

Hospital Hill – 2480 Columbia Ave.



Rossland Heritage Home Inventory

1) Address: 2480 Columbia Ave.

2) Property Description: Block 28, Lot(s) __, Parcel C, Plan NEP 616, Section 35, Township 9A

3) Common or Historical Name: Campbell Residence or “The West Kootenay Power Co. House”

4) Date of Construction: Circa 1916 **1st Owner:** West Kootenay Power (W.K.P.)

5) Early History: This home was built for the W. K. Power General Manager, Lorne Campbell and his family. Its value was listed in the Rossland Tax Rolls as an “improvement” to the property of \$15,000 (which was one half of the real value which was used for taxation purposes at that time). Certainly, this was the most expensive Rossland home for its time.

6) Design, Style, Architecture, Architect:

The design style is wood frame, brick veneer, and Craftsman Foursquare; the architectural style is Proto-Modern Domestic in the Bungalow Style; and Chas. Wood, from Spokane, Washington, was the architect.

7) Description of Home:

- 3 storeys
- Area of main floor is 1968 ft²
- Total area 7000 ft²
- Width is 48 ft. 10 in. and depth is 41 ft. 10 in.
- Exterior walls are brick (2 in. x 6 in.)
- Foundation is concrete
- Roof is shakes

8) Interior Layout and Features:

- On the main floor - a large foyer/entrance area, living room, dining room, library/breakfast area, 3 part kitchen and a water closet. There are hardwood floors throughout with tiled floors in the kitchen and water closet.
- On the 2nd floor - 4 large bedrooms, 2 full bathrooms and a sewing room with a porch extending over the front entrance below (hard wood floors and tiles in the bathrooms).
- On the 3rd floor - 2 more bedrooms and a full bathroom.
- The basement contains a billiard room, laundry area, furnace room, fuel (coal) room, cold storage room, and a water closet.
- Fine finishing work with wood throughout the home - e.g. tall wainscoting in the entrance area with deep floor and crown moldings. Living room features entry mahogany columns, large fireplace, mahogany finished cross-beam ceilings, and solid mahogany crown moldings. Mahogany ceilings and finishing continue through Library and Dining Room. Most of the doors on the first and second floors are solid mahogany.
- The home is hot water heated through radiators in each room. There are also 3 fireplaces.
- There is an oak stairway to the second floor and there is another service stairway from the back hall to the second and third floors

9) Alterations/Restorations:

- The pantry, food preparation area, and cooking area have been amalgamated into a large kitchen
- The original back porch area has been enclosed and front shed roof replaced with 2nd storey veranda.
- The original cedar shingle roof has been replaced with cedar shakes

10) Other Information: It is said that Lorne Campbell 'promised the citizens of Rossland to build a beautiful house if he was elected to the Provincial Government in 1912. He served as M.L.A. from 1912 to 1916 as Provincial Minister of Mines. He continued to be the West Kootenay Power (W.K.P.) Manager till shortly before his death in 1947.

11) Other Owners: Wm. Anderson (W.K.P. manager until 1956), Al Martin (Cominco Manager), MacNulty, and Elizabeth Jenkins, the current owner since 1970.



East side of home



1983 Photo