

UPPER ROSSLAND



Planer Crescent

Heritage Register – Neighbourhood

- 1) **Historical Name:** Upper Rossland
- 2) **Common Name(s):**
- 3) **Location:** Bounded by Iron Colt Avenue in the north and Columbia Avenue in the south (Downtown Rossland Neighbourhood). The west boundary is Highway 3B and the east boundary is Happy Valley Road.
- 4) **Date of Construction:** 1890s to 2000s

STATEMENT OF SIGNIFICANCE

Description:

The Upper Rossland neighbourhood is bounded by Iron Colt Avenue in the north and Columbia Avenue in the south. In the west it is bounded by Hwy 3B and in the east by Happy Valley Road. It includes Planer Hill, Upper Earl, Railway, St. Paul, Hospital Hill and Nickelplate. It is a combination of pre-electricity historical homes, modern homes and apartments. Some commercial buildings exist as well. Construction took place from the early 1890s to the 2000s.

Heritage Value:

Upper Rossland is significant for its collection of fine old homes from the early 20th century, along with newer houses that have been integrated into the heritage building stock. The neighbourhood is valued by residents for its mature trees and generally sunny exposure, with views over the Trail Creek valley to the south and Happy Valley to the east. Important landscape features include traces of the Columbia & Western

Railway dating from Rossland's early mining days, and the proximity to forests and the Red Mountain ski hill above town. Responding to the neighbourhood's topography and the presence of the railway right-of-way has resulted in a variety of building orientations, sitings and exposures. Several of the neighbourhood's sub-areas are named after former mines. Residents identified the area as distinct for having beautiful small houses, a funky character, different sized lots and plenty of charm.

Upper Rossland features five areas identified in the Rossland Heritage Commission publication, *Rossland's Heritage Homes*, as having significant clusters of heritage homes: Planer Hill, Upper Earl, Railway Y, St. Paul and Hospital Hill. Hospital Hill was named for the former Mater Misericordiae Hospital at the corner of Columbia Avenue and Georgia Street. The neighbourhood also features churches from the city's first decades.

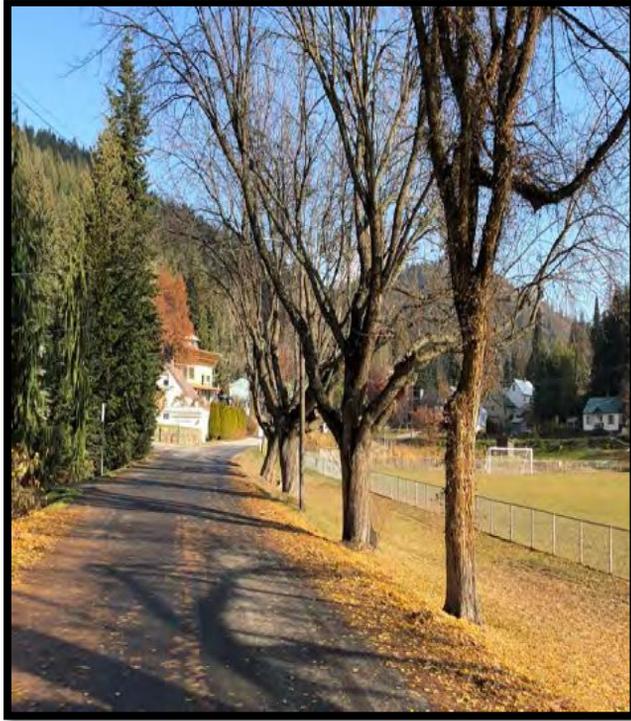
Upper Rossland is valued as a friendly, family-oriented and neighbourly area with close proximity to Rossland's downtown. Nearby community amenities include Rossland Summit School, Ecole des Sept-sommets, and recreational facilities such as the Rossland Arena, tennis courts, Jubilee Park and the skateboard park.

Nickelplate (including Planer Crescent and Turner Avenue) is noted for its view of downtown, its neighbourhood park, easy access to trails, steep streets and its location on a historical, stage coach route.

Notable neighbourhood streets include Elmore and McLeod Avenues and Iron Colt Road at the top of the area, along with 4th Avenue East and Butte Street. Hospital Hill is valued for its panoramic view, well-maintained homes and southern exposure. Just below the Mater Misericordiae Hospital is a south facing area called Coronation Heights. The name, which presumably referred to the coronation of King George VI and Queen Elizabeth in 1937, was still in use until the early 1950s but has since fallen out of favour. It is notable for its World War II-era houses built in 1939 and onwards, large yards, views, proximity to services, quiet leafy ambience, large trees, rock walls, and a mix of older homes and new residences located on subdivided, original properties.

Character Defining Elements:

- Diversity of housing, such as miners' cabins, Victorian mansions and single family dwellings with contemporary detailing.
- Grid pattern of the streets interrupted by topographic features.
- Curvilinear streets following historic railway rights-of-way.
- Views from high ground over Happy Valley, Trail Creek valley and Lower Rossland.
- Views of surrounding mountains above town.
- Modest-sized housing on generous properties.
- Urban trees.
- Trailheads leading to mountain walks.
- Recognizable sub-neighbourhoods within the Upper Rossland area.
- Historic churches, commercial and institutional buildings.
- Proximity to Rossland's downtown core.



Jubilee Street and Park St.