

1817 PLANER CRESCENT – WEST KOOTENAY POWER & LIGHT SUBSTATION



Heritage Register – Building

- 1) **Historical Name:** West Kootenay Power & Light Substation
- 2) **Common Name:**
- 3) **Address:** 1817 Planer Crescent
- 4) **Date of Construction:** 1897
- 5) **Design, Style, Architecture, Architect:** Industrial Romanesque Revival

STATEMENT OF SIGNIFICANCE

Description:

The West Kootenay Power & Light (WKP&L) Substation is a one-storey, Romanesque Revival style, brick building with a gable roof located in a residential neighbourhood in the Upper Rossland neighbourhood. The building sits at the western edge of Planer Crescent.

Heritage Value:

Constructed in 1897, the West Kootenay Power & Light Substation is highly significant as a key element of the electrical system developed by the newly created WKP&L Company. It provided an abundant and reliable source of power for the many working mines on Red Mountain. The building is also valued as testament to the WKP&L Company, the first hydro-electric utility company in the province, with the most powerful, provincial, electrical distribution system and the longest, high-voltage, transmission line in the world. Electrical power developed through hydro generation was a new innovation at this time. WKP&L was at the leading edge of the development in North America. Of particular note was its ability to service both industry and community settlements.

The Substation holds economic, social and regional, historic heritage value. WKP&L's electrical system was a major catalyst in the early boom period in the West Kootenay's. The electrical service was very significant to cost reductions in local mining operations. The Rossland Substation was an early, reliable and consistent source of deliverable/usable electricity. It serviced the city of Rossland, the smelter in Trail, the Nelson tramway, and residents and businesses in other nearby communities. The fact that WKP&L established its headquarters and substation in Rossland shows the important administrative, economic, and executive position that Rossland held in the region, at the end of the nineteenth century.

The location of the building is of heritage value for two reasons. When constructed it was considered to be "north of the city," at a safe distance from the main area of development. It was at a high point on a hillside which was advantageous as a transmission point for the electrical line coming from the Bonnington Falls hydro plant 56 kms away. Its heritage value is enriched because it sits next door to the historic home of Lorne Argyle Campbell, also built by WKP&L. In early 1898 Campbell came out from Ontario, where he was chief engineer at Canadian General Electric. He became the company's general manager and supervised the construction of the hydroelectric power plant on the Kootenay River. Campbell ultimately became company president and also served as BC Minister of Mines and Minister of Finance. He is recognized for

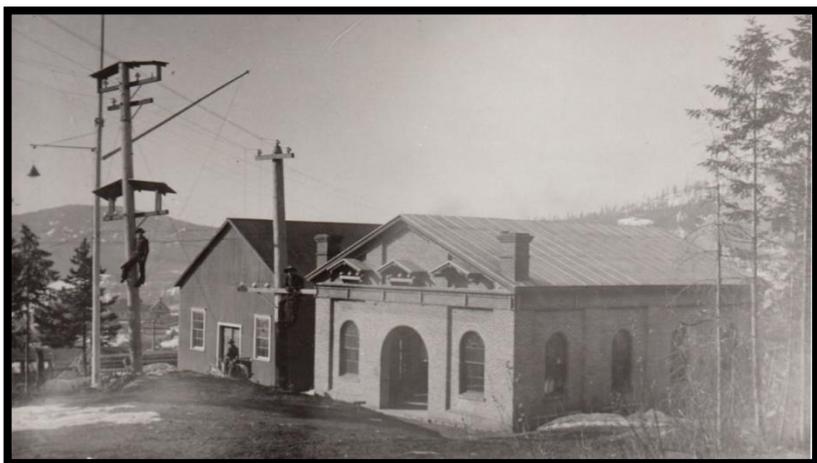
providing the leadership in electrifying the West Kootenay region. He oversaw the growth and success of the company for over 50 years until his death in 1947.

The Substation is valued for its industrial use from 1897 until 1930 when a new automated substation was built to meet the needs of the electrical system. The building remains, along with the Campbell home next door, as a visual reminder of a company and service provider that has its roots in Rossland.

The design and construction of the building are also important to its heritage value. The Industrial Romanesque Revival design, carried out in brick, speaks to its function as an electrical substation where a non-combustible material is crucial to its longevity. The brick construction also demonstrates an air of permanence and solidity within a boom town characterized by rapidly-built wood houses and commercial buildings.

Character-Defining Elements:

- Original elevated location above and away from Rossland's historic downtown.
- Industrial use until 1930, commercial use until 1990s, residential detail use after 1990s.
- Industrial Romanesque Revival Style design features, including bilateral symmetry, arched window and door openings.
- Gable roof; the gable ends are punctuated by former openings for electrical cables.
- Stone foundation.
- Evidence of original design elements, including locations of original chimneys.
- Evidence of its use as an electrical substation, including surviving porcelain tubes and glazed terra cotta pipes visible on the exterior walls, and four triangular wooden hoods that protected them (only one survives on the west facade).
- Heritage plaque on exterior of building



West Kootenay Substation c.1900

HISTORY

In 1897, the Substation was built to facilitate the electrification of Rossland. The electrical system had three basic components; the dam and power house at Bonnington Falls on the Kootenay River, the transmission line from the power house to the substation, where the power was reduced or stepped down using manually operated transformers, and the distribution network which provided usable electricity for customers. The Substation initially housed 20,000-volt lightning arrestors which protected the insulators and conductors from damage from lightning. This Substation allowed Rossland to grow beyond a resource town into a city. Electrification was essential to the success of the mining operations which fueled local development, business and governance. Rossland was illuminated by electric lights for the first time in 1898.

In 1907, a transformer on top of a pole on Columbia Avenue was hit by lightning. The regulator was knocked out and the large cog wheel was broken into pieces. Fuses burned out in the power house, all the city lights went out and thirty telephones were put out of commission. The motors of the major mines all stopped but were

up and running again in fifteen minutes. The lights of the city were restored in two hours.

In 1929, the Substation operations were shut down and moved to Columbia Avenue. The equipment was dismantled in 1930 and shipped to Allenby, BC. From 1930 to 1990 the building was used for storage. In the 1990s the building was sold as a private residence.