

**2038, 2044, 2054, 2070 & 2080
WASHINGTON STREET – WASHINGTON
STREET 1890'S BUILDINGS**



Heritage Register – Buildings

- 1) **Historical Names:** Collins Hotel, Hoffman House, Bodega Hotel, Steen & Co., Star Theatre
- 2) **Common Names:**
- 3) **Addresses:** 2038, 2044, 2054, 2070 & 2080 Washington Street
- 4) **Date of Construction:** 1896-1897
- 5) **Design, Style, Architecture, Architect:** Victorian Commercial

STATEMENT OF SIGNIFICANCE

Description:

The Washington Street 1890s grouping comprises five two and three-storey historic, wooden, commercial buildings, located on the eastern side of Washington Street between Columbia Avenue and First Avenue. These attached buildings all have a flat-roofed or

false-fronted appearance and have commercial storefronts at street level.

Heritage Value:

The heritage value arises because this is the only surviving, intact block of first-generation, commercial buildings in Rossland's historic downtown. This grouping of five wood-framed buildings in downtown is rare and significant for not having been affected by a series of devastating fires prior to 1930. The fires decimated many of the contemporary buildings in the surrounding blocks, leaving only isolated examples of buildings from Rossland's earliest development period.

This group of buildings is important to Rossland's heritage because it provides a snapshot of the original, saw-tooth characteristic of the city's earliest commercial streetscapes. The wooden construction of these buildings is a reflection of the rapidly gained wealth afforded speculators, businessmen, and citizens, who desired to build a city as quickly as the gold was mined in the surrounding hillsides. The false-front appearance of these buildings reflects the design trends of the day, that strove to convey a sense of permanence and sophistication, and to emulate the success of larger, established urban centres.

The structural grouping also holds value as a reminder of the economic and social diversity that were commonplace in mining boomtowns of western Canada. Together, with early purposes ranging from hotels, cafes, furnished rooms, a wholesale liquor distribution warehouse, a movie house and a US consular office, these buildings demonstrate the agglomerate nature of businesses, people, skills, and experiences converging in the 1890s to build a city upon hills of gold.

The heritage significance persists through the occasional, internal consolidation and separation of some of these buildings for diverse commercial and social purposes throughout their histories. This value is evident in the history of long-term ownership and operation by a number of individuals, families, and organizations.

Character-Defining Elements:

- Original location on the 2000 block of Washington Street in Rossland's historic downtown.
- The contiguous relationship of the five structures.
- The saw-tooth appearance of the roofline of the buildings.

- The commercial design, form and wooden construction of all five structures, each with a flat-roofed or false-fronted appearance.
- The relationship of each building to the street, with no setbacks.
- Surviving or evidence of commercial storefronts at street level on all building.



Washington St. Streetscape 1987