the building functioned as a duplex with the commercial space converted to a residence.

Character-Defining Elements

- Continuous residential use since 1939
- Commercial use from 1939-1941
- Original location on Third Street close to Dunsmuir Avenue
- Vernacular commercial form with its 2-storey flat-roof rectangular massing, commercial siting right at the street with no front yard setback and simple stepped gable pediment at the roofline.
- Association with 3294 house next door, and with its developers, the Yugoslavian-Canadian Potkonjak family

Cumberland Heritage Themes

- B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community F. Governing Change

Neil & Margery McFayden House

3294 Third Street - 1895 (HCA)



Heritage Value Statement

Built in 1895 by early Cumberland settlers, Neil & Margery McFayden, associated with the Colliery and Union Camp, the Campbell brothers were the subsequent owners in 1910, offering this property as a residence for their Dunsmuir Avenue store managers, with the longest staying (Charlie & Elizabeth McDonald) purchasing it in 1935. The late 1930s owners, Milos and Staka Potkonjak, developed the southern half of the block by constructing a bakery building with an apartment above (3290 Third). The collection of immigrant families who lived here over the decades, many of whom were associated with businesses along Dunsmuir Avenue, speaks to the diversity of the community, and favourable proximity of this residential property to Cumberland's downtown and to its commercial viability.

Character-Defining Elements

- Continuous residential use since 1895
- Store managers residence from 1910-1935 and possibly also from 1949-1953
- Original location on Third Street at Maryport Avenue.
- Victorian-era, wood-frame, cross-gabled house with surviving gable decoration at the front and some original window openings
- Association with McFayden, McDonald, Potkonjak and Mackie families, the Colliery and Union Camp, the Campbell Store, the Mumford Grocery, and with the Potkonjak Bakery building and residence next door at 3290 Third.

Cumberland Heritage Themes

- B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community F. Governing Change

Frank & Josie Smith House

3312 Fifth Street - 1895



Heritage Value Statement

3312 Fifth Street is valued as a prominent residence built in 1895 for Frank Brown Smith, the Colliery surveyor and civil engineer who laid out Cumberland's townsite in 1892, the Cumberland Cemetery (1895), the pipeline system for the Cumberland & Union Water Works Company, and who is attributed with naming the town and streets. Its landmark siting, architectural richness, and strong links to civic and social life position it as one of the community's most outstanding early houses. Associations with subsequent, significant owners and occupants reflect social, economic, and civic development in Cumberland from the 1890s through the mid-20th century including sawmills, the mines, boarding houses, hotels, community gathering, mutual support, and the important role of women in civic and social life.

Character-Defining Elements

- Continuous residential use since 1895 as well as shorter period of boarding house, care home and B & B uses over the decades
- Original, high, corner location on Fifth Street at Windermere Avenue.
- Queen-Anne style, wood-frame, side-gabled house with a gabled two-storey canted bay, a two-level verandah, gable decorations original window openings, siding and shingles and a twisted chimney on 1-storey rear extension
- Association with Union Colliery Co., Grant & Mounce – sawmill owners, Richard Henry Hodson – mine fireboss/shiftboss, Diana Day Piket – Belvoir Villa, hotelkeeper and community leader, McAllister family – miners and loggers, 1929-1986 owners.

Cumberland Heritage Themes

A. Land of Plenty B. Quiet Life, Active Pursuits C. Developing a Village
D. Mining Coal, Cutting Wood E. Creating a Diverse Community F. Governing Change

Harry Hamburger Cottage

2740 Allen Avenue - 1894



Heritage Value Statement

2740 Allen Avenue is valued as a representative of 1 of 18 rental cottages developed by merchant Harry Hamburger in this block of Allen and Derwent Avenues between Third and Fourth Streets, an area to become known as "Jerusalem", due to Hamburger being Jewish and its singular building typology. It is valued as 1 of 13 surviving homes from that original 1894 development. It is further significant for its historic association with Cumberland's mid-1890s residential expansion south of Dunsmuir Avenue, with early rental housing development, working-class and immigrant histories, and the intact pattern of modest hip-roofed dwellings that define the Allen-Derwent streetscape. Tenants and owners over time reflect Cumberland's diverse social fabric and establish a strong connection between these working-class homes and Cumberland leadership, businesses and institutions.

Character-Defining Elements

- Continuous residential use since 1894
- Vernacular, residential form as expressed in its modest scale, 1-storey, hip roof massing with central entrance
- Miner's Cottage Style (although not all cottages housed miners) wood-frame, wood clad structure with simple porch/entry roof.
- Association with other Hamburger-developed properties at 2738, 2740, 2744, 2746, 2748, 2750, 2752 Allen Avenue and 2717, 2721, 2731, 2737, 2741, 2745, 2749, 2757 Derwent Avenue

Cumberland Heritage Themes

B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
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Lawrence House

2763 Allen Avenue - 1941



Heritage Value Statement

2763 Allen Avenue is valued as a well-preserved late Craftsman Bungalow associated with the Lawrence and Whyte families - the original developers and multi-generational, long-term residents of this property. It reflects Cumberland's wartime-era residential development, specifically the stable mining period in early World War II, multigenerational mining families, and leadership roles in mining operations and community institutions. Together with the house next door at 2767 Allen, it tells the story of the distinct interwar or wartime homes of Cumberland-born, second generation children. Its connection to both the first mine manager in Union (James Whyte in 1888) and the last mine manager at Tsuble River (Stanley Lawrence Jr. in 1966) makes it uniquely positioned to tell the full arc of Cumberland's mining story.

Character-Defining Elements

- Continuous residential use since 1941
- Original corner location on Allen Avenue at Fourth Street
- Side-gabled Craftsman Bungalow with an off-centre, deeply inset gabled front porch, large cedar shingle cladding and exposure and original wood windows
- Association with Lawrence and Whyte families via original builders Stanley Lawrence Sr. and Sarah "Sadie" Stewart (Whyte), the Canadian Collieries, No. 2 Mine, Tsuble River Mine and the Lawrence Insurance Agency.
- Association with next door 2767 Allen Avenue

Cumberland Heritage Themes

- B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community F. Governing Change

Les & Isabella Merrifield House

2767 Allen Avenue - 1936



Heritage Value Statement

2767 Allen Avenue is valued as a unique Chalet Bungalow design associated with the Merrifield family, and with the Cumberland Hotel and its destruction in the 1933 fire which likely led to the development of this property. The Merrifield family owned and ran the Cumberland Hotel from 1933-1972,, and the family lost their residence in the hotel when it burned to the ground. This non-traditional house design tells the story of multi-generational Cumberland families and the distinct interwar or wartime homes of Cumberland-born, second generation children. It is further valued as architect William Arthur Owen's design, a local architect and engineer who was employed by the Colliery and was responsible for the design and/or alteration of at least 56 known structures in Cumberland between .

Character-Defining Elements

- Continuous residential use since 1936
- Original corner location on Allen Avenue
- 1.5 storey front-gabled Chalet Bungalow with an off-centre, inset entrance, half-timbering and cedar shingled gable, log-like cladding boards, diamond-paned leaded windows, folk-style wood shutters and a small shed awning over the front picture windows.
- Association with extended Merrifield, Herd, Stockand and MacDonald, all related through this property and the long-term ownership of Merrifield/McDonald, with architect William Arthur Owen, with Cumberland Hotel, with Comox Air Force base, with logging and with the house next door at 2763 Allen.

Cumberland Heritage Themes

B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community F. Governing Change

Cumberland School Board- Manual Training Bldg 2679 Beaufort Avenue - 1930



Heritage Value Statement

The Manual Training Building, constructed in 1930, represents the expansion and independence of the Cumberland School Board in the curriculums of industrial arts and home economics. From 1927, when the first manual training teacher was hired, until this building was erected in 1930, these classes were held in the elementary school basement. This place is associated with Bob McKellar who was the longest serving manual training teacher here from 1941 until 1981, during which time a 1953 extension was added for an auditorium and extra home economics areas, to become a metal workshop in the 1960s. The building is valued also for serving the public at large through independent night school classes including computer classes starting in the late 1990s. Since 2006, this place is valued as shared creative art, manufacturing and music spaces, often opened on art tours and for special events.

Character-Defining Elements

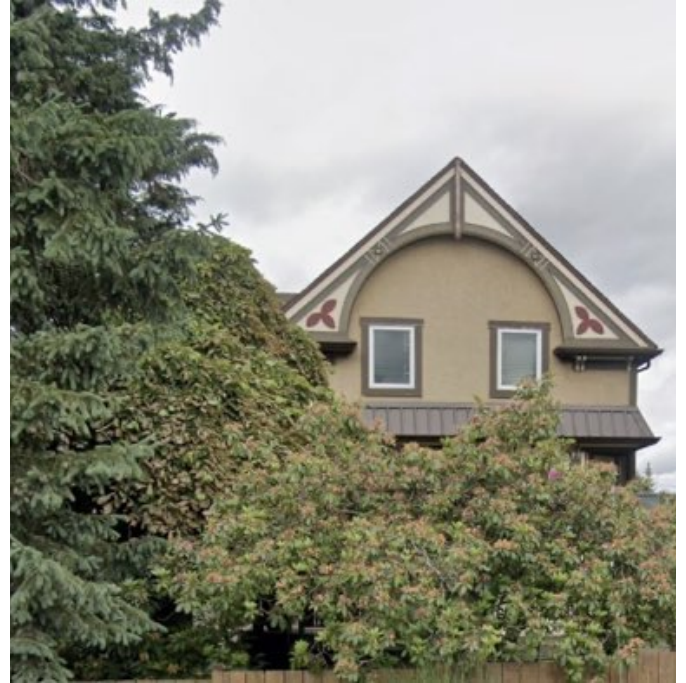
- Continuous institutional use from 1930-2006
- Continuous art studios use since 2006
- Original corner location on Beaufort Avenue at First Street
- 2 storey, hip roof, wood-frame building with original, institutional window openings typical of BC Department of Education school buildings. Horizontal cladding on the upper floor and wood shingles on the basement level.
- Association with BC Department of Education, the Cumberland School Board, teachers E.W. Blackmore, Arthur Tilbe and Bob McKellar and with independent Cumberland artists and their studios.

Cumberland Heritage Themes

B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community F. Governing Change

Lewis & Euphemia Mounce House

2696 Derwent Avenue - 1894



Heritage Value Statement

2696 Derwent Avenue is valued as a distinguished 1894 Victorian residence associated with Lewis A. Mounce, Cumberland's first mayor (1898-1900), and with the Grant & Mounce sawmill enterprise (1888-1912) that helped build the town. It is significant for its architectural ambition and craftsmanship - both the work of prolific early Cumberland builder James Carthew, with Cumberland Mayor & Council, Union & Comox District Hospital, Cumberland & Union Waterworks Co. and the and Comox District. Euphemia Mounce was the first president of the Grace Methodist Church Ladies Aid (1895). Initially built on an exclusive, extra large corner lot (next door to the equally grand Grant House at 2698 Derwent), since subdivided and infilled by the next generation of the Mounce family in 1929 (2690 Derwent), its large proportions and intricate detailing stand out in the otherwise modestly-scaled Derwent streetscape.

Character-Defining Elements

- Continuous residential use since 1894
- Camperdown Elm in the front yard — one of Cumberland's rarest heritage trees
- Front-gabled Victorian house, wood frame, two storey massing with verandah, canted bays on two sides, spindled frieze at front verandah, decorated fascia boards forming an arch at the gable.
- Association with Mounce and Grant families over generations, and with the Somerville family, subsequent occupants.
- Association with next door homes on either side at 2690 and 2698 Derwent

Cumberland Heritage Themes

B. Quiet Life, Active Pursuits C. Developing a Village D. Mining Coal, Cutting Wood
E. Creating a Diverse Community F. Governing Change