

**2116, 2118, 2132 AND 2140 COLUMBIA  
AVENUE –  
LALONDE & RODIER BLOCK**



**Heritage Register – Building**

- 1) **Historical Name:** Lalonde & Rodier Block
- 2) **Common Name:**
- 3) **Address:** 2116, 2118, 2132 and 2140 Columbia Avenue
- 4) **Date of Construction:** 1896/1897
- 5) **Design, Style, Architecture, Architect:** Commercial Vernacular

**STATEMENT OF SIGNIFICANCE**

**Description:**

The Lalonde & Rodier Block is a two-storey wood-frame commercial building situated over two city lots, on the north side and at the eastern end of Columbia Avenue, in historic downtown. The flat-roofed building is divided into four commercial storefronts.

**Heritage Value:**

Constructed in 1896/1897, the Lalonde & Rodier Block is valued as a surviving first-generation commercial building, dating to the time of Rossland's early boom period. It was named for Charles Octave Lalonde and Mary B. Rodier, the joint owners when it was

first constructed. Lalonde operated his boot and shoe business (its second location) in two of the storefronts in 1898 and 1899 and Mary Rodier's husband, Peter, ran his tinsmith business from this place for several years. After arriving in 1895, C. O. Lalonde played a significant role in the early days of Rossland's development. Active in local affairs and politics, he spearheaded the drive to establish a school and was the first chairman of the newly formed school board. He ran for public office and served as alderman in 1898 and Mayor in 1901.

The Lalonde & Rodier Block is a good example of the type of real estate speculation that the first city builders considered solid investments. The varied and eclectic mixture of uses reflects the ever-changing and evolving nature of a boom town. It was used for professional offices, trades, retail and residences in its early years. This is a good example of the revenue generation that real estate speculators such as Lalonde and Rodier sought in constructing buildings like this.

This building also has value for its association with some long-term businesses that were institutions in Rossland in the second half of the twentieth century. The Sunshine Coffee Shop and Café and Delich's Jewellery and Gifts were located here for over 45 years. The building was owned by the Delich family for seven decades until 2007.

### **Character-Defining Elements:**

- Original location on Columbia Avenue in Rossland's historic downtown core.
- Continuous commercial and residential use since 1897.
- Its two-storey commercial form and construction over the full width of two city lots.
- Its flat roof and wood-frame construction.
- Original window and door openings on its south, east, and north façades.
- Four distinctive storefronts at street level.
- Rear additions address the varied and ever-changing uses of the building.
- Surviving evidence of the building's historical use for both commercial and residential purposes.
- Evidence of its original wood cladding.

## HISTORY

In 1897 the Rossland city insurance maps list the building as “Lalonde & Rodier Bloc,” Businesses listed at that time are; Peter Rodier, tinsmith; A. F. Herring, druggist; H. R. Dunlop, dry goods; W. H. Young, stenographer and J. A. Kirk, surveyor.

Lot three was owned by Charles Octave Lalonde. Relocating from Quebec in 1895, he operated a boot and shoe store in this and various other locations during Rossland’s early years. Lot four was owned by Mary B. Rodier until 1917.



Lalonde & Rodier Block (3<sup>rd</sup> building on left) c.1897

In 1899, Thomas B. Linto, of Linton Brother, opened his stationery business in the portion previously occupied by C.O. Lalonde. In 1900, Lot three was purchased by Captain Alfred Budd who fought in the Queen’s army for 20 years. After coming to the Kootenay’s and spending some time in Rossland, he settled in Queen’s Bay on Kootenay Lake, where he was a rancher until his death in 1928. Budd owned this lot until 1916.

In 1916/17, James Matthew Jordan purchased Lot three. He also owned lots one and two adjacent to the west of this property which he had purchased in 1911. Jordan was the proprietor of

Lockhart and Jordan Furniture & Undertakers, a business which had a few different locations on Columbia Avenue.

The Dominion Permanent Loan Company of Toronto took ownership of Lot four in 1918/19 before selling it in 1923 to Lewis McPherson Roberts. In 1924, J.M. Jordan bought Lot four and added it to the rest of his holdings.

In 1938, Marvel Frances Simcock is listed as the owner of Lot four. The insurance map shows three vacant stores, and one space occupied by the undertaker. The second floor is listed as apartments.

The Delich family purchased the building in 1940. By 1953 there were five business listed as tenants: Sunshine Coffee Shop, D.F. Hanes, Delich Jewellery & Gifts, Booty's Ski Shop and Mrs. J. Altomare. Delich Jewellery & Gifts remained in the building until the Delich family sold it in 2007. The Sunshine Coffee Shop operated under different owners until approximately 2013.

In 2019, the building was home to a variety of businesses including Century 21 Realty, E.F. Van der Ham and Associates Accounting, Aka Dake Sushi, and the Kootenay Gateway shop. The eastern elevation received new stucco panel cladding.

A mural commissioned by the Rossland Council for Arts and Culture was installed on the eastern wall in honour of Rossland's veterans. This location was selected because it is next to the Cenotaph. The mural's theme is Peace and Remembrance and was painted by local mural artist Tyler Toews.



Peace and Remembrance Mural