The Corporation of the Village of Cumberland
Heritage Committee Agenda

October 15, 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 August 20, 2026

3. Unfinished Business
3.1 Heritage Register Additions Project – final draft booklet of SoS's (attached)

4. New Business
4.1 Committee member terms

5. Next Meeting
The next meeting of the Heritage Committee is scheduled for November 19, 2026 at 4:00pm at the Firehall.

6. Adjournment

The Corporation of the Village of Cumberland

Heritage Committee

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

Cumberland Firehall, 4727 Cumberland Road, Cumberland, BC

Members Present:	Hugh McLean, Chair Meaghan Cursons Eric Pattison Councillor Troy Therrien Kaili Zevenbergen
Regrets:	Marianne Bell Lois Harris Jillian Roberts, Museum representative
Staff:	Karin Albert, Senior Planner
Consultant:	Elana Zysblat (via video conference)

The meeting was called to order at 4:20 pm

1. Election of Chair

Nomination for chair: Hugh McLean

Elected unanimously.

2. Approval of Agenda

Moved by: Pattison
Seconded by: Cursons

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

Carried Unanimously

3. Minutes

Moved by: Cursons
Seconded by: Pattison

THAT the minutes of the April 20, 2026 meeting be adopted with the following correction under 6. Liquor store, delete “depression era, economic depression” and replace with “built in 1968.”

DRAFT

Carried Unanimously

4. Unfinished Business

Ms. Albert confirmed that edits to the Statement of Significance (SoS) for the Abbey have been made in response to the owner's comments. A photo of the interior was updated and information on more recent history was added, in particular to the chronology in Appendix C. The updated SoS has been posted at cumberland.ca/cumberlands-community-heritage-register/

5. New Business

5.1 Heritage Register Additions Project.

Ms. Zysblat presented the draft Cumberland Heritage Register Additions booklet for Committee feedback. Committee members provided the following comments:

- Include an introduction/pre-amble that includes the intent, i.e. heritage value statements and character-defining elements, not full Statements of Significance. More information may be added in future.
- Some of the names of the sites are not those used commonly by the community.
- Name could be that of the first owners or that of the owners during a significant period for the site. Important to remember that period of significance moves.
- Only use the last name if it's the name of a family.
- Add "aka" to show a second name where used, e.g. Smith House, aka Twisted Chimney House.
- McFayden house – also known as Campbell House by community.
- Sometimes name may reflect the dominant story of a house, e.g. BC Telephone Company Office.
- Information on "association with" should not be under character-defining elements but under the value section. Generally, character-defining elements are physical in nature.
- The themes at the bottom of each write-up haven't been discussed to date. Appear out of context.
- Themes are from the 2016 Heritage Management Plan.
- As they are common to most buildings, move the themes to the pre-amble/introduction. This also frees up space for more text, e.g. a line or two about more recent history where known.
- The Home and Garden Tour guides are a good resource for more recent history of some buildings.
- Ms. Cursons will email the most recent guide to Ms. Zysblat.

DRAFT

- The Home and Garden Tour guides would also be great to share with the museum as they are a record of old as well as newer buildings.
- Where the second photo is similar to the main photo, show a photo of a detail, e.g. of a character defining element. Ms. Albert and Committee members may take additional photos to send to Ms. Zysblat as the project does not permit for another site visit.
- Visit Reid house to see if can take a photo from a different angle that shows more of the house and less of the carport and tarp.
- Houses built in the thirties and forties on Allen Avenue replaced orchard and strawberry fields. Houses in neighbourhood were built for second generation Cumberland residents.
- Add character-defining elements where known as they will inform renovations.
- E.g. Hamburger rental house has the original garage door.
- Merrifield house – siding milled to look like logs
- Lawrence house – machine-grooved cedar shingles
- Cumberland School Board Manual Training Building is more commonly known as the "Old Shop" or "Industrial ed building".
- 1950s addition was not listed under the character-defining elements.
- Original window openings
- Some of the original double hung wood window sashes still in place
- Mounce House – important piece of the house's story is that the daughter was a fungologist.
- Provide a header for each page so that they can stand alone and be shared individually. Header: Heritage Value Statement
- Include pre-amble on website.
- General comments regarding consistency of writing and terminology
- when describing heritage values, e.g. Allen versus Allen Avenue.
- Terminology "is valued as" and "is a testament to" - the value should be clearly expressed.
- Under Methodology, change Heritage Commission to Heritage Committee
- *Hugh will provide his copy edits directly to Elana.*

6. Adjournment

The meeting adjourned at 5:20 pm.

DRAFT

MEMO
HERITAGE COMMITTEE

REPORT DATE: 10/8/2026
MEETING DATE: 10/15/2026

File No. 0540-20

TO: Committee Members

FROM: Karin Albert, Senior Planner

SUBJECT: Community Heritage Register Additions Project Booklet

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At the August 20, 2026 meeting the Heritage Committee reviewed the draft Heritage Register Additions booklet. The Committee comments and suggestions are captured in the draft minutes of that meeting and are reflected in the latest draft of the booklet.

Since the information provided on each heritage resources is sufficient to be considered a statement of significance, the Village also asked for a header to be added at the top of each page that identifies the documentation as a statement of significance. The allows the Village to save each page separately and include a link to it from the online community heritage register listing of that address.

Based on a review of the draft booklet, staff identified the following further edits to be made as part of finalizing the booklet:

- Date to be added to all photos
- 2767 Allen Avenue – under Heritage Values Statement, consider adding description of relationship with 2763 Allen Avenue. This is for consistency in approach, as 2763 includes such a description about the relationship to 2767, and each of these SOS's are to stand alone.
- 2679 Beaufort Avenue – clarify that there is an addition with a residential use. Review if the addition has heritage value and should be recognized within this SOS.
- 2633 Maryport – correct spelling of Fourth and Fifth streets
- 2637 Maryport – correct spelling of Fourth and Fifth streets
- 2607 Maryport – confirm meaning of "surveyed for sale"
- 2757 Penrith – consider including a photo of garage and/or addition

At the October 15, 2026 meeting, the Committee is invited to offer further suggestions or edits to Ms. Zysblat to assist in finalizing the booklet/statements of significance.

To support the addition of the heritage resources in the booklet to Cumberland's Community Heritage Register, the following resolution is provided to the Heritage Committee for convenience:

> THAT the Heritage Committee recommend that Council add the 30 heritage resources in the Heritage Register Additions, October 2026 booklet to the Cumberland Community Heritage Register and THAT staff be authorized to submit the required documentation to the BC Heritage Branch for addition of the 30 heritage resources to the provincial heritage register.

ATTACHMENTS

1. Draft Heritage Register Additions Booklet, October 2026

Respectfully submitted,

K. Albert

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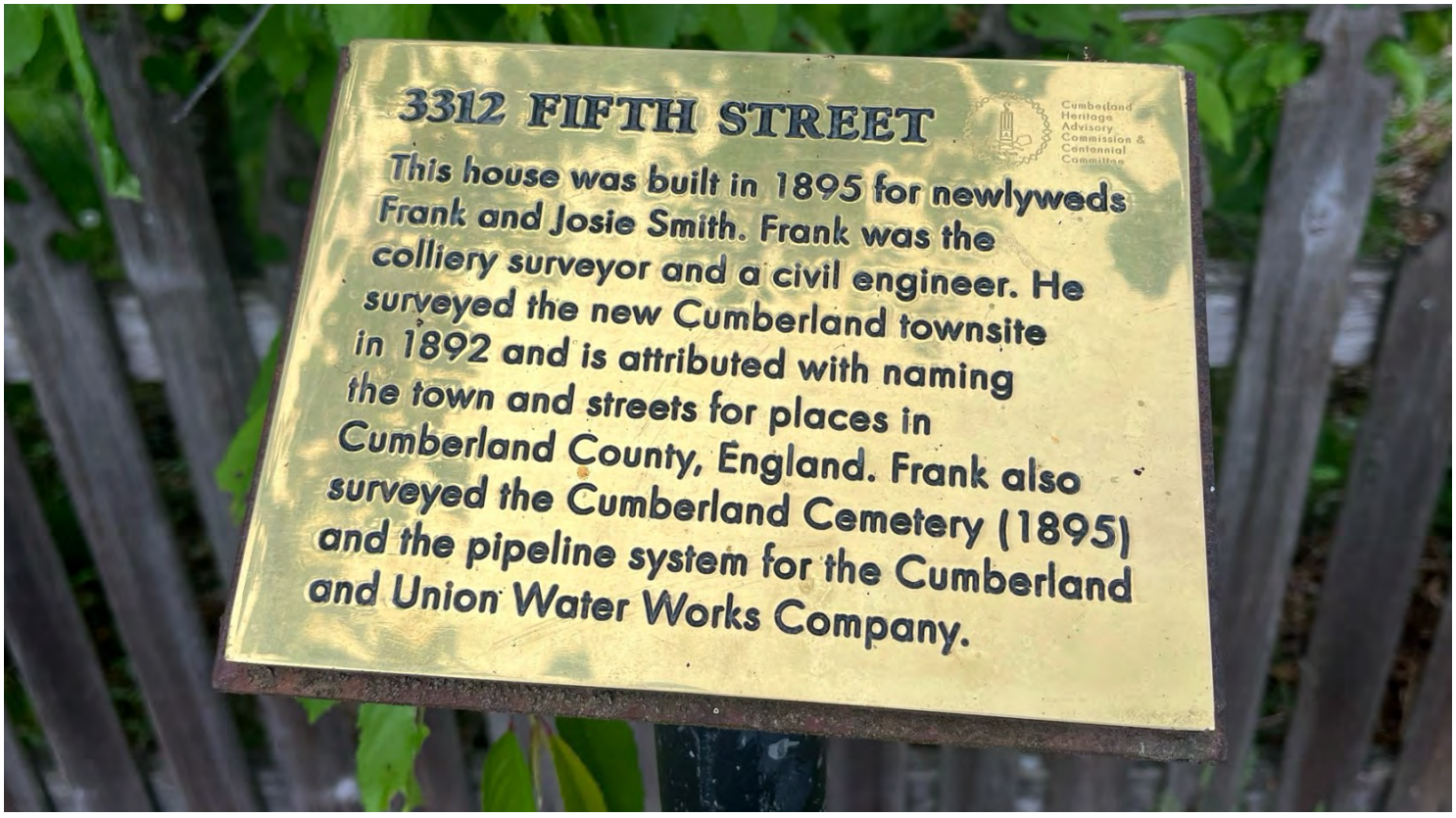
Karin Albert, Senior Planner

Cumberland Heritage Register Additions

Prepared by Elana Zysblat, CAHP, ICOMOS

October 2026



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Selection Methodology

Cumberland Heritage Management Plan includes eleven selection criteria to guide the review of sites considered for addition to the Village's Community Heritage Register. In spring 2026, Cumberland Village staff and the Heritage Committee reviewed 72 candidate sites that met the selection criteria to varying degrees. The sites were drawn from the Heritage Inventory (Part 2 of the 2016 Heritage Management Plan) and two separate site visits of historic Cumberland by Heritage Committee members.

Additionally, their heritage values align with most or all of Cumberland's 6 heritage themes, as outlined in the Heritage Management Plan:

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*

Each property's heritage value was assessed and described based on its aesthetic, historical, contextual, cultural, and social value, as well as with its alignment with under-represented building typologies or neighbourhoods on the Heritage Register, as per the Cumberland Heritage Committee's recommendations.

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

The current photographs in this report were all taken between May and September 2026.

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
- Two-toned Craftsman Bungalow design with cross-gabled, horizontal, one-storey (plus basement) form
- Original wood cladding on the basement and main floors - with the basement clad in machine-grooved oversized cedar shingle cladding, installed with extended exposure and the main floor clad in minimally exposed horizontal lap siding
- Double-hung windows with divided-light upper sashes

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 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.

The property is valued for the adaptive reuse of the ground floor and backyard as a pre-school serving serving Cumberland's young families.

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

Westwood House

3312 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'd 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 facia-boards
- Gables, brackets and bays typical of the Queen-Anne design tradition

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 contributes to the early historic residential character of Second Street as a Queen-Anne cottage distinguished by its craftsmanship and detailing.

It is further valued for its association with and representation 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, and original window and doors openings typical of the Queen-Anne design tradition

BC Telephone Co. Office

3245 Second Street - 1894





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 since the BC Tel Co. tenure, including the Donnelly and Yendall families.

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.

Top right: crop of archival photo from c. 1915 showing the house with a BC Tel truck parked out front. Source: Cumberland Museum & Archives C030-072

Thomson - Aspesi House

3247 Third Street - 1933



Image from Google Streetview 2009 before hedges grew high



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, Thomson was a founder of the Cumberland Fire Department and was a member and leader in many other local organizations, including as a City alderman. It is also associated with builder Fredrick Kerton, with Cumberland mines, mine rescue and boarding house housing,

The property was then a long-term home (1942-1974) to the pioneer 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- members of Knights of Pythias and Phythian Sisters and Joseph Apsesi serving on Cumberland Council starting in 1913.

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.

Potkonjak Bakery
3290 Third Street - 1939





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 Third Street house next door

McFayden House
3294 Third Street - 1895





Heritage Value Statement

Built in 1895 by early Cumberland settlers, Neil & Margery McFayden, who were 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 St.).

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
- Original location on Third Street at Maryport Avenue.
- Victorian-era, wood-frame, cross-gabled house with surviving gable decoration at the front, wood shingle cladding and some original window openings
- Association with the Potkonjak Bakery building and residence next door at 3290 Third St.

Smith-McAllister 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: Grant & Mounce – sawmill owners, Richard Henry Hodson – mine fireboss/shiftboss, Diana Day Piket – Belvoir Villa, hotelkeeper and community leader, McAllister family – miners and loggers (longest-term owners from 1929-1986) connect this property to local sawmills, 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
- Victorian-era gable decorations, original window openings, siding and shingles
- Unique twisted chimney added to the on 1-storey rear extension in 1987 designed by John H.S. Wood gave the house its local nickname "Twisted Chimney House"

Harry Hamburger Cottage
2740 Allen Avenue - 1894





Heritage Value Statement

2740 Allen Avenue is valued as a representative of 1 of approximately 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 one 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) characterized by a wood-frame, wood clad structure with an open porch covered by either a hip or shed roof.
- Association with other surviving Hamburger-developed properties at:

  2738, 2746, 2748, 2752 Allen Avenue

  2717, 2721, 2731, 2737, 2741, 2745, 2749, 2757 Derwent Avenue

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 of early World War II, multigenerational mining families, and leadership roles in mining operations and community institutions. Further associations are with the Canadian Collieries, No. 2 Mine, Tsable River Mine and the Lawrence Insurance Agency.

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, many of which built their homes in this neighbourhood which at the time still had empty lots. Its connection to both the first mine manager in Union (James Whyte in 1888) and the last mine manager at Tsable River (Stanley Lawrence Jr. in 1966) makes it uniquely positioned to tell the full arc of Cumberland's mining story.

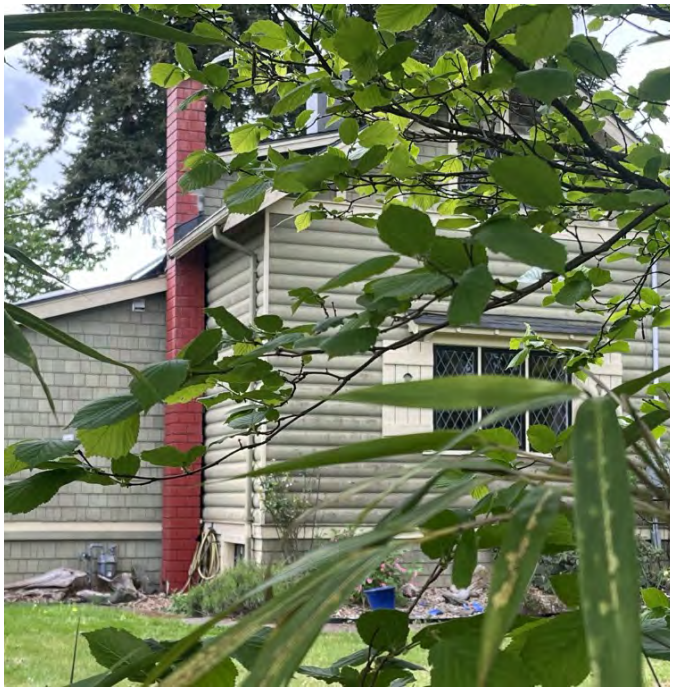
Character-Defining Elements

- 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, machine-grooved oversized cedar shingle cladding, installed with extended exposure and original, divided-light wood windows
- 1940s-appropriate exterior colour scheme, a bright, pastel colour alternate to the original "Geraldine Lawrence's trademark pink"* colour with white trim
- Association with next door house at 2767 Allen Avenue

* referring to the second generation Lawrence family (Stanley James and Geraldine Lawrence) and to Geraldine's late 1960s documented/ remembered pink & white exterior paint colour of choice.

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. It is further associated with the extended Merrifield, Herd, Stockand and MacDonald families, all related through this property and the long-term ownership of Merrifield/McDonald and with the Comox Air Force base, and local logging.

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 many of which built their homes in this neighbourhood which at the time still had empty lots. 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.

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, end-wall brick chimney and a small shed awning over the front picture windows.
- Association with the house next door at 2763 Allen.

Cumberland School Board Industrial Arts Building 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, 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. It is also associated with teachers E.W. Blackmore and Arthur Tilbe.

The building is valued also for serving the public at large through independent night school classes including computer classes starting in the 1990s. Since 1998 with the Cumberland Heritage Theatre Project, through Studio Live (2015-2021) and Cumberland Studio Collective today, 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.

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), and 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
- Surviving Victorian elements as expressed by canted bays on two sides, a spindled frieze at the front verandah, and decorated facia boards forming an arch at the gable.

O'Dell - Shearer House
2650 Derwent Avenue - 1895





Heritage Value Statement

2750 Derwent Avenue is valued as one of the few documented examples of early local architectural practice in Cumberland. Designed and built by Architect William O'Dell as the O'Dell family home in late 1895, this building contributes to the illustration of the historic residential character of the old townsite, and represents early working-class housing built during the expansion of the coal mines.

Its modest-scale Victorian cottage form was significantly expanded by the Shearer family in 1920, with the dormer added in the mid-1990s, reflecting the sensitive evolution and adaptation of individually built historic homes on narrow lots over the decades.

It is further remembered as the long-term home of George & Elizabeth Shearer. George was a plumber at Tarbell's and miner at No. 5 Mine, and Elizabeth (Lizzie) was one of Cumberland's longest-living residents (died at age 108), a central figure in community memory involved with the Rebekahs, Pythian Sisters and Women's Benefit Association over her long lifetime.

Character-Defining Elements

- Continuous residential use since 1895
- Evidence of incremental adaptation and growth, as expressed in side-gabled addition with verandah and later dormer
- Front-gabled 1.5 storey wood-frame, Victorian cottage
- Octagonal bay with divided light transom window on early portion of house

WWI Veteran Housing
2770 Derwent Avenue - 1921





2782 Derwent, 1995. Ian Forbes photo

Heritage Value Statement

2770 Derwent Avenue is valued as one of six veteran homes built by the Corporation of the City of Cumberland under the Better Housing Act as part of the Soldier's Settlement Scheme to provide for returning soldiers of World War I. Five of the six still stand in this row (2768, 2774, 2778 and 2782 Derwent) and 2770 Allen Ave is in the parallel block.

Valued as City Engineer and Colliery's architect and engineer William Arthur Owen's design, these 2-bedroom simple gabled homes all had a small front porch, a 6-foot high basement, and were constructed and outfitted by local builders and hardware suppliers. This home is valued as one of the least altered from the original design with only the front porch closed in since 1921.

This specific home is remembered as the long-term residence for veteran Matthew Garner "Matt" Brown (wife Jessie and two daughters), an employee of Simon Leiser and Co. who bought out its grocery department in 1921 when the larger company liquidated. He ran Matt Brown's Grocery out of 2706 Dunsmuir (the Big Store) until the 1950s.

Character-Defining Elements

- Continuous residential use since 1921
- Front-gabled wood-frame 1.5 storey bungalow with basement
- Original triple-assembly picture window opening to the left of the central front door
- End wall chimney
- Association with neighbours in this grouping (2768, 2774, 2778 and 2782 Derwent) all sharing the same 1921 plan with evidence of alterations and personalization over time

Frelone's Grocery
2781 Dunsmuir Avenue - 1935





Heritage Value Statement

2781 Dunsmuir Avenue represents Cumberland in the 1930s, which while in many other communities was a decade of halted development, Cumberland's coal mines and other local industries brought continuous construction and even expansion. It has strong contextual value as a corner landmark and gateway to the historic commercial district. Its longstanding use as a grocery store, workshop, accountant's office, music venue and later retail spaces has ensured its continuous role in the daily life of the community.

It is both named and valued for its long association with the Italian-Canadian Frelone family (Louis & Frederika "Lena"), whose business and civic leadership shaped Cumberland's mid-20th-century identity. Frelone's Grocery (1935-1959) became a community anchor, subsequently run by Vera and "Jack" Hill and by Barbara Anne & "Leo" Le Blanc until 1981, serving residents for decades and appearing frequently in local advertising and holiday features.

Its short-term transformation in 1991 into a music venue resulted in an apartment addition at the back, providing housing ever since.

Character-Defining Elements

- Continuous commercial use since 1935
- Continuous additional residential use since 1991
- False-front, front-gabled wood-frame 1-storey stucco-clad commercial structure with a Spanish-influenced facade and traditional, glazed storefront
- Stepped and angled parapet with "Frelone's Grocery" nameplate, inset central entrance with glazed, angled storefront windows with transoms
- Decorative diamond-shaped tiles on end column tops and above nameplate
- Apartment addition at the rear with gable roof.

Vendome Block
2704-2708 Dunsmuir Avenue - 1936





Heritage Value Statement

This structure is a replicated, rebuilt ground floor story of the 1895 Vendome Hotel that was damaged by a fire in April 1936. This three-store commercial building was supposedly reconstructed out of the surviving timbers and storefronts of the Vendome Hotel ground floor, that was minimally impacted by the fire. It is valued as a close representation of the historic retail streetscape of early 20th century along Dunsmuir Avenue, and of the persistent and immediate post fire rebuilding efforts that were common in Cumberland's commercial centre after fire incidents in those early decades.

Valued for its association with long-term owners Virginio and Maria Marinelli (1924-1956) of the local Italian-Canadian community, responsible for the post fire rebuilding and its 1-storey form today, the Marinellis are representatives of both local miners, boarding house and commercial business owners.

Amongst the many well-loved and remembered businesses associated with this place is the Tobacco family's Babe's Cafe (1965-1997) later run by Karen Hoffman, Linda "Thread" Easterbook and finally by Leona Castle.

Character-Defining Elements

- Continuous commercial use since 1895
- 1-storey wood-frame stucco-clad commercial structure with a slightly coved cornice and with 3 canted, divided-light glazed storefronts each with a central entrance



Above: A pre-1936 fire archival photo of the subject block of Dunsmuir Avenue. The 3-storey Vendome Block is the furthest on the right. Source: Cumberland Museum & Archives C030-081

Bickle House
2750 Dunsmuir Avenue - 1921





Heritage Value Statement

The Bickle House represents the grand legacy of Edward William Bickle, an England-born prominent figure of Cumberland, who started off in the mines but is remembered his extensive publishing and entertainment complex in the Comox Valley and North Vancouver Island, owning and running the local Ilo Ilo Theatre as well as theatres in Courtney, Comox and Campbell River.

Remembered as editor and owner of many local historic newspapers, most notably the Comox District Free Press, newspaper publishing became a family business spanning three generations into the late 1990s.

The grand size of the house, its custom Arts & Crafts design and its prominent siting on Dunsmuir Avenue, across the street from the former location of the Islander/Free Press newspaper office built by Bickle in 1913, speak to the affluence and influence of the Bickle legacy. Its transformation into a Rest Home, then into the B & B Country Inn and today apartments, and its current integration into the downtown commercial district, speak to its adaptability and endurance as a historic landmark.

Character-Defining Elements

- Continuous residential use since 1921
- Institutional and lodging use from 1960s to early 2000s
- Partial commercial use in addition since 2019
- Grand, Arts & Crafts residential design as expressed by its side-gabled main roof with projecting front-gabled entrance, Tudor half-timbering at gables, quatrefoil timbering at entrance gable, deep overhanging roof with wood soffits, some original 6 over 1 wood sash windows, wood facia boards with mouldings.
- Several heritage trees on the property including a London Plane, an Elandra, two English Yews and two old Rhododendrons.
- Association with former 1913 newspaper building at 2757 Dunsmuir Avenue, across the street

Top right: Bickel House c. 1940s. Cumberland Museum & Archives C030-020

Tommy Nakanishi Building
2703 Dunsmuir Avenue - 1931





Heritage Value Statement

The Tommy Nakanishi Building is valued as an increasingly rare false-front, wood-clad commercial building on Cumberland's main commercial street, which was historically dominated by wood-clad, false-fronted buildings until a series of fires in the 1920s and 30s destroyed most of them.

It is further valued as the only surviving Cumberland commercial building developed by a Japanese-Canadian resident. The building stands as a physical reminder of the exceptionally large historic Japanese-Canadian community of Cumberland that was forcefully removed and their properties confiscated by the Federal Government during WWII, including this property. It is named and remembered for Kajinosuke "Tommy" Nakanishi, a hardware merchant and well-loved resident of Cumberland from 1911 to 1933. This was his fourth commercial location in Cumberland, which he operated as Tommy's Hardware Store. Later a shoemaker, a dry cleaners, a flea market and other retail operations, this commercial building was restored in the late 1990s and contributes strongly to the ongoing commercial vitality and historic commercial streetscape of Dunsmuir Avenue.

Character-Defining Elements

- Continuous commercial use from 1895-1922 and from 1931-today
- 1.5 storey commercial form and massing as expressed in its construction right to the street, its false front and its large, glazed storefronts
- Wood-frame, horizontal siding wood-clad building with inset central entrance and glazed, angled wood storefront windows with transoms
- Unusual arched parapet

Wartime Housing - Type H-21

2633 Maryport Avenue - 1947





Archival photo of a newly built H-21 home in Victoria, BC in 1947. Source: CMHC Wartime Housing photo album - City of Vancouver Archives CVA 150 - 21

Heritage Value Statement

Constructed in 1947 as part of a federally-supported housing initiative for returning servicemen and their families, 2633 Maryport Avenue is valued as a representative of Wartime Housing Limited's (WHL) design H-21, and as one of 35 post-World War II Veterans' Homes erected by Victoria Housing Ltd. in Cumberland on City land. These postwar groupings are concentrated on both sides this block of Maryport, the north side of Penrith, as well as on Windermere and Ulverston Avenues between 4th and 5th Streets and all survive expect for 3 of the 35 homes that have been replaced with newer buildings. These WHL designs were plain and practical yet clearly distinctive, easily identified in 1940s subdivisions across Canada where the same standard 1 to 1.5 storey bungalows (with anywhere from 2 to 4 bedrooms) are ubiquitous.

The first renters were Arthur Brignell and Grace Mawhinney, while subsequent renters, Norm (Little Jumbo) and Irene Raga, purchased the house in 1973 and their long-term occupant and ownership as well as their connection to the mines and the Cumberland Fire Department adds value.

Character-Defining Elements

- Continuous residential use since 1947, initially as a rental
- Residential form, wood-frame, standard-plan 1-storey hip-roof bungalow with central entrance framed with pilaster-like walls
- Front entrance with shed roof (extension of main roof)
- Symmetrical face with double-assembly windows on either side of the entry, originally 6/6 divided light windows
- Stucco cladding
- Internal brick chimney
- Associated with other relatively intact H-21 models* in Cumberland at 2632, 2636, 2640, 2642, 2648 Penrith; 2649, 2543, 2632, 2540 Maryport; 2768, 2778 Windermere and 2767, 2779 Ulverston Avenue

* original variations of the H-21 model in Cumberland include a gable roofed entrance and wood cladding with shingles or wide horizontal planks instead of stucco

Wartime Housing - Type H-11

2637 Maryport Avenue - 1947





Archival photo of a newly built H-11 home in Vancouver, BC in 1947. Source: CMHC Wartime Housing photo album held at City of Vancouver Archives CVA 150 -11

Heritage Value Statement

Constructed in 1947 as part of a federally-supported housing initiative for returning servicemen and their families, 2637 Maryport Avenue is valued as a representative of Wartime Housing Limited's (WHL) design H-11, and as one of 35 post-World War II Veterans' Homes erected by Victoria Housing Ltd. in Cumberland on City land. These postwar groupings are concentrated on both sides this block of Maryport, the north side of Penrith, as well as on Windermere and Ulverston Avenues between 4th and 5th Streets and all survive expect for 3 of the 35 homes that have been replaced with newer buildings. These WHL designs were plain and practical yet clearly distinctive, easily identified in 1940s subdivisions across Canada where the same standard 1 to 1.5 storey bungalows (with anywhere from 2 to 4 bedrooms) are ubiquitous.

Associated with first renters were Norm and Gloria (nee Apesi) Tweedhope, Norm had served with the Seaforth Highlanders during the war and was a partner at Tarbells Ltd. until the mid-1960s.

Character-Defining Elements

- Continuous residential use since 1947, initially as a rental
- Residential form, wood-frame, wood-clad, standard-plan 1.5 storey side-gabled bungalow with setback wing
- Central front entrance with gable roof flanked by a pair of slim double columns
- 6/6 Divided light windows
- Internal brick chimney
- Associated with other relatively intact H-11 models* in Cumberland at 2646, 2652, 2630 Penrith; 2647, 2629, 2653, 2630, 2636, 2642, 2648 Maryport; 2764, 2770, 2774 Windermere; 2771 and 2781 Ulverston Avenues

* original variations of the H-11 model in Cumberland include the entrance located in the setback wing and a flat roofed entrance instead of gabled.

Baird House
2706 Maryport Avenue - 1894





Heritage Value Statement

The Baird House is valued as one of Cumberland's earliest custom-designed homes, designed and built in 1894 by James Arthur Carthew, remembered as one of the most influential and prolific builders in early Cumberland, Courtenay, Comox, Union Bay, and coastal BC. A master builder, contractor, civic leader, and community advocate, Carthew built many of Cumberland's earliest, key structures – the first hospital, the Public School, the Presbyterian Church, many mining-related structures, major commercial buildings and numerous residences. The property is also significant as part of the Fernwood Heights historic neighbourhood. This property is valued as the 120+ year home of the Baird family (since 1903) and the only Cumberland home to never have been put up for sale nor surveyed for sale. The Bairds played major roles in Cumberland's civic life from John Baird Sr. - Cumberland Government Agent and judge from 1903-1925 and more recently, grandson John Baird Jr. and Leslie Baird, Leslie was Cumberland's mayor from 2011-2022 and Councillor since 1990. The building's Victorian form and proportions are maintained while its original finishes and windows were replaced in the 1940s.

Character-Defining Elements

- Continuous residential use since 1894
- 2.5-storey wood-frame Victorian house with overall late-19th-century massing as expressed in its tall form with steeply-pitched front-gabled main and porch roofs
- Evidence of long-term repair and maintenance as expressed by the 1940s divided-light casement wood windows and machine-grooved cedar shingles applied as an exterior renovation/upgrade around the house's 50 year anniversary.

Painted Lady House
2724 Maryport Avenue - 1895





Heritage Value Statement

The property is significant as part of Fernwood Heights, one of Cumberland's oldest residential precincts (1894–1895), with homes built for prominent local merchants, professionals, and contractors.

The pattern of occupancy in this house represents a range of important and unique residents in Cumberland who were involved in all aspects of the community. Associations include carpenter William Merriman who built it in 1895; Henry McGregor of McGregor & Grant - major early contractors in the area; Adam McKelvey - rancher and one of the earliest settlers in the Comox District arriving in 1862; Annie & Sam Calhoun - McKelvey's former housekeeper and farm labourer; Donald Robert & Janet MacDonald - railway superintendent and early mayor of Cumberland while Janet was the Cumberland Hospital Matron; the Canadian Collieries - who provided rental housing for their senior personnel here; Edna Maxine Knights - a local elementary school teacher for 30 years at this property. Its Queen-Anne, Victorian-era detailing are amongst the most elaborate in the area gaining it its nickname as the Painted Lady House.

Character-Defining Elements

- Continuous residential use since 1895
- 2.5-storey wood-frame L-shaped Victorian house with overall late-19th-century massing as expressed in its tall form with steeply-pitched gabled roofs, original window openings and a long front verandah
- Canted bay window at the front of the house topped by scrolled corner brackets with framed panels above and below the windows.
- Basement and main levels clad in horizontal drop siding while upper stories are clad in shingles, flared above the main floor
- Unique pattern of staggered square shingles on upper story with front gable clad in alternating rows of shark tooth and fishscale shingles.
- Veranda turned post and spindled frieze.

Top right: crop of archival photo from 1922 Source: Cumberland Museum & Archives C030-032

Miner's Cottage representative
2722 Penrith Avenue - 1896









Heritage Value Statement

2722 Penrith Avenue is valued as a representative of a grouping of 4 Miner's Cottages constructed in 1895 and 1896 including 2720, 2724 & 2726 Penrith along the subject property. Developed by Grant & Mounce, the business partners mostly remembered for a local sawmill (1888-1912) and civic leaders, Grant & Mounce also got involved in local infrastructure development, farm and rental property management, and other industrial operations. These cottages were likely built as rentals to house their own workers or simply to meet the growing demand for worker housing in the 1890s as Cumberland industries were booming.

This modest, ubiquitous hip-roof house with full front porch and central entrance, was immensely popular all over BC around the turn of the 19th century, and became known as a Miner's Cottage, for housing working-class families most often as rentals.

Character-Defining Elements

- Continuous residential use since 1895-6
- Vernacular, residential form as expressed in its modest scale, 1-storey (with or without basement), hip roof massing with central entrance
- Miner's Cottage Style (although not all cottages housed miners) characterized by a wood-frame, wood clad structure with an open porch covered by either a hip or shed roof.
- Cladding varied between horizontal drop siding or shingles
- Groupings of similar cottages and their ubiquitousness in Cumberland
- Evidence of personalization and renovations while the house typology is still readable.

Willard House
2745 Penrith Avenue - 1909





Heritage Value Statement

The Willard House is valued for its Association with Wesley and Mary Jane Willard, residents of Cumberland from 1895 and responsible for building the town's first brick building, the 1896 Willard Block, on the northeast corner of Dunsmuir and Third. Wesley Willard is remembered as a civic leader (Councillor and Mayor), and a justice of peace. The Willards built this house in 1909 and were both active on several local boards and religious organizations. Further to the Willards, Thomas (Tommy) and Margaret (Maggie) Armstrong are associated with this house, not only as owners and residents from 1945 until 1962 but also as owners of the Willard block which they renamed the Armstrong Block. Tommy Armstrong is remembered as active with the local Board of Trade, School Board, the Masons, soccer and sports clubs and for his service as on City Council in the 1940s.

Aesthetically, this one and a half story front gabled house was renovated in the 1940s with machine, grooved shingles, and the front porch was modified however, the window openings and the canted bay speak to the early 1900s architectural trends when this house was built.

Character-Defining Elements

- Continuous residential use since 1909
- 1.5-storey wood-frame vernacular front-gabled house with canted bay window, original window openings and horned, double-hung wood windows on the front facade
- Evidence of long-term repair and maintenance as expressed by the 1940s machine-grooved cedar shingles applied as an exterior renovation/upgrade.

Frelone House
2757 Penrith Avenue - 1947





Heritage Value Statement

The Frelone House is valued as an intact post-world War II suburban house design associated with the Frelone family, reflecting Cumberland's post-war growth, its enduring and thriving Italian-Canadian community, and the transition from mining to small-business entrepreneurship.

It is valued for its association with the Italian-Canadian Frelone family (Louis & Frederika "Lena"), whose businesses and civic leadership shaped Cumberland's mid-20th-century identity. Both Louis & Lena's Italian families starting off in the mining industry in the early 1900s and transiting into private business, Frelone's Grocery (established in 1935) became a community anchor, while around the same period, Louis was also a partnered with Thomas Conti in running the Waverley Hotel.

Contextually an aesthetically this property represents the optimism and resilience of post-war infill on a long-established street, as the modern architectural trends and finishes (a rare site in Cumberland) of the early Mid-Century Modern design tradition.

Character-Defining Elements

- Continuous residential use since 1947
- 1 storey plus basement wood-frame, stucco-clad custom, hip roof house with hip-roof extension creating an asymmetrical facade. Matching garage at rear.
- Mid-Century Modern design in its low, horizontal form, large horizontal windows right at the roofline, low-ridged hip roofs and smooth stucco finish with four continuous horizontal incisions creating wide bands across the building.
- Original, plate-glass wood windows with large horizontal picture windows at the front, and slim trim boards with back-band frames typical of the 1940s and 50s.
- Internal brick chimney

Top Right: archival photo from 1995. Source: Cumberland Museum & Archives

2763 Penrith Avenue - 1896





Heritage Value Statement

Developed by Nanaimo-based farmer William Allsopp, as a pair of rentals houses, 2763 Penrith Avenue and its twin at 2765 Penrith housed a range of residents in Cumberland over the decades who were involved in all aspects of the community. Owners of both house in the 1920s were the Webster family (James and Marion nee Yarrow), associated with the colliery, their daughters inheriting the houses and continuing to rent them out into the 1930s. Subsequent owners were Louis and Stephanie Francioli, of the Italian community, followed by Charles "Fred" and Ethel Stephenson. Both the ownership and occupancy patterns speak to the working-class families of early Cumberland and their strong associations with the mines and with local businesses and organizations.

Vernacular Victorian homes, this pair of practical residences represents the typical family homes of the turn of the 19th century, later advertised in the 1920s as fully furnished rentals with garages. They have been renovated and altered from their matching design over the decades, but archival photographs show they were originally clad in horizontal wood siding.

Character-Defining Elements

- Continuous residential use since 1897 with strong evidence as a rental
- 2.5 storey wood-frame, wood-clad front gabled Victorian house with off-centre entrance and a canted bay on the ground floor
- Front porch with slim, chamfered columns, a mansard roof and scrolled, solid brackets at porch roofline
- Original tall, slim window openings

Top Right: Archival photo of 2763 Penrith in 1910. Source: Cumberland Museum & Archives C030-027

2765 Penrith Avenue - 1896





Heritage Value Statement

Developed by Nanaimo-based farmer William Allsopp, as a pair of rentals houses, 2765 Penrith Avenue and its twin at 2763 Penrith housed a range of residents in Cumberland over the decades who were involved in all aspects of the community. Owners of both house in the 1920s were the Webster family (James and Marion), associated with the colliery, their daughters inheriting the houses and continuing to rent them out into the 1930s. From 1935-1991 this home was owned by Milka "Big Milka" and Bronko Potkonjak, of the Yugoslavian community in Cumberland. Big Milka ran this as a boarding house for 20 years until 1959 and it is also remembered as a social gathering house for Cumberland's Yugoslavian immigrants.

Vernacular Victorian homes, this pair of practical residences represents the typical family homes of the turn of the 19th century, later advertised in the 1920s as fully furnished rentals with garages. They have been renovated and altered from their matching design over the decades, but archival photographs show they were originally clad in horizontal wood siding, as this house retains.

Character-Defining Elements

- Continuous residential use since 1897 with strong evidence as a rental and boarding house
- 2.5 storey wood-frame, wood-clad front gabled Victorian house with off-centre entrance and a canted bay on the ground floor
- Front porch with slim columns and a mansard roof
- Original tall, slim wood-sash double-hung windows

Top Right: Archival photo of 2763 Penrith in 1910. Source: Cumberland Museum & Archives C030-027

Union Gaol

2714 Windermere Avenue - 1895 & 1910





Heritage Value Statement

This place has significant value as a rare example of two early civic buildings joined together: the purpose-built 1895 Provincial Jail (Union Gaol) and the 1910 Draeger Mine Rescue Station, relocated from No. 6 Mine and joined to the jail building in the 1960s. Although both structures have been altered (stucco over original siding, aluminum window replacements etc.) their form, massing, and functional relationship remain legible. This unique, combined structure is valued for representing Cumberland's law enforcement, mine safety, and later medical history. Its long-standing presence as a jail (1895-1920s), courthouse clerk's residence (1931-late 1950s), and medical clinic (1960-1987) give it deep physical and functional ties to the community. This place is associated with Mac & Lottie (nee Dallos) McFarland, who lived and worked here as court agents from 1931 to the late 1950s and with Dr. Cecil Montgomery who in 1960 purchased the government property and developed a clinic via combination of structures. Its location kiddy-corner to Doctor's Row and the old hospital, speaks to its enduring connection to Cumberland's medical services history.

Character-Defining Elements

- Institutional use from 1895-late 1950s
- Residential use from 1931-late 1950s
- Medical clinic use from 1960-1987
- Group foster home use from 1987- 2002 (at least)
- Original location on Windermere Avenue at Second Street.
- Combined form of the former hip-roof 1-storey jail and the gable-roof 1-storey relocated Draeger Station
- historic relationship of the two joined structures
- c. 2005 restored facade of the gaol with wood drop siding, divided-light 6/6 wood windows

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- Tax assessments
- Fire insurance plans
- Heritage Inventory sheets
- Archival photos
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