



Request for Decision

SLRD Electoral Area D Heritage
Conservation Service Establishing
Bylaw No. 1557-2018
SLRD Community Heritage Register

Date of Meeting: Board Meeting – January 24, 2018

Recommendations:

THAT Bylaw No. 1557-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Heritage Conservation Service Establishing Bylaw No. 1557-2018” be introduced and read a first, second, and third time.

THAT Bylaw No. 1557-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Heritage Conservation Service Establishing Bylaw No. 1557-2018” receive participating area approval and consent of the Electoral Area D Director, pursuant to section 347 of the *Local Government Act*.

THAT Bylaw No. 1557-2018, cited as “Squamish-Lillooet Regional District Electoral Area D Heritage Conservation Service Establishing Bylaw No. 1557-2018” (as at third reading), be forwarded to the Inspector of Municipalities for statutory approval.

THAT pursuant to section 598 of the *Local Government Act*, the Squamish-Lillooet Regional District hereby establishes a Community Heritage Register that identifies real property that is considered by the Squamish-Lillooet Regional District to be heritage property.

THAT pursuant to section 598 of the *Local Government Act* and on the basis of the Statements of Significance for the Britannia Mine Site and Associated Structures Final Report dated March 31, 2006 prepared by Denise Cook Design and Birmingham & Wood Architects and Planners, the Squamish-Lillooet Regional District hereby includes the following real property in the Community Heritage Register:

Parcel Identifier	Heritage Item
015-913-961	Community Church
015-913-961	Community Club/Hall
015-913-961	General Store
005-484-073	Geo-chem Building (former Cookhouse)
005-484-073	Honeymoon Cottages
005-484-073	Ritz Bunkhouse/Dry
005-484-073	Britannia Beach School
005-484-073	York Bunkhouse
005-484-073	House #122
005-484-073	Malm House

THAT pursuant to section 592 and section 598 of the *Local Government Act*, notice be given by the SLRD to the owner of properties identified in the previous resolution within 30 days of this resolution.

THAT pursuant to section 595 and section 598 of the *Local Government Act*, notice be given by the SLRD to the provincial heritage minister within 30 days of the date of this resolution.

RELEVANT POLICIES:

None

Attachments:

Appendix 1: Bylaw No. 1557-2018

Appendix 2: SLRD Community Heritage Register

Appendix 3: Britannia Beach Statement of Significance Report, March 31, 2006

Key Information:

These bylaws are being proposed specifically to enable development at Britannia Beach, as part of the Britannia Oceanfront Development Corporation (BODC) rezoning application for the townsite area in Britannia Beach North. The proponent is proposing to keep a number of the existing buildings at the site as heritage buildings. They have temporarily relocated the buildings on the site as they are bringing in fill, and are proposing to relocate the buildings on the site permanently as part of their rezoning application. The applicant is seeking to pursue alternative solutions under the BC Building Code with respect to heritage buildings to preserve their character and avoid having to bring the buildings up to the current code requirements, which would negate the heritage elements.

In order for anyone to make use of the alternative solutions available for heritage buildings in the BC Building Code, the building must be on a heritage register with a local or provincial government. In order for a local government to establish a heritage register, the local government must establish a service area for heritage conservation under section 587 of the *Local Government Act*. Therefore, it is necessary for the SLRD to create and adopt a Heritage Conservation Service Establishment Bylaw, and then establish a community heritage register. A similar Heritage Conservation Service Bylaw exists in Electoral Area A (please note that staff is undertaking further research in this area as per the previous Board resolutions). Once the heritage bylaw is in place and the heritage register is established, the SLRD would be able to apply any of the available heritage conservation tools, such as a heritage revitalization agreement in order to enable conservation of the BODC heritage structures. Once the heritage register is in place, buildings in other Electoral Areas can also be added to it, if that electoral area has a service established.

Analysis:

The proposed Electoral Area D Heritage Conservation Service Establishment Bylaw No. 1557-2018 (see Appendix 1) would create a service with no intent to requisition any funds, but merely for the purposes of enabling the creation of the Community Heritage Register. The Community Heritage Register can be adopted by a resolution of the Board, and the proposed register, including the buildings on the property at Britannia Beach to be added to the register,

is attached as Appendix 2. The statement of significance report referenced in the register is attached as Appendix 3.

The register is needed so that the existing buildings at Britannia Beach that are proposed to be protected for heritage purposes can be added to it. Then the proponent can consider alternate solutions on the BC Building Code as part of a building permit, and related to the Heritage Revitalization Agreement as part of the rezoning application.

As part of the process, the SLRD must give notice to the owner of that property pursuant to section 592 of the *Local Government Act*, and give notice to the provincial heritage minister pursuant to section 595 of the *Local Government Act*, within 30 days after including that property and those buildings in the SLRD Community Heritage Register

Options:

(1) (Preferred Option)

Give Bylaw No. 1557-2018 1st, 2nd and 3rd readings, consent on behalf of the electoral participating area, and send the bylaw to the Inspector of Municipalities for their approval, and create an SLRD Community Heritage Register by resolution.

(2) Refer back to staff for more information prior to giving the bylaw first reading or creating a SLRD Community Heritage Register.

Preferred Option: Option 1 is the preferred option as the proposed service establishment bylaw and community heritage register are necessary components in relation to the Britannia Oceanfront Development Corporation rezoning application.

Regional Considerations: The proposed bylaw applies to Electoral Area D only.

Submitted by: I. Holl, Senior Planner

Reviewed by: K. Needham, Director of Planning & Development Services

Approved by: L. Flynn, Chief Administrative Officer

SQUAMISH-LILLOOET REGIONAL DISTRICT

BYLAW NO. 1557-2018

A bylaw to establish heritage conservation as a service in Electoral Area D of the
Squamish-Lillooet Regional District

WHEREAS, pursuant to the Local Government Act, the Squamish-Lillooet Regional District may, by bylaw, establish and operate a service relating to heritage conservation;

AND WHEREAS the Squamish-Lillooet Regional District Board has authorized approval of this bylaw to be obtained under section 342 and section 339(2)(h) of the *Local Government Act* and has authorized participating area approval to be given under section 347(1)(b) and section 347(2) of the *Local Government Act*,

AND WHEREAS the Director for Electoral Area D has consented in writing to the adoption of this bylaw;

AND WHEREAS the approval of the Inspector of Municipalities has been obtained under section 342 of the *Local Government Act*,

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. CITATION

1.1 This bylaw may be cited for all purposes as "Squamish-Lillooet Regional District Electoral Area D Heritage Conservation Service Establishing Bylaw No. 1557-2018".

2. ESTABLISHMENT OF THE SERVICE

2.1 The Squamish-Lillooet Regional District Board hereby establishes a service for the purpose of providing a heritage conservation service in Electoral Area D.

2.2 The Board is hereby empowered to carry out, or cause to be carried out, heritage conservation services in and for the identified service area and do all things necessary or convenient in connection therewith, including the establishment of a Community Heritage Register, in accordance with the *Local Government Act*, the *Community Charter*, the *Land Title Act* and the *Heritage Conservation Act*.

3. SERVICE AREA

3.1 The boundary of the service area is the entirety of Electoral Area D of the Squamish-Lillooet Regional District.

4. PARTICIPATING AREA

4.1 The participating area is Squamish-Lillooet Regional District Electoral Area D.

5. COST RECOVERY

5.1 As provided for in section 378 of the *Local Government Act*, the annual cost of providing the service shall be recovered by one or more of the following:

- (a) property values taxes imposed in accordance with Division 3 of Part 11 of the Local Government Act;
- (b) fees and charges imposed under section 397 of the Local Government Act;
- (c) revenues raised by other means authorised under the Local Government Act or another act; or,
- (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

READ A FIRST TIME this 24th day of January, 2018

READ A SECOND TIME this 24th day of January, 2018

READ A THIRD TIME this 24th day of January, 2018

PARTICIPATING AREA APPROVAL given pursuant to section 347 of the *Local Government Act*, and

CONSENT OF THE ELECTORAL AREA D DIRECTOR received this 24th day of January, 2018.

APPROVAL OF THE INSPECTOR OF MUNICIPALITIES received this ___ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

 Jack Crompton
 Chair

 Kristen Clark
 Corporate Officer

HERITAGE REGISTER

Electoral Area	General Location	PID	Legal Description of Property	Owner of Property	Heritage Item (building, land, etc.)	Statement of Significance	Heritage Character & Value	Date of Board Resolution adding property/building to Community Heritage Register
D	Britannia Beach	PID 015-913-961	District Lot 891, Group 1, NWD, EXCEPT: Firstly; Part in Reference Plan 4390, Secondly; Portions in Plans 19960, BCP7077, BCP7078, BCP10055, BCP20004, BCP20023, BCP20031, and BCP25662, Thirdly; Part Highway Plan 145, Fourthly; Part Dedicated Road on Plan BCP19403	Macdonald Development Corporation in trust for Britannia Beach Oceanfront Development Corporation	Community Church	Yes	See Statement of Significance HYPERLINK/FILE LOCATION Final Report March 31, 2006 Britannia Mine Site and Associated Structures Denise Cook Design Birmingham & Wood Architects & Planners	MONTH, DAY, 2018
D	Britannia Beach	PID 015-913-961	District Lot 891, Group 1, NWD, EXCEPT: Firstly; Part in Reference Plan 4390, Secondly; Portions in Plans 19960, BCP7077, BCP7078, BCP10055, BCP20004, BCP20023, BCP20031, and BCP25662, Thirdly; Part Highway Plan 145, Fourthly; Part Dedicated Road on Plan BCP19403	Macdonald Development Corporation in trust for Britannia Beach Oceanfront Development Corporation	Community Club/Hall	Yes	See Statement of Significance HYPERLINK/FILE LOCATION Final Report March 31, 2006 Britannia Mine Site and Associated Structures Denise Cook Design Birmingham & Wood Architects & Planners	MONTH, DAY, 2018
D	Britannia Beach	PID 015-913-961	District Lot 891, Group 1, NWD, EXCEPT: Firstly; Part in Reference Plan 4390, Secondly; Portions in Plans 19960, BCP7077, BCP7078, BCP10055, BCP20004, BCP20023, BCP20031, and BCP25662, Thirdly; Part Highway Plan 145, Fourthly; Part Dedicated Road on Plan BCP19403	Macdonald Development Corporation in trust for Britannia Beach Oceanfront Development Corporation	General Store	Yes	See Statement of Significance HYPERLINK/FILE LOCATION Final Report March 31, 2006 Britannia Mine Site and Associated Structures Denise Cook Design Birmingham & Wood Architects & Planners	MONTH, DAY, 2018
D	Britannia Beach	PID 005-484-073	Lot 1, Plan VAP19960, District Lots 891 & 892, Group 1, NWD	Britannia Beach Oceanfront Development Corporation	Geo-chem Building (former Cookhouse)	Yes	See Statement of Significance HYPERLINK/FILE LOCATION Final Report March 31, 2006 Britannia Mine Site and Associated Structures Denise Cook Design Birmingham & Wood Architects & Planners	MONTH, DAY, 2018

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D	Britannia Beach	PID 005-484-073	Lot 1, Plan VAP19960, District Lots 891 & 892, Group 1, NWD	Britannia Beach Oceanfront Development Corporation	Honeymoon Cottages	Yes	See Statement of Significance HYPERLINK/FILE LOCATION Final Report March 31, 2006 Britannia Mine Site and Associated Structures Denise Cook Design Birmingham & Wood Architects & Planners	MONTH, DAY, 2018
D	Britannia Beach	PID 005-484-073	Lot 1, Plan VAP19960, District Lots 891 & 892, Group 1, NWD	Britannia Beach Oceanfront Development Corporation	Ritz Bunkhouse/Dry	Yes	See Statement of Significance HYPERLINK/FILE LOCATION Final Report March 31, 2006 Britannia Mine Site and Associated Structures Denise Cook Design Birmingham & Wood Architects & Planners	MONTH, DAY, 2018
D	Britannia Beach	PID 005-484-073	Lot 1, Plan VAP19960, District Lots 891 & 892, Group 1, NWD	Britannia Beach Oceanfront Development Corporation	Britannia Beach School	Yes	See Statement of Significance HYPERLINK/FILE LOCATION Final Report March 31, 2006 Britannia Mine Site and Associated Structures Denise Cook Design Birmingham & Wood Architects & Planners	MONTH, DAY, 2018
D	Britannia Beach	PID 005-484-073	Lot 1, Plan VAP19960, District Lots 891 & 892, Group 1, NWD	Britannia Beach Oceanfront Development Corporation	York Bunkhouse	Yes	See Statement of Significance HYPERLINK/FILE LOCATION Final Report March 31, 2006 Britannia Mine Site and Associated Structures Denise Cook Design Birmingham & Wood Architects & Planners	MONTH, DAY, 2018

**British Columbia Museum of Mining
National Historic Site**

Britannia Beach, B.C.

**Statements of Significance
for the Britannia Mine Site and Associated Structures**



Final Report
31 March 2006

**Denise Cook Design
Birmingham & Wood Architects and Planners**

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Britannia Mine Site Final Report

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Appendix A: Public process discussion questionnaire

1.0 Project Background

This final report is the summary of a process of historical research, on-site examinations of resources, and workshops with stakeholders. This process produced a broad overview of the historical context of the Britannia Mine site, and an examination of the evolving cultural landscape during the tenure of the mine, from 1904-1974. This information is contained in the Historic Context Statement.

Using the Historic Context Statement as a starting point, a Thematic Framework was developed, which drew out of the historic context themes that together describe the main historical developments of the Britannia Mine site. These two documents were used as a context for the preparation of Statements of Significance, which describe the value and character-defining elements of twenty-three on-site resources built over the history of the mine.

Project goals and objectives included the production of the documents described above: the Historic Context Statement, Thematic Framework and Statements of Significance, as well as addressing generally conservation issues and potential interpretation of the historic resources. This work would facilitate a document that would define the core heritage values of the site and the structures, and be a reference tool that would be retained with any Mining Museum buildings and lands that may be sold for potential alternative uses.

The Historic Context Statement provides an understanding of the social, cultural, political and economic history of the Britannia Mine site as a context for considering the heritage resources receiving Statements of Significance. The Thematic Framework distills from the Historic Context Statement broad themes that together convey the overall historical, industrial and social constructs of the period under study, and commonalities representative of the period. The Statements of Significance for each heritage resource provide a succinct description of the resource, the significant values found in the resource, including aesthetic, cultural, social, spiritual, or symbolic, and a list of character-defining elements.

A public process was undertaken to gather others' views on the historic context of the period, the potential themes and values to be explored, and the values found embodied in the individual heritage resources receiving Statements of Significance. In addition, the public process would identify additional objects, places, events and associations that have particular significance to the community.

The main objective of the project is to develop a shared understanding of the significance of the landscapes and structures at the Britannia Mine site, and an agreed upon statement of the core heritage values found in the twenty-three heritage resources selected for inclusion by the B.C. Museum of Mining. The legacy of the project is the combination of these documents that can be used as a tool to build consensus and inform decision making about the future of the site and its historical resources.

2.0 Summary of the public process

The involvement of stakeholders in defining the heritage values of Britannia is an essential part of the process. Members of the Britannia Beach Community Association, the British Columbia Museum of Mining, McDonald and Company, the Squamish-Lillooet Regional District and past and present residents of the Britannia community all played a role in defining and refining the work.

The public process was conducted as follows:

- The British Columbia Museum of Mining prepared a Community Letter to introduce stakeholders and others to the project.
- A list of questions and summary of information that would be requested from the public was prepared by the consultants and reviewed by Museum personnel, along with a summary list of potential heritage values that may be found on the Britannia site, to get people thinking about the process.
- A brief presentation was made at a meeting of the Britannia Beach Community Association and questionnaires were made available.
- Selection of key stakeholders.
- Two meetings with stakeholders to introduce and discuss the Historic Context Statement, Thematic Framework and Statements of Significance.
- Incorporation of stakeholder comments into the documents.
- Preparation of a final report.
- A public open house to disseminate the information and collect information and ideas from the wider public is scheduled to follow in the fall of 2006.

Future work:

It was recommended during the public process that the Squamish-Lillooet Regional District heritage bylaws and heritage acknowledgment in the Official Community Plan be consulted for potential bylaws or resolutions pertaining to the Britannia site.

3.0 Site location map

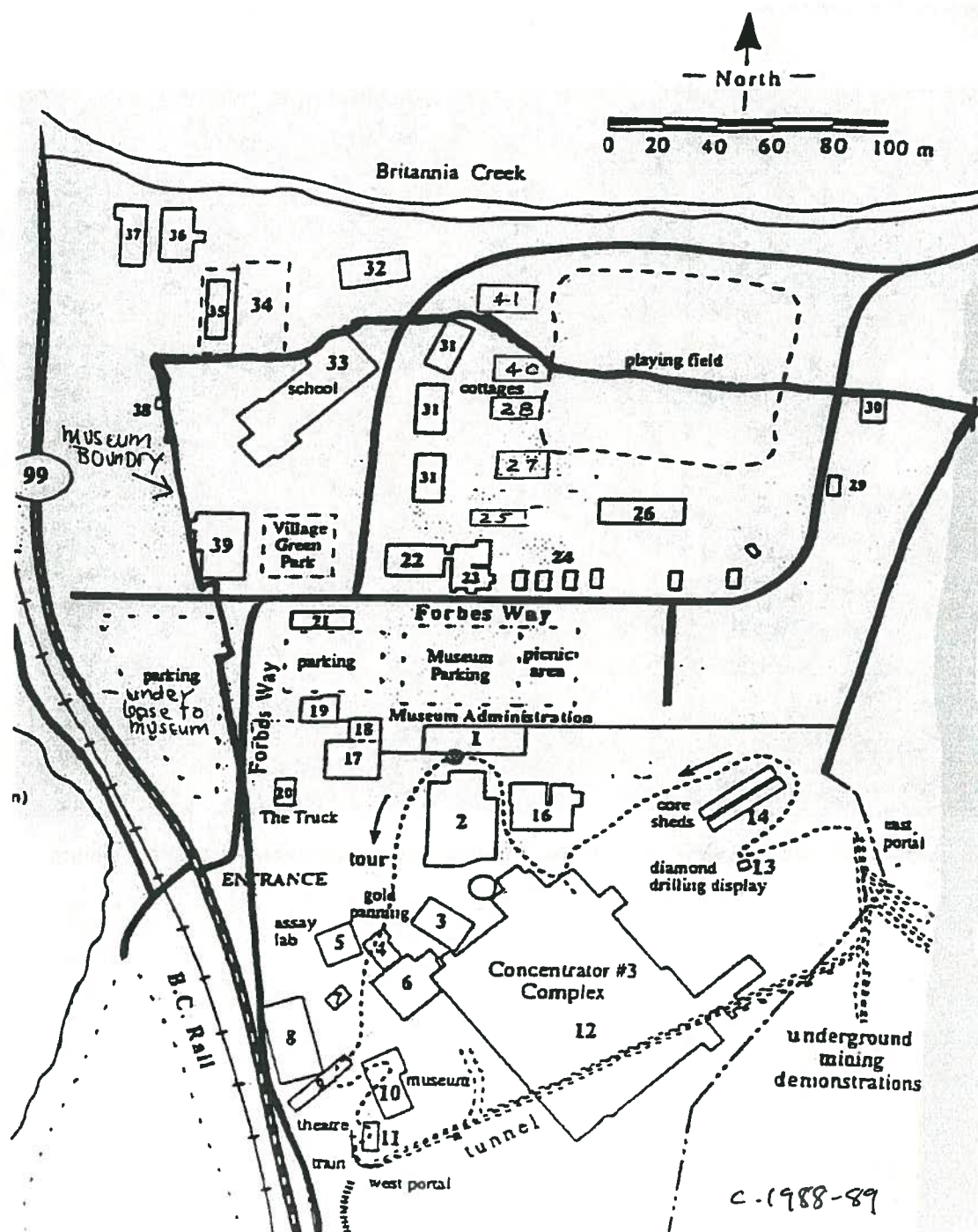


Figure 1. Britannia Mine site location plan. Source: British Columbia Museum of Mining.



Figure 2. Bird's-eye view of site c.1987. Source: British Columbia Museum of Mining.

4.0 Historic Context Statement

An historic context statement is a document used in planning for a community's historic resources. It identifies the broad patterns of historic development of the community and identifies historic property types, such as buildings, sites, structures, objects or districts, which may represent these patterns of development. In addition, an historic context statement provides direction for evaluating and protecting significant historic resources. As a planning document, it is intended to be a dynamic document, evolving as community needs and desires change.

Chronological time line for the Britannia Site

- 1888 First discovery of copper ore at Britannia by Dr. A. A. Forbes.
- 1900 Britannia Copper Syndicate formed; this was the first company related to the Britannia mine site.
- 1905 First copper production at the Britannia mine
- 1908 Formation of the Britannia Mining and Smelting Company Ltd. which took over from the Britannia Copper Syndicate, a subsidiary to the Howe Sound Company.
- 1911 George Robinson, one of the mine's founders, dies and John Moodie takes over the management of the company.
- 1915 Slide occurs at the Tunnel Camp; creation of Mount Sheer townsite.
- 1921 Britannia Creek flood destroys much of the early Beach community.
- 1922 Carleton Browning appointed general manager of the mine.
- 1963 Britannia Mine acquired by Anaconda; during Anaconda's tenure, the mine was shut down.
- 1974 Britannia Mine acquired by Arco-Atlantic Richfield.
- 1979 Copper Beach Estates acquires the Britannia site on the condition that they are removed from any environmental responsibility for the clean up of the site.
- 1979 40 acres of land on the beach flat is transferred to the British Columbia Museum of Mining.
- 1991 Second Britannia Creek flood.



Figure 3. The Britannia Beach site in 1916. Source: B.C. Archives

The Britannia Mine Site: 1890-1974

1.0 The Mine Site

Britannia Beach today is a landmark on the coastal highway that connects Vancouver and the communities of Howe Sound, but what is seen from the highway does not reflect the scale and influence of the large mine that once operated here. The community owes its existence to the Britannia copper mine, originally operated by the Britannia Mining and Smelting Company, itself a subsidiary of the Howe Sound Mining and Smelting Company which also ran mining operations in the US and Mexico. For almost 70 years the Britannia Mines were a major producer of copper ore in Canada: 1.3 billion pounds of copper were taken out during the course of the mine's almost continuous operation from 1904 to 1974. Between 1925 and 1930, Britannia was the largest producing copper mine in the British Empire.

The first three decades of the twentieth century were years of dramatic growth and change in the North American copper mining industry. Mine after mine opened to meet the demands of a rapidly expanding market; the years leading up to the First World War were the most prosperous and optimistic in the history of the industry. As a result, the industry was characterized by the rise of large copper producers, such as Britannia, and the adaptation of mass production techniques designed to lower operating expenses, while ores were exploited with lower copper content than had previously been considered profitable.

The Minister of Mines notes 1901:

The property on the coast which has created the greatest interest, and which has been most talked about, is undoubtedly the Britannia Group of copper-gold claims. This group of claims is situated at an elevation of 3,500 feet above deep salt water on the eastern shore of Howe Sound, and is about 28 miles distant, to the north, from the City of Vancouver.

All natural features [at the Britannia site] are as if designed by nature for the operation, at minimal cost, of a great mine. The Britannia Group lies parallel to and below the summit of the main range, at an elevation of 3,500 feet above sea level. Britannia Creek, the main water-course of the locality, rises east of and flows parallel to the Britannia Group, at an elevation of 2,000 feet above sea level. The main feeders of Britannia Creek also chiefly have their sources in the Britannia Group, so that the abrupt descent from the Jane claim to Mineral Creek is exceedingly favourable for the development of water-power, the operation of gravity trams, or for access to deep levels of the Britannia lode by tunnel. From the mouth of Jane Creek to deep salt water, where any ship may safely land, the grade is less precipitous, admitting of the operation of either waggon road or railroad.¹

To accomplish the task of milling the copper ore, the first gravity concentrator was built at Britannia in 1904 and the first shipment of copper concentrate was made in 1905. Over the next twenty years, production levels at the Britannia mine site increased with the opening up of new mines. This was met by an increasing efficiency of the concentration process and the construction of larger concentrators. A second timber

¹ Provincial Report of the Minister of Mines for 1901 p. 930-932.

frame concentrator was built in 1914-15; when this was destroyed by fire in 1921, the third and present steel and concrete concentrator was built to replace it, incorporating new milling and processing systems designed to process 2,500 tons of ore per day.

To support the mining activity at Britannia, two townsites were constructed to house employees and administer the mining operations. Built to bring ore to Beach milling site, a network of service tunnels, raises, drifts and ore chutes exist in the ground around the present concentrator building. 210 kilometres of tunnel exist at Britannia Beach; vertically there are 15,000 feet of shafts: 10 shafts each with an extent of 1500 feet.

Production peaked in 1929, but fell during the Depression to 50% of its peak. By the late 1930s, the demand for copper rose again and remained high during World War II and the Korean War. During this period the plant was in full production. Falling prices and rising costs in the late 1950s resulted in reduced operations. By 1960 the townsite at Mount Sheer had been abandoned. The Britannia mines remained in operation through the 1960s and closed in 1974. The cornerstone of the site, Mill #3 is the only existing gravity-fed ore concentrator mill in Canada, and is therefore designated a National Historic Site.

2.0 Technological innovation and change

Notwithstanding the early mechanization of mining, including the use of steam power and the machine drill, at the beginning of the 20th century, hard rock mining was still both capital and labour intensive and metal prices were declining in response to an overall increase in world mineral production.

Prior to 1900, machinery had been designed to assist the underground miner in the careful location and removal of high grade ore. What was needed now was a low cost method of extracting low grade ore. A systematic reorganization of mining methods resulted in a new technology and altered the relationship between labour and management that had been established during the initial expansion of the copper mining industry.

The era of modern mining introduced the mining engineer, appearing after 1890, as a professional charged with the profit-maximizing advance of scientific technology. The engineer, rather than the miner, was becoming responsible for the success or failure of a mine, and systems rather than tools were becoming the agents of technological change.

Active exploration at what was to become the Britannia mines began late in 1898 and production extended from 1905 until 1974 with only a few short suspensions of activity. During the first 30 years there were three periods of major capital investment which propelled the property, by 1929, to the rank of the largest copper producer in the British Commonwealth.

Britannia could not perform as a simple high grade producer because the high-value copper ores were not uniformly distributed in the ore body. The mine was a low-grade producer and thus could not operate under the original production design; the failure of the first mill design was due to lack of understanding of the ore to be treated and the original plant erected was not adapted to the work required. One of the significant things about the mine was the evolution of the milling process as more was understood about the ore. Reorganization was needed if the mine was to turn a larger profit.

After 1911, when the first major technical and managerial reorganization began, the thrust of change in practice and equipment was directed towards increasing the efficiency of the overall operation and integrating labour and technical force into a balanced and cost effective system of mining, transportation, and ore processing. By the 1930s, continued exploration and the acquisition of adjoining mineral claims extended mining operations across the mine's major ore bodies: the Jane, Bluff, Fairview, Empress, No. 8 and Victoria, providing a continuing resource base for the mine in a variety of geological conditions.²

The Britannia Beach deposits were classified as volcanic-associated massive sulphide (VMS). VMS deposits are major sources of copper and zinc and contain significant quantities of Au, Ag, Pb, Se, Cd, Bi, Sn as well as minor amounts of other metals. As a group, VMS deposits consist of massive accumulations of sulphide minerals (more than 60% sulphide minerals) which occur in lens-like or tabular bodies parallel to the volcanic stratigraphy or bedding. VMS deposits tend to occur in districts, with up to two dozen deposits clustered in an area of a few tens of square kilometres. Known VMS districts, such as Britannia, are good hunting grounds for new discoveries, and contributed to its commercial success. The Britannia Beach VMS sits within the broad group of copper-zinc VMS deposits.³

While Britannia had been moving in this direction prior to 1911, innovations after 1911 with the arrival of John W.D. Moodie included the widespread use of non-selective mining to produce the largest volume of acceptable ore with the least expenditure of labour and supplies. The use of flotation machines, introduced in the 1920s, significantly raised the rate of copper recovery. But, while innovations in machinery played an important role in the success of low grade mining, it was the selection and organization of machines and methods into systems designed to strike a profitable balance between lowered cost and increased volumes that was the recipe for Britannia's success. The construction of Mill #3 in 1923 was the culmination of the refinement of processes at Britannia. Gravity fed, it took advantage of its mountainous location, conserving power and cutting pump maintenance costs. The milling process was critical in transforming minerals into an economic commodity, a process that began with crushing, separating and finally the shipment of based metals, via conveyor, to the deep water shores for shipment to the smelter.

Britannia also used its imposed self-sufficiency for the introduction of cost saving and increased production measures, including the manufacture of machine parts on site, the production of grinding balls and mill liners from used rail, the development of a tunnel system to facilitate materials handling, and the design and manufacture of Britannia cells which increased recovery during the mineral separation process.

Britannia illustrated a particular relationship between technical practice and labour, showing the general shift to mass mining and processing in an underground mine, and

² Hovis, Logan W. *Technological Change and Mining Labour: Copper Mining and Milling Operations at the Britannia Mines, British Columbia, 1898-1937* p.52.

³ Franklin, J.M.; Sangster, D.M.; Lydon, J.W.; 1981, Volcanic Associated Massive Sulphide Deposits; *Economic Geology 75th Anniversary Volume*; pp. 485-627. Found online at http://earthsci.org/mineral/mindep/depfile/ma_sulp.htm.

the accompanying changes to the types of work undertaken by miners. The Britannia operations represented an era in which the specialized hard rock mining techniques of the 19th century – skilled miners carefully removing high grade ore – evolved into mass mining technology for lower grade ore in the 20th century. Specialized techniques were developed at Britannia: using higher grade ore from the Victoria and No. 8 ore bodies to 'sweeten' the grade of the ore overall, technical innovation in the milling process, and the in-house design and manufacture of specific tools and equipment unique to the task at hand. Over its history, the techniques of mining and preparing ore for smelting were refined and upgraded to handle Britannia's particular mine product and the changing demands of world markets.

3.0 Demographics and social structure

The demographics of Britannia were typical of an early west coast resource town. 60,000 people from over 50 different nations worked here over the course of the mine's 70 years of operation. The majority of the early residents at Britannia were British and European; it was these origins that gave the dominant motif to the development of the mining town and its hierarchy. Managers and other mine personnel lived in homes on the bluff above the Beach. Engineers, assayers, and other 'professionals' and their families lived on the beach in six-room houses with picket fences.

Separate bunkhouses were provided for Japanese and white crews, while Chinese workers, mostly employed as waiters and cooks in the company kitchens, as hotel staff or by mine management, were lodged in boarding houses or lived in quarters attached to the hotel; the number of Chinese on site did not number significantly more than about 15 persons between 1911 and 1915.

Japanese workers had come into the camp early in the mine's history as surface labourers, packers and trackmen. They were not permitted, under the legislation of the day, to enter the mine. The sorting of waste rock from ore was a labour-intensive, multi-stage process in which the ore was hand-trammed out of the mine and crushed to a size suitable for transportation on the aerial tramway. After crushing, millable ore was removed by hand. The sorting was done almost exclusively by Japanese labourers who were required to quickly recognize the difference between waste and at least two grades of ore. The Japanese community at the Beach was located on the north side of Britannia Creek, indicated by the bunkhouses on early maps; others were located at Halfway and at the lower portion of the Mount Sheer townsite. Japanese workers were paid less than their white counterparts for performing the same work.

Company affiliates, shareholders and other VIP's from New York and elsewhere stayed in the guesthouse which was owned and run by the mining company. This was also the place of residence for the many outside engineers and consultants who visited the Britannia mine site.

The existence and structure of company towns resulted from two factors: remoteness, and the necessity of being sited where the mine was. Companies generally avoided labour unrest by providing employee benefits operated with considerable company subsidies; economical housing and convenient schools were two of these benefits.

The approach to labour management at the beginning of the mine's development reflects this dichotomy, in a statement by George Robinson, one of the mine's founders. While his approach to labour unions, the community and the way he wanted the mine to

run is clear, the circumstances of remoteness and location allowed it to happen. His words also set the tone for the community integration and loyalty that would be a hallmark of the Britannia community.

Another difficulty we have had to contend with is that of labour. I concluded that the better way to start the plant was to educate the people who live here, who would like to make this their home and permanent residence. We know them. They are reliable, proficient in the line of work at which they have been employed, but unfortunately for us, at the start, were not mill men. While I know if I sent away for mill men that the assumption would immediately go out that we were depending on other people for our skill. Instead of sending out I have run the works slowly and taught the men we have here to operate them. This has been as slow and troublesome proceeding but if I sent out for men it would have simply resulted in inaugurating immediately a complete labour union. It is not my purpose to have friction of this kind at the Beach.⁴

The company fought unionization until 1943. The first strike after unionization was in July 1946, lasting until October of that year.

4.0 A company town

Britannia was a resource based village, owing its existence solely to the presence of copper on the shores of Howe Sound. Resource villages seldom had local governments and were often referred to as 'camps'. But Britannia, like other similar settlements, met the definition of 'town' in one important way: they developed into cohesive communities with many of the characteristics of small towns elsewhere in the province. People came and stayed – some for a few years, some long enough to raise their children to adulthood, and some for the town's entire life. Accessible only by boat until the late 1950s, Britannia Beach displayed the distinctive self-contained character of isolated resource communities that dotted the coast of British Columbia.

The development of the mine and the Britannia Beach community influenced the landscape as well. The original shoreline of Howe Sound was located almost where the school is today due to filling operations, while the spit of land where the Customs Shed is located was all made land.

The company operations centred around two townsites: the community of Mount Sheer, which was located in the mountains 4.5 km (3 miles) above Howe Sound, was the main entrance to the mine and the centre of the mining operations, housing the underground mining workforce. Britannia Beach, located on the water, was the centre of refining operations, and management and workers at the concentrator and associated service facilities lived there; some miners also lived at the Beach. Mount Sheer was named in 1954 when it acquired its own post office designation; previously it had been known as Townsite.

Distinct neighbourhoods evolved that evoked the character of the place: Hospital Flats, Shaughnessy Heights, Upper Levels or the Upper Crescent (the new houses), Riverdale, where houses were moved to accommodate the PGE, Japan Town or Nihomachi, Down the Trail, The Store, The Wharf. Street names were unknown: dwellings were identified by house number and mail arrived to the post office box. Addresses were not required: everyone knew where everyone else lived. Even

⁴ George. H. Robinson to Henry Stern quoted in Hovis, Logan W. *Technological Change and Mining Labour: Copper Mining and Milling Operations at the Britannia Mines, British Columbia, 1898-1937* p.76.

timekeeping was communal: a metal triangle summoned workers from the bunkhouses for meals, while whistles announced both emergencies and shifts for the surface workers.

The original general manager's house was located on the beach near the Matheson house. When John Moodie took over the management of the mine, he lived south of the concentrator site with a private beach and a boathouse. After the 1921 flood, manager's homes were constructed on the bluff overlooking the beach; these included accommodation for management, professionals and white collar tradesmen and their families, such as the chief electrician, accountants, master mechanic and the assayer.

The distinguishing planning features of the Beach site's grid came from the layout of both urban and rural towns specific to the early part of the twentieth century. The necessity for location of the concentrator on the steepest slope adjacent to the mine workings, the relationship to the foreshore and Britannia Creek created the initial fixed points for the layout of the community. The early development of the site generally focussed on an east-west grid from the bottom of the bluff to the ocean.

The Britannia community had an important relationship with Howe Sound. Fortuitously for the mining company, the Britannia Group of copper minerals was located adjacent to the ocean in an area of optimal water access for large ships. This allowed the growth and development of both the mine and the community without the necessity for rail or road construction, a situation that impacted the character of the community by reinforcing its self sufficiency, sustainability and community spirit through the necessity of providing internally all of the requirements of the mine and the town.

Its relationship to the early steamship lines cemented Britannia's place in the water based island community network of Howe Sound. Calling in at Bowen Island, Gambier Island, Woodfibre, Squamish and Britannia, the fleets offered both a necessary service and much needed recreation. Beginning early with the Terminal Steam Navigation Company of John Cates, with the Defiance and the Britannia, and continuing with a merger between the Terminal and the Union Steamships in the 1920s and beyond, these boats brought supplies, mail and news; transported residents to and from Vancouver, and provided diversions with their picnic boats which carried passengers to dances and parties at the various seaside resorts. After the Union Steamships came the Howe Sound Lines with ships such as the Bonabelle and the Hollyburn. The Union Steamships ran from Vancouver to Britannia, while the Howe Sound Lines operated from Horseshoe Bay to Britannia; residents then took a bus to Vancouver in the late 1940s and early 1950s. The last boat from Britannia was the Bonabelle which left on Labour Day, 1956.

The importance of the relationship between the town, its residents and the Britannia Mining and Smelting Company is well documented. Among many other things, the company encouraged education and apprenticeships amongst the workers and their families. With regard to work in the mine there was an interesting dichotomy: no one could live in the community if they did not work, but a system of job-sharing during the Depression enabled many to remain in the community. These responses to an economic reality on behalf of the company sometimes enabled workers to keep their jobs during downturns, during the Depression and during war; in some cases, however jobs were lost:

Despite Browning's efforts, however, the payroll had to be cut in half in 1932, with the survivors (preference being given to married men) being placed on reduced hours.⁵

The mining company was responsible for providing the housing for its workers and their families, schools, and community facilities. The York Bunkhouse was constructed in 1935, with one room suites, sound proof walls, two beds, dressers and closets. By 1936, the work force had doubled two new bunkhouses, the Savoy and the Ritz, were completed. The Savoy and the Ritz were located in an east-west row behind the Cookhouse.

Mining properties are often related to corporate efforts to protect the well-being of workers through the provision of company hospitals and libraries, recreational facilities, and the sponsorship of community programs and events. In 1913, for example, the Beach acquired modern fire fighting equipment, an electric laundry plant, a roller skating rink and a dance hall, followed by a general office building, hotel and cinema. There were hospitals at both Mount Sheer, with a doctor, and the Beach, which had a nurse.

Like most company towns, Britannia had a 'company store', a three-storey department store which supplied pretty much everything one could want, including dry goods, groceries, meat and furniture. Anything unavailable at Britannia Beach was acquired during trips to Vancouver; as John Moodie did not permit a liquor store in the mine site but alcohol could be ordered by mail.

The store was five storeys in height, including the basement and the attic. The first floor consisted of a grocery department, a butcher shop, and a soda fountain with drugs. On the second floor were dry goods – men's and women's clothing, and a shoe department. The third floor consisted of furniture and Chinese rugs. According to fire insurance maps, the store boasted the only elevator at the Beach site, allowing goods to be stored in the attic. In all, the stock was worth one third of a million dollars.⁶

Three dams and two powerhouses provided electricity, while packhorses and freight carts provided transportation and grocery deliveries within the Beach community. The skip provided a one hour trip from the Beach to Townsite.

Residents at Britannia also engaged in both self-provisioning and agricultural activities. Chickens, pigs and cows were kept in picket fenced yards by individual families at both the Beach and Townsite, while the company kept cows. Fish were caught in the deep cold waters of the Sound, and homemade crab traps, nets fashioned from heavy cord, provided what seemed limitless catches when set from the pier. Produce was brought in from orchards and gardens on Anvil Island, residents at Hospital Flats grew their own produce, often selling them to the store, while on the bluffs, there were apple, peach and plum trees.

After World War II, a new design aesthetic based on modern principles was making its way into even the smaller communities in British Columbia, and Britannia Beach was no exception. Building on the earlier company town traditions, the construction of community and recreation centres, the expansion of the school, and the construction of

⁵ Paterson, T.W. *British Columbia Ghost Towns* provided by Marilyn Robb.

⁶ Information courtesy of Mr. Robert Philip, assistant manager of the store in 1914 provided by Marilyn Robb.

a swimming pool and library at Britannia reflected the new thinking around the concept of healthy residential life. Building design often reflected new modern styles.

The design and construction of many of the buildings, the bunkhouses and the church, for example, was done "in house" by the company carpenter, resulting in a vernacular and organic spread of building styles. Early mine buildings were often built of locally available materials, with wood frame, timber or log construction.

Another legacy of the post war boom was the completion of the railway and the highway, connecting Squamish and Britannia to North Vancouver. At the same time, it was announced that a highway would be built simultaneously alongside the rail to create an eventual link with Garibaldi Provincial Park. In August 1956 the last spike of the PGE, made from copper mined at Britannia, was driven at North Vancouver.

In the 1950s, larger urban centres were responding to the increased use of automobiles and the concept of urban growth and renewal, often by the construction of freeways that bisected their cities and neighbourhoods. On a smaller scale Britannia Beach experienced this same phenomenon: the town was essentially cut off physically and socially from its waterfront, previously the heart of the town and the symbol of access to the outside world. Not surprisingly, this had an impact on the strong community spirit of the previously isolated town, both through the exodus of residents and the influx of people from outside.

Throughout the written histories, and particularly the oral histories, references to the recreational and social activities at Britannia are front and centre. The mining company always promoted festivities in the town. There were music lessons, library, a drama club, movie theatre, dance hall and playhouse. The Community Club was formed in 1924; Britannia Beach acquired a swimming pool in 1946. Employees were often hired because of their athletic ability for the company sports teams, such as the Japanese baseball team at Woodfibre. Community clubs, formal dress dances in the school gymnasium with an orchestra playing, beach picnics, sports events and the crowning of the Copper Queen, a tradition begun on the May 24 holiday in 1926, are legacies remembered.

The first cars in Britannia arrived when the roads to Squamish and Mount Sheer were put in place in the late 1940s. With the advent of the railway in 1956 and the highway in 1958, Britannia Beach was connected to the outside and became a different place. Adding to the change was the closure of the mine in 1963. Britannia Beach was a mining town, self-reliant and working towards a single purpose, with a common thread running through the community.

5.0 Environmental legacy and conservation

As well as its historical importance, another aspect of the Britannia Mine is its reputation as one of the largest metal pollution sources in North America. The impact to Howe Sound and local waterways, including the Squamish River, is considered to be significant. The main source of the problem is the naturally occurring metal sulphide ores which have been exposed to air and rain through over seventy years of mining at the site. The resulting chemical and biochemical reactions produce a concentrated acidic, metal-contaminated water, called acid mine drainage.

Until December 31, 2001, acid mine drainage has discharged primarily from two tunnels at Britannia Mine: at the 2200 level portal which discharged into Jane Creek and

subsequently into Britannia Creek, and at the 4100 level portal which discharges to Howe Sound via a deep outfall.

In 2001 a concrete plug was installed in the 2200 level tunnel. The 2200 level plug prevents direct discharge of the acid mine drainage to Jane and Britannia Creeks, and effectively redirects the acid mine drainage to the 4100 level portal.

While mining has often been viewed as the antithesis of conservation, the subsequent clean up of the acid mine drainage and continued monitoring of the site represents a modern environmental ethic. As such it represents an opportunity to educate the public about these issues and convey the story of environmental responsibility in resource development in a modern context.

The Britannia mine site offers a history of a mine during the shift from traditional to modern mining onward to the late 20th century. It documents changes in technology and in the role of labour and thus the physical development of the site and of the town. In spite of the new emphasis on the mining engineer as profit maker, the tight knit company town remains an iconic remnant of the early Britannia mining community. Life could be made better through innovation and technology.

Britannia, while a representative and isolated west coast resource community, was sufficiently connected to North American and international developments in mining to have participated early on in changes to the copper mining industry. In this respect it was not unlike British Columbia's early coastal agricultural and fishing settlements whose residents had an unprecedented access to a remarkable amount of technical information. But it was also sufficiently isolated that it could develop into a distinctly unique west coast community, with both intensely local and international connections, a socially and technologically complex society at the edge of mountain and sea.

5.0 Cultural Landscape Features at Britannia Beach

The cultural landscape at Britannia Beach is both a designed and evolved landscape. It is described below through an analysis of its characteristics and their change over time. Along with the Historic Context Statement, this analysis sets the stage for a more complete understanding of the historical values of both the overall site and the individual buildings being assessed. Landscape characteristics include tangible and intangible aspects of a landscape from the various periods of its development; these aspects individually and collectively give a landscape its historic character and aid in the understanding of its cultural importance.

Three sets of plans were analyzed to understand the evolution of the cultural landscape at Britannia Beach. They included:

- Plan of Britannia Beach, Howe Sound B.C. 1916
- Plan of Britannia Beach, Howe Sound B.C., Showing Domestic Water Supply and Sewerage System, 1926
- Plan of Britannia Beach 1946, revised 1954



Figure 4. The Britannia Beach site in 1930. Source: B.C. Archives



Figure 5. Gardens at Britannia Beach c.1937. Source: Private collection

Cultural landscape characteristics at Britannia Beach

Natural systems and features

- The Britannia Range of mountains that form the eastern boundary of the site
- Britannia and Jane Creeks that flow into Howe Sound from the mountains
- The coastal Western Hemlock biogeoclimatic zone forest that surrounds the site.
- The topography of the site that includes steep slopes for the operation of the concentrator and which enabled the creeks to be utilized for the generation of electricity
- A gradual lessening of the slope as it falls towards the beach and Howe Sound creating a flat area suitable for the construction of a settlement
- The waters of Howe Sound

Spatial organization

- Remains of the original grid organization that characterized the site
- The interplay between industrial and residential structures
- The important relationship of the site to Howe Sound
- The positioning of the concentrator on the slope on the south side of the site as the organizing feature
- Visible layering of the different eras of site development
- The verticality of the concentrator and railway
- Overhead features such as the conveyors

Land use

- Use of the land for mining and processing
- Use of the land for housing and recreation
- Early clearing and filling of land, both on the beach and above, to create areas for development
- Changes in the landscape caused by flooding
- Current museum uses
- Current waterfront uses

Cultural traditions

- The concept of the resource based company town and its social, economic and cultural associations
- Settlement traditions near navigable bays and natural resources common to coastal British Columbia
- Use of natural materials to generate material wealth and as building materials

Cluster arrangement

- The arrangement of structures with similar uses that facilitated efficiencies on the site, including community amenities, residences and industrial uses
- The placement of buildings and structures relative to transportation corridors
- The grouping of buildings constructed post World War II on that part of the site decimated by flooding

Circulation

- Internal circulation that reflects the original street grid
- Roadways and pathways that move up the mountain
- Remains of circulation systems including the skip, also known as the incline railway. It operated from the wharf to the store, to the foot of the incline, then up

the incline to Townsite. Using a counterweight, it transported people and goods in open cars

- The highway and the railway
- Circulation patterns for both ore, materials and people, to and from the site and the waterfront
- The trail to Minaty Bay

Vegetation

- Remains or encroachment of natural vegetation on the site
- Riparian vegetation associated with Britannia Creek
- Vegetation associated with residential development including lawns and shrubs
- Grassy fields and open space
- Vegetable and flower gardens

Buildings and structures

- Individual building associated with the process of mining and refining
- Buildings associated with the residential component of the company town

Views and vistas

- Enclosed interior views up the slope, to the creek and the mountains
- Vistas to Howe Sound

Water features

- Evidence of the use of water on the site, including wells, water collection systems, swimming pool, the copper laundry and any remaining features of the generation of electrical power by water
- The natural deep water bays fronting the site appropriate for docking large ships

Small-scale elements

- Remains of structures, transportation systems and other non-moveable artefacts related to the operation of the mine, including the earlier concentrators, timber trestle, remains of the incline railway, tunnel and tunnel portals
- Elements related to the domestic and recreational life of the town including open space, fences, lawn areas, pedestrian pathways, gardens, playing fields, picnic sites, tennis courts, and places of special events or associated with specific people, both at the beach and above on the bluff

Archaeological sites

- Historical industrial archaeological sites

6.0 Britannia Mine site-wide Statement of Significance

Description of Historic Place

The Britannia Beach Mine Site, located on Howe Sound 75 kilometres north of Vancouver, is a heritage site that includes a diverse collection of structures and features that are the remains of an historic mining community. The site's western boundary is defined by Highway 99, railway tracks, and the ocean, surrounded on its other three sides, by the Coast Mountains. The site includes the lots, buildings, roads and physical remnants of historic mining activity on the flat beach area, and the residential area up the mountain to the east.

Values

The heritage values of the Britannia Mine site are found in its important role in the economic, settlement, social and environmental history of both British Columbia generally and the coastal Squamish region in particular, as illustrated by its history as one of the largest mines operating in Canada during the years 1925-1930.

Established in 1904, the Britannia site is valued primarily as an intact example of the types of communities and buildings that were constructed for the operations of mineral extractions, in this case, copper. Mining was a key factor in the development of the economy of British Columbia and Britannia is a singular example of this important mining resource.

Britannia Beach has historical value as a representative example of an isolated resource community on the B.C. Coast. Although floods and fires characterized the history of the site, the site is valuable for its longevity of the mining operation under various ownerships and the intactness of the remaining structures on the site. Many significant buildings and artefacts remain which express a typical British Columbia company mining town. The Britannia Beach site is also representative of the full extent of the Britannia Mine, which extended south to Furry Creek, and which is reflected by extant features such as portals and tunnels. This bigger picture has value as a comprehensive view of the physical attributes, history and stories associated with the mining and processing operation at Britannia which predominated between 1904 and 1956, and documents the diminishing of the mine workings until its closure in 1974.

There is historical and associative value in the relationship of the mine site to the waters of Howe Sound, through the early access by boat, the steamship traffic which serviced the community, and the use of the natural deep water as a shipping port for ore en route to the smelter. The international nature of this relationship between land and sea is reflected in the Customs House and Wharf as reminders of the physical and symbolic entry into Canada at Britannia Beach by international freight and passenger sea vessels.

The site has value in its illustration of the many developments, innovations and changes in mining technology over the span of its working life, including the gravity fed Mill #3 Concentrator building and the evolving balance of production and labour in the 20th century mass mining context. There is representation on the site of the various phases of the mine's development and ownership, particularly the 1920s and the 1950s, and the evocation of social and cultural life of a west coast community that was also a company town. This represents a unique melding of the two distinct development types in B.C.: the small, self sufficient coastal community with its important relationship to the waters of Howe Sound, and as a both a world renowned and representative mining community.

Mining played an important role in the establishment and development of British Columbia; the Britannia site has value as the embodiment of an economic powerhouse that, through the quantity and quality of its ore, and the business acumen of the various mining companies, was of vast value to the province and the country.

Aesthetic and technical values are embodied in the architecture, construction technology and infrastructure of the site. The arrangement of the remaining buildings that reflect the original grid in the earliest phase of the mine's development, and the arrangement of the later buildings that speak to the evolution of the site over time. There is value in the site's ability to explore and express social and labour history in early British Columbia.

The history of the site and the exploitation of its mineral resources are linked to the larger story of the geological history of the coastal mountain ranges of the province. The Britannia site is significant in its testament to the connections between the Coast Mountains, copper deposits, the waters of Howe Sound and habitation in this company town. The current need to clean up the site and its addressing of the issue of acid rock drainage demonstrates a significant relationship between environmental stewardship and resource development, between people and the land.

The Britannia site evokes a sense of the earlier isolation of its coastal location, and of the abandonment often seen in areas of non-renewable mineral resource extraction; this feeling reflects the character of the boom and bust cycles of mining regions. Associative values define the early phases of mining on the site as well as the aspects of lives spent in the townsites, both on the beach and above at Mount Sheer. Also important is the integration of the living community of Britannia Beach with the historical mine site and museum functions.

Character Defining Elements

- The location of the site perched at the foot of the mountains on the coast of British Columbia
- The containment of the place by the physical landscape features of the mountains to the east and the ocean to the west
- The steep nature of Britannia Creek and its close proximity to the Beach townsite
- The challenging physical environment of the historic place
- The rawness and exposure of the rock bluff at the location of the concentrator
- The roughness and unfinished nature of the site
- The arrangement of the remaining buildings that reflect the original grid in the earliest phase of the mine's development, and the arrangement of the later buildings that speak to the evolution of the site over time
- The historic nature of all of the resources, such as the conveyor, railway, ore cores, artefacts, and buildings dating from 1904 to the 1950s, both restored and not restored
- A variety of building styles and construction types including heavy timber, post and beam, log construction and wood framing
- The evidence of multi-culturalism in the town
- The relationship of the site to the waterfront
- The evidence of the use of the waterfront, including the remains of the conveyor, wharf and customs shed

- **Historic interior and exterior features such as finished, patinas, fixtures and fittings of pre 1950s structures**
- **The historic mining equipment, remains, paraphernalia and artefacts that remain within the surrounding landscape**
- **Landscape elements including bridges, fences, lawn areas and planted areas**
- **Views from the site to Howe Sound to the north, west and south**

7.0 Thematic Framework

Below is a list of themes have been drawn out of the Historical Context Statement. When considering the heritage resources at the Britannia Mine site during its period of operation from 1924-1971, a review of these themes can provide a framework for the consideration of the significance of a particular resource. The list can also be used to consider the degree to which the assessed resources together convey the significant aspects of the period.

1. Provincial economic expansion and development

The Britannia Mine represents one aspect of the vast resource development that occurred in the province at the turn of the century.

2. The opening up of the west coast along Howe Sound

Early in the Cariboo Gold Rush, surveyors mapped a route from Lillooet to Howe Sound as a possible link to the interior gold fields; this led directly to the opening up of the region, and the creation of the Pemberton Trail which provided a primitive access to communities on Howe Sound.

Communities relied on water transportation companies such as the Union Steamships and Terminal Steam Navigation Company and the Howe Sound Lines which became a lifeline and an important cultural feature in these early towns.

The isolation of Britannia Beach, and other communities on Howe Sound including Squamish and Alta Lake was a way of life until the completion of the Pacific Great Eastern Railway and the Squamish Highway in 1956 and 1958 respectively.

3. The optimal physical environment

A combination of physical factors enabled the Britannia mine to develop and thrive:

- geological formations that created the copper deposits
- accessibility of the deposits
- the geographical location of the mine site near navigable water and with deep water bays
- steep terrain and fast creeks for power generation, and self-sufficiency at both the Beach and Townsite for electrical power

4. Britannia dichotomy: coastal community and company town

While Britannia was developed in response to the mining operations, it also functioned very much as a typical community on the British Columbia coast. While coastal communities often grew up around harbours or natural resources, few if any expressed both the functions and social structure of a coastal town and the massive infrastructure development of Britannia.

- the waterfront and wharf was an area for gathering socially, waiting for the mail boat, and waiting for transportation to larger centres

- in contrast to communities that evolved organically in response to the landscape, Britannia was originally a 'planned community' that changed over time

5. Shaping a community: housing and infrastructure

Britannia was very much a typical resource-based company town. As such, the expansion and contraction of the town's infrastructure was driven by the markets and the resulting increases and decreases in population. The shape of the community at Britannia has coincided with the pre World War I and post World War II periods of prosperity:

- original grid layout based on economies and efficiencies of use
- community facilities funded by the mining companies: housing, community centres, firehalls, schools, parks, recreational facilities
- privately funded: churches, small businesses
- good relationship between the company and the community

Surrounded by the water and the mountains, Britannia's growth occurred with the expansion of the mining operations.

- The development of the Townsite, later Mount Sheer, and the expansion into areas such as Minaty Bay, influences at Furry Creek

6. Adaptation, innovation and efficiency

The Britannia site demonstrates both local innovation and efficiency, as well as the evolution of mining technology more generally. Its history is a typical one of boom and bust cycles based on mineral prices and world events, and adaptation to circumstances by its managers is an important part of its legacy.

- adaptation in its mining processes, and thus in the community, caused by technological, economic and other changes in the mining industry
- the isolated site required a degree of self-sufficiency both in the mining industry and in the construction and maintenance of the townsite

7. Socio-cultural aspects of the Britannia Mine site

With the influx of British and European emigrants at the turn of the century and a large multi-national work force, the Britannia site demonstrates the different divisions based on social mores and ethnicity, while at the same time functioning as a tight knit community. This social structure has evolved into the viable community we see today.

- community events, ceremonies and daily rituals were important aspects of life at Britannia
- A vital, working community currently exists in tandem with the National Historic Site and the B.C. Museum of Mining

8.0 Statements of Significance for individual buildings

The following pages contain Statements of Significance for the 23 individual buildings and structures identified by the British Columbia Museum of Mining for inclusion in this project. Statements of Significance are prepared to elicit the core heritage values of a building, site, or landscape. These Statements of significance conform to the National Register of Historic Places standards, and have three parts:

- Description of the Historic Place – what does the historic place include?
- Statement of Heritage Values – why does the place have historic value?
- A list of Character Defining Elements – what are the specific features that speak directly to its heritage value and should be protected?

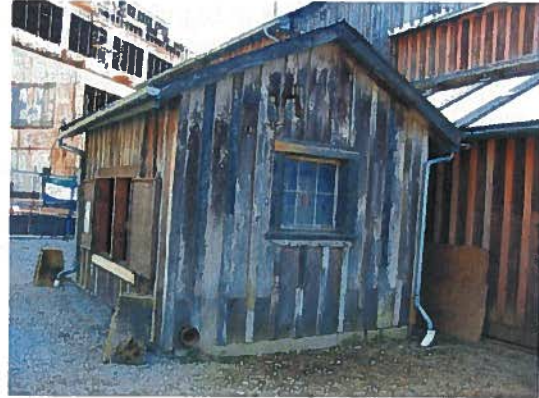
The following is a list of the 22 buildings and structures assessed in the Statements of Significance:

Acetylene Shed
Administration Building
Assay Lab
Blacksmith Shop
Church
Community Hall
Concentrator (Mill #3)
Conveyor Shed
Core Shed
Engineering Building (museum offices/gift shop)
First Aid / Fireman's Lounge
General Store
Geo-Chem Building (Cook House)
Honeymoon Cottages (3)
House #122
House #172
Malm House
Mill Support Complex (Lead Plant, Copper Sulphate Building, Pump House, Roots Blower Shed)
Pipe and Welding Shop
Ritz Bunkhouse and the Dry
School
York Bunkhouse

**Acetylene Shed
BC Museum of Mining
Britannia Beach, B.C.**

Description

The Acetylene Shed is a small gable-roofed, board-and-batten-sided building housing the acetylene equipment.



Values

The Acetylene Shed is significant for its functional aesthetics, and particularly for its physical isolation (owing to its combustible contents) and its proximity to the welding shop, physically indicating important functional connections to the mill operation, and underlining the economy of means important to an economically viable operation.

The building is an important example of the simple wood industrial construction from the Edwardian era. Its straightforward gable roof design, simple rectangular plan, and basic strong board-and-batten cladding all are representative of economic use of locally milled wood timber and lumber.

Its small size contributes importantly to the mill site's nature as a compound of purpose-built buildings, each with an independent character related to internal uses. The unpainted siding and structure reflect the unpretentious status of the building in the mill complex, and displays the unselfconscious repair work over time.

Character Defining Elements

Siting, Context, and Landscape

- proximity to welding shop
- physical isolation

Architectural Qualities

- simple rectangular plan
- form and character relating to internal use

Architectural Elements

- gable roof
- unpainted board-and-batten siding

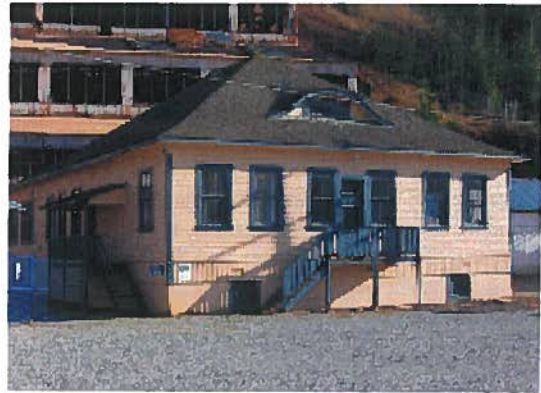
Landscape Elements

- unplanted ground

**Administration Building
BC Museum of Mining
Britannia Beach, B.C.**

Description

Located at the base of the dominating Concentrator Mill #3 cascading down the hill, the building is simple square hip-roof office building with a distinctive windowed eyebrow dormer symmetrically placed in the roof over the front door.



Values

The Administration Building, built in 1914, is significant for its original building elements, its aesthetics, and for its current siting in a context amongst the industrial-use buildings in their original location on the site.

Moved in the 1980s to accommodate realignment of the highway, the building relocation from a site towards Howe Sound and within the original building grid, the present siting of the building now shows a lack of hierarchy with the mill site's building functions: these administrative offices are immediately adjacent to the machine shop and the lime tank. The building's frontage now forms part of arc of building fronts (with the Machine Shop, Copper Sulphate Plant and Pozzolan Shed), that reflect an organization at the water's edge before subsequent filling in of the site, and the building of the more recent Gold Panning shed.

Originally functioning as the general office and telephone exchange at the entrance to the mine site, the building is of aesthetic value as an intact example of Edwardian wood framed building, with its representative simple volume, and restrained wood trim and detailing. The building's formal symmetrical composition and domestic exterior design is significant as an example of the subtle means with which managerial operations were given distinction in the midst of a complex of mill operation buildings.

Character Defining Elements

Siting, Context, and Landscape

- prominent placement on flat site at base of hill with Concentrator
- proximity to the Concentrator (Mill #3) cascading down the hill behind
- part of an arc of buildings in their original location, which together define a thoroughfare

Architectural Qualities

- simple square plan, symmetrical about the axis through front door

Architectural Elements

- original wood drop siding
- original wood doors and double-hung sash windows
- simple pyramid-shaped roof with eyebrow dormer symmetrically placed above front door
- flat plane of gravel fill

**Blacksmith's Shop
BC Museum of Mining
Britannia Beach, B.C.**

Description

Located at the base of the dominating Concentrator Mill #3 cascading down the hill, the building housing the Blacksmith's Shop and the Machine Shop is a complex of gable-roofed spaces with functional windows and door openings.



Values

The building, built c. 1908-1914, housing both the Blacksmith's Shop and the Machine Shop is significant for its historical and aesthetic values, and for its siting, being one of the most prominent buildings on the present museum grounds that reflect the street grid of the original town.

The Blacksmith's Shop portion of the building is significant historically as a reminder of the isolated nature of the community, originally without rail or road connections to other communities. The mill's isolation necessitated the manufacturing and maintenance of mill machinery and mine railway parts and equipment on site; its multi-functional nature reflects the high degree of self-sufficiency that was required.

The building is aesthetically significant for being representative of simple functional industrial construction in the late Edwardian era: wood frame and timber trusses to efficiently cover a large-volumed space, ample wood double-hung windows for significant natural lighting and ventilation of the work areas, and board-and-batten siding for sturdy weather protection.

Character Defining Elements

Siting, Context, and Landscape

- prominent placement on flat site at base of hill with Concentrator
- proximity to the Concentrator cascading down the hill behind
- part of an arc of buildings in their original location, which together define a thoroughfare
- alignment with grid; frontage perpendicular to original main street

Architectural Qualities

- agglomeration of gabled spaces and complex massing that speak to modification over time

Architectural Elements

- heavy timber frame construction and original wood board-and-batten siding
- original wood doors and double-hung sash windows
- simple gabled roofs

Landscape Elements

- flat plane of gravel fill

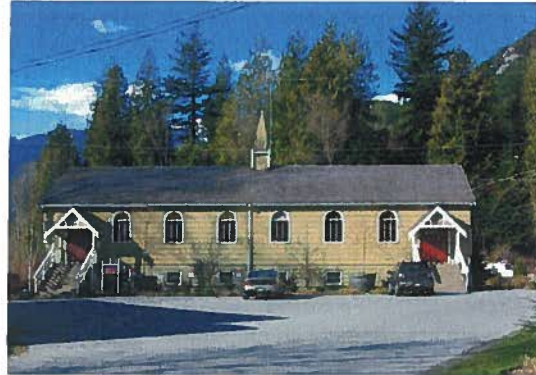
Interior

- post, beam and truss structure and remaining industrial artifacts

**Community Church
BC Museum of Mining
Britannia Beach, B.C.**

Description

The Community Church is a long gable-roofed two-storey building with two prominent stairs up to two porches at either end of the south facade. Located on the south side of Britannia Creek, near the creek, the building has rounded gothic windows, and a long roof punctuated by a small spire midway along the gable ridge



Values

The Britannia Community Church is of spiritual and aesthetic significance, particularly for its physical embodiment of the ecumenical nature of Christian worship in the community since the town's founding.

Constructed in 1952 and dedicated in April 1953, the Church is significant for its construction at a time, post World War II, when the mining industry in British Columbia, and at Britannia was prospering. The church, along with several other community buildings and additional housing constructed during this period, exemplify an expansion in the production at the Britannia Mine.

The Church has social value as one of the community facilities constructed at Britannia that provided a particular service to its residents and exemplifies the cooperation that existed between the mine and the community. Its design as an ecumenical church to be shared by different denominations in the community reflects the diversity of the population at Britannia Beach and is the successor to the first ecumenical church in Canada, also located at Britannia Beach. While holding two separate faiths, the church community came together every year on the Sunday closest to November 11th, a gesture significant to the cohesion of the diverse Britannia community, as is the construction of the church by volunteer labour.

Replacing the original church in the community, which housed the Catholic Church on the second floor over the main floor Protestant Church, this Church is significant for embodying the continued ecumenical use by the Christian community of a single church building. The building plan, with its Catholic and Protestant Churches back to back on either side of a dividing wall, and south facade, with a staircase and porch at either end, significantly represent the separate coexistence of the two churches under one roof.

With its location at the edge of Britannia Creek, and its lack of alignment with the original street grid, the Church forms part of the more organic arrangement of structures on the north side of the site, in an area once decimated by flooding. The building is of aesthetic significance for its scale, which is commensurate with its stature as a community-wide resource as equal to the Community Hall. It is also significant for its detail. The church detailing is significant as a more recent example of the frontier mission churches which often featured simple versions of spires and arched window openings forms rendered in the framing, and modest coloured glass work in the fenestration. The design of the church, originally copied from a 'mail order' catalogue, expresses both its ecumenical nature and its community roots, with its simple volume and domestic detailing that includes gable roof, dual entry doors, porched ground floor, gabled porches and a simple cadence of regular punched window openings.

The foreground being dominated by the parking lot is a significant representation of the increasing

reliance on the automobile following the opening of road connection with Squamish and Vancouver in 1958, and would indicate congregations more far-flung than they would have been before the highway was pushed through.

Character Defining Elements

Siting, Context, and Landscape

- location to the north side of the site, adjacent and aligned to Britannia Creek
- main view of building set against treed slope beyond

Architectural Features

- scale in keeping with community institutions
- symmetrical back-to-back plan for the two churches
- simple rectangular massing, with a modest flourish of decorative gables over the two front entrances
- both entrances located in the south facade, at either end of the building

Architectural Elements

- long simple gable-roofed volume
- one-storey height with basement
- original wood siding
- original wood doors with gabled entry porches accessed by stairs
- vertical, rectangular wood windows with rounded upper lites, arch form and coloured glass
- spire at mid-length of gable

Landscape Elements

- parking lot in front of building
- public open space surrounding the building

**Assay Lab
BC Museum of Mining
Britannia Beach, B.C.**

Description

Relocated to this prominent site in front of mill support buildings, the simple single-storey building has a repetitive wood window pattern and a simple hipped roof.



Values

The Assay Lab is significant for its value as a record of unprepossessing design for the practical housing of laboratory functions, and for its location near the concentrator and the functional Mill Support buildings.

The current original location of the Assay lab in front of the arc of the Mill Support Buildings and the Concentrator is reflective of the planning of the site that placed the functional buildings in proximity to one another. While the siting of the building, constructed in 1952-53, reflects to some degree the remaining original organization of buildings along the main street access perpendicular to the shore, it is also indicative of the continuing evolution of the site post-World War II, both in response to changes at the Britannia mine and reflecting the change from a working site to a tourist attraction.

Given its location, the building is significant for its use as a laboratory for assessing the proportion of metallic copper and other minerals from samples acquired from the nearby Concentrator. Its unembellished design is significant as being representative of industrial building design for its era, and illuminating as a contrast to earlier, more embellished industrial buildings from the Edwardian era on site.

Character Defining Elements

Siting, Context, and Landscape

- Present siting in front of original Mill Support Buildings and Concentrator

Architectural Qualities

- Practical, unembellished design

Architectural Elements

- Hipped roof
- Wood windows

**Community Club
Britannia Beach, B.C.**

Description

The Community Club is a simple two-storey building of rectangular plan, with a hipped roof, and a prominent row of windows serving the second storey.

Values

The Community Hall is significant for its cultural and aesthetic values, and particularly for its historic value as a remnant of the the once-extensive cluster of community institutions located in a precinct near the shoreline, and the point of connection with the outside world at the Customs Wharf.



Constructed as early as 1916 the south-facing Community Club, along with several other remaining buildings in this precinct, significantly reflects the orientation of the original street grid pattern, which was centred on the main street leading from Customs Wharf inland perpendicular to the shoreline. The present vehicular zone in front of the building is representative of the arrival of the highway in 1958, displaying the destruction of the earlier planning patterns that characterized the Beach.

The Community Club has historical value in its representation of the recreational amenities provided by the Britannia Mine to its workers, and the completeness of this company town. Still used as a community building, the Hall is culturally significant as the home of a workers club, originally providing a small library, reading room, barber shop, pool and billiard tables, and other amenities to residents of Britannia Beach, as well as providing a large hall space for communal gatherings.

The Hall is aesthetically important for its straightforward bold presence, conveyed through its simple geometric volume, simple roof, and simply arranged fenestration.

Character Defining Elements

Siting, Context, and Landscape

- Orientation to the old street grid pattern

Architectural Qualities

- Simple two-storey form
- Balloon frame construction
- Strong composition of windows in walls, showing differentiation of use on the two floors

Architectural Elements

- Original wood siding
- Original wood double-hung sash windows and trim
- Simple hip roof form

**Concentrator (Mill #3)
BC Museum of Mining
Britannia Beach, B.C.**

Description

Conspicuous for its large size and cascading roof lines, the Concentrator building covers a large portion of the hillside forming the southern edge of the historic beachside townsite and physically dominates the present museum site and town.

Values

The Concentrator (Mill #3) is significant for its symbolic, historic, and aesthetic values, particularly for its cascading form and siting which display the site-specific gravity-fed function of the milling operation.

The third of three concentrating ore mills on the hillside in this general area (remnants of the previous two are still visible adjacent to the building), the Concentrator building's location, landscape, and functional design is representative of energy-efficient industrial practices before reliance on outside sources of power: the ore was transferred through successive milling and refining chambers using gravity.

Built in 1921, the Concentrator (Mill #3) is historically significant for having processed enough ore to make Britannia the largest copper mine in the British Empire during the 1920s, for its remaining in use until the mine closing in 1974, and for its machinery and equipment, pieces of which were forged on site. Its long life as the dominant working building at the Beach townsite makes the Concentrator (Mill #3) symbolically significant, representing with its iconic presence the whole long history of the mining operation.

The building is important aesthetically for its grand cascading form, for its fenestration, which together make an efficient naturally-lit enclosure for the gravity fed milling chambers. The building is also significant for its typical cladding and window materials, and for its siting as a dominant backdrop to the various mill support buildings on the plain at the shore.

Character Defining Elements

Siting, Context, and Landscape

- siting on hillside near shore
- close proximity to support buildings on flat plain at shore
- connection with rail lines at top, proximity to conveyor line to shore at bottom
- close proximity to remnants of previous mills also located on hillside

Architectural Qualities

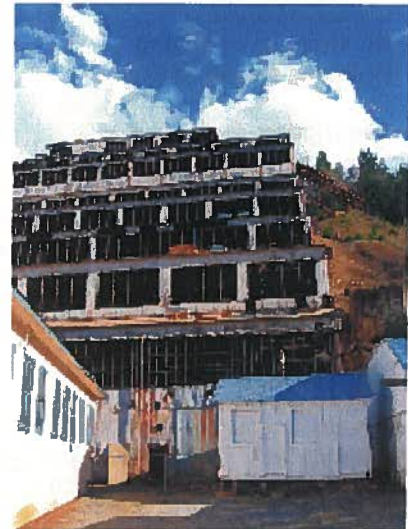
- cascading roof form
- dominant size

Architectural Elements

- original and replicated wood windows
- corrugated metal siding

Landscape Elements

- clearcut forest around successive mill building sites



**Conveyor Shed
BC Museum of Mining
Britannia Beach, B.C.**

Description

The shed is a remnant of the wood-framed gable-roofed structure, now open at its east end, closed at its west (seaward) end, which shelters a row of benches that once supported the conveyor line between the mill and the shore.



Values

The building is significant for its historic value, and particularly for its siting, and its existence as the last remaining fragment of the conveyor structure linking the mine milling operations with the ore-shipping facilities at the seashore.

The Conveyor Shed is significant as one of the few remnants of the townsite (along with the Concentrate Shed and Wharf, the Customs House, and the Customs Shed and Wharf) that describe the pre-railway, pre-highway exclusively marine connection with the outside world. The Conveyor Shed is important historically as a fragment of the structure that conveyed the milled copper ore a short distance to the ships at the nearby wharf. Its incline allowed the continued movement of ore to ships over top of the highway after 1957.

The building fragment is important as an example of the typical rural industrial building on the site: simple gable roof supported on a wood truss structure; walls simply clad in corrugated galvanized metal sheeting; board floors and sturdy timber benching.

Ground level is significantly higher than original ground plane, reflecting the use of mill tailings for fill of the mill site and townsite, and the extension of the land seaward.

Character Defining Elements

Siting, Context, and Landscape

- close proximity to base of Concentrator Mill #3
- close proximity to seashore

Architectural Qualities

- having the quality of a fragment

Architectural Elements

- gable roof
- timber framing
- timber supports from ground to board floor
- board flooring
- wood conveyor benches
- corrugated galvanized sheet metal wall cladding and roofing

Landscape Elements

- fill from mine mill tailings forming higher ground plane

**Core Shed
BC Museum of Mines
Britannia Beach, B.C.**

Description

The shed is a long narrow gable-roofed open-walled wood building with wood racks containing thousands of trays of catalogued core samples.



Values

The Core Shed is significant for being one of the last remaining core sheds, displaying with its vast inventory the long history of the mine, and with its simple wood design the directness and economy of early industrial practices.

The Core Shed has scientific value as it exhibits the early methods of the important permanent record keeping of the geological components of the Britannia mine at various levels and depths, and for its relationship to the assay process.

The siting of the core shed building is significant for its isolation, no doubt reflecting the importance of its archival content.

Character Defining Elements

Siting, Context, and Landscape

- distant proximity to other buildings on the industrial site
- siting on cleared ground

Architectural Qualities

- simple shed form, open, without walls

Architectural Elements

- gable roof and roof structure
- long narrow footprint
- open post-and-beam construction with no exterior walls
- wood racks and trays
- core samples

Landscape Elements

- bare ground around building

**First Aid/Firemen's Lounge
BC Museum of Mining
Britannia Beach, B.C.**

Description

The building is a small hip-roofed structure with drop siding located in comparative isolation next to the present firehall near the access route to the museum grounds.



Values

The First Aid/Firemen's Lounge building, built c.1910, is significant for its siting, original building elements, its aesthetics, and its history of adaptive re-use.

Along with several other remaining buildings in this precinct, the orientation of the north-fronting First Aid/Firemen's Lounge significantly reflects the original street grid pattern, which was centred on the main street leading from Customs Wharf inland perpendicular to the shoreline. The present amorphous vehicular zone around the building is representative of the breakdown of the coherent original planning logic of community, a breakdown aided by the flooding, the arrival of the highway in 1958, and the economic downturn following the closure of the mine in 1974.

The building is of aesthetic value as an intact example of Edwardian wood framing building, with its representative simple volume, and restrained wood trim and detailing.

The changing of use of the building over time is significant culturally: it is a record of both the economy of means associated with life of small communities, and the great adaptability of the simple wood frame buildings originally constructed on the townsite.

Character Defining Elements

Siting, Context, and Landscape

- prominent placement on flat site in front of the rest of the Mine buildings
- orientation to the original street grid

Architectural Qualities

- simple rectangular plan, with a modest flourish of a bracket-supported canopy over the front entrance

Architectural Elements

- original wood drop siding
- original wood doors and double-hung sash windows
- canopy over front entrance with knee-bracket supports

Landscape Elements

- flat plane of gravel fill

**General Store
Britannia Beach, B.C.**

Description

The building is a low gable-roofed structure with a prominent porch located next to the prominent two-storey Community Hall.



Values

The General Store is significant for its aesthetic values, and particularly for its historic value as a remnant of the once-extensive cluster of community institutions located in a precinct near the shoreline, and the point of connection with the outside world at the Customs Wharf.

Constructed in 1916, the south-fronting General Store, along with several other remaining buildings in this precinct, significantly reflects the orientation the original street grid pattern at Britannia Beach, which was centred on the main street leading from the Customs Wharf inland, perpendicular to the shoreline. Built as a movie theatre and playhouse, the building was used for these functions until 1958, when it became the home of unions meetings, reflecting both the importance of the recreational facilities at Britannia, and the changing social nature of the town.

The building is aesthetically important for its straightforward bold presence, conveyed through its simple geometric volume, simple gable roof, and simply arranged fenestration, its prominent front porch structure, and its rear addition, which attest to the easy adaptability of the original building form to expanded uses.

Character Defining Elements

Siting, Context, and Landscape

- Orientation to the old street grid pattern

Architectural Qualities

- Simple single-storey form under a gable roof

Architectural Elements

- Original wood siding
- Original wood double-hung sash windows and trim
- Simple gable roof with two louvered venting monitors
- Original structure, bracketry and trim associated with the front porch
- Straightforward rear extension of original building

**Geo-chem Building (Former Cookhouse)
Britannia Beach, B.C.**

Description

The building is a low gable-roofed portion of a conglomeration of buildings located near the present entrance to the old townsite, now housing shops catering to the tourists passing along the adjacent highway.



Values

The Geo-Chem Building (Former Cookhouse) is significant for its cultural and aesthetic values, and particularly for its historic value as a remnant of the the once-extensive cluster of community institutions located in a precinct near the shoreline, and the point of connection with the outside world at the Customs Wharf.

With the two-storey portion of the building constructed after 1933, when the Britannia Beach Hotel burned down, the orientation of the south-fronting Geo-Chem building reflects the original street grid pattern, which was centred on the main street leading from the Customs Wharf inland, and perpendicular to the shoreline.

The building is culturally significant as one of the social centres of the community of workers: the place to eat. Later used as a geochemical laboratory, it is important for being representative of the adaptive re-use of buildings in the townsite, a record of the economy of means and self-sufficiency associated with the life company towns. The building also illustrates the changing nature of food supply and service at Britannia after the end to its physical isolation with the arrival of the highway, and the great adaptability of the simple wood frame buildings originally constructed on the townsite.

The building's use as the cookhouse has associative significance to the ethnic nature of the Britannia site; originally the cookhouse employed Chinese cooks and wait staff who boarded in separate quarters and were not employed in the mining operations.

The building is aesthetically important for its straightforward bold presence, conveyed through its simple geometric volume, simple gable roof, and simply arranged fenestration.

Character Defining Elements

Siting, Context, and Landscape

- Orientation to the old street grid pattern

Architectural Qualities

- Simple single-storey form under a gable roof

Architectural Elements

- Original wood siding
- Original wood double-hung sash windows and trim
- Simple gable roof
- Original brackets supporting gable ends

**Honeymoon Cottages
BC Museum of Mining
Britannia Beach, B.C.**

Description

Each of these three structures is a simple gable-roofed design with drop siding. They are arranged in a crescent facing west towards the highway, the village green and the water, and located adjacent to the school and church, with the playing field to the rear.

Values

The Honeymoon Cottages, once known as the Pyrite Plaza Apartments, are significant for their history, siting, original building elements, and aesthetics related to their time frame, particularly in relation to the development of Britannia Beach in the latter half of the twentieth century.



Constructed in 1950-51, the Honeymoon Cottages are significant as an indicator of the continuing development and viability of the Britannia Mine after World War II. Located on a part of the flood plain formerly destroyed by floods, the buildings represent the renewal of the Britannia site during the prosperous 1950s and the opening up of the community to a wider geographical context through the new transportation links of Highway 99 and Pacific Great Eastern Railway.

Nicknamed 'Pyrite Plaza and originally comprised of a row of four identical fourplexes, the Cottages are representative of the later development of Britannia Beach, reflecting changing responses to worker's accommodation at the mine site following the construction of Highway 99. Designed for families, the Cottages were built in a north-south row along curving Copper Drive, facing Highway 99, a departure from the earlier layout of the Beach site, and emphasizing their relationship to community amenities including the school, church, store, swimming pool and tennis courts, and showing the suburban planning ideals of curved residential streets typical of the time.

The form, style and siting of the buildings recall the type of suburban development that was underway elsewhere in North America, a response to the need for more housing post World War II, and for the new desire for housing that included modest yet well designed 'modern' homes, back yards, lawns and quiet streets. The design retained the multiple dwelling concept of a bunkhouse and were cost effective, while the low horizontal massing, wide wooden shiplap siding, porches and larger front windows all represent a new design aesthetic.

Character Defining Elements

Siting, Context, and Landscape

- location on the curved Copper Drive
- proximity to the school and the church
- gravel surrounds
- relationship of the buildings to each other

Architectural Qualities

- simple rectangular plan, with inset entries and porches
- four dwelling units in each building
- arrangement of dwelling units with two one-bedroom units in the centre and one two-bedroom unit at each end
- basement

Architectural Elements

- original horizontal wide board siding
- continuous gable roof
- double hung wooden windows 1-over-1
- original exterior doors with six lites
- inset front porch with stairs and railing

Landscape Elements

- grassed front lawn with walkway
- small rear yard with picket fences

House # 172
Britannia Beach, B.C.

Description

The house is a grand cross-gable-roofed building located near the highway south of the museum site.



Values

The House is significant for its cultural and aesthetic values, and particularly for its historic value as a remnant of the residential extension of the community south of the main beach townsite, built to house company employees with families somewhat away from the noise and jostle of the town centre - a miniature suburb.

Along with just the few other remaining buildings in this precinct, the orientation of the building towards the water significantly reflects the original path connection down the coast from the mill site towards Minety Bay, and therefore has a siting that still makes sense in relation to the present highway right-of-way.

Constructed as a home for a mining engineer around 1905, the building is culturally significant as being representative of residential accommodation for families: stately proportioned fenestration, and elevation above grade. The building is a record of the modest accommodation afforded to families in the mill community. It is also culturally significant for its adaptive re-use as a restaurant: a record of both the economy of use of existing structures associated with the economy of small communities, and the decreasing demand for housing in the company town after the end to its physical isolation with the pushing through of the highway, and the closing of the mine, and the increase in tourism along the highway.

The building is aesthetically important for its straightforward bold presence, conveyed through its simple geometric volume, simple gable roof, its two prominent cross-gabled forms describing its original two-unit nature, and its simply arranged generous fenestration.

Character Defining Elements

Siting, Context, and Landscape

- Suburban location
- Orientation to the path parallel to the shore

Architectural Qualities

- Simple single-storey form under a cross-gabled roof, elevated off grade

Architectural Elements

- Original wood siding
- Original wood double-hung sash windows and trim
- Simple cross-gabled roof
- Original trim

House # 122
BC Museum of Mining
Britannia Beach, B.C.

Description

The house is a single-storey cross-gable-roofed building temporarily standing on cribbing north of the bunkhouses.



Values

The House is significant for its cultural and aesthetic values, and particularly for its historic value as the sole remaining house of what was once a field of identical houses built to house company employees with families on the alluvial plain making up the flat townsite at the beach.

The building is culturally significant as being representative of residential accommodation for families: stately proportioned fenestration, yet very modest in size. The House is historically significant for it being the last house of its type remaining, the rest being destroyed as a result of the Creek overflowing its banks and catastrophically washing out much of the townsite in 1921 .

Moved to its present location to make way for the extension of Main Street as the main access road from Highway 99, the building is aesthetically important for its compound gable-roof form, and its original siding, door and window openings and trim.

Character Defining Elements

Architectural Qualities

- Simple compound gable roof form

Architectural Elements

- Original wood siding
- Original wood double-hung sash windows and trim
- Simple gabled roof
- Original trim

**Malm House, #312
BC Museum of Mining
Britannia Beach, B.C.**

Description

The Malm House is a small simple hip-roofed dwelling with drop siding located in comparative isolation along the main street of Britannia Beach



Values

The Malm House is significant for its historical, cultural and aesthetic values, particularly for its history as a mine worker's accommodation at the Mount Sheer Townsite, one of what was once a field of identical dwellings built to house company employees with families on the more remote mountainside camp above Britannia Beach.

Constructed around 1916, and occupied by company electrician Ernie Malm for many years, the Malm House is culturally significant as representative of typical standard plan residential accommodation for families built when the Mount Sheer Townsite was developed. The Malm House is historically significant for being part of the Mount Sheer site, which closed in 1958 due to a decline in the copper market, and as a reminder that the Britannia Mine was far more extensive in both development and production output than can be comprehended from the remaining Beach structures.

Transported from the Mount Sheer townsite to Minaty Bay in the 1960s, and then to the Britannia Beach site in 1982, the Malm house has significance as an illustration of the transport and re-use of buildings, over time and according to different circumstances, that occurred in many company towns and working camps. The Malm House is valued as a rare example of a typical worker's dwelling house dating from the pre-1921 flood era, and as one of the only surviving houses of the 50 or more located at Minaty Bay and along The Trail.

Finely proportioned with regular fenestration, the house is cottage-like and very modest in size, and is aesthetically important for its compound hipped-roof form, its original siding, door and window openings, and its trim.

Character Defining Elements

Architectural Qualities

- Simple hipped roof form
- Square massing and modest size

Architectural Elements

- Original wood siding
- Original wood double-hung sash windows and trim
- Simple gabled roof
- Original trim

**The Met
(Engineering Building, present Museum Administration Building)
BC Museum of Mining
Britannia Beach, B.C.**

Description

Long gable-roofed two-storey wood frame structure with open balconies at west (seaward) end, set near the base of the dominant Concentrator Mill #3.

Values

The former bunkhouse is significant for its historic, social, and aesthetic values, particularly its representation of the living conditions for a significant percentage of the mill workers.

While moved from its original location at the front of the site and, unlike the York and Ritz Bunkhouses, parallel with the ocean, The Met, together with the nearby York and Ritz, is significant physically and socially as a remnant of the early company town. Constructed around 1950, the similarity of the design with the two earlier bunkhouses both represents the coordinated building of the company town, the tendency to re-use earlier building forms, and a lack of up to date, sophisticated architectural design at Britannia in the 1950s. The original configuration of the rooms is an important record of the extent of single men comprising the working population.

The present vehicular zone around the building is representative of the destruction of the original planning logic with the arrival of the highway in 1958 and the loss of buildings with the subsequent impact on the local economy following the mine closing in 1974.

Originally consisting of a bunkhouse on the top floor with a library, jail cell, police station and a meeting and recreational hall on the ground floor, the building is representative of the multi-use of buildings on the Britannia site. The current adaptive reuse of the building is testament to the adaptability of the bunkhouse structures, with their simple double-loaded corridor plan and generous fenestration reproduced on two levels.

Character Defining Elements

Siting, Context, and Landscape

- alignment with original townsite grid

Architectural Qualities

- repetitive residential design
- plan and fenestration that facilitate adaptive reuse

Architectural Elements

- long simple gable roof
- covered porches on both floor levels at west end of building
- original wood double-hung sash windows
- original wood siding
- wood soffits and trim, particularly in porch areas



**Mill Support Complex
(Lead Plant, Copper Sulphate Building, Pump
House, Roots Blower Shed)
BC Museum of Mining
Britannia Beach, B.C.**

Description

The Mill Support Complex consists of four simply constructed wood frame buildings at the foot of the dominant Concentrator (Mill #3) building.

Values

The complex of buildings are significant for their historical and aesthetic values, and particularly for their significance as a remnant of one of the mill site's defining characteristics of being an assemblage of purpose-built buildings.

The Lead Plant (1951) and Copper Sulphate Building (1940) are significant as physical records of the way in which important chemical products of the mill were handled in separate streams following milling operations, according to the particular needs for their storage, handling, and shipping.

The Pump House (1940) and Roots Blower Shed (1940) are significant as physical records of the simple direct manner in which machinery was housed on the mill site. Each building is sized, and access provided that is tailored to the ongoing operation of the machinery housed. The Roots Blower Shed is also important for its name, from the machinery manufacturer, which traces one line of industrial supply to this mill in the hinterlands.

Taken together, the four buildings are important aesthetically as a remnant of the additions to the mill site complex made during and after the Second World War, with each building located according to the needs of proximity to the Concentrator, and the requirements of the machinery or materials handling. These structures continue the inexpensive tradition of simple wood frame construction, with pitched (usually gable form) roofs, and corrugated metal cladding (rather than the board-and-batten siding of earlier mill buildings).

Character Defining Elements

Siting, Context, and Landscape

- proximity to the Concentrator (Mill #3)
- buildings appear as an assemblage at the foot of the Concentrator (Mill #3)

Architectural Qualities

- small purpose-built single-use buildings

Architectural Elements

- simple gable-roofed structures
- corrugated metal roofs and wall cladding
- oversize doors for ongoing operations

Lead Plant



Copper Sulphate Building



Pump House

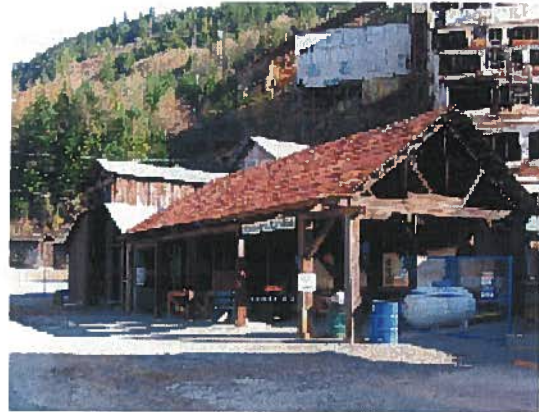


Roots Blower Shed

**Pipe + Welding Shop
BC Museum of Mining
Britannia Beach, B.C.**

Description

The Pipe and Welding Shop is a three part, single story, building complex of post and truss construction, varied roofline and board-and-batten siding. The building is located near the Concentrator (Mill #3) and the Machine Shop, adjacent to the Acetylene Shed.



Values

The Pipe and Welding Shop has heritage significance for its historical and aesthetic values, and for its functional siting, particularly its relationship to the Concentrator, Machine Shop and Acetylene Shed.

The building is aesthetically significant for being representative of a simple functional industrial construction in the late Edwardian era: timber framing to efficiently cover a large-volumed space, and ample wood double-hung windows for significant natural lighting and ventilation of the work areas. Board-and-batten siding provided weather protection and an extended, open-ended monitor roof .

As with the Machine Shop complex, the Pipe and Welding Shop is significant historically as a reminder that the mill was originally without rail or road connections to other communities. The multi-functional nature of the Pipe and Welding Shop for the manufacturing and maintenance of mill machinery and mine railway parts and equipment on site is the physical legacy of the mill's self-sufficiency necessitated by its isolation on the coast.

Constructed during the earliest period of the mine's development, the Pipe and Welding shop is significant for its functional aesthetics, H-shaped floor plan, and its location adjacent to the Concentrator, the former Mill #2, and the Machine Shop Complex, illustrating an economy of use and siting, typical of a working site,

Character Defining Elements

Siting, Context, and Landscape

- Location near the Concentrator and the Machine Shop

Architectural Qualities

- Connection and complementary massing of the three buildings

Architectural Elements

- Double hung wooden sash windows. 6-over-6, located low in the facade
- Exterior board and batten siding
- Variety of roof structures including monitor, gable and shed roofs
- Artifacts including remnants of overhead crane system, wooden pattern molds
- Metal roof covering made from flattened kerosene cans

**Ritz Bunkhouse/Dry
BC Museum of Mining
Britannia Beach, B.C.**

Description

The Ritz Bunkhouse is a large, two-storey, rectangular building with several gabled entrances and a roofed porch along one side. Attached to the building is the smaller, two-part, gable roofed Dry. The Dry is attached to the Ritz by an enclosed hallway.



Values

The Ritz Bunkhouse, along with the Dry, is historically significant for its history, siting, original building elements and aesthetics, particularly as it pertains to the contribution of worker's accommodation to the success of the mining enterprise and to the physical layout of the Britannia Beach site.

Constructed in 1936, the Ritz Bunkhouse is significant for its construction at a time, following the worst of the Great Depression, when a provincial increase in the price of gold stimulated the mining industry in general. The Bunkhouse also has social significance for its illustration of accommodation for unmarried members of the work force at Britannia, and of the hierarchy of housing types that existed at Britannia and at other company towns in British Columbia more generally. Housing in a company town was often assigned by professional, marital or ethnic status; the Ritz Bunkhouse is an example of a Caucasian 'bachelor's quarters' with all the conveniences of a first rate hotel, centrally located for ease of access to the worker's jobs.

The Bunkhouse has social value as a reminder of the workers' way of life at Britannia, and company or resource towns in British Columbia generally, as illustrated by the brief unrest of mine workers regarding living conditions that occurred at the mine in the late 1930s. It is also important as a remnant of a type of domestic life, specific to resource extraction sites and company towns, that has been almost entirely lost. Also significant are the names given to the bunkhouses, after well-known hotels.

Constructed within the original street grid pattern established at the turn of the century, the building has aesthetic value as an intact example of an utilitarian building for miner's accommodation, with its simple volume and domestic detailing that includes gable roof, porched ground floor, gabled entrances and a simple cadence of regular punched window openings.

Used by mine workers in the concentrator and adjacent industrial buildings, as well as underground miners and muckers, the Dry housed showers and changing facilities, and was accessible from the Ritz Bunkhouse. The Dry is significant for its functional aesthetics, H-shaped floor plan, and its location adjacent to the Ritz, illustrating an economy of use and siting, typical of a working site, that enabled workers to clean up after their shift and before entering the bunkhouse.

Character Defining Elements

Siting, Context, and Landscape

Ritz:

- central location on flat site in front of the rest of the Mine buildings
- orientation to the original street grid

Dry:

- location adjacent to the Ritz Bunkhouse on the mill side

Architectural Qualities

Ritz:

- simple rectangular plan, with a modest flourish of decorative gables over the front entrances

Dry:

- H-shaped floor plan and internal connection to the Ritz Bunkhouse through the northern portion of the building

Architectural Elements

Ritz:

- two-storey height and rectangular massing
- original wood drop siding
- original wood doors with six lites
- double-hung sash windows, 6-over-6
- shed roofed porch that runs the length of the building on the south side
- porch roof gable entry details at entrance doors
- interior layout of corridors with small rooms

Dry:

- original wood drop siding
- original wood doors and double-hung sash windows, 6-over-6
- cantilevered canopy over entry door

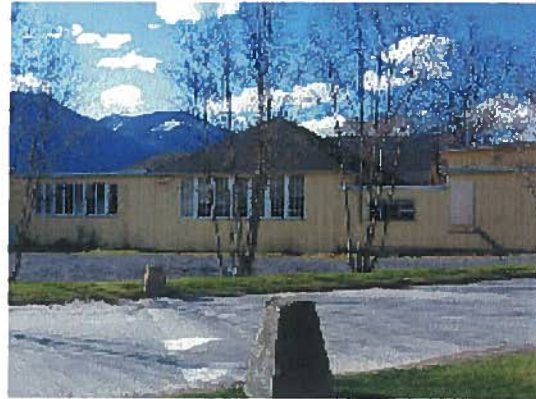
Landscape Elements

- flat plane of gravel fill

**Britannia Beach School
BC Museum of Mining
Britannia Beach, B.C.**

Description

The School at Britannia Beach is a sprawling complex of educational buildings from two different time periods. Located prominently on the flat land previously affected by flooding, it has both hipped and flat roofed sections and various window treatments.



Values

The Britannia Beach School is significant for its history, siting, original building elements and aesthetics, particularly as it pertains to its use as a place of education in a company town, and for its diversity of building forms with the original 1922 two-room schoolhouse buried inside.

Constructed c.1922, with additions during the 1950s, this second school to be built on the Britannia site has historical value as part of the community fabric of Britannia Beach when the Britannia Mining and Smelting Company provided most of the needs for a growing company town. Both sections of the school reflect historical high periods of copper production and prices. The siting of the school does not reflect the original grid pattern of the town.

The diverse composite form of the building has significance for its expression of the adaptation of the school over time, in response to increases in the population at Britannia. The initial three room, company-built structure is representative of the initial phase in the development of the mine site. The later, flat-roofed additions are typical of modern school structures in the 1950s and '60s, and represent both an increase in the local population during the post-war boom years, and a change in the way education was delivered by the provincial government.

The building forms of the School reflect their era. The 1920s building has aesthetic value as an intact example of Edwardian wood framed building, with its representative simple volume, and restrained wood trim and detailing. This building's formal symmetrical composition and domestic exterior design is significant as an example of the subtle means with which educational operations were given distinction in the midst of complex of mill operation buildings.

The 1950s additions have aesthetic value as a reflection of changes in education system and in the post-war modern design aesthetic, signifying the chance to begin anew. These differences in design outlook offers a valuable commentary on the history of school design over the pre- and post-World War Two era. The post and beam construction, flat roofs, bands of large paned windows and covered play areas reflect this new design aesthetic, also significant for its reach into even the remote company towns in the province.

The School building has social value for its expression of community life at Britannia Beach, for the provision of educational facilities for children, part of a complete and functioning community.

Character Defining Elements

Siting, Context, and Landscape

- prominent placement on a flat site previously ravaged by floods
- proximity to other original community amenities including the hospital, store and theatre
- original location with an aspect that does not follow the original street grid

Architectural Qualities

- original building a simple square plan, symmetrical about the axis through front door
- horizontally massed additions on each end

Architectural Elements

1920s School Building

- original vertical channel siding which is not used elsewhere on the site
- original wood doors and double-hung sash windows, 9-over-9
- simple pyramid-shaped roof

1950s Additions

- Post and beam construction and exposed rafter ends
- Continuous bands of large, vertically paned windows
- Flat roof
- Outdoor covered play area
- Volume as an expression of interior uses, such as the gymnasium

Landscape Elements

- Flat gravel area surrounds

York Bunkhouse
BC Museum of Mining
Britannia Beach, B.C.

Description

The York Bunkhouse is a large, two-storey, rectangular building with a gable roof and entry doors to the upper and lower storeys via exterior staircases on the north end.



Values

The York Bunkhouse, as with its counterpart, the Ritz, is historically significant for its history, siting, original building elements and aesthetics, particularly as it pertains to the contribution of worker's accommodation to the success of the mining enterprise and to the physical layout of the Britannia Beach site.

Constructed in 1936, the York Bunkhouse is significant for its construction at a time, following the worst of the Great Depression, when a provincial increase in the price of gold stimulated the mining industry in general. The Bunkhouse also has social significance for its illustration of accommodation for unmarried members of the work force at Britannia, and of the hierarchy of housing types that existed at Britannia and at other company towns in British Columbia more generally. Housing in a company town was often assigned by professional, marital or ethnic status; the York Bunkhouse is an example of a 'bachelor's quarters', centrally located for ease of access to the worker's jobs.

The Bunkhouse has social value as a reminder of the workers' way of life at Britannia, and company or resource towns in British Columbia generally, as illustrated by the brief unrest of mine workers regarding living conditions that occurred at the mine in the late 1930s. It is also important as a remnant of a type of domestic life, specific to resource extraction sites and company towns, that has been almost entirely lost. Also significant are the names given to the bunkhouses, after well-known hotels.

Constructed within the original street grid pattern established at the turn of the century, the building has aesthetic value as an intact example of an utilitarian building for miner's accommodation, with its simple volume and domestic detailing that includes gable roof, exterior staircases and a simple cadence of regular punched window openings

Character Defining Elements

Siting, Context, and Landscape

- central location on flat site in front of the rest of the Mine buildings
- orientation to the original street grid

Architectural Qualities

- simple rectangular plan, with a modest flourish of decorative gables over the front entrances

Architectural Elements

- two-storey height and rectangular massing
- original wood drop siding
- original wood doors with six lites

- double-hung sash windows, 6-over-6
- shed roofed porch that runs the length of the building on the south side
- porch roof gable entry details at entrance doors
- interior layout of corridors with small rooms

Landscape Elements

- flat plane of gravel fill

9.0 Historic conservation and interpretation

In our proposal we indicated that we would address in a general way the types of conservation measures that may be appropriate for the cultural landscape of the Britannia site in general, as well as for individual structures as appropriate. The following section outlines the proposed conservation. All work is to be based on the Standards and Guidelines for the Conservation of Historic Places in Canada.

9.1 General conservation recommendations for the Britannia Mine site

The Standards and Guidelines for the Conservation of Historic Places in Canada lays out a framework of conservation intervention. In conjunction with the Statements of Significance, this framework forms a basis for decision-making for the conservation of the Britannia site, its individual structures, and its landscapes.

Preservation:

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component while protecting its heritage value.

Preservation can include both short-term and interim measures to protect or stabilize the place, as well as long-term actions to retard deterioration or prevent damage so that the place can be kept serviceable through routine maintenance and minimal repair, rather than extensive replacement and new construction.

Rehabilitation:

The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Rehabilitation can include replacing missing historic features. The replacement may be an accurate replica of the missing feature, or it may be a new design that is compatible with the style, era, and character of the historic place.

Restoration:

The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Restoration includes the removal of features from other periods in its history and the reconstruction of missing features from the restoration period. Restoration must be based on clear evidence and detailed knowledge of the earlier forms and materials being recovered.

Existing buildings should be retained where possible to demonstrate the original townsite grid. Buildings should be kept in their original locations, except where they have been previously moved.

Changes to buildings as a result of non-evolved uses should be reversed where possible, using original photographs and buildings plans as a reference. This would include such things as removing the infill from the Ritz Bunkhouse and the restoration of the original open porch.

Additions to buildings that have evolved during the life of the mine should be preserved, such as the additions to the school.

Exterior wood features of the buildings should be documented and preserved.

Landscape features, where there is sufficient documentation, could be reinstated as part of an interpretive plan or as part of the general development of the site. Photographs show domestic gardens and oral histories describe plantings of fruit trees. Traces on the site, including lawns and fences are also evidence of the landscape of the town, and important consideration in an understanding of how people lived at Britannia.

Existing land patterns should be preserved, including the overall arrangement of the mine within the topography and its relationship to the ocean.

Particular attention should be paid to the heritage value of the waterfront. This area was a significant place for both the mine operation and the community.

Artefacts and collections are important to revealing the heritage value of the site, such as the mining cores and core shed, and should be protected.

9.2 Interpretation

Suggested interpretation for the Britannia site and associated structures is based upon the Thematic Framework outlined in Section 7.0.

What are the stories that should be told here? One objective of the interpretation should be exploring ways to excite people into remembering the richness of the commonplace and the value of the everyday. The opportunity should be taken to bring history directly to the people, a social history that involves collection of ordinary, everyday activities that re-recreate basic life experiences that serve as focal points for the new social history: birth, education, work, marriage, diet, cultural expression, the provision of clothing, material possessions, and the inter-relationships between often diverse groups of people. Social history celebrates life and emancipates everyone who left traces of themselves in the records or on the ground.

Another focus for interpretation is the technological and environmental changes that took place here over the lifespan of the mine. The evolution of the physical structure of the site through the construction of the mine and associated site uses are a fascinating story. Artefacts can be used to create activities, and activities can recall the underlying framework of beliefs that gave meaning to both the routine and the extraordinary in people's lives.

The collection of buildings at the Britannia mine site have heritage value in their capacity for interpreting the social and cultural history of the mining industry, as well as the role of these in the wider context of settlements and history on and around Howe Sound. An important historical theme is the establishment of the mine and the associated multi-dimensional work force. This overarching industrial-residential-cultural theme can be interpreted well at Britannia because of the diversity in the buildings and structures left on the site. Each of the buildings shows variation in planning and construction that can be related to both the work force and/or its industrial use.

Interpretive methods are suggested for the physical site, individual buildings, and social and industrial history in the prescription sheets that follow. Other ideas can focus on the mine site as a complete entity, and assist in coalescing the individual buildings into a unified whole that reflects the way of life at the Britannia mine throughout the various phases of its history. Public art installations, both temporary and permanent, could be considered as part of the interpretive prescription. Artefacts should be based on measured drawings of archaeologically recovered prototypes or based on contemporary graphic materials such as photographs, prints or paintings. Oral histories must be used extensively to understand the context and flavour of the place.

The visitor should understand, feel and retain the flavour and character of the lives of the diverse population of mine workers and their families through exhibits and storytelling. In all of the buildings, the principle of maximum retention of fabric should be taken for the buildings to function as research artefacts as well as museum structures.

Using the statements of significance as a starting point, an interpretive plan should be prepared for both the overall site and the individual buildings. This plan should include the following:

- 1.0 Interpretive strategy which identifies the overall goals and objectives for the interpretation, and assesses the resources available.
- 2.0 An approach to interpretation which determines the narrative thread and core ideas that will be presented.

- 3.0 An assessment of the audience. The presentation of materials, the type of activities, and the infrastructure support can vary with different people or groups visiting or working on the site. At the detailed design level, language, visual communication, ergonomics, site supplies, and physical infrastructure should be addressed.
- 4.0 A thematic framework which further develops the themes and sub-themes using the thematic framework included in this report as a starting point.
- 5.0 Identification of thematic structures for the site and individual buildings that best presents the relevant material: focal, hierarchical, sequential, parallel, matrix, contextual.
- 6.0 Interpretive methods that outline the potential types of interpretation and associated programming for the site or buildings. **Error! Bookmark not defined.**
- 7.0 Interpretive prescriptions for the site and for each interpretive area or building. These sheets identify the various components of the interpretation for a particular area. Working with the identified themes and sub-themes, and with the history, characteristics and required programming for each building, conceptual interpretive elements are developed. These elements answer the question "what should be interpreted here"? Each prescription sheet includes a description of the resources and the interpretive strategy interpretive objectives and the information or experience that is to be communicated some specifics of material elements, design ideas and suggested schematic information content and a floor plan or site plan showing the proposed uses/interpretive notes for the individual rooms and areas.

Interpretive prescription sheets form the starting point for any detailed exhibit design that is to be developed for the individual buildings.

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Plan of Britannia Beach 1946, revised 1954, British Columbia Museum of Mining

Appendix A

Public Consultation Discussion Questions

British Columbia Museum of Mining

Statements of Significance for the Britannia Mine Site

In order to initiate the public process, it was agreed that some general topics or questions would be provided for the meeting of the Britannia Beach Community Association for review and discussion on April 19. The following is a list of information that could be provided by the community and would be useful in supporting the Historic Context Statement and the Statement of Significance for the Britannia Mine site. Often, mining sites are subject to the boom and bust of the local and regional economy, and can change with the introduction of new technologies. These activities often lead to a continuum of use of a mine site over time, such as at Britannia, with different social contexts and a changing landscape.

The heritage values of a place generally fall within one or more of the following broad categories: Cultural, Social, Aesthetic, Historic, Scientific, Spiritual, and Associative values. Places are evaluated by looking at their expression of form within a given context, and what the place can tell us about history and about ourselves. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of value for different individuals or groups. Associations mean the special connections that exist between people and a place. Meanings denote what a place signifies, indicates, evokes or expresses, generally relating to intangible aspects such as symbolic qualities and memories.

1.0 Overall Site Organization

- .1 The way in which the arrangement of the buildings and structures on the Britannia site, in particular the beach location, changed with the different owners and companies that were involved in the mining process. This could include the construction or demolition of buildings or community facilities, the reorganization of living areas, the construction of roads, and the relationships of buildings to the landscape and to each other. What happened in this regard at Britannia?
- .2 The way in which the site changed due to natural events, such as the two floods. How did the mining companies and community respond to these events? How were things different afterward? What were some specific physical changes to the site?
- .3 Was the layout of the Britannia site considered typical or unique in terms of town planning? What were some of the aspects of the company town that are important in its history?

2.0 Architectural History

- .1 How did changes in the community buildings reflect the changes in the population of Britannia over time? For example, was there a time when there were more families and thus a need for different types of housing? Where were buildings located related to who was living in them? What were the buildings like? What were the front yards and gardens like? How were the interiors furnished? Where did the furnishings come from?
- .2 What are some memories or stories about the special buildings on the site, including the church and the school? Was there an educational component to the mine, such as a laboratory?
- .3 How did the industrial buildings – their design and siting – respond to the site and to this particular mining operation? Are they typical, or are they unique to Britannia, as a response to its location and local environmental conditions? This would include the beach site as well as the higher elevation sites.

3.0 Industrial History

- .1 What are some of the memorable historical events of the Britannia Mine site? This could include topics related to labour, company relationships, opening up of the new mining structures, the work day. Was the mine related to any significant patterns of mineral exploration or early settlement along the Pemberton Trail?
- .2 What is significant to the community about the remaining group of functionally related resources that pertain to the business or process of mining? As a group, do they still represent the feeling of the original mine site? Are there any specific mining inventions or processes that came into use at Britannia?
- .3 What are some of the remarkable details of the buildings, or particular meanings they may have to the community or to the process of mining at Britannia? Are there any specific engineering, water or transportation components that are remarkable? Was there a trend from skilled craftsman to mining engineer? How did this change the nature of the mine?
- .4 What was the relationship between the various companies and the community? How did the Britannia Mine influence local and regional trading practices? How were workers paid? Was there a barter system? Was there speculation, or other significant events related to money?
- .5 What were the issues, over the life of the mine, that had to do with resource or environmental conservation? What kinds of practices were in place at Britannia?

4.0 Social History

- .1 Cultural and social values are derived from the ways in which a place is used by people, and attachment to places or features that are symbols of a community's identity. What were these types of the places or events that occurred at Britannia?
- .2 What are some memorable events that have shaped the community over time? These can be both large and small scale events.
- .3 How does the Britannia site express a way of life to the community, both historically and currently? What are some descriptions of the day to day life here, during the mining era, and currently? What did the mining companies provide for the workers? Was there a hospital?
- .4 What were the demographics of the labour force at Britannia? This would relate to gender as well as ethnicity. Are there any aspects of labour history that were important at Britannia?

5.0 Landscape Resources

- .1 The evolution of a cultural landscape occurs as a place is changed by the activities of people, over time. What were some of the major changes to the landscape that occurred? This would include an understanding of what the landscape looked like originally. Large scale changes include tree cover that was removed, changing the course of creeks or streams, infill of the shore line to accommodate mining activities, the railway and the road, or impacts on the natural environment of the beach.
- .2 Landscape changes often indicate how the landscape was used day to day. What are some memories of the recreational landscapes at Britannia, such as playfields, or more informal uses of the landscape, such as walking trails or picnics? Did people use the beach for recreation or food gathering?
- .3 What about gardens or agriculture? What was grown, what animals were husbanded, and where did this occur? What about wood for furnaces or construction? How were these products used? What were some other non-industrial uses of the landscape?

6.0 Small Scale Elements

- .1 Are there any details about the community as a town, or about the mine, that are memorable? This could include information about fences, ditches, planted trees, industrial artefacts, clotheslines, building colours or other details that made the place memorable. This could also include the customs dock and the arrival of the boats. What kinds of craft came to Britannia? Where did they come from?

7.0 Heritage Values

The following list of heritage values that we are considering during the project should also provide a starting point for discussion about heritage and community significance at Britannia.

Formal or aesthetic values:

Aesthetic value is the response derived from the experience of the environment or particular natural and cultural attributes within it. This response can be to either visual or non-visual elements and can embrace emotional response, sense of place, sound, smell and any other factors having a strong impact on human thought, feelings and attitudes.

- Art, architecture or landscape values
- Style and design: planning, concept, scale, shape, form, materials, texture, colour, form, space
- The relationship of components
- Symbol and metaphor
- Building materials
- Plant or landscape materials
- Workmanship or craftsmanship
- Environmental attributes such as continuity, setting, landmark, location
- Relationship of natural and cultural features
- Construction techniques
- Patina or signs of aging or evolution
- Relationship of an historic place to its physical context
- Contribution of an historic place to its greater context

Historical values:

- Age, oldness or patina
- Association with a historical events which have contributed to patterns of history
- Association with persons of historical importance
- Association with important historical themes
- Association with an artist, architect, designer, craftsman, gardener
- Expression of the historical evolution of a place
- A significant stage in the development of a community
- Use or expression of a way of life
- Other historical phenomena: evolution over a period of time, duality between aesthetics and history

Cultural and social values:

Cultural and social value can be described as an attachment to places that are essential reference points or symbols for a community's identity, including for new communities, accessible and used places, places where major events took place, meeting and gathering places, and places of tradition, ritual and ceremony.

- Community tradition
- Cultural tradition
- Use over time
- Memory or memorial
- Significant achievements
- Ideas important in the development of a community, province, territory or the nation
- Associations, stories or symbolic connections

- **Legendary**
- **Sentiment or nostalgia**
- **Patriotism or nationalism**
- **Landmark**
- **Ephemeral culture or cultural connections**
- **Lifeways, folkways, ways of doing things**
- **Sense or spirit of place, or historical character,**
- **Ways of connecting with a place**
- **Ability to demonstrate community philosophies, customs, or way of life**

Scientific values

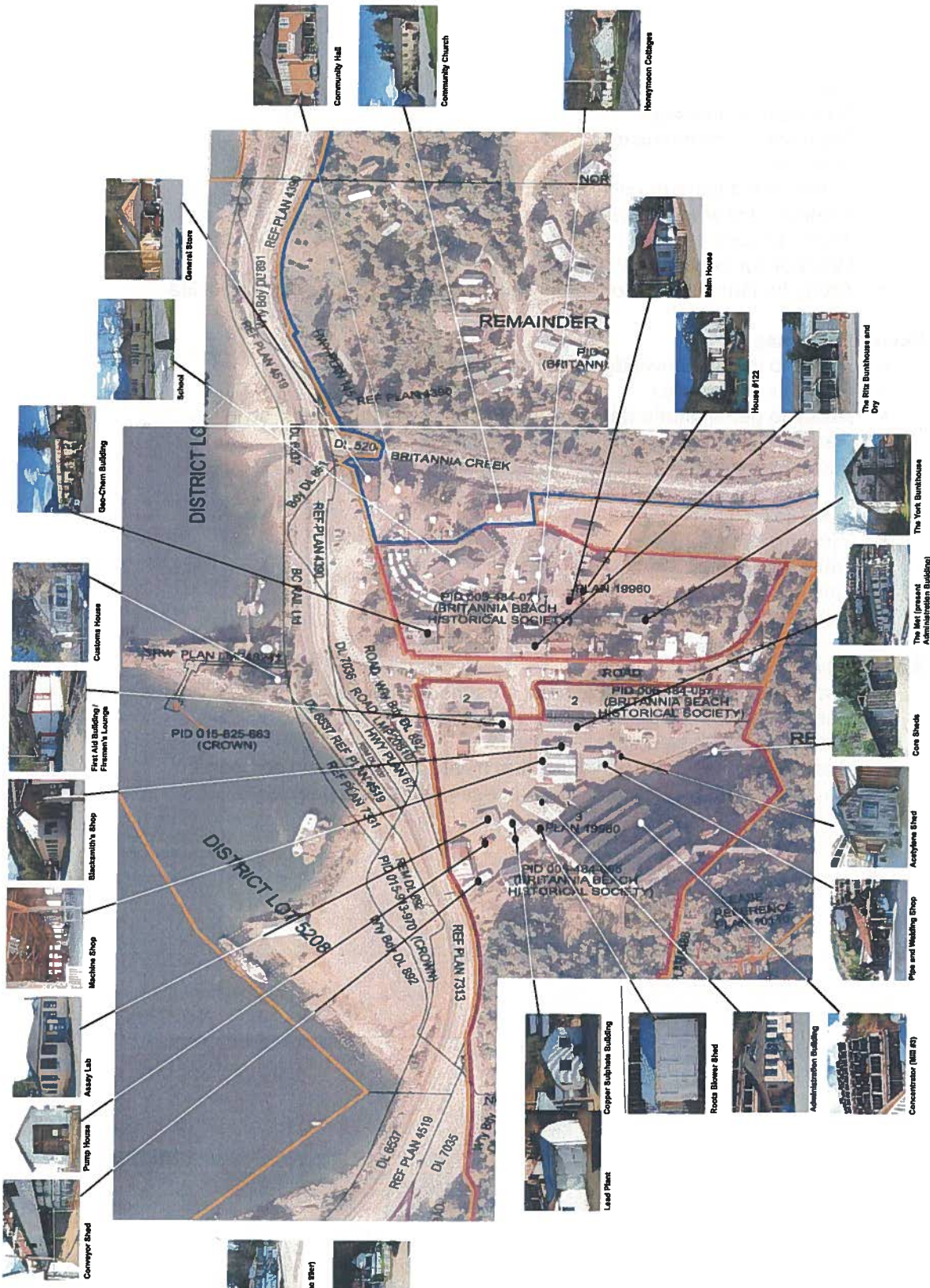
- **Ability to impart knowledge or information about the past**
- **Rarity or uniqueness**
- **Ability to demonstrate design, function, technique, process, style**
- **Natural history values**
- **Relationship of natural and cultural features**

Spiritual values

- **Systems of belief**
- **Religious values**
- **Cosmological**
- **Ceremonial or mythological**

Associative values:

- **Association with historical events, persons, achievements**
- **Association with cultural and social history and traditions**
- **Association with spiritual phenomena**
- **Association with heritage values that have an educational component**
- **An association to shared cultural meanings between people**



Britannia Mine Site Statements of Significance 1 Heritage Resources 1

