



Dawson City Y.T. Conservation Study

Prepared By:

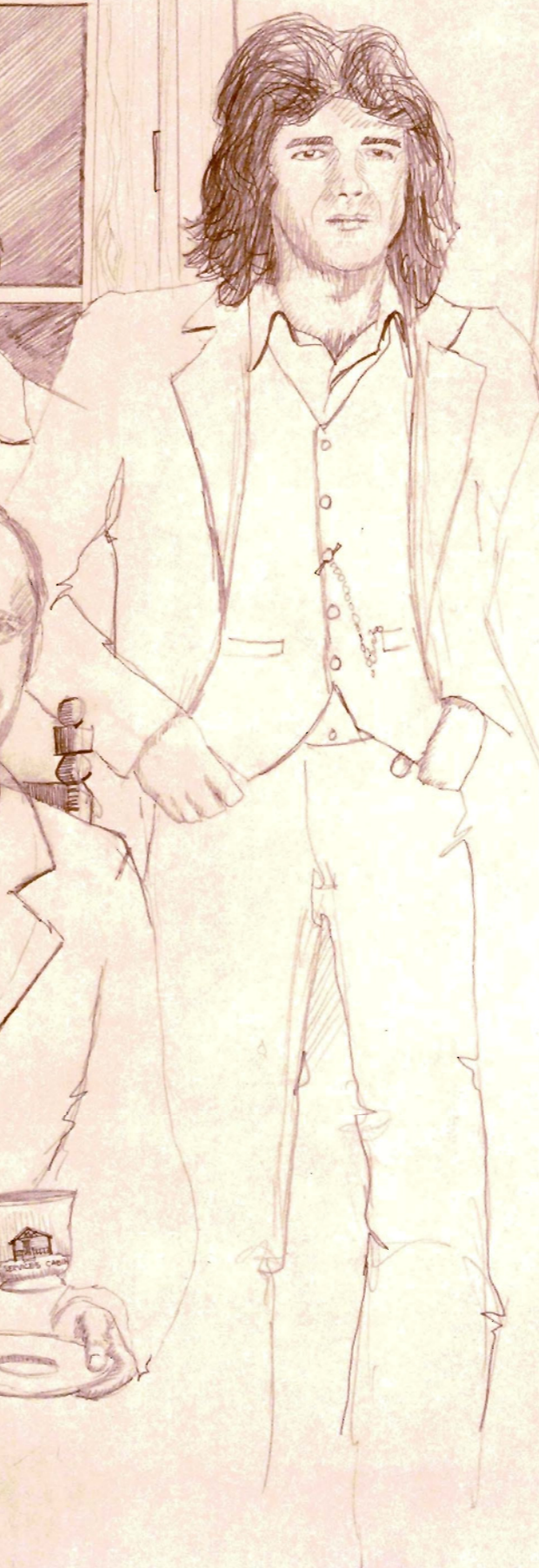
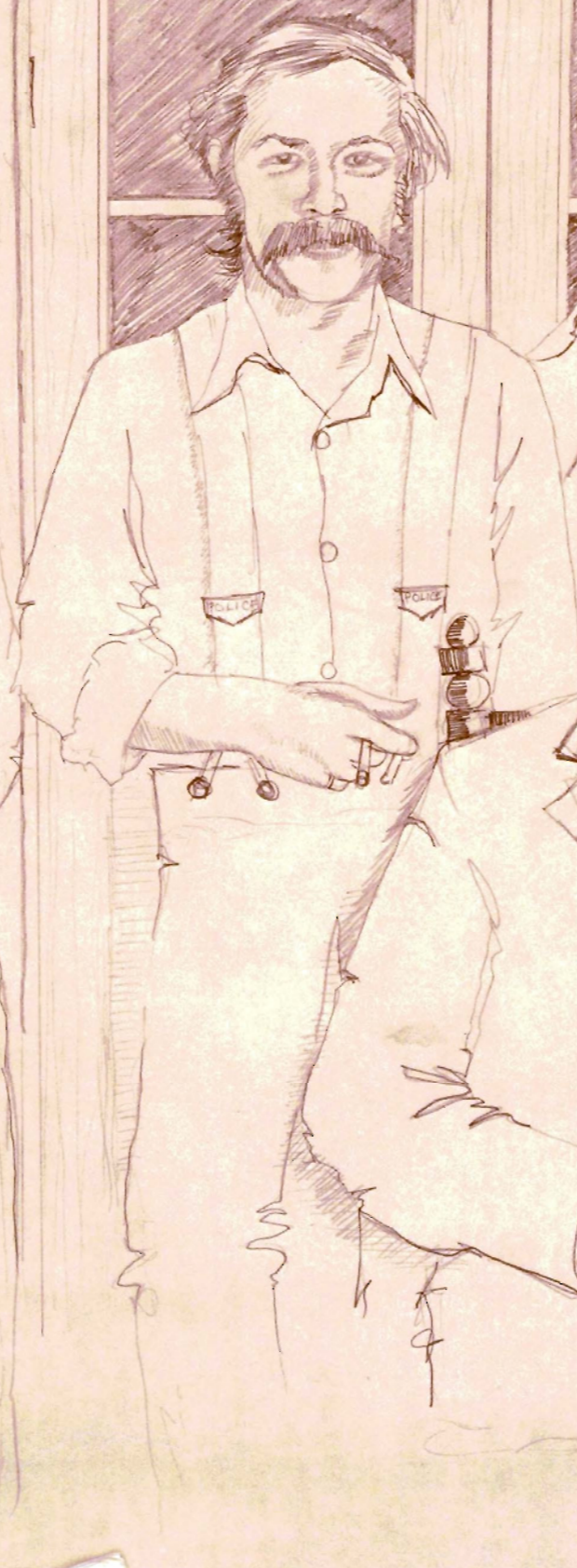


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Dawson City, Conservation Study

Report

Analysis and Proposals

Research Division

J. H. Rick, Chief

National Historic Parks & Sites Branch

Restoration Services Division

L. A. Parker, A/Chief

Engineering & Architecture Branch

Study Group

M. Carter, Project Historian

T. Koscielni, Project Architect

D. Becker

N. Darweish

G. H. Honegger

R. Perry

P. P. Pratt

A. Saito

Department of Indian and Northern Affairs

March 1974

Preface

This study has been produced in order that the Mayor, the Council and Citizens of Dawson City might have at their disposal the means to conserve the historic character of their city. It is hoped they will find it useful and beneficial.

This is volume one of four, and contains a synopsis of the work done for this study. The philosophy which has guided the study group is outlined, and specific proposals are made for conservation planning within Dawson City.

The study group gratefully acknowledges the patience and hospitality of the Mayor, City Council, and citizenry, while this study was being made. We would thank the many Departmental administrators who assisted in clearing the way for this study, and in particular the Western Regional Office. We also thank Synergy West Ltd, Dawson City's planning consultants, for their cooperation in the sharing of information and exchange of ideas.

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Foreword

This study has been produced on the assumption that the City of Dawson is important to the Canadian people as a whole.

However, the accidents of northern isolation and reduced population have meant that the technical expertise for the conservation of the city's historic character is not locally available. It seemed therefore worthwhile to prepare for the city's consideration an analysis of some of the factors involved, and to suggest a series of measures designed to assist the city in preparing and administering a conservation plan.

As early as 1967 various divisions within the Department of Indian and Northern Affairs had begun detailed investigation of aspects of Dawson's historic character. In late 1972 a more specific program was begun, foreshadowing some of the proposals to be found in this volume. In November 1973, a study group was formed of members of the Historic Research and Restoration Services Divisions of the Department. The purpose of this group was to draw together all the various surveys and other data, and to produce a study whose theme should be the conservation of the historic character of Dawson City.

The study has been arranged in four volumes:

1. Report - Analysis and Proposals
2. Maps - Data and Survey
3. Streetscapes - Historic and Modern
4. History - Society and Structures

Volume I considers the conservation philosophy and planning required to preserve the historic character of Dawson City. The three following volumes attempt to define this character.

Volume 2 gives an idea of the growth and activities of the city, expressed through a chronological sequence of Land Use Maps, and through Maps of the use, character and condition of its present day buildings.

Volume 3 contains a record of the existing street scene, with reconstructions of streetscapes as they appeared in the heyday of the city's prosperity.

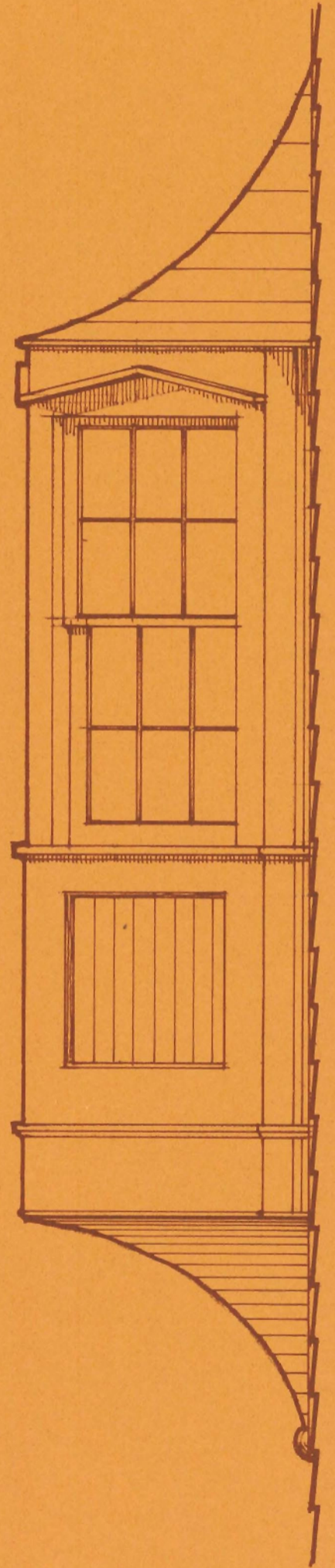
Volume 4 deals with the growth of the town as it passed through three phases of Gold Rush development between 1896 and 1905, discussing the type of society existing in each period, and the visible town it produced.

The study has been presented in this four volume format in order that:-

One, the city may judge the viability of the proposals in the full knowledge of their context;

Two, the study might act in some way as a model for similar future studies by the explanation of its program and evolution;

Three, the material gathered by the study group should be available for use in the undertaking of further more detailed planning by the City, Department, or Territory.



Principles

Why ?

Why should an effort be made to conserve the historic character of Dawson City?

It is a basic premise of this study that the historic character of Dawson City is a heritage worthy of respect, and a resource capable of exploitation.

The City, by its corporate existence, and through its individual structures, illustrates a special society whose life and effort on this site were crucial to the development of the Yukon Territory, and whose story holds a deep interest for the people of Canada and of the United States. For the sake of that interest, it is fitting that special efforts should be made to preserve the material evidence of that society, as a record of their achievement.

By reason of its special character, the City is a potential source of benefit to its citizens. The society that built it was one of wealth and sophistication, who created an urban environment which was rich and appealing. Much of that environment still survives, and can be revived and rehabilitated for the accommodation and pleasure of those who live in it today. Moreover, the City is attractive to a large public far beyond the confines of its own boundaries. By drawing this public to see and enjoy what it can show of historic and visual interest, Dawson can provide a means of livelihood to those who will cater for the visitors.

Unfortunately, a heritage mainly bound up in frail wooden buildings is easily harmed, whether by neglect or by unthinking renewal. In Dawson, such damage destroys a memorial and a source of income at one and the same time. Like any other resource, the historic character of Dawson

City requires conservation and planned development. In the following section of this volume the group would like to recommend some general principles upon which such conservation and development could be based.

What ?

What is this "historic character"?

Essentially, the observable historic character of a city is contained in its historic structures.

It is quite true that the original character of any town lies in more than its buildings alone; as the photographs in Volume 4 will show, it is also found in its trees and gardens, in the ways its people live, work, and amuse themselves, and in the intangible links through which the town relates to the world outside. However, all these things change and die. They are elusive, and cannot be recreated save in an extremely limited sense.

What does survive is the material framework of that early character - the structures the former citizens erected to serve their needs and customs. Our realization of the "historic character" of a town is based on our visual awareness of these structures. This "historic character" is therefore not identical with the "original character"; it is a partial souvenir, a matter of present appearances which have resulted from the accidents of time and development.

For the purposes of conservation, these present appearances must be our starting point.

The first priority of a conservation plan will be therefore, to ensure the continuing survival of the town's historic structures. This accomplished, the plan can proceed by enhancing and perhaps restoring their surroundings, to attempt the recreation of an appropriate visual character for the localities in which they stand. We can also try through various interpretive techniques to convey an idea of

the sort of life which previously existed in the buildings and their neighbourhoods. If we can succeed in all these endeavours, then the historic character of the city will become clearer, more in focus, more enjoyable; even, more profitable!

What we cannot do, and indeed in a living community should not try to do, is to turn back the clock until in every respect the past lives again in Dawson City. This requires not restoration but resurrection, and the dead are not fit companions for the living.

In this study, therefore, the study group has first searched out those buildings within the city which by reason of their construction, appearance, or history, retain the flavour of historic Dawson.

We have suggested that these be recognized as:

"Buildings of special interest to the City of Dawson, by reason of their historic or architectural character"

Then, guided first by considerations of where the buildings of special interest stand the thickest, and second by studies of their significance for the historic pattern of life in the city, we have selected certain areas which appear to be most representative of the historic character of Dawson City.

We have suggested that these be recognized as:

"Areas of special interest to the City of Dawson, by reason of their historic, architectural, or scenic character".

Who ?

Who should make or direct the effort to conserve this historic character?

In equity, the effort should be made by those who stand to benefit by the result.

The conservation of the historic character of Dawson City would benefit to some degree the following persons, whether through financial return or educational benefit, through a better quality of life or through an increase of enjoyment:

The citizens of Dawson;

The businessmen of Dawson;

The visitors to Dawson;

Agencies of the Territorial Government;

Agencies of the Federal Government;

Organizations that may wish to benefit from the real, social, emotional, or promotional resources of Dawson;

The people of Canada.

From all of these, in various ways and to various degrees, it would be reasonable to expect contribution to a program of conservation within the city.

The most immediate and direct benefit will accrue to the Dawson community. The major effort of resolution and direction should therefore be made by this community; while financial and material resources may well have to be sought outside the city, the decision to adopt and pursue a plan of conservation is one that only the citizens of Dawson can make.

This decision once taken, and a plan having been prepared, it is clear that some manner of direction and control must be agreed to ensure the ordered pursuit of the aims set by the plan. It is a principle of our society that the most effective and acceptable control is that which the citizen

imposes on himself, in voluntary recognition of the purposes of his community. In practice, this has come to imply that such controls should be exercised by that level of elected government which lies closest to the individual and his proposed field of action.

It has seemed to the study group, therefore, that the proper custodians of the historic character of Dawson City are the Dawson City Council.

It has been our intent in this report, to elucidate the problems, and to outline ways and means, in such a manner that the Council will be able to decide themselves what is involved and to prepare - with the assistance of whatever consultation they may require - a conservation plan relevant to the circumstances of Dawson City.

When ?

When should the effort be made?

The only answer to this question can be - now! To turn the pages of Volume 3 and to compare the streetscapes for 1902 with those of 1973, is to realize that only a tenth part of the city in its heyday has survived into our time. To see films and photographs taken of Dawson in the 1950's and to compare them with the present scene, is to realize that the historic fabric of the city is disappearing at an ever increasing rate.

The Dawson Road in the 1950's relieved the city of its total dependance on the Yukon River for supply and access. It also brought a quickening of the city's life, with the consequent clearance and redevelopment of much which would otherwise have continued in slow decay.

The study group would suggest that the crisis point in the city's stock of buildings of special interest has been reached. Even in the centre of town, where there is a concentration of these structures, there is already such an

impression of emptiness, of vacant and unused lots, that the historic and architectural character of the area is diluted to the point where its effect is lost.

Unless urgent action is taken to ensure that this wastage of Dawson's historic resources is halted, there will soon be no further point in considering the forms and policies of a conservation plan for the city as a whole. Only plans for the preservation and display of a few interesting buildings will be required.

If, however, such action is taken, then the preparation of proposals for the second stage - the enhancement and perhaps restoration of certain areas - will not be of such strident urgency, and can be discussed and presented at the city's leisure.

How ?

How should a plan for the conservation of Dawson's historic character be set up?

Aims of Plan:-

Before preparing any plan, it is good policy to decide what are to be the objectives which the plan is to attain. In general, urban conservation can have six aims in view:

To identify and preserve existing items of interest

The achievement of this aim is a precondition to the gaining of any further objective. The items in question will be in the main material items, but ways of life and work, or aspects of landscape, can also be taken into account.

To provide appropriate settings

The item once preserved, consideration should be given to its setting, in order that it might be seen against its own appropriate background. For this purpose, the item may be an individual building or monument, an area of special

character, or a particular activity. The setting might be a matter of providing the historically accurate scenic or architectural background; it might equally involve simply clarifying and reinforcing the general visual effect of an existing neighbourhood.

To restore and reconstruct

Here we turn to the problem of missing features, whether they be details of a building, or whole street elevations. This is an aim to be approached with caution, leaning to a policy of less rather than more. The justification for replacing missing elements is that of providing the correct setting for those original elements which still survive. While restoration or reconstruction may indeed achieve this end, it can usually also be achieved through more general considerations of appropriate volume and material, of colour and accessories, applied to new structures which are not necessarily faithful reproductions of past predecessors. Policies which attempt to restore and to reconstruct past appearances in too great a detail are rarely appropriate to a living town. In Dawson, a society and a way of life separated by more than sixty years from its original will not fit naturally into an exact facsimile of its forbears' city.

To enhance settings or appearances

The aim here would be to set off a preserved item, to make it more attractive, or simply more visible. The clearance of unsightly accretions or deposits from a lot, the laying out of parks, the floodlighting of a monument, could all be means of enhancement. By implication, an enhanced setting is probably not an historically accurate setting - and this may be a valid approach where the original setting is no longer possible or appropriate to modern conditions. Some features of an original setting might be now positively objectionable: it would not be reasonable to condemn people to the dust and mud of unmade streets, or to dangers of an

early waste disposal system, simply because they had the misfortune to live in a town of historic character. It must also be admitted that enjoyment of that character can sometimes be increased by the discrete pointing up of one feature, or the playing down of another.

However, each such enhancement dilutes the historic reality, and so compromises the historic character which it is hoped to preserve. Too often the result of such a policy is merely a pretty pastiche of the original town.

To reanimate

Conservation is not meant to be an embalming process. A town is a living organism, and will tend to slough off any dead spots, no matter how decorative they may be. New life must be infused into buildings and areas as part of the conservation process. This life must be a valid modern life-style; "historic reanimation" is play-acting, to be resorted to only in a few special cases, where it is a vivid and pleasant method of illustrating a history lesson.

To find beneficial uses

This aim is in a sense an extension of the previous aim: to reanimate. It is a recognition that a preserved historic feature, whether it be a building or an entire district, can not exist in a vacuum, with no financial or social support or benefit. It must have a use, and this use should be beneficial both to the historic item and to society. In this context, "beneficial" may or may not be expressed in terms of financial return - though this is often a useful means of assessing benefit. Moreover, where the benefit is intended to be a financial one, it may be that the proper standard should not be the maximum visible return.

Clearly, if preservation has been decided upon, then it is only sensible to pick a use which respects special interest. The options may range all the way from establishing an item as a museum of itself or of its times, to adaptation for the

service of a totally new function which may leave only its exterior appearance intact. The final decision will depend on an analysis of the special interest of the item at issue, and of the needs of the modern society in which that item must now play its part.

Objectives for Dawson City

The study group would suggest that the aims of a program of conservation for Dawson City might be the following:

1. To safeguard the remains of an nationally important historic city, and to preserve its character as a Gold Rush Town.
2. To exploit the tourist potential of this historic character for the indirect benefit of the people of Canada, and for the more direct benefit of the local community.
3. To improve the present environment of the citizens of Dawson, and to safeguard its historic character, by the preservation, rehabilitation, and properly directed development of the buildings and areas of special historic or architectural interest in the City.

The Threefold Framework

An Urban Conservation Plan should have three aspects: visual; functional; and motivational. It should be placed within the context of a more general plan for the development of the community and will supplement the provisions of that plan. It may consist of general policies applicable to the whole town, or it may deal in detail with selected areas.

With reference to the outline approach we sketch in this section and to the proposals and recommendations made in the final section it will be seen that the policy proposed with respect to individual buildings is a general policy, applicable to the town as a whole; while the discussion of the conservation of areas results in suggestions for policies tailored to the requirements of each individual locality.

Visual Framework

- Safeguard Existing Fabric -

The first approach to evolving a practicable plan is via the visual aspect. That is to say, those historic things which have actual and material existence, which can be seen, (and touched), must form the starting point.

The planner should therefore first identify and catalogue these real assets, and then prepare policies to ensure that these assets will not waste away. The study group have suggested a basic ground work for such an approach with proposals for the listing and protection of individual buildings of historic or architectural character within Dawson City.

- Visual Improvements -

Once the future of the historic fabric has been assured, the buildings and monuments can be used as the anchor points for area policies. These are the policies aimed at achieving proper settings, at conserving and enhancing local character, and ensuring that the detailed as well as the general historic interest of the town is safeguarded. They still deal chiefly with the visual aspect of the plan, since setting and character are largely dependant on appearances.

- Key Locations -

The conservation plan should therefore first identify the areas in which it is felt the historic character of the town chiefly resides. Then within these areas key locations can be selected - probably, though not necessarily, centering on one or more historic buildings - and specific treatment recommended for these locations. Depending on the precise degree of detail intended in the conservation plan its recommendations may range from suggesting the cleaning and repainting of buildings, to some in-depth scheme for the restoration or rehabilitation of whole blocks. The basic aim, in any event, will be to set a tone and standards for the entire area by attending to particular locations.

The group's proposals for Dawson deal with the essential first step for this area-centered program: the identification of areas of special architectural or historic character. Policies for these areas have been touched on in discussion, but their preparation in any detail should, we feel, await the decision of the City on whether it wishes to take that first step. Since it is known that wider community plans are under consideration, we would also suggest that detailed conservation policies should be worked out in the context of those wider plans, when they become available.

However, one obvious "key location" element in any area policy for most of the districts we have selected, would be a concentration on preserving and perhaps restoring the original character of the major street intersections. Dawson is a city laid out on the grid plan, and street intersections are an insistant feature of its general visual character. Moreover, the districts themselves are, as it were, the flesh on an underlying skeleton of roads which unites the interesting areas of the city, and at the same time provides the circulation routes through them. The major joints in this skeleton will naturally figure largely in any conservation plan.

The street intersections are often also the points of greatest architectural display, and so form visual foci quite apart from their value as key points in the circulation network.

For that matter, whole stretches of sidewalk could be considered "key locations". They are items apart from the buildings themselves, and are streetscape features which tie together the individual street facades. The planner might here recommend policies with respect to paving materials, street furniture, poles and wiring, or projecting signs, which would aim at the preservation or restoration of the historic character of these linear "locations". A glance at the photographic material in Volume 4 will show how important these sidewalks and their furnishings were to the Dawson street scene.

- Development Guidelines -

In addition to this concern with key locations, the plan should include policies to deal with the more general problems of development within the areas of special interest. These policies would have both guidance and

control aspects: guidelines for the appearance and construction of buildings would be matched with by-laws for appropriate planning controls.

The proposals the study group have put forward for Dawson City deal more with the essential groundwork for development and control, than with detailed policies applicable to individual development. As with key locations, so with this more general policy, it seems preferable to prepare detailed recommendations later, in the light of overall planning for the city.

Nevertheless, we have presented a series of streetscape studies in Volume 2, which do provide reasonable guides to the architectural design which underlay the original character of the city. The basic aim of development policies in the conservation plan would be to ensure that new development should be harmonious with the historic character of area of special interest. The streetscape studies record an important aspect of that character at an important historical period. They therefore provide a standard against which the probable aesthetic success of a particular proposal can be judged.

In principle, the group would suggest that graphic guides are more suitable to the Dawson situation than written guidelines. They are more easily explained and understood while the design points at issue are comparatively few and simple. We hope in the course of future work to prepare a drawn "catalogue" of design details seen in 1900-1905 Dawson. This catalogue would be a supplement to the more general information contained in the streetscape drawings of Volume 2, or in the photographs of Volume 4. The sketches included in this Volume as divider sheets will give an idea of the material the catalogue would contain.

"Infill Policies"

The streetscape drawings will also be useful as a tool in evolving "infill policies".

One difficulty with special relevance to the situation in Dawson, but always encountered in urban conservation, is that of inserting new development into the context of the existing streetscapes. In Dawson, so much of the historic fabric has already vanished that great gaps now exist in the rows of facades originally lining the various streets. Part of the conservation planner's task would be to suggest and control ways in which these gaps can be "infilled" by new development. He would wish to ensure that new development in the city is guided to infill these gaps in the streetscape, rather than laid out on new or cleared sites.

Such infill policies have their visual as well as their land use problems. Knowledge of the original appearance of a street will give guidance on the density and volume appropriate to new infill, as well as on appropriate details of appearance if historic character is to be respected.

"Conservation Areas"

Nevertheless, the main emphasis of this present study in respect of area development and control, lies in the provisions of the draft by-law requiring "conservation areas" to be set up for districts of special interest. The by-law would have the effect of making all development in such areas subject to the consent of the Council. This consent will deal with questions of appearance as well as of use, and can of course be made to serve any policy which the Council might judge to be suitable. The visual character of an area lies in its disposition of volumes, its use of materials, its arrangement of structural openings, its architectural details, its applied graphics and finishes,

and in its street furniture. All these things come within the scope of the by-law, which allows full play for the Corporation's initiative, whether through its own direct action, or through its control of the actions of others.

Functional Framework

The second aspect of a conservation plan is in its functional framework. In the following discussion this aspect of the plan is considered more from the point of view of areas of interest than of individual structures. However, the principles involved would apply, *mutatis mutandis*, to isolated buildings as well as to historic urban complexes.

The plan must consider function from two points of view:

1. Those things which make an area functional - utilities.
2. Those functions which an area houses - land use.

- Utilities -

An area in a town functions by reason of the services and utilities it has at its disposal. In modern terms: power and water, sewage disposal, lighting, service roads and public access ways. In the days when the "historic" character of a town was being created, many of these items would have been missing, or would have taken forms impracticable in the context of modern life.

However, town life for the present day must be modern life. It can not be a faithful recreation of the old way, with all its charms and with all its manifold inconveniences and nastinesses. The urban conservation plan must ensure therefore that all things necessary for modern life and business are provided. It must simultaneously ensure that

this provision is made in such manner as will not detract from historic character, and with as little cost to historic fabric as may be possible.

A modern bathroom in a rehabilitated historic house, or a modern sewage system in a conservation area, are not mere sops to modern softness. They are essential matters, without which urban conservation ceases to be active town planning, and is degraded to the status of a museological exercise. It is one of those special skills of the restorationist to combine the modern need with the historic fact - without losing the essentials of either.

In general, planning for the necessary infrastructure of utilities to service areas of special interest should be worked out in the wider context of the utility program for the town as a whole. At the time of writing, consultants to the City of Dawson are preparing their recommendations for the establishment of such a program; detailed provision for areas of special interest, therefore, can be examined later in the light of these recommendations.

Meanwhile, the study group would suggest that utility design within these areas will have to answer the following points:

New Services?, Old Equipment?

To what extent can the historic form of services be made to carry their modern equivalents? For example, should the wires stretched between restored posts be dummies, or should they conduct hydro and telephone lines?

Modern Services?, Expose or Hide?

Should modern services for which there was no historic form be exposed or concealed? For example, should fire-plugs be disguised? Or should the modern mail-box be done away with inside conservation areas? Should the automobile and its accessories be permitted within conservation areas?

Old Services?, Old Character?

To what extent did the quality and technique of historic services contribute to the character of the city? Where should we sacrifice modern requirements to historic appearance? For example, both the level of the historic lighting in terms of lumen count, and the lighting devices used, differed from those of the modern equivalent, even where both are and were electrical. The use of the historic standards for equipment and lighting would clearly have a considerable effect on the appearance of night-time Dawson. It would also nowadays present obvious practical problems.

"Zones of Authenticity"

A possible planning procedure for dealing with these problems might be to establish, within a conservation area, "zones of authenticity".

In one, it might be the intent to recreate the historic character in the fullest possible way: no vehicle later in design than a certain date would be permitted, and rooms facing onto the street would be lit in a manner consistent with that period. All building services or street fittings visible from the street, or in public rooms accessible from the street, would be similarly of historic design.

In another zone, modern fittings and services might be subjected to little or no restriction.

These "utility" problems give rise to questions of appearance. Therefore conservation policies concerned with these functional matters should be coordinated with those intended to deal with visual problems; the "key locations" mentioned earlier might in some cases be also "zones of high authenticity" for the planning of utilities.

- Land Use -

Land use planning is of course a very normal device in town-planning. Its purposes and modes of operation are too well known to need much discussion in this study. The conservation planner may, however, need to use this process to obtain results rather different from the usual aims of a land use zoning policy. His desire is often to encourage any use consistent with the character of an area and appropriate to the buildings concerned, rather than the imposition of a single consistent type of use or building volume.

A "conservation" land use policy will frequently therefore, be shaped to permit mixed use, with controls designed to ensure review of each application according to its merits for the overall conservation policy. It will not be particularly concerned with establishing rigid guidelines for future development.

"Mixed Use Zoning"

The study of zoning policies for Dawson City, which has been in preparation simultaneously with this present study, and which it has been possible to consult, envisages zones of general use-types, within which a considerable degree of variation will be permitted. Such a zoning program will provide a convenient background for the preparation of more detailed policies within any particular conservation area. The provisions for the control of development within such areas, which are set out in the draft by-law designed to establish the conservation areas, will permit the Corporation full scope for ensuring that their policies for these areas are carried out.

"Visual Support Zoning"

Although for convenience of discussion we here separate out the various aspects of an urban conservation plan, the plan itself should be prepared as a unity. Any one aspect will be designed in support of the others.

It will therefore be an important part of land use policy within the plan, that it should support the "infill" policies already mentioned as part of the "visual framework".

While the connection between appearance and function was not as direct in the architecture of early 20th century Dawson as modern design philosophy would recommend, there was such a connection - and so from this point of view alone proper land use policy can take its place in conservation. Appropriate uses will assist in achieving appropriate buildings.

In reverse operation, land use policies can be orientated to provide appropriate uses for the buildings which already exist.

"Historic Basis Zoning"

The general zoning proposals being prepared by the city's consultants should harmonise well with the objectives of the conservation planner. In principle, these proposals have been based upon a respect for the existing use pattern, which in turn is broadly representative of the historic pattern. The operation of the zoning controls will therefore tend to act for, rather than against, the conservation of the historic character of an area.

"Local Objectives"

The conservation plan can set objectives for the city as a whole, on the lines we have discussed for the visual and functional framework of the plan. However, the plan must

also take into account the various objectives which will be proper to each separate district within the city. Final decisions on appropriate policies for the matters we have discussed above cannot be made, therefore, until it has been decided what should be the local objectives for the plan in each area of the city.

With this in mind, the study group has suggested, as part of a proposed "Conservation Area By-Law", that there should be Area Conservation and Development Plans prepared for each conservation area designated by the City.

Motivational Framework

The third aspect of a conservation plan is its motivational framework. We must take into account:

1. What motivates the plan?
2. How does the plan motivate action?

- Plan: Why and What -

If we ask what motivates the plan, we are in fact asking why should the citizens want a plan? What do they expect to achieve through the plan?

So far as the affairs of the city in general are concerned, the citizen body might accept the suggested objectives outlined at the beginning of this section.

Within each particular locality, however, the emphasis will be different, and aims will vary from place to place. It should be repeated that Dawson is a living town - unless the conservation plan does in fact chime with the needs and desires of those who now live there, it will become a dead letter.

"Overall Objectives, Detailed Plans"

The test of the general correctness of the approach taken in this study will come when the City Council decides if the study group's proposals do in fact match the Dawson context. If these proposals are adopted, then we suggest the analysis of detailed needs - and the preparation of detailed plans to respond to those needs - can best take place in the course of preparing plans for the Conservation Areas.

An area once designated, the conservation problems of that area should be closely examined. These will be problems both of historic fabric and of present society.

A foundation for such research is provided in this study, by the maps which show the distribution, condition, and use of buildings of special interest throughout Dawson. A further guide lies in the brief descriptions of the character of suggested conservation areas, which have been included in the "PROPOSALS" section of this study.

From these sources of information the planner could see, for instance, that the "Downtown Conservation Area" is still a commercial area, but one in which vitality would seem to be sinking.

He might therefore assume that, in this area, there will be a desire to attract more trade, and an interest in the results of a conservation program as a means to that end. He might also assume that the available capital in the area is not great, probably no more than will suffice to maintain those buildings still in use.

If, therefore, he desires to retain the character of the area as an active commercial centre, it seems he must offer ways in which the present tradesmen can make the best of the

buildings they now use. He must ensure that overall city development programs channel trade and custom to the area. He must also see what can be done to attract or provide new capital and business to revitalise the empty buildings, and to fill the vacant lots - without introducing competition of a kind which would harm rather than help the existing area enterprises.

"Community Consultation"

On the basis of such assumptions and deductions the planner can begin his work. However, they would be no more than working hypotheses, to be tested against a detailed survey of the actual situation and a first-hand knowledge of the objectives and capabilities of the residents and businessmen themselves.

This done, the conservation plan can be tailored to the best advantage of the local community. If this is done well, then the plan will be motivated by the recognised interests and acknowledged purposes of the people it will affect. It can then hope for their assistance and participation. They will have the opportunity to direct its implementation, as members of the Area or Advisory Committees required in the draft by-laws.

- Plan: Carrot and Stick -

Even in a climate of general public acceptance, however, the conservation plan will require its built-in devices for encouragement and control, whereby conservation action can be motivated.

Encouragement is particularly important at the beginning of the program. Once the plan is well under way, and its advantages for the community have become apparent, its successes and examples should provide the best arguments for individual compliance with its proposals.

Until then, the developer, householder or businessman, will need reassurance that he is investing in a scheme which the community's leaders firmly intend shall be pushed forward. At the least, he will expect assurance that any sacrifice incurred would not fall on him alone, but will be shared by the community as a whole.

"Action in Public Sector"

Conspicuous action from the "Public Sector" is perhaps the first mode of encouragement. In this sense, the "public sector" may consist of the Corporation itself, or of other public agencies with which it is cooperating. These bodies can demonstrate their commitment to the aims of conservation through works which very clearly follow the guidelines of the plan. Their open support of the program will serve as an encouragement for like action from the "private sector".

The current programs of Parks Canada in Dawson City are one example of such public sector encouragement. In a sense, this study is itself another. The Corporation, in its day-to-day responsibilities for maintenance of sidewalks, posting of street signs, and the provision of various minor public amenities, has already provided many other examples.

Once the Corporation has adopted detailed policies for the city's conservation, the Council will be in a position to demonstrate how energetically it intends to pursue them, through the medium of its own works. The Corporation's routine activities can all be orientated to the aims of the conservation plan, while a more formal participation by the Corporation in development projects for the conservation and enhancement of designated conservation areas is proposed in the draft by-laws at the end of this Volume. An early start on such a project (with sufficient publicity) would be a convincing demonstration of the City's own commitment.

"Area Conservation and Development Plans"

The preparation of Area Conservation and Development Plans has already been touched on above, when considering "Local Objectives". The study group would suggest that the City Council should use these plans to organise its own efforts, and thereafter as a means of publicising its proposals. It should find the plans can then act as a stimulus to other action, as well as a guide to direct further effort by the Community.

These Area Plans are intended to present, graphically and with a brief text, the proposals and policies which will, within each area, achieve the conservation aims which may be appropriate to that area. All the policy matters we have discussed above under the headings of the plan's threefold framework, can be worked out so far as their detailed aims for the individual Conservation Areas are concerned, within the context of preparing the Area Plans. In particular, the points where public action is proposed can be defined, and the general scenario in which it is intended private action should take its place can be explained.

"The Carrot"

While public example will be a major point of encouragement, and can be planned for in detail, there remains another mode of encouragement - the "carrot" in the motivation provided by the plan itself.

In many an individual case, the goodwill to comply with the aims of the conservation plan may exist, but the ability to do so will not. The by-laws proposed in this study would empower the Corporation to offer assistance in such cases, through technical advice or monetary help. The basis for such a capability has been suggested in the proposals for a Central Conservation Fund and in the advisory committees required in the drafts for all three proposed by-laws.

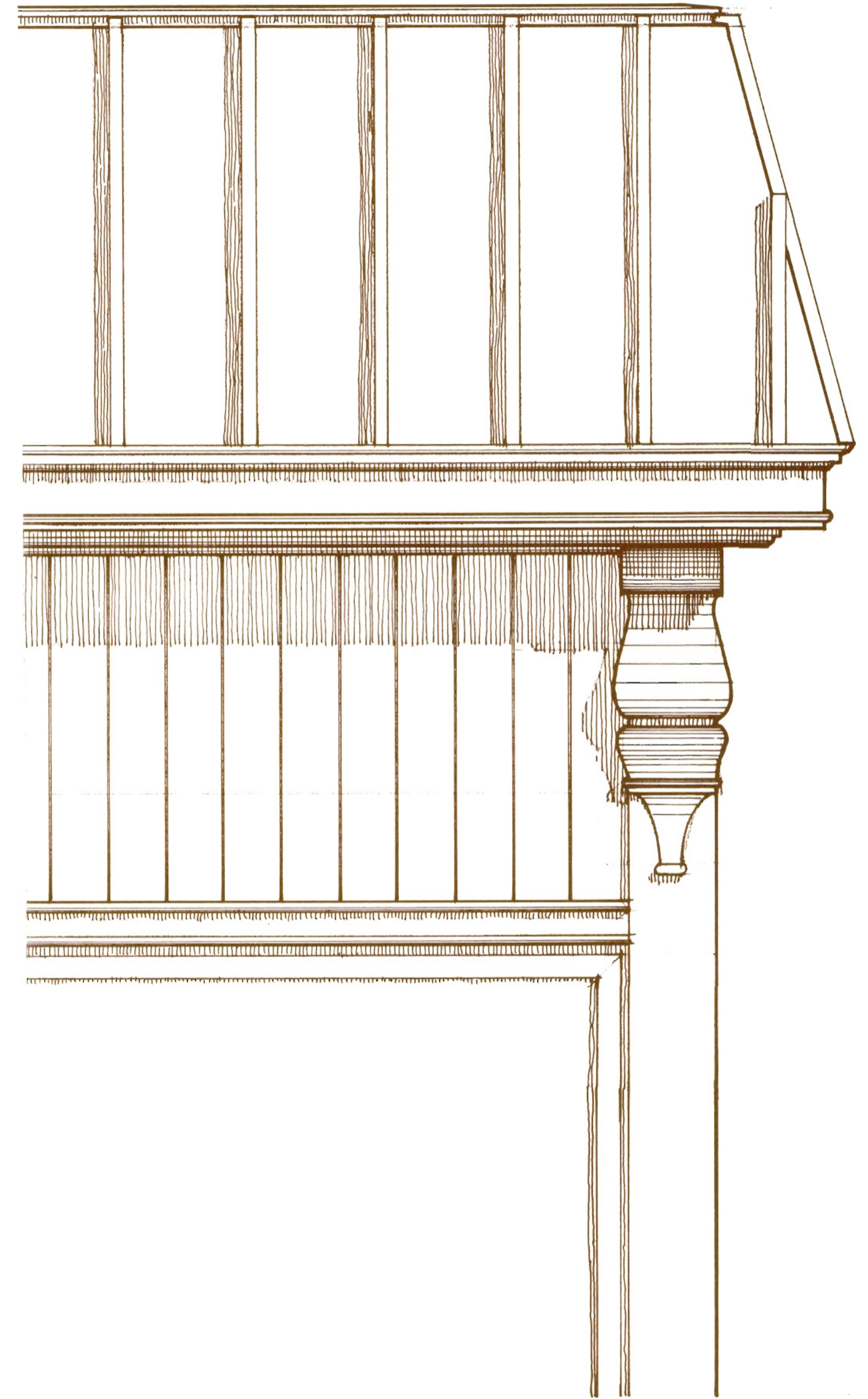
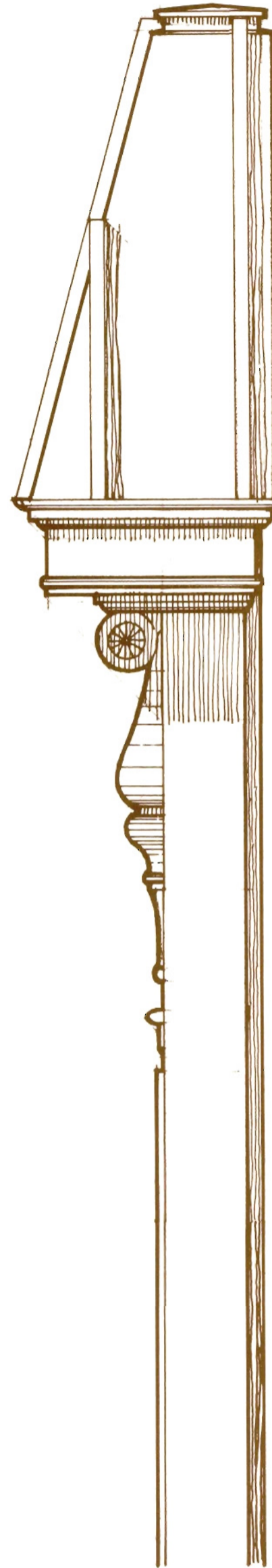
"The Stick"

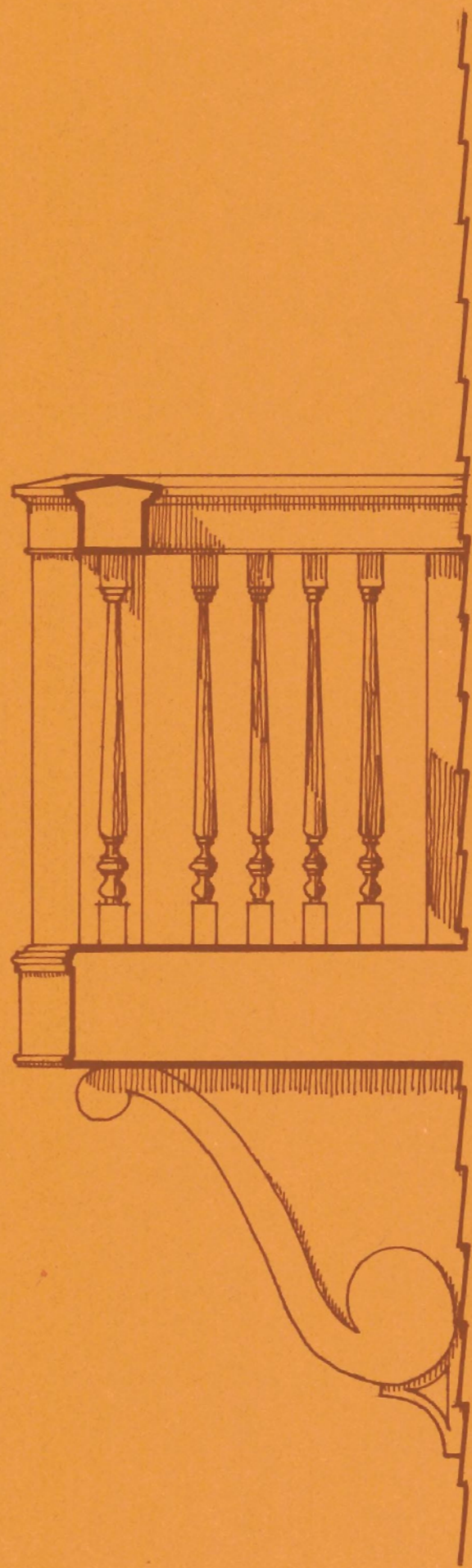
While the above measures for encouragement may be a positive aspect of built-in motivation for the conservation plan, the negative side - the power to compel compliance with the aims of the program - must also be considered.

Any law must contain effective provisions for enforcement, or it will be circumvented and fall into disrepute. There is a need for enforcement in order to attain agreed aims despite individual opposition or avoidance, and to assure those who do comply willingly, that they do not thereby put themselves at a disadvantage vis-a-vis those who do not.

It is essential, therefore, that the Corporation and people of Dawson should realise that, if they decide to adopt a conservation program for their city, they will be accepting also some restriction on their future actions.

It will be noted that the by-laws the study group proposes with respect to historic buildings and to the conservation areas, contain penalties for non-compliance with the licence provisions and terms which the Council are empowered to set. It has been recommended that these penalties take the form of fines and special taxes, to be applied to the Central Conservation Fund. It is hoped therefore that the no doubt inevitable plying of the stick in one case, may at least provide the carrot for another.





Data

The Historic Sites and Monuments Board of Canada selected certain buildings in Dawson City as "historic places" in 1967. The Department of Indian and Northern Affairs began a program of acquiring some of these buildings, and earlier initiated research and investigation in respect of the City and its buildings. This work was partly general in character, and partly devoted to those structures now in the Department's ownership. During 1972, investigatory work was intensified, in support of action needed to maintain the Department's buildings. During 1973, it became clear that any future proposals for the restoration of these buildings should be made in the context of the conservation of the historic qualities of the City as a whole. Otherwise, there was the risk that, while the selection of buildings in the Department's care were preserved, much of the rest of the historic fabric of Dawson might moulder into ruin, and so deprive these buildings of their appropriate setting.



It was therefore decided to prepare this present study for the information of the City, and accordingly the current programs of survey and investigation were expanded, and directed towards obtaining the data which the study would require. Meanwhile, existing information was reviewed and collated, to the same end.

In designing the expanded program, it was decided that collection and analysis of data should take two forms: one mainly concerned with the problems of conserving individual structures, and the other dealing more with the problems of conserving the character of whole districts. It was also decided that the program should confine itself within the bounds of the existing city, though it was recognized that the total area relevant to the consideration of the history and character of the city was obviously greater in extent. Klondike City; Hunker, and Bear creeks; the Dempster; the Klondike, and Yukon rivers: all these and other places and waterways played their part in the story of Dawson City. All these should be considered in any future study concerned with questions of the overall development and planning of the city, but time and resources forbade their inclusion in the work of the study group charged with preparing the present report.

The survey material gathered in the course of the group's work is presented in Volumes 2 and 3, while the more strictly archival data is included in Volume 4. Notes on both types of information are included in this section.

Survey

Building Studies

Any urban planning study must be able to identify and to enumerate the various individual elements which go to make up its subject of study. For this purpose, it was necessary first of all to make a survey of all existing structures within the Dawson City boundaries. This included new as well as old, main building or out-building.

- Base Map -

The first step was the production of a revised map of the city based on the 1964 survey sheet. This was updated by inspection, to include new street layouts and structures.

A base map having thus been made up, it was provided with a reference system to identify each building shown, by over-laying it with the Town Survey lines and reference letters or numbers for "estates", "blocks" and "lots". The lot number on the base map is taken to refer also to any structure on the lot; if there is more than one such structure, then each is given a letter which is added to the lot number to make the reference. The use of this system has been made necessary by the falling out of use of the postal numbers once allocated in Dawson; the more convenient reference by postal address was therefore not practicable. Figure 1 shows the lot system in operation.

- Directory -

While the base map was in hand, photographs of all existing structures were taken, as material for the compilation of a photographic directory of all the existing buildings of Dawson. As each was developed, it was catalogued under its reference code.

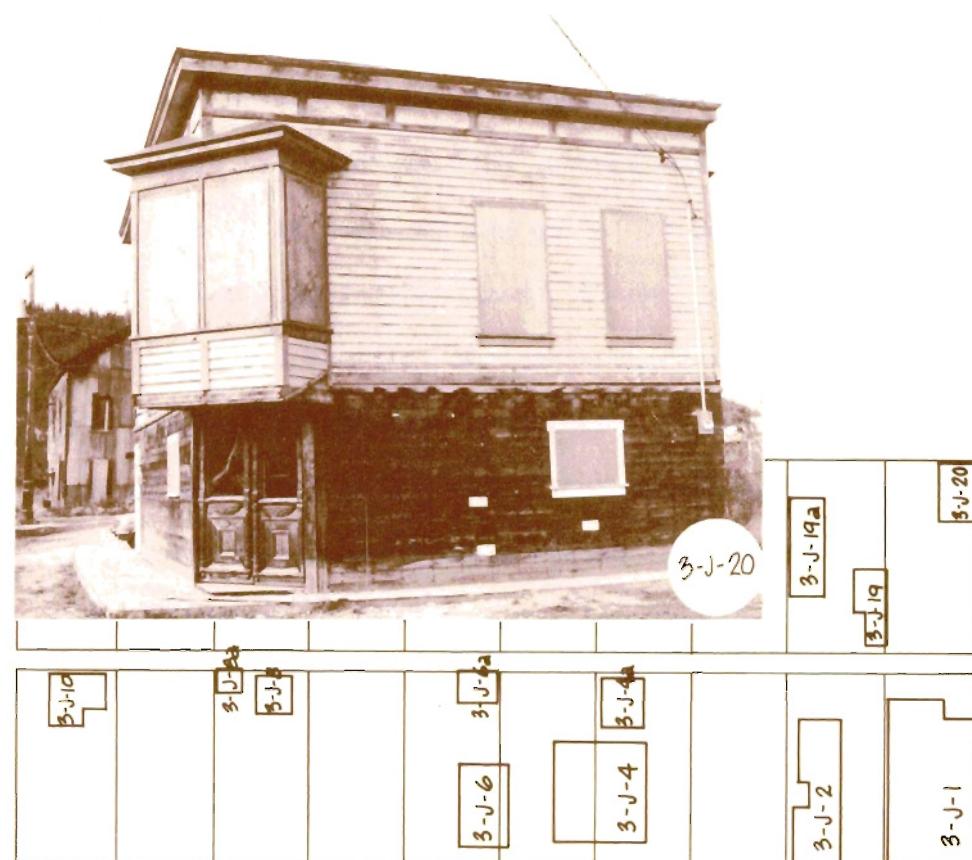


fig. 1

3 J 20
Estate / Block / Lot

- C.I.H.B. -

Meanwhile, a second agency of the Department - the Canadian Inventory of Historic Buildings - was making a study of those buildings in the City which appeared to come within the Inventory's terms of reference.

- Schedule of Historic Buildings -

This latter study was married with the material collected for the directory, and revised by inspection during September 1973. From this data was then compiled the first comprehensive (though still preliminary) record of the surviving historic fabric of Dawson. In map and list form was prepared a schedule of some 212 structures which, from visual inspection, would appear to be of architectural or historic interest in the context of Dawson City.

- Condition and Use -

Concurrent with the above work were two other surveys: one of condition and the other of use.

The condition survey dealt mainly with the buildings chosen for the schedule, and was intended to give a first impression of the magnitude of the fabric conservation problem.

The use survey was very brief, only intended to determine the main current uses of the City's buildings. It provided information of two types: individual building use; and land use. This information became the basis for analytical maps under both headings, and is found in Volume 2, Maps 5 and 6.

The data collected in the course of these surveys is presented in two forms. The first is a graphic form: colour coded maps. These are to be found in Volume 2. The second is a written and tabular form: a City Directory.

- Directory of Existing Structures -

A sample page from the Directory is included opposite. (To present the whole Directory in this study is impracticable, since it deals with some 600 structures. It is designed for deposit with the municipality, as part of the information they will require in support of any conservation program). The Directory is set up in such a manner as to be capable of constant revision and up-dating. This need not demand any great effort on the part of the City, since once the initial data has been recorded on the pages allotted to each building, only occasional further notation will be needed.

It will be seen from the illustration, that the Directory contains a page for each building, headed by a current, or 1973, photograph. Location codes are entered beside this photograph, which identify the building in terms of its situation in the city's land sub-division, and also identify it with reference to its entry in the CIHB computer records. (This CIHB code is a geographical location code). All

DAWSON CITY

DIRECTORY OF EXISTING STRUCTURES

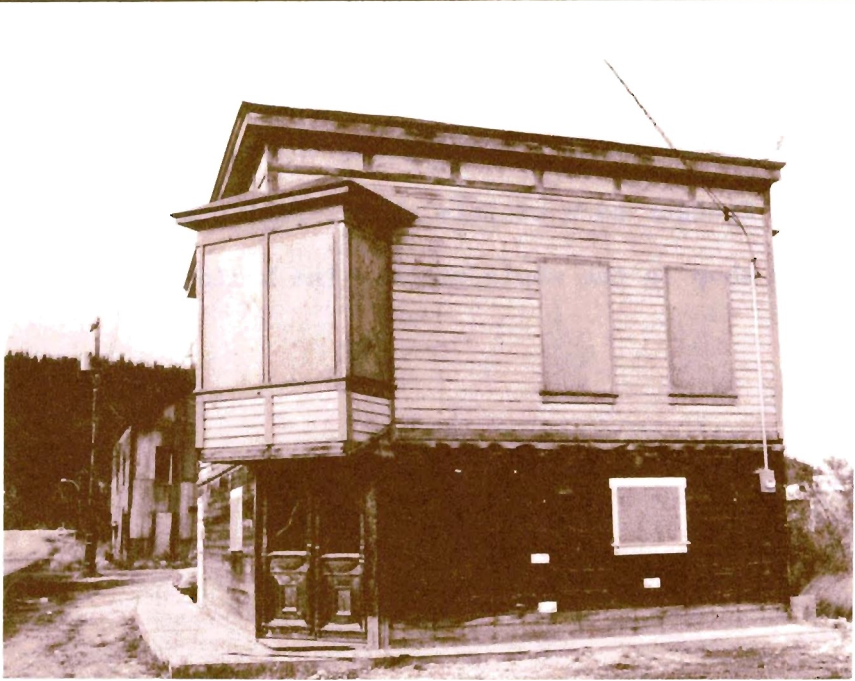
LOCATION CODES	DATE OF ENTRY Sept. 1973	CATALOG NO 3 - J - 20
STREET Third Avenue Cor. of Princess		
BLOCK / LOT J/20		
CIHB CODE		
BLDG NAME Harrington's Store		
ORIGINAL OWNER Elizabeth J. MacDonald		
PRESENT OWNER Federal Government D.I.N.A., Historic Sites	PRESENT TENANT Vacant	
ADDRESS	ADDRESS	
DATE OF CONST Circa 1900		
ARCHITECT OR BUILDER Unknown		
SCHEDULE STATUS Second		
PRESENT USE None		
ORIGINAL USE Grocery Store on corner section, Restaurant on Third Avenue		
SITE Cor. Princess and Third Avenue S. 3 - J - 20 (#236)		
CONDITION Excellent		
HISTORICAL DATA		
<p>The first title to this lot was issued to Mrs. J. MacDonald on September 15, 1899. At the time of her purchase Mrs. MacDonald ran an exclusive ladies' dress shop on First Avenue, and resided in the upper storey with her husband John (a tailor) and one boarder. She rented the lower floor to Wm. Harrington, Grocer, and Gustave Ortman, Restaurateur. Both lessees lived in their business quarters. Early in the 1900's, the title was transferred to Andrew Rystogi, a Dawson financier who owned a hotel and saloon, and Gustave Ortman, proprietor of the restaurant in the lower storey. Ortman eventually purchased Rystogi's share. He moved his own business (now a bakery) to Second Avenue in 1905-06, and rented the restaurant portion of the</p>		

fig. 2

CONT. ON BACK

HISTORICAL DATA CONT.

shop to Schink and Elbing, Bakers. MacDonalds continued to rent the upstairs quarters, while Harrington and the new tenants lived on downstairs. In 1915-16 Harrington was still operating his store, and the side portion had been rented to Carl F. Krueger as a bicycle shop. During the 1940's and '50's, A.A. Bigg ran a bicycle shop in the whole store. The building was owned by Fred Cayley.

HISTORICAL SOURCES

- Photographs: Public Archives of Canada C14547, C1327
National Historic Parks and Sites, 2 photos dated in 1961 and 1966.
- Directories: R.L. Polk and Co., Alaska-Yukon Gazetteer and Business Directory, 1903. Seattle, 1903.
- R.L. Polk and Co., Alaska-Yukon Gazetteer and Business Directory, 1905-06. Seattle, 1906.
- R.L. Polk and Co., 1915-16 Yukon Gazetteer and Business Directory. Seattle, 1915.
- Other: Staff Report to the Historic Sites and Monuments Board of Canada, "Early Buildings of Dawson". An Agenda Paper, 1967-68.
- V.A.B. Faulkener. "Historic Buildings, Dawson, Y.T.". A Report written for the National Historic Sites Division, 1962.

other survey data is noted, and where information is available a brief historical entry is made, together with relevant bibliography.

While the Directory is assembled and ready for preliminary use at the time of writing, the number of buildings involved has made it impossible to complete every entry on the Directory pages - a task which it is expected will continue for the next few months. It is also expected that now and in the future the municipality will find locally available, through oral tradition and private records, a considerable amount of historical knowledge which can be entered in the Directory as it comes to light.

In this manner the Directory is intended to become a source reference text for the buildings of Dawson City. It should also be a useful tool for the City Council to employ in the administration of a conservation policy, and of those by-laws which would form part of it.

Area Studies

Once the series of studies of the individual structures was underway, studies of areas or districts were initiated. These studies are presented in two graphic forms: maps and streetscape elevational drawings. The first is to be found in Volume 2, and the second in Volume 3.

- Land Use Maps -

Maps have been used mainly to analyse land use and its changing patterns. This is shown in a series of "historic" land use maps, (Maps 2, 3, 4) and a "modern" (1973), companion map, (Map 5).

The 1973 Map was produced first, and presents a somewhat simplified rendering of current circumstances. The information was compiled while working on individual building surveys.

The three "historic" Use Maps are based on analysis of contemporary photographs, newspapers, accounts, and on the 1903 City Directory. Like the 1973 Map, the information on these maps has been simplified for presentation, in the interests of clarity. Only four major sub-divisions of land usages are included. The study group has however, prepared other maps in which these four main types of use are further sub-divided. These maps are intended to form the basis of more detailed planning studies, and will be made available to the municipality.

-Streetscapes -

The streetscapes drawings deal only with the core area of the City. This is a reflection of the time and resources available, and of an earlier concentration by the Department on this particular portion of Dawson. It would be possible to expand the coverage of the drawings, if it was thought worthwhile to commit the necessary resources to the work.

The basic data on the "modern" street elevations was gathered by means of rectified photography. (This is a process similar to cartographic photography, and results in a series of reconcilable true-scale photographs). The photographs were mounted to produce a continuous street elevation. This photographic elevation was then converted into a line drawing. The conversion was intended both for a more convenient form of presentation, and also to allow direct comparison of the modern streetscapes with the matching sets of "historic" reconstruction drawings, illustrating the 1900-1905 appearance of the same streets.

These reconstructions were made primarily as companion pieces to the modern streetscapes. Existing buildings which had survived from the 1900-1905 period, appeared in the "modern" streetscape drawings. These formed the skeleton upon which a reconstruction of the missing fabric could be hung. The necessary information for this reconstruction was obtained from the large collection of historic photographs

which has been built up by the Historical Research Section of the Department.

In many instances during the five year "historic" period, a lot was occupied by successive structures, or a building underwent a series of alterations. It was necessary in such cases to choose between the varying known appearances. This choice was usually made on the basis of greatest interest, or of general relevance to the rest of the street elevation. It will be appreciated, therefore, that the drawings are an "edited" version of the historical appearance of Dawson City. Some of the streetscapes never existed at any particular moment of time exactly as we have represented them.

Nevertheless, these "historic" streetscapes, taken with their "modern" counterparts, do point out the characteristic changes which have taken place in the Dawson scene. They also provide visual criteria by which future development proposals can be assessed, with respect to the historic context of an area, or to harmony of appearance in relation to surrounding historic buildings. The study group expects that these drawings will be found of value in many other aspects of a future Conservation Plan.

Volume 3, devoted to these streetscapes, is so arranged as to permit block by block, a direct comparison of period with period for one side of a street, or of both sides of the street during a single period.



Spring 1901



Fall 1901

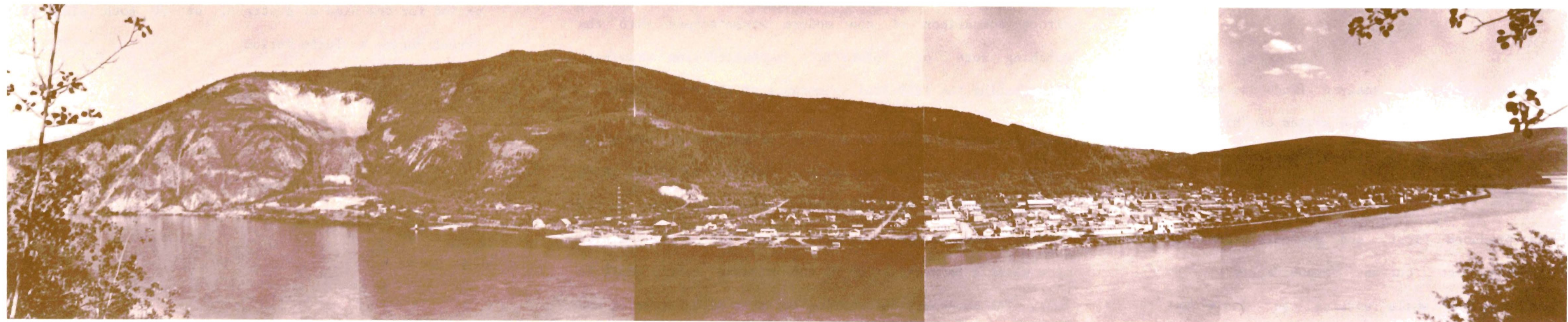


fig. 3

Spring 1973

History

At first glance, Gold Rush Dawson dazzles the mind. The confounding rapidity with which confusing and often conflicting facts tumble off the pages of daily records and reminiscences, and spring from contemporary photographs, is quite dumbfounding.

How, for example, does this



First Avenue near the Compound, 1897.
Provincial Archives of British Columbia, #55776.
fig. 4



belong with this?

First Avenue between Princess and Harper, Spring, 1899.

R.C.M.P. Neg. #3220(2).

fig. 5

Or, for that matter, how do they both belong with this?



Cor. King and 2nd Avenue, 1904.
Dawson Historical Society Museum.

fig. 6

They all clearly depict Dawson during the Gold Rush. Yet the first one is crude, the second one is rough yet fancy, while the third one is substantial and impressive. These photographs have been chosen to illustrate a study concerned with the conservation of Dawson's remaining historic fabric, a fabric which consists primarily of buildings. However, the conflicts they represent extend to every facet of life in the town during the Gold Rush Period.

In the confusion, several factors remain consistent, and these provide a common background for the period's activities.

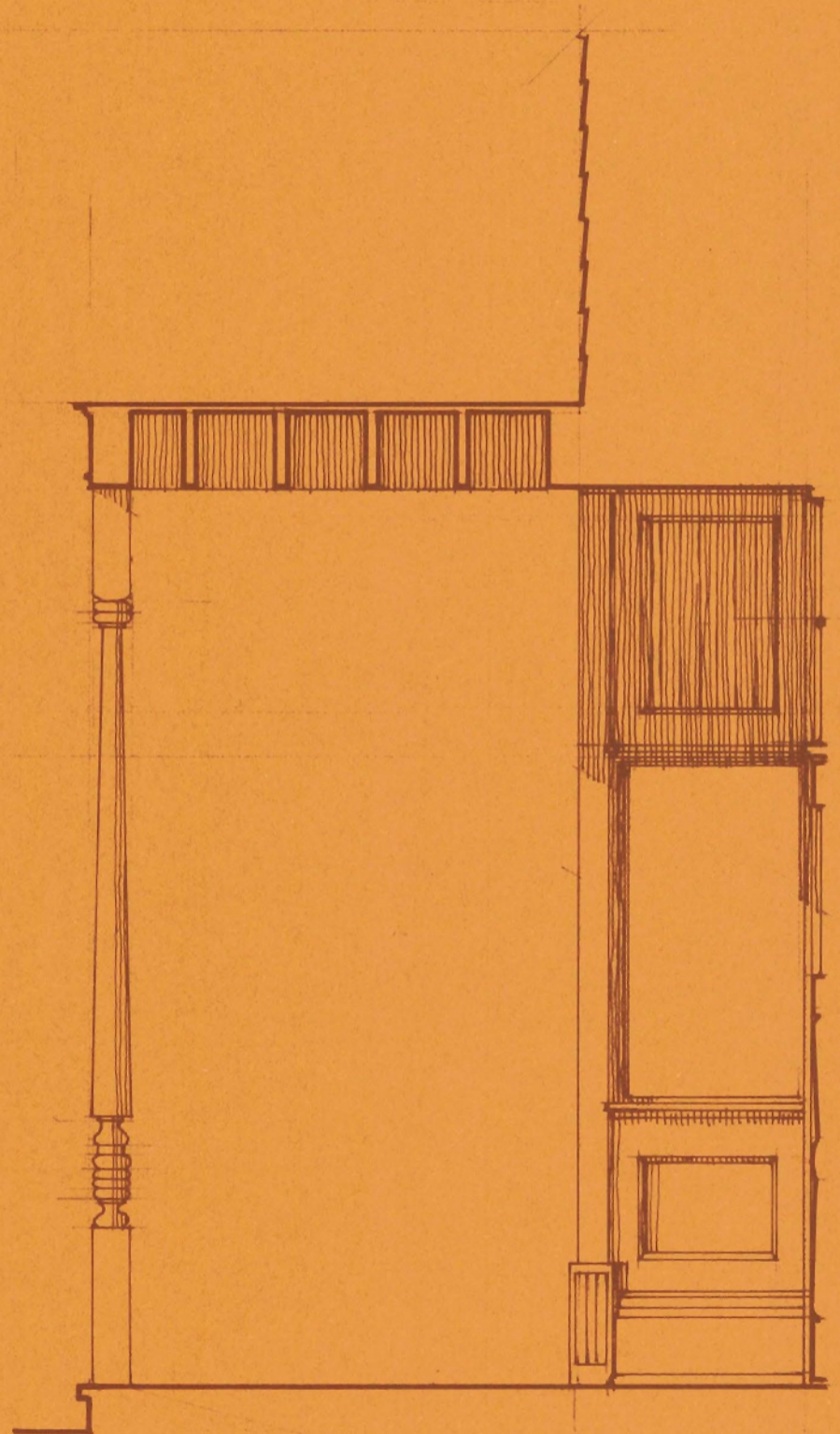
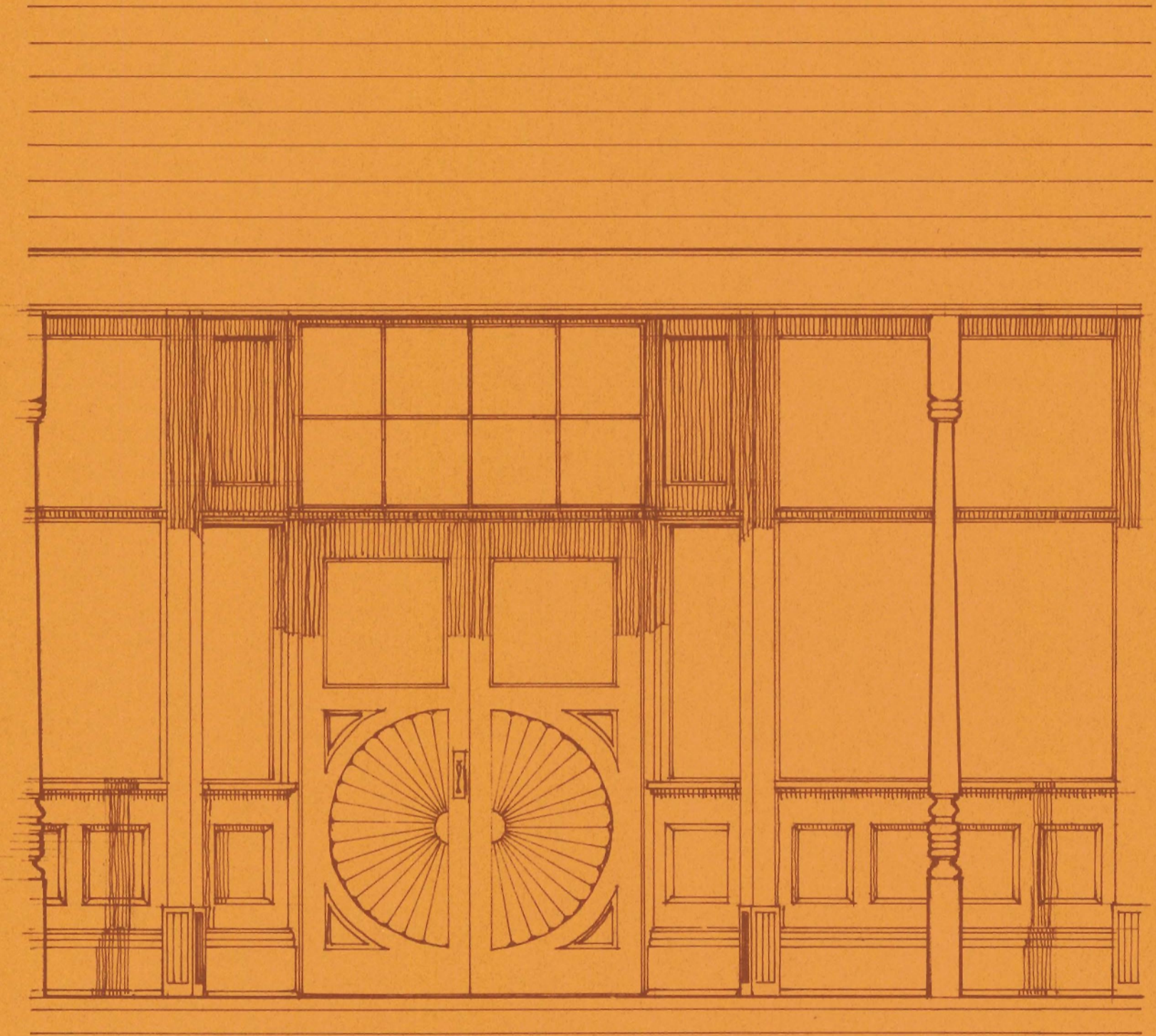
For one thing, Dawson's reason for existence was as a supply and entertainment center for the Klondike creeks. For another, it was a northern city, with all the social and physical problems due to seasonal fluctuation and geographic separation that that implies. It was also a "fast-stepper". Gold riches and an imaginative population caused a merry-go-round of new events to occur with dizzying rapidity. This last factor is the one which separates Gold Rush Dawson from the Dawson of other eras.

It is this pace that causes the conflicts in the evidence of the period, for this is the whirlwind that converted land that was a moose-pasture in July of 1896 to a thriving twentieth century metropolis by July, 1905. During this transition, Dawson went through three stages in development. First it was a mining town, rugged in appearance, populated by veteran northern miners. Then it was a boom town, dotted with the temporary shacks and tents of city-dwellers-turned-miners and splashed with the colour of a rang-a-tang "high life". Finally it became a turn-of-the-century city, grand in its architecture, sophisticated in its population, and advanced in its use of technology.

These are the three faces of Gold Rush Dawson. The vast differences in the way in which each of them occupied the

available land on the townsite can be seen in Maps, 2, 3, and 4 in Volume 2 of this study. A cursory glance at these maps will show that the early commercial, residential, industrial, and public areas of Dawson remained consistent throughout the period, although they intensified and expanded considerably as the expenditure of gold and the attitudes of the populace took on new forms.

A record of these developments, as well as an elaboration on each of the Gold Rush Characters of Dawson will be found in Volume 4 of this Report. The conclusions of that study indicate that the remaining fabric of Gold Rush Dawson, the buildings so relevant to this study, originated in the third and latest Gold Rush Period, that of the Turn-of-the Century City. As such, they illustrate the true splendour of Gold Rush Dawson at the peak of its architectural expression.



Proposals

Introduction

The primary purpose of this study has been to establish the foundations for a conservation program. The study group have suggested planning concepts which seem appropriate to the Dawson situation, and have proposed by-laws through which these concepts could be converted into administrative action.

It has not been the group's intention to put forward detailed policies for the conservation of individual items or neighbourhoods.

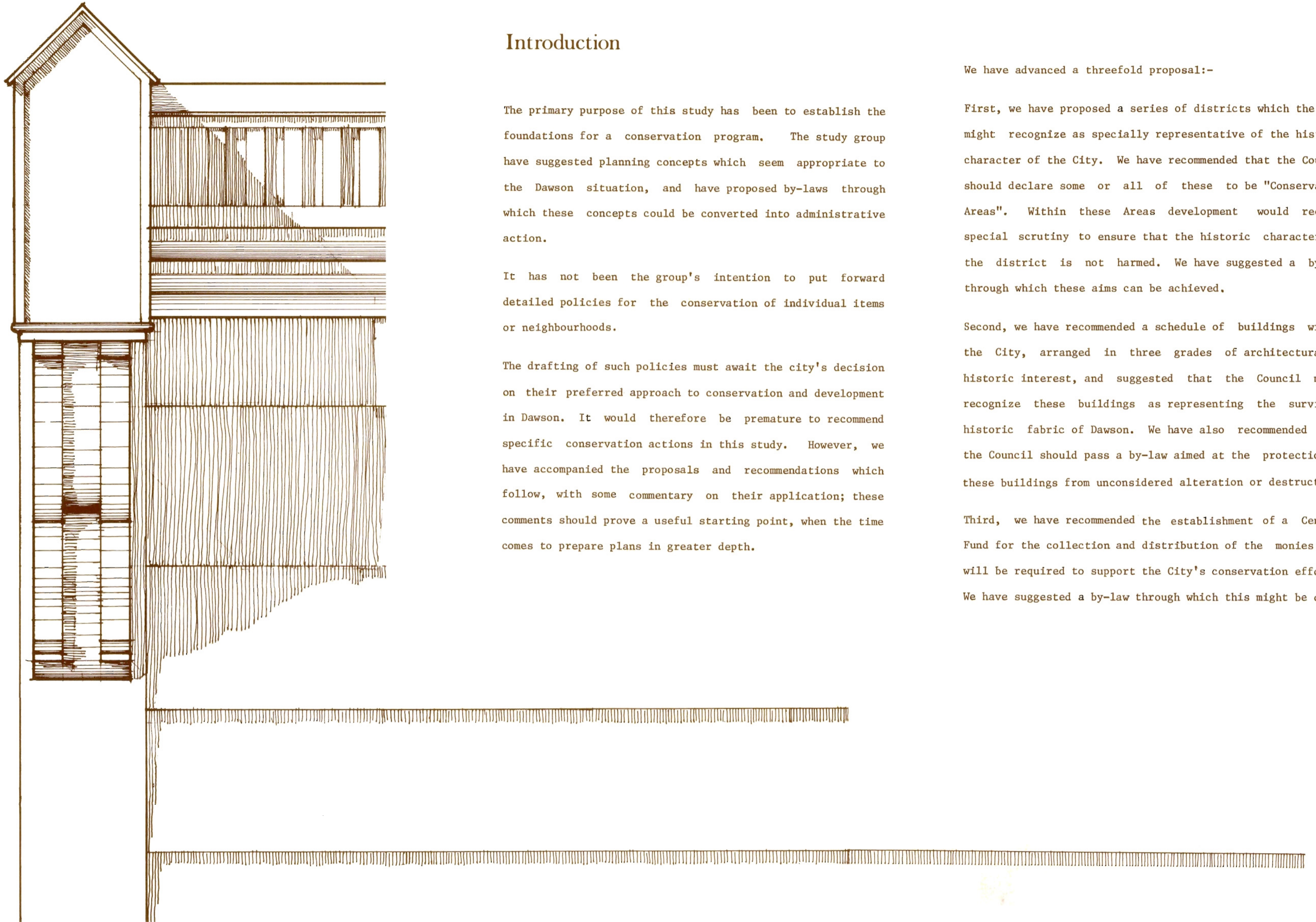
The drafting of such policies must await the city's decision on their preferred approach to conservation and development in Dawson. It would therefore be premature to recommend specific conservation actions in this study. However, we have accompanied the proposals and recommendations which follow, with some commentary on their application; these comments should prove a useful starting point, when the time comes to prepare plans in greater depth.

We have advanced a threefold proposal:-

First, we have proposed a series of districts which the City might recognize as specially representative of the historic character of the City. We have recommended that the Council should declare some or all of these to be "Conservation Areas". Within these Areas development would receive special scrutiny to ensure that the historic character of the district is not harmed. We have suggested a by-law through which these aims can be achieved.

Second, we have recommended a schedule of buildings within the City, arranged in three grades of architectural or historic interest, and suggested that the Council might recognize these buildings as representing the surviving historic fabric of Dawson. We have also recommended that the Council should pass a by-law aimed at the protection of these buildings from unconsidered alteration or destruction.

Third, we have recommended the establishment of a Central Fund for the collection and distribution of the monies that will be required to support the City's conservation efforts. We have suggested a by-law through which this might be done.



Evolution

Perhaps the best way to explain what the study group expect to be achieved through this triple plan of campaign, would be to outline the process of thought and analysis from which it has evolved.

- Buildings of special interest -

It was first necessary to find out the extent of the conservation problem in Dawson. This would in part be dependent on the amount of historic fabric still surviving in the city. Having prepared an up-to-date map, we marked on it all those buildings which appeared - by reason of age or of architectural design - to be of special architectural or historic interest. The initial basis for selection was a visual judgement, later modified and corrected through archival research. The result of this operation was a map upon which some 212 buildings had been marked; about a third of the total number of buildings in the city. Map 7, Volume 2, and Figure 7 opposite, are derived from the earlier working document.



- Theme areas -

This map showed some areas in which the historic buildings were clustered more densely than in others. The map suggested, and our experience of the city confirmed, that these areas differed markedly from one another in general character. We knew also from earlier research that some of the areas had quite separate functions within the city organization. Therefore, using as a basis the plotted distribution of surviving historic structures, it was possible to focus on three districts in particular which epitomised three separate aspects of Dawson's historic character. These are indicated on Figure 8 opposite: Area 'A' centres on the surviving elements of the commercial or downtown district; Area 'B' represents the Government compound with Fort Herchmer as its nucleus; and Area 'C' is an early residential area. These were the first "theme" areas recognized by the study group. As research progressed we came to identify other areas as containing structures typical of some aspect of the city's historic character, or in one or two cases, as the now vacant sites of some formerly important element in early Dawson life.

- Historic Routes -

These three "theme" areas once noted on the city plan, another facet of the Dawson scene forced itself on the attention: the grid of streets which articulates the urban layout, and is the framework within which the theme areas are set. Third Avenue and Church Street, the streets linking the three areas, were also foci for surviving historic structures. From this point of view the generalized areas 'A' and 'C' could be considered as parts of the overall network -- street patterns along which were ranged buildings of special interest. It was then possible to identify, linking and interpenetrating the three areas, a reticulation of "historic routes": that is, routes or streets which are repositories for the surviving historic character of Dawson. This pattern is shown on Figure 9 opposite.



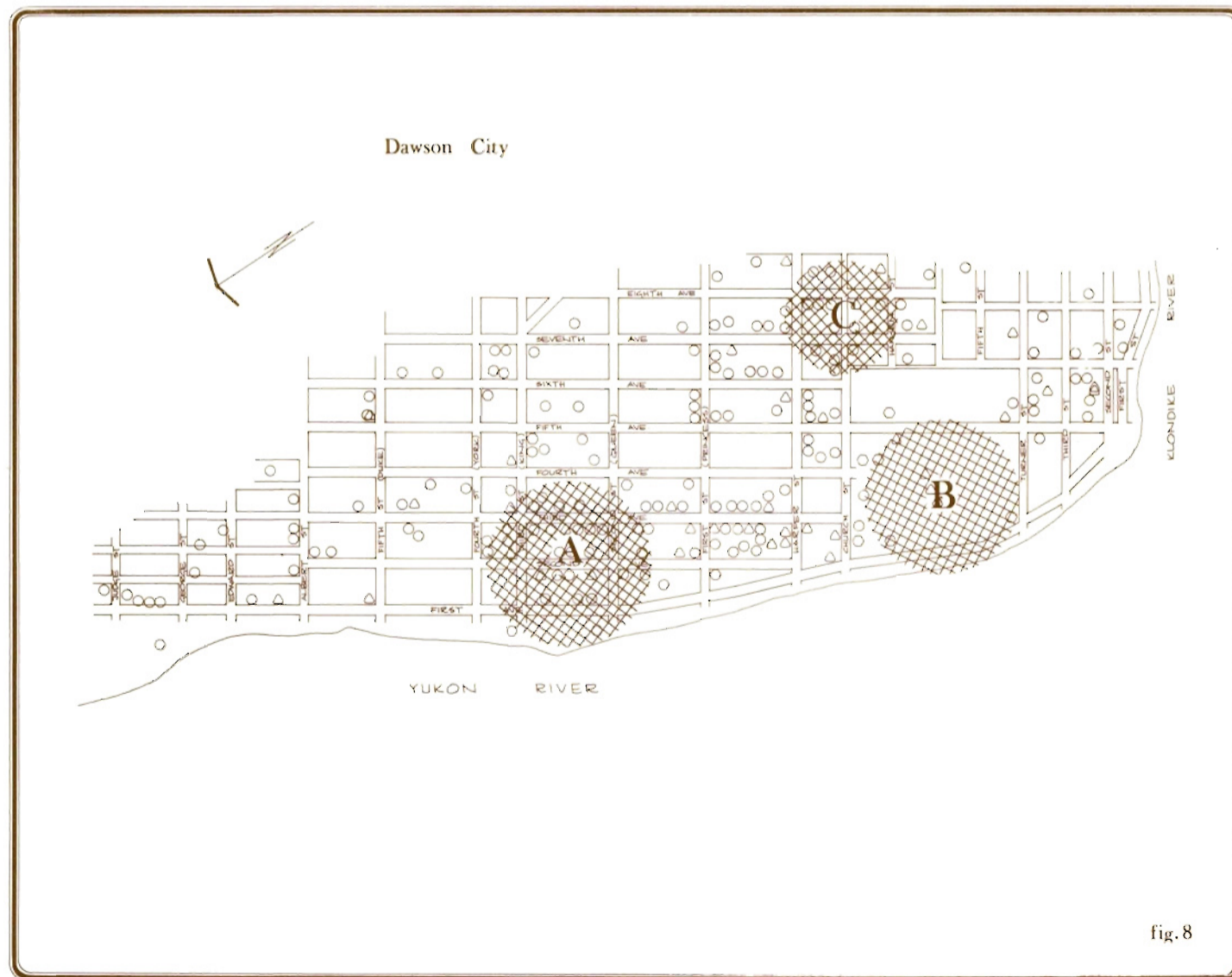
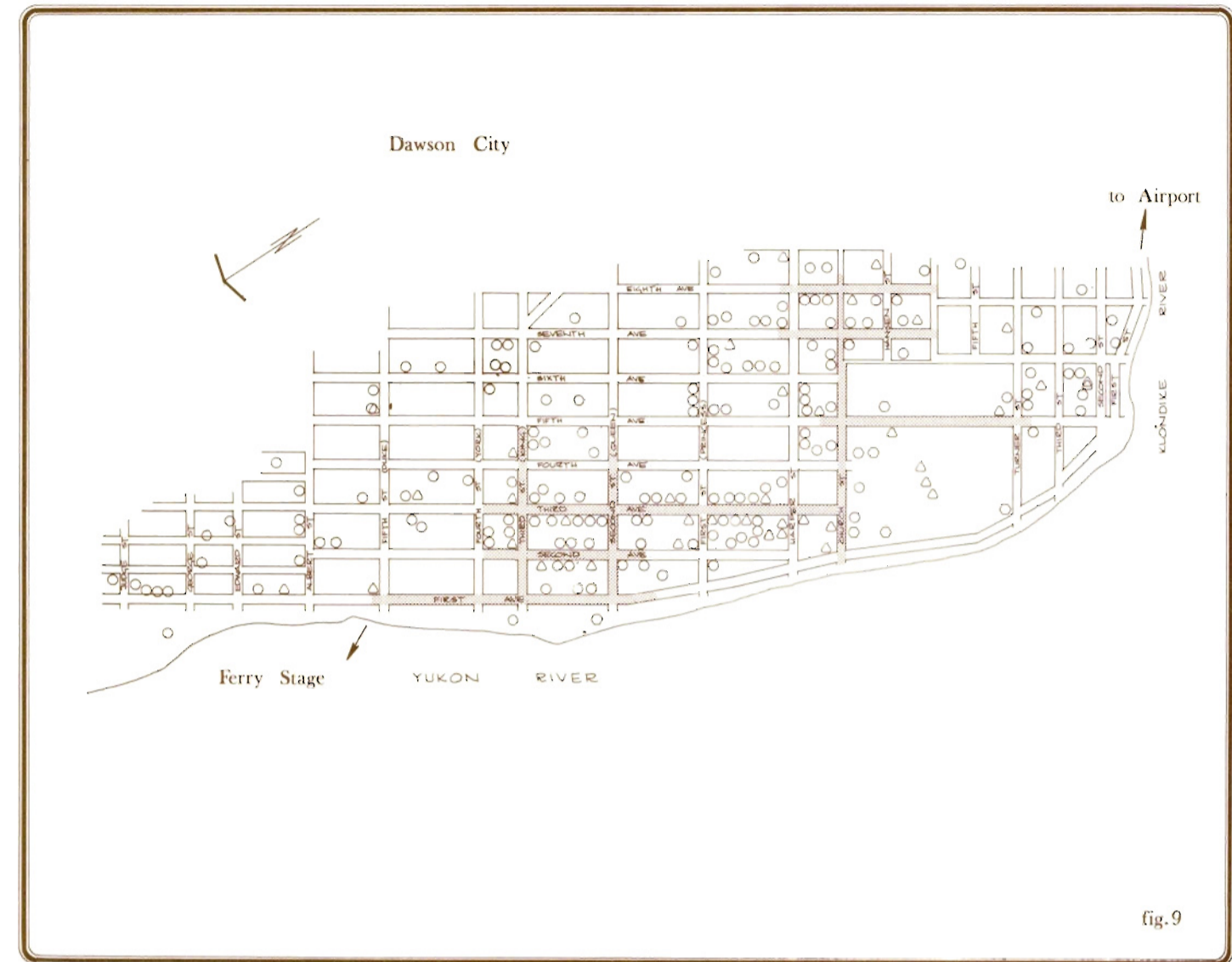
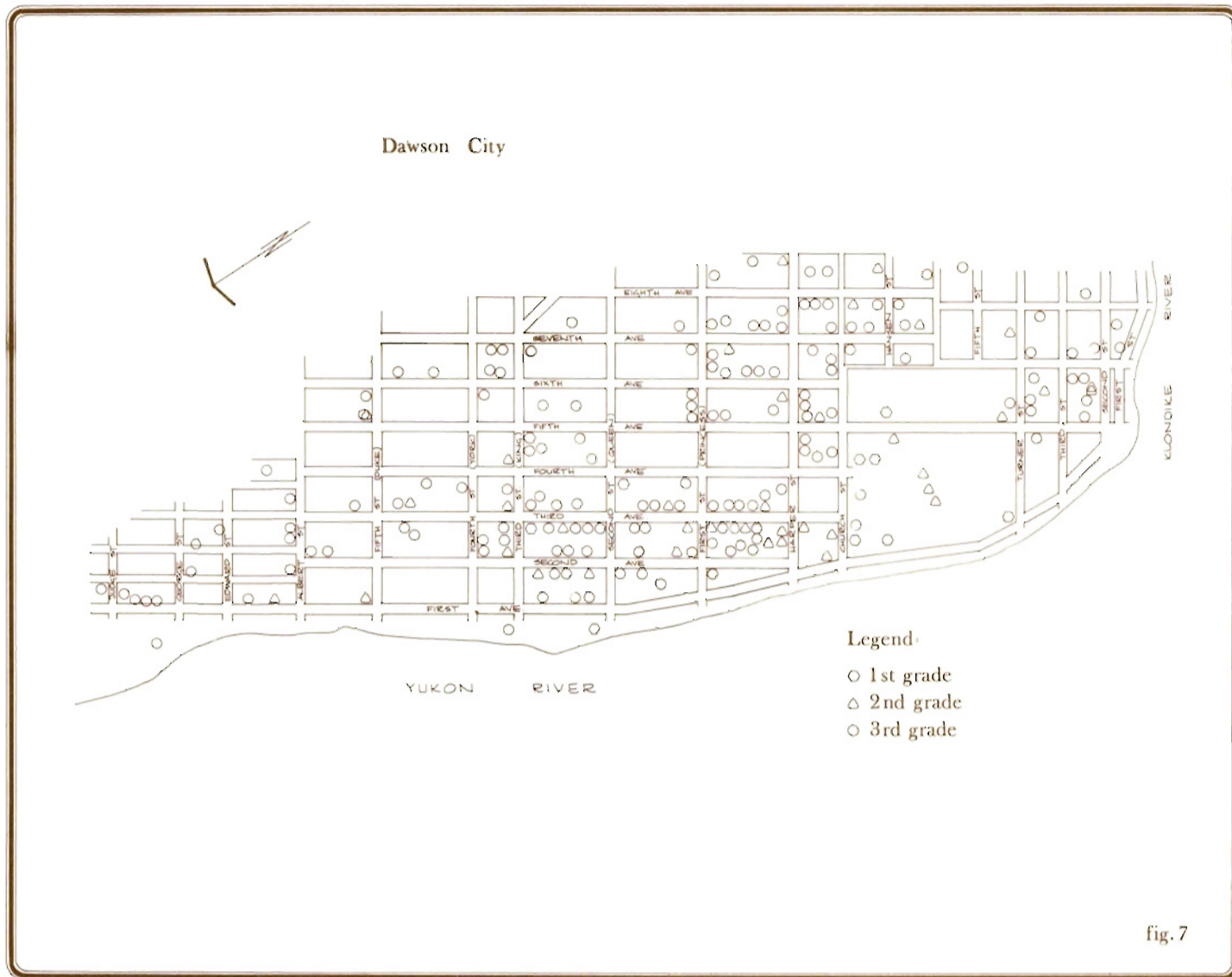


fig. 7 Buildings of Special Interest

fig. 8 Theme Areas

fig. 9 Historic Routes

As work progressed, these twin concepts - theme areas, and historic routes - developed in parallel, until it seemed that we had identified all the neighbourhoods in the city which were significant elements in the sum total of Dawson's historic character. At this point, we brought areas and routes together, and from this marriage defined a series of districts - their boundaries based for convenience on the lines of land division in the city. These districts are shown on Figure 10 opposite. We would suggest that any plan for the conservation of "historic Dawson" should concentrate on preserving and enhancing the historic character of these districts.

Recommendation 1

The study group therefore recommends:

1. That Dawson City should take powers to define areas of special interest to the City, by reason of historic or architectural character; these to be designated "Conservation Areas".
2. That Dawson City take powers to review and control all aspects of development in these "Conservation Areas".
3. That Dawson City should consider designating as "Conservation Areas", those areas indicated on Figure 10.

Proposal:

The group has proposed a draft of a by-law which would give the City the recommended powers. This is to be found on page 50. Further discussion of the proposed "Conservation Areas" is placed at the end of this Section, on pages 36-46.

It can be seen from Figure 10, where the suggested "Conservation Areas" have been superimposed on the map of the "Special Interest" buildings, that by no means all the buildings are included within these areas. In fact, approximately 35% of the total stand outside the area boundaries. It is remarked elsewhere in this study that the visible historic character of a town resides in its surviving historic fabric. If that be so, then clearly these buildings outside the Conservation Areas represent a historic resource that Dawson cannot afford to lose. Conservation of the character of certain localities is not enough by itself to protect the historic character of a town. There must also be some measures to guard individual buildings.

Recommendation 2

The study group therefore recommends:

1. That Dawson City should take powers to schedule buildings of special interest to the City, by reason of their architectural or historic character.
2. That Dawson City take powers to review and control works affecting the special interest of these buildings.
3. That Dawson City should consider adopting as the basis of their schedule those buildings indicated on Figure 7, and shown in more detail on Map 7, Volume 2.

Proposal:

The Group has proposed a form of by-law which would give the City the powers we recommend. The draft is to be found on page 54. Map 7 shows the buildings of special interest marked in three grades.

In the course of evolving our proposals the study group moved on from identifying surviving historic fabric as a first step, to a definition of certain buildings and areas as of "special interest". Legislative means for protecting and enhancing this interest were then proposed. By this stage, it became obvious that the effort and determination required of the City, if it should wish to establish and administer a Conservation Plan, would be considerable. It became equally obvious that special arrangements would be required to fund the Plan.

Recommendation 3

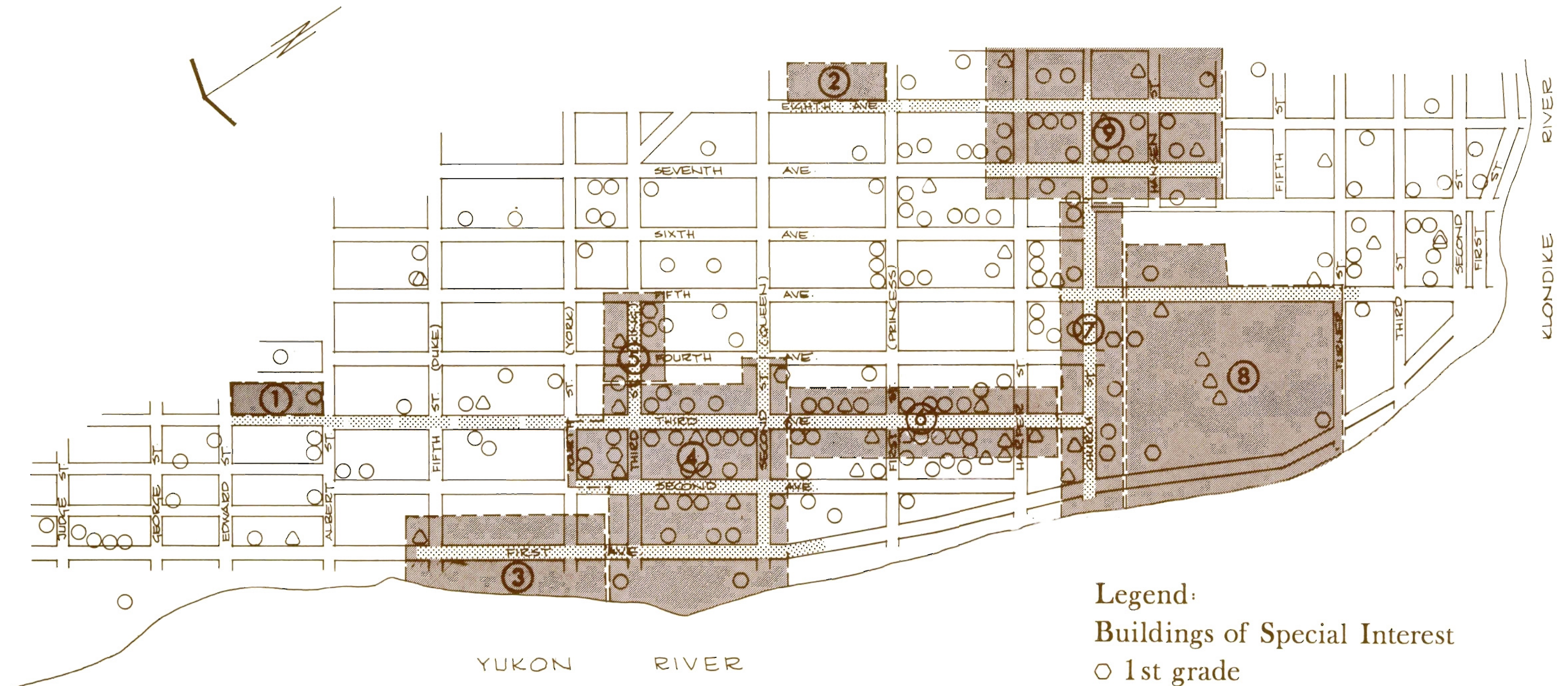
The study group therefore recommends:

1. That Dawson City should take powers to establish a Central Conservation Fund.
2. That Dawson City take powers to enable it to pursue the aim of financing this Fund by all reasonable and prudent means.
3. That this Fund be disbursed by the City on works by itself or by others, tending to the conservation of the historic character of Dawson City.

Proposal:

The Group has proposed a form of by-law which would give the City the powers we recommend. The draft is to be found on page 60.

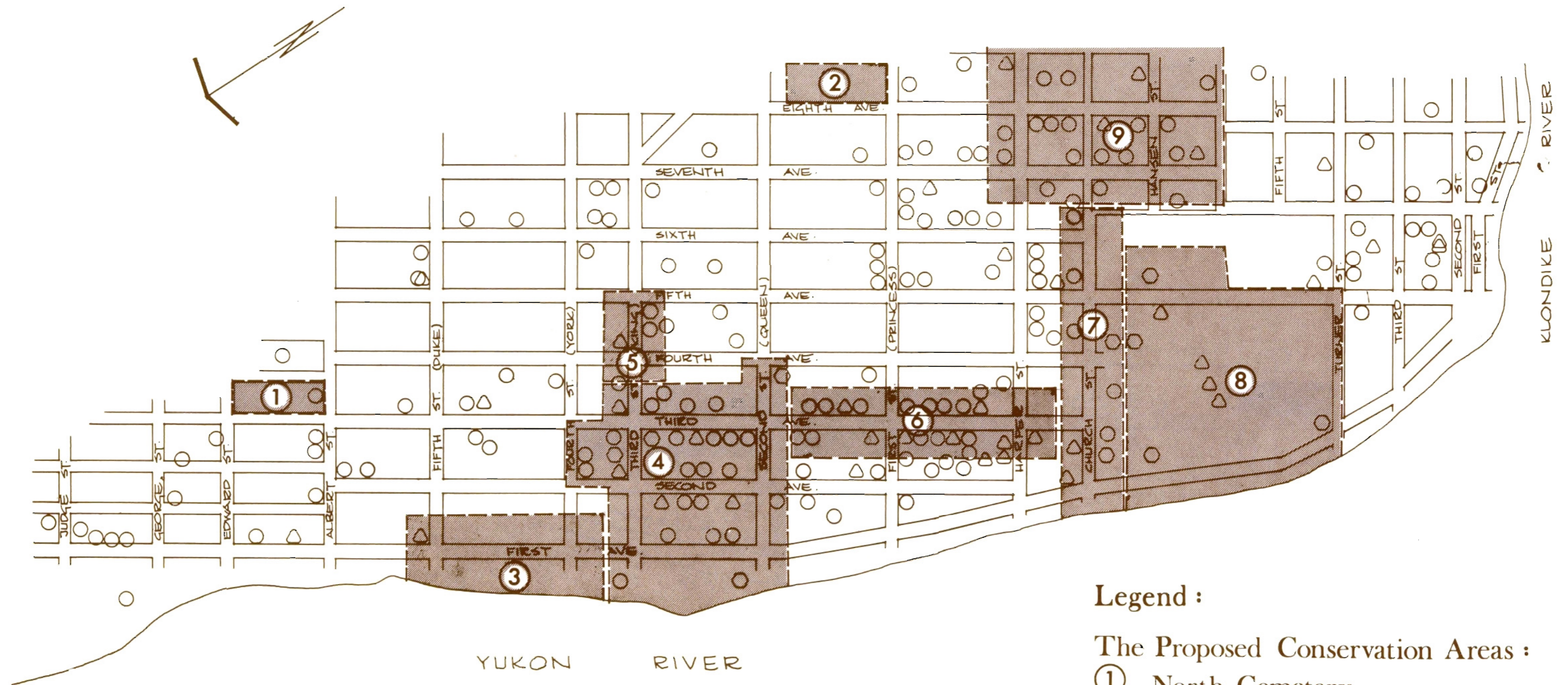
Dawson City



- Legend:**
- Buildings of Special Interest**
 - 1st grade
 - △ 2nd grade
 - ◻ 3rd grade
 - Conservation Area
 - ⊕ Historic Routes

fig.10

Dawson City



Legend :

The Proposed Conservation Areas :

- ① North Cemetery
- ② Pioneer Cemetery
- ③ First Avenue
- ④ Downtown
- ⑤ St. Mary's
- ⑥ Third Avenue
- ⑦ Church Street
- ⑧ Fort Herchmer
- ⑨ Seventh/Eighth Avenue

fig. 11

The Proposed Conservation Areas :

Introduction

The study group has suggested that part of the strategy for conservation planning should be the recognition of the special interest of certain districts within the City. Within such districts, development should be controlled in the interests of preserving and enhancing the special character of the neighbourhood.

These districts would be designated "Conservation Areas", defined as "areas of special interest to the City of Dawson, by reason of their historic, architectural, or scenic character."

Figure 11 opposite, shows the location and boundaries of nine areas which the Study group would recommend for designation. A brief comment on each area follows, describing its special interest and suggesting possible outlines for conservation policies within the area boundaries.

1. North Cemetery

2. Pioneer Cemetery

- Special Interest -

These cemeteries can claim to possess the oldest surviving historic fabric in the City. Wooden and stone monuments record the last resting places of many who came to Dawson in the first years of its existence - and the last of their own. The cemeteries are of special interest to the City: they mark the very beginnings of its history, and represent perhaps the first examples of deliberate "fine design" to be seen in this part of the Territory.

- Possible Policies -

The conservation of the cemeteries will involve a certain amount of clearance of vegetation, and the repair and consolidation of individual monuments. Some provision will also be required to allow visitors access to the sites, and to toughen ground surfaces along the most likely circulation routes. However, much of the present character does lie in the visual effect and reflective mood arising from the relationships of the monuments and the vegetation which has grown up around and over them. It will therefore be an important part of detailed conservation policies for these areas, to interfere as little as possible with this relationship while taking the necessary minimum of action to preserve the monuments and make them accessible.

3. First Avenue

- Special Interest -

This is the only area which the group is recommending to the City for what it once was, rather than for what it is now. As Map 7, Volume 2, shows, it is destitute of surviving historic structure, save for the Ladue Mill at its northern end. At the beginning of this century, however, the district was a thriving part of the commercial enterprise of Dawson, a mixture of stores, warehouses and offices. The drawing of First Avenue between Duke and King, included in Volume 3, pages 8 and 10, gives an impression of the appearance of this neighbourhood in the city's heyday. The present reduced, domestic, character of the area belies its original form.

We would suggest that this First Avenue Area is of special interest to Dawson City because it represents the industrial and warehousing aspect of historic Dawson activity, and its position beside the Yukon emphasises the role of the river as the City's chief highway of supply. Its architectural, or cityscape interest lies in its linking of the downtown area between King and Queen, with the industrial and service area at the north end of town. The 1903 historic use map, Map 4, Volume 2, shows how the various uses merge and change as one proceeds north from the block between King and Queen, while the streetscape drawings of First Avenue in the "historic" period show how the building types and styles altered in similar fashion along the route.

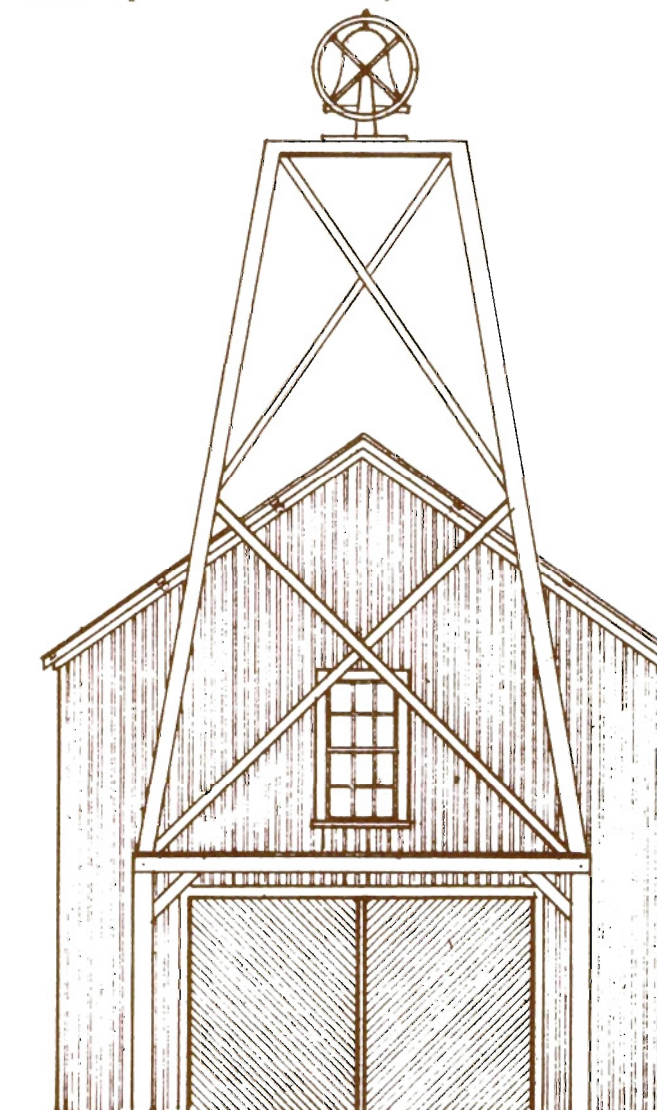
Admittedly, the visual evidence for all this has gone. Admittedly also, we have usually based our conservation suggestions on the principle of concentrating effort where historic fabric still remains. We depart from that principle in this case only because the area occupies a significant place on the main route through present-day Dawson. Figure 9,

illustrating the network of "historic" routes, shows that First Avenue as a whole is a natural line of communication for the visitor between points of historic interest at the north and south ends of town. In particular, the two blocks of First Avenue included in this "First Avenue Conservation Area" are a continuation of the lively and commercially active block between King and Queen, and lead directly to the ferry stage for the west bank of the Yukon. Taking these points into account, we feel that in any future development plan for the City, the Duke-King stretch of First Avenue must receive special consideration. Since this part of the Avenue originally had an important place in the economic life of Dawson, and is now adjacent to an downtown area of great historic interest, the study group would recommend that development proposals for the area should be made in the context of "Conservation Area" policies.

- Possible Policies -

Conservation plans for this area will not be easy to draw up. It will not for example, be possible to revive the original character of the area in full until buildings of the original scale can be erected. The dwellings at present on the site are too small to provide the historic effect. There would however, seem to be no good and immediate social or financial reason to persuade local residents to move to other areas of the town - unless other accommodation equally acceptable to them can be provided.

We would suggest, nevertheless, that as a long term aim, policies for this area should aim at the replacement of the present-day houses. The object of the area conservation program should be first, to preserve and if possible rehabilitate the surviving witnesses to the industrial past, such as the Ladue Mill; and second, to encourage the development of activities and buildings similar in character to those originally established on the site. The policies should also take into account the importance of this part of First Avenue to circulation patterns both in and through the town. The street must physically be capable of coping with the pedestrian and vehicular traffic. It must also present to the traveller an appearance generally congruous with the historic character of other parts of the city.



4. Downtown

- Special Interest -

The study group puts forward this area as of special interest to the City of Dawson, since it is the very heart of the urban entity that grew and flourished at the confluence of the Klondike and Yukon rivers. While the eighth of the areas we have defined, "Fort Herchmer", represents Dawson as a centre of Government, this fourth in the series epitomises the City as a commercial and financial centre. It can be seen from the series of "Use" maps in Volume 2 (Maps 2 - 5), that from 1897 until 1973, the city blocks between King and Queen Streets adjacent to the river, have been the focus of the city's business life.

The commercial importance of the district was early reflected in the elaboration of facade designs along its streets. The series of "historic" streetscapes in Volume 3 which deal with these streets, shows the general appearance of the buildings in the early years of this century. Nearly all the elevations are of some pretension, though First Avenue and King Street possessed the most imposing.

A significant proportion of the buildings of historic or architectural interest in Dawson are concentrated within the boundaries we have suggested for the area. Some 33 of the total number of 212 are to be found here; of the 11 first grade buildings, 4, and of the 37 second grade buildings, 5, stand along these "downtown" streets.

It should also be noted from the map of the proposed conservation areas, (Figure 11), that the "Downtown" area is a key piece in the overall pattern of linked areas and historic routes. The area is indeed so important to the historic character of Dawson City that unless the Conservation Plan

succeeds here, it will fail in the city as a whole. If only one area was to be selected for attention, then it would have to be this one.

- Possible Policies -

The preparation of an effective conservation plan for the area will be complicated by two aspects of the current situation. First, the extent of historic fabric still surviving rarely approximates even 50% of the original; in most parts of the area the percentage is much less. Second, the level of business activity has sunk very low, and is tending to withdraw towards the river. In consequence, the First Avenue section houses the most activity, with only a small proportion of the historic buildings. The Third Avenue section contains the majority of the buildings of interest, but shows little sign of life, and the structures themselves are growing delapidated. The stretch of Second Avenue included within the area, is in a state similar to that of Third Avenue.

A glance at the maps showing the distribution of historic buildings and their relative conditions, (Volume 2, Maps 7, 8), will illustrate these points. Note especially the number of buildings found empty during the 1973 survey.

"Reoccupation"

The study group suggest, therefore, that the first priority in this proposed Conservation Area, should be to encourage the reoccupation of the downtown district. Coupled with this should be the guidance of returning activity into those buildings which now stand empty and disused. So urgent is the need for this to be done, that it would seem that almost any

activity which is not actually harmful to the buildings, or offensive to the senses, should be welcomed. Certainly, the mixing of commercial and residential land use should be positively encouraged - the district in its heyday housed many of its tradesfolk over their business premises.

While this policy is being put into effect, measures should be taken to secure and maintain all unoccupied historic buildings, in order to ensure their survival until new occupants can be found.

"Rehabilitation"

It is not to be expected that new businesses will spring up overnight to establish themselves in the area. We would suggest that serious consideration should be given to the possibility as an interim measure, of rehabilitating buildings for residential accommodation. Such rehabilitation could provide year-round homes, or short term accommodation for visitors. It might be, for instance, that a hotel, planning expansion, could find the necessary space by acquiring an empty historic building to use as an annex. In the motel concept of hotel operation, it should be no insuperable problem in the summer season, if some of the guest rooms or suites were situated a block or two away from the main office.

The rehabilitation of some of the historic buildings to serve as housing would probably not be cheaper than the construction of new homes elsewhere. However, with the active support of the city and public agencies, various forms of direct and indirect assistance could be made available. Perhaps there would be some opportunity for direct action by the City Council; in such a case, the Council might wish to combine the

provision of housing and business premises, by first rehabilitating, and then selling or leasing, a shop with apartments over.

The return on such investment would be small; but if it is accepted that the historic character of the city is a major resource for Dawson's future, an historic building preserved and in active use might be in itself a sufficient benefit. At the least, a building in occupation is more secure against accident or vandalism than one which stands empty: a policy of subsidised occupation is therefore insurance against the continuing loss of historic fabric.

"Redevelopment"

The next major concern, we would suggest, should be to establish priorities for the redevelopment of empty lots, or for the improvement of existing premises. These priorities would be accompanied by a statement on the conservation goals to be aimed at in the course of such development.

The point of departure for such redevelopment policies should be the principle of directing the primary effort towards the conservation of existing historic fabric. In which case perhaps the initial emphasis should be laid on the revival and preservation of the Third and King (east of Second) section of the downtown area.

The next, or even simultaneous, emphasis should be laid on the First Avenue section, since this is and will remain a centre for tourist activity. Then, attention could turn to the western end of King Street, to Queen Street, and to Second Avenue, as places of equal significance within the area.

"Restoration"

Within these streets there are points at which special effort might be concentrated. The three intersections, Third and King, Third and Queen, Second and King, are key points in the visual effect of the area. As the "historic" streetscapes show, these intersections had very positive architectural treatment when the town scene was at its most developed period. At these sites, therefore, a successful effort to obtain a full restoration of the original appearance would have maximum effect.

Restoration schemes could also be executed with telling effect along First Avenue. This Avenue, as can be seen from its reconstructed elevations, (Volume 3, pages 8-18), had the most distinctive architecture of any street in the city. Echoes of its appearance linger in the present-day buildings, but there is little or no direct survival of the original. Since this street is so important as a centre of tourist activity, and is an important part of the general facade of Dawson as seen from the river and the embankment road, it would be well worth encouraging the restoration of its historic appearance if the opportunity presents itself.

"Infill"

For the remaining sections of the area, providing the existing historic buildings are retained and their facades restored, infill development could be encouraged. This should probably conform to general characteristics of the historic development, rather than attempt detailed reconstruction of original buildings. Service areas, local parking, and modern ancillaries should be located in the inner portions of the city blocks, where they will be concealed by the more or less continuous street facades.

5. St. Mary's

- Special Interest -

The fifth of the areas the study group would recommend to the City's attention includes on Figure 11 one and a half blocks of King Street, immediately adjacent to the north-east corner of the "Downtown" area. The name we have chosen, "St. Mary's", points out our reason for selecting this area, perhaps more clearly than does the plan of the lots involved.

The interest of this proposed Conservation Area to the City lies more in its architectural and scenic qualities than in its historic character. Since Dawson is laid out on the grid system, it is rare for any vista down its streets to be closed or punctuated by any monumental or architectural form - as would be the case in a town plan where the streets curve and bring a building into prominent view, or where streets fork and emphasise a structure erected at their meeting point. In Dawson, the terminus to any view is provided by Nature - and the enclosing hills mark the boundaries of the city with a grandeur beyond the merely architectural device. Nevertheless, on some of the city's streets, a building does have sufficient prominence in the general view to catch the eye, thereby marking a stage in the recession of the streetscape towards the swelling ground into which it eventually fades.

The tower of St. Mary's church is a land mark in the long view eastwards up King Street. While it and its surrounding buildings are not part of the downtown complex, they are important in the view out of that complex. Since we have emphasised the importance of the downtown area in the conservation of the historic character of Dawson, it will be no surprise that we should also urge the importance of caring

for those elements in adjacent parts of town, which contribute to the overall effect of the central district.

Of course, since we are recommending together with the creation of Conservation Areas, measures for the protection of individual buildings, it might well be thought that the effect of these latter measures would be sufficient to safeguard the "land mark effect". If this were the case then the designation of a Conservation Area around St. Mary's would be an unnecessary proliferation of controls.

The recommendation to designate an Area, rather than to rely on the provisions concerning individual buildings, is based on the following points:

- a) 50% to 60% of the street between the "Downtown" Area and St. Mary's itself, is empty of building at the present time. The possibility that the voids might be filled with structures whose scale and design would not be appropriate, and might detract from the relationship of the church and the downtown area, should be guarded against. The development provisions of the Conservation Area regulations would permit due consideration of such points.
- b) The suggested boundaries for the area, although not extensive, enclose five buildings of special interest, (from an area total of eight buildings), of which one is of first grade and another of second. Therefore, within this small section of town, there is a sufficient concentration of special interest structures to justify considering the area itself as of special interest.

- Possible Policies -

Since the main emphasis for conservation policies within the area would be laid on its support role in relationship to the character of the district to the west, they need not be complex. There would seem to be no urgency for area reoccupation. Indeed, if such reoccupation were to take place at the expense of the reoccupation of the "Downtown" Area it should be discouraged. The main aims to be pursued are the preservation of the historic buildings, the protection of the streetscape effect of the church tower, and harmony of scale and design in any new development vis-a-vis the existing buildings.

6. Third Avenue

- Special Interest -

The "Third Avenue" Area derives its primary character from being a street rather than a district. That is to say, it is a line rather than an area, or a route to travel rather than a point to arrive at; in short, a corridor.

The study group recommends the area as of special interest to the City, since it is the link between the two chief of the proposed conservation areas: "Downtown" and "Fort Herchmer". Clearly, appropriate development will be important along such a route, likely to be a major element in visitor circulation patterns for the historic parts of the City.

Third Avenue has, however, further claim to "special interest" status, by reason of its early importance in the town, and also by reason of the amount of its historic fabric which still survives. The "historic" streetscapes for this area (Volume 3, pages 34-46), show a standard of elevational design, and of attention to architectural display, second only to the major downtown streets. Figure 11 marks the historic buildings within the area. They total some 23, of which 9 are second grade, and the rest are third grade. This is an extent and quality of historic fabric which is comparable to the downtown area itself.

The historic character of Third Avenue, speaking of use rather than of architectural design, resembles the third area, "First Avenue". It changes chameleon-like as it runs from one major area, "Downtown", to the other, "Fort Herchmer". The use map, (Map 4, Volume 2), which shows Dawson at its peak of prosperity, indicates a concentration of commercial activity at the northern end of the area, where the avenue becomes part of the downtown district. At the

southern end, where the avenue joins Church Street, the use is residential. This merging and changing of use is even more marked in the 1973 map, (Map 5), where it also reflects the ebbing of the business life of the city. Probably the effect was more obvious during the historic period than our map, based on main lot-use, would show; to judge from the buildings themselves, it would seem as if some of the commercial activity at the southern end of the avenue consisted of small trades, where business premises and dwelling were one and the same.

An interesting similarity between the historic and modern uses of the avenue, is the concentration of hotels; until very recently two of the historic - much altered - hotels were in use, while a modern hotel development at the corner of Princess and Third is still in flourishing condition.

The modern use map, (Map 5), indicates that conservation problems may arise from the declining level of occupation within the boundaries of the proposed Conservation Area. It can be seen from this map that a very high proportion of the surviving historic buildings are empty; from the condition map, (Map 8), it can also be seen that the condition of the surviving fabric is a matter for serious concern.

- Possible Policies -

Conservation policies for this area would be very similar to those for the "Downtown" area: an emphasis on reoccupation, and on guiding renewed activity into existing historic structures; the taking of urgent measures to arrest decay in empty buildings; selection of key points for restoration emphasis, again a street intersection, Princess/Third, seems

an obvious choice here; and in other parts of the area the regulation of new development to achieve appropriate appearance.

Mixed uses along the avenue should be welcomed: small trades, public and private accommodation, shops, and catering or liquor establishments, would all fit the historic character of the area.

Perhaps, since the hotel business has both historic and present day precedent in the avenue, it might well be worth encouraging any further hotel development in Dawson to concentrate first on Third Avenue before looking to other locations. The tourist in Dawson looks for a variety of services - since he is at the end of a long journey, and some distance from other settlement - which hoteliers might find it profitable to supply, either as part of their own establishments, or in association with other businesses. The buildings necessary to house the service outlets and sales-points would fit well into the general scale set by the historic development.

One further advantage in concentrating hotel accommodation along Third Avenue lies in the possibility of vehicle access and parking on the eastern hinterland of the avenue. Further vehicle entrances could be provided from Fourth Avenue, or those lanes which divide the blocks and lead from Queen and Princess, could be improved. This would tend to reduce the traffic flow into the Conservation Areas to the west of Fourth, while still permitting direct and free access to hotel accommodations.

7. Church Street

-Special Interest -

This seventh of the areas the study group recommends, is one of those which take their determining character from the street which they incorporate.

In moving across Dawson City from north to south, enumerating the above areas, we have passed through the distinctive pattern of the city's organization: from an industrial or services area at the north, to the business and shopping area at the centre, and now onto the verge of the Governmental district to the south - while, as yet unmentioned, a broad residential belt lies east alongside all these, climbing over the feet of the surrounding hills.

Within this pattern, Church Street has acquired two roles. First, it is the main east-west communication at the south end of the city - linking residential, government, and business areas. Second, it is the boundary between urban activity and the enclave from which issued law and government for the Territory.

The second of these roles has given Church Street most of its architectural character, though in a roundabout way. The Church, in its various forms and expressions, established itself at this boundary line, taking advantage of the larger land-divisions to be found on the south side of the street, adjacent to the Government reserve. Here the churches, missions, and hospital, rose in a line, facing into the city. On the north side, were houses, small businesses, and lodging places, the edge of the city proper looking back at Church and State - (see Map 4, Volume 2 for development at its height).

This historic character is still the essential character of Church Street. The churches survive; the early hospital has disappeared, but another has been constructed at the eastern edge of our area; the houses are still there; and the abandoned shells of hotel and workshop stand among them. The street was never densely built up, and a good proportion of the buildings of special interest survive. We are confident the area is of special interest to the City of Dawson, by reason of its historical and architectural character.

- Possible Policies -

The condition and building use maps, (Maps 7, 8) show that there is some cause for anxiety in the state of fabric and the level of occupation. St. Andrew's Church and Manse in particular, are vacant and in poor repair.

The study group would suggest that conservation policies for this area should take as their first priorities the preservation of surviving historic fabric, and the finding of satisfactory uses for empty historic buildings. Since the western end of the area lies adjacent to the eighth of the proposed Conservation Areas, "Fort Herchmer", in which it is to be expected there will be considerable emphasis on the interpretive and museological aspects of the overall Conservation Plan, it may be that uses derived from these activities could be found for such buildings as the "Miners' Rest Hotel" at the corner of First and Church, or for St. Andrew's.

If new development is required, it should be confined to the north side of the street, and kept to the domestic scale already established. The south side should be preserved in its present aspect, of large buildings on open sites. Uses, at least on the south side, should be generally similar in character to those for which the buildings were originally designed. That is to say, any educational or community assembly use would be perfectly appropriate in St. Andrew's; a light industrial use, on the other hand - even if it were not harmful to the structure - would be detrimental to the essential character of the southern side of the Conservation Area.

8. Fort Herchmer

- Special Interest -

The historic interest of the Fort Herchmer site is indisputable and indivisible from the history of Dawson itself. It has also, of course, noteworthy architectural characteristics.

Within the boundaries the study group has drawn (Figure 11) are included three buildings of the first grade, and four of the second grade. The three "first graders" represent the various organs of Territorial and Dominion Government, and are appropriately formal and distinctive in design. The four "second graders" survive from the earlier phases of the R.C.M.P. establishment. They are typical of the work-a-day structures put up to house the officers and routines of the administration of government in Dawson and the Territory.

It should be remarked at this point that, although for the purposes of explanation and future administrative convenience, we have defined a "Church Street" area separate from the "Fort Herchmer" area, visually there is no such distinction. West of Fifth Avenue, the buildings on the south side of Church Street read as one with the Government reserve although strictly speaking they are no part of it. In point of fact, therefore, the area enclosed by Fifth and Church should be considered as a unit in terms of its present day character, and in terms of its significance for the City as a whole. Although historically the area was developed as two separate entities - the government complex centered on the R.C.M.P. station, and the churches and hospital facing onto Church Street - the apparent boundary has blurred and vanished; visually the two once distinct elements have merged into one.

We would suggest, in consequence, that if our proposal of Church Street as a separate "Conservation Area" in its own

right be not acceptable, then the "Fort Herchmer" area should be extended to Church Street. It is important that development in the whole area should be properly coordinated.

Historically, Fort Herchmer has been part of Dawson since the very earliest day of settlement. Gold was found at Rabbit Creek on 17 August 1896; on 24 September, Inspector Constantine of the North West Mounted Police is writing to the Minister of the Interior:-

"I have the honour to state for your information that I have reserved for the use of the Police Department and other Government purposes 40 acres of Dominion Government lands, more or less, at the mouth of the Klondike River in the angle of its junction with the Yukon River, on the north side."

This first establishment of "the Police Dept. and other Govt. purposes" is probably represented on the 1897-1898 plan (Figure 12). When surveyed in 1901, (Figure 13), the complex has expanded considerably. By 1912 however, (Figure 14), the number of buildings in the police barracks had already declined, in keeping with the decline of population in the City itself. The present-day layout, (Figure 15), preserves a few buildings which survive from the Fort as Dawson City knew it in the first decade of this century; but only the merest ghostly impression of the early layouts can be traced in the modern plan, (Figure 16). Therefore, while the site as a whole retains its significance for the history of Dawson, and while various individual buildings still stand which are themselves of historic and architectural interest, the original layout and detailed appearance of the site has disappeared.

- Possible Policies-

The study group feel that this situation should be recognized in any conservation policy proposed for the area. An attempt to return to the ca. 1901 setting is foredoomed to failure -

extensive reconstruction would be required, possibly at the expense of some of those existing structures which are of interest in their own right. The "Fort Herchmer" Area, together with the adjacent section of Church Street, has become in effect a landscape in which stand isolated monuments. This character could be carried forward and developed by treating the site as a park, landscaped to display interesting buildings, housing a record and interpretation of the history of the site and neighbourhood of Dawson, and providing a major centre of refreshment and recreation for the citizens of Dawson and their future guests.

Within this park, uses of public benefit can be encouraged, comparable - although not necessarily identical - with the intent of the original developers of the site. Perhaps within the Area could be housed various community facilities. Certainly those more formal museum and exhibition functions, which will no doubt be required for the explanation and display of Dawson's past history and context could find an appropriate setting here. The possibility of focusing expanded social life during the summer season, upon the formal Government buildings - the Commissioner's Residence in particular - could also be explored.

Policies with respect to individual buildings should concentrate upon preserving and rehabilitating the surviving buildings of special interest. The erection of new buildings should probably be discouraged - whether or no such structures have historic precedent. It will not be possible, of course, to decide upon these matters in any detail, until a development plan is prepared for the area, which can take into account the various interests at present established there.

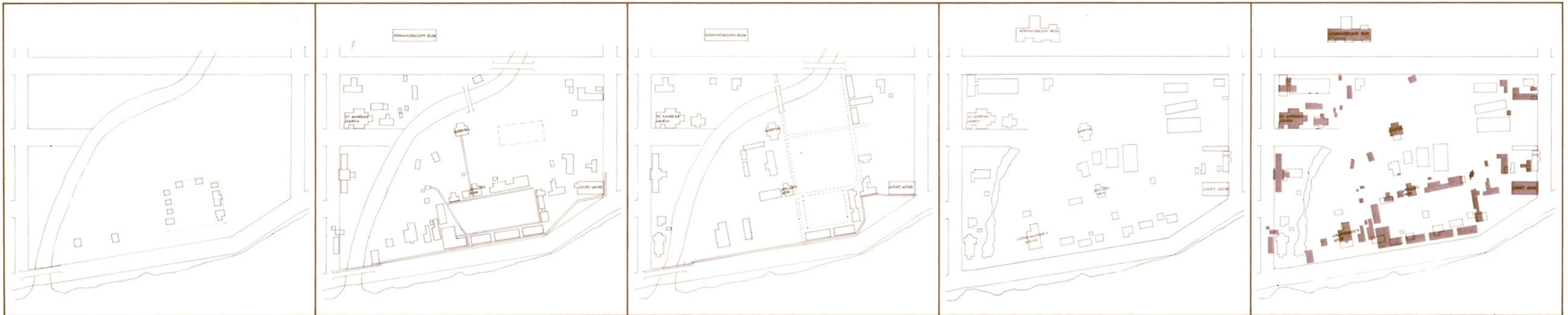


fig.12

1897-98

fig.13

1901

fig.14

1912

fig.15

1973

fig.16

1901/1973



fig.17

N.W.M.P. Barracks, First Avenue;
looking S.E. - 1900.
PAC C22346



fig.18

N.W.M.P. Barracks, The Square; looking north - 1901.
N.H.S.S. Coll.

Fort Herchmer 1897-1973

9. Seventh/Eighth Avenue

- Special Interest -

The ninth and last of the districts the study group would wish to recommend for designation as "Conservation Areas", has been selected as representing the residential character of Dawson.

Very early in the city's history, settled residential districts begin to emerge. Perhaps the very first area deserving of this description was that at the extreme north end of town, where St. Mary's hospital was built. Here a convenient spring of fresh water and a rise of ground made a desirable spot to pitch camp. (The swampy nature of the flats at the meeting of the rivers, caused the early Dawson pioneers to take to the foothills for their first camp-sites)

The Land Use Map for 1897, (Map 2, Volume 2), shows an extent of tented accommodation already set up at this favoured spot, though the other sites along the feet of the eastern hills have yet to be taken. By 1899, (Map 3), the tents have spread across these latter slopes, from north to south of the city.

At the north, by St. Mary's, permanent residential occupation of the surveyed lots is well under way, and a similar process is seen to be beginning on Seventh Avenue, particularly at the junction of Seventh with the Church Street/Mission Street line.

By 1903, (Map 4), both St. Mary's neighbourhood and Seventh with Eighth Avenue, are fully developed residential areas. The 1973 map, (Map 5), on the other hand - while it records that Seventh Avenue remains the centre for clusters of dwellings - notes that the north end of town is now very sparsely occupied.

If more had survived from the early days of life on Judge Street, George Street, or Edward Street, then this northerly district would have had prior claim for attention; it seems to possess seniority in development, even compared with the area centered on the crossing of Seventh and Mission. However, as Maps 6 and 8, (Building Use and Condition), reveal only too clearly, the northern part of Dawson is now its "empty quarter". Consequently, we have selected the second area, including three blocks of Seventh and Eighth Avenues within its boundaries.

The present character of this area is very pleasant. Quietly attractive, small, framed houses - well separated - are set down on the rising ground among trees, hedges, and remarkably colourful gardens: the flowers of Dawson City could by themselves make the town a place of pilgrimage during the long light days of summer.

The maturity of the setting is partly the gift of time; but the essential layout of the district - the neat houses, one to a lot, and the grid of streets climbing the hill dates back to the days of the city's prime. The houses themselves, though we could not yet say certainly which ones date back to the first years of the century, and which have come later, are all in appearance entirely appropriate to the historic character of domestic architecture in Dawson. Map 7, on which have been noted those buildings that seemed to the study group to be of special interest in the Dawson context, shows that a large majority of the structures within the area fall into such a category.

- Possible Policies -

The group recommends, then, that the historic and architectural character of this district is undoubtedly such as to make it of special interest to the City. Conservation policies here should first concentrate upon the preservation

of the existing fabric, and then upon ensuring that any future building should harmonize in scale and appearance with the present houses. A certain amount of infill could be beneficial, but we would not advise that more than one building per lot should be permitted. Within the more general context of the continuing development of the city, emphasis could be laid upon ensuring that Seventh and Eighth Avenues are serviced, maintained, and occupied - before shifting attention to the empty lands below.

It should be no part of conservation in this area to convert it into a museum. Rather, the aim should be to maintain its visual character, while discreetly modernising its appointments. A return to 1903 would be unwise for many practical reasons; in terms of visual amenity it could be disastrous. In such a case, it would be necessary to uproot most of the incidental planting which now lends the area much of its charm. This planting is itself a record of the passing of the years since Dawson first spread along the banks of the Yukon, and would be a proper concern in any detailed conservation policies prepared for the area.

The overall character of the district depends on four things: the grid of streets; the style of building; the pervasive planting; and the lie of the ground. From Sixth Avenue the land begins to rise, growing rapidly steeper as one moves towards Eighth Avenue. Here the visitor can pause, and look out across the city towards the two rivers. From the porch of the Service Cabin, the whole breadth of the valley is at once apparent. Turning north along Eighth a pleasant walk leads beside the hills to the Pioneer Cemetery, then down Queen or King to the river, or else through the quiet back lanes which mark the former streets of the north end of the city, to the North Cemetery and, beyond, to the site of St. Mary's Hospital, and the white cross shadowing the Nuns' Cemetery.

Landscape Qualities

- Scenic Character -

It has not been part of our general intent in this study to deal with the special landscape qualities of Dawson City, but rather to concentrate upon its historic fabric. Nevertheless, the natural setting of the city is so overwhelming a factor in its total character that no plan for Dawson can be complete, which does not take into account the landscape in which it lies.

The wider problems of soil conservation and improvement, of river control, or of landward access, have not been our concern. However, at the rather lowly level of local beauty spot and picturesque vantage point, the measures we have suggested for the conservation of historic urban character can be effective also for the protection of landscape or scenic character. It will have been noted, for instance, that the proposed by-law for the designation of Conservation Areas, included scenic character as one of the factors which could define the "special interest" of such an area. At those points where the landscape and the city meet, or where local qualities of land form and urban structure mingle in a unified effect, the "conservation area" concept will be found useful.

- Scenic Routes -

In this connection, there is one further point the study group would wish to make. The evolution of the above nine Conservation Areas as a planning concept is based partially on the recognition of a series of interlocking "historic routes", as shown in Figure 10. Therefore, implicit within the linked sequence of areas is a circulation pattern, which in the course of developing conservation policies will






probably be made explicit, as a clue which the visitor may follow in his exploration of the historic city. Our closing comment on the Seventh/Eighth Avenue area will show how easily this "historic" pattern can be linked into a "scenic" pattern of routes. Combined, the two patterns would lead the visitor through all the various elements which go to make up the attractive power of the city as a tourist resort. This pattern is therefore well worth some special attention to its preservation and enhancement, in similar fashion to that suggested for the areas of special interest.

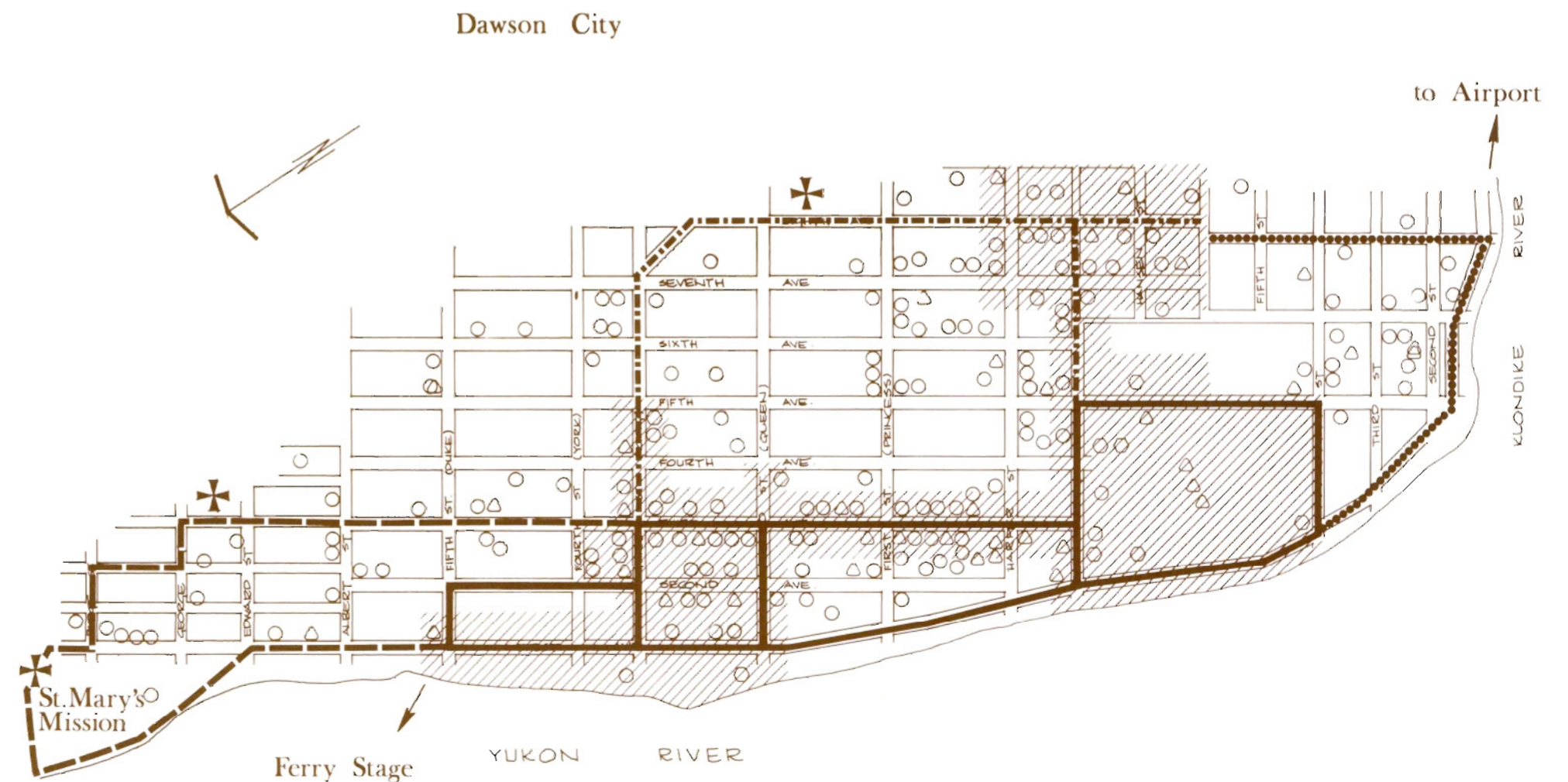
In Figure 19, we have outlined the basic pattern, with the major "historic" circuit as its nucleus, and three extensions or loops which would take the visitor around and through the other points of scenic or historic interest within the city.

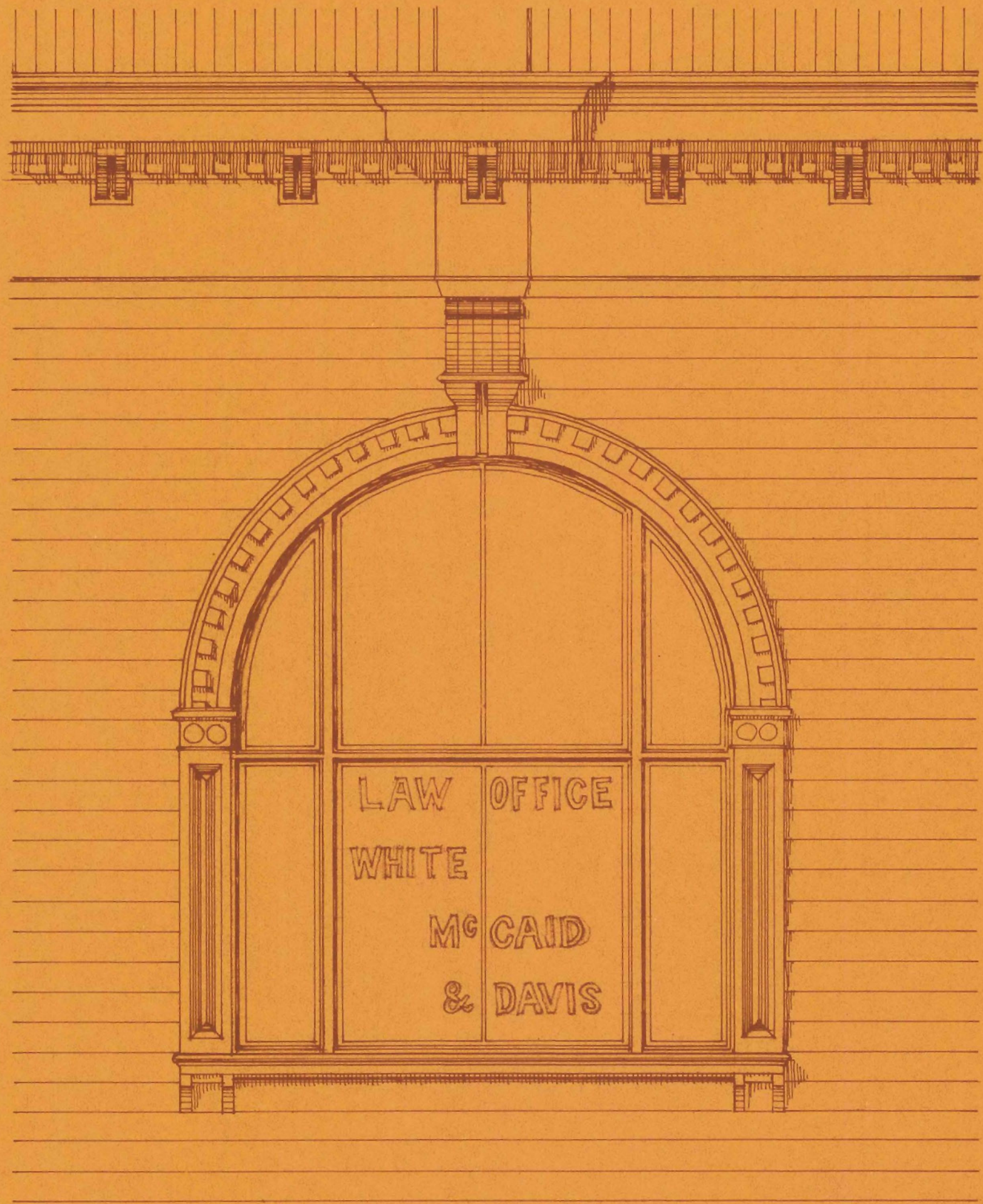
fig. 19

Legend :

Scenic and Historic routes :

-  the primary route
-  Extension A
-  Extension B
-  Extension C
-  Conservation Areas





A By Law for the proper Conservation, Enhancement or Restoration of Areas of historic, architectural or landscape interest within the City of Dawson.

The intent of this by-law is as follows:

- To identify areas of special interest;
- To ensure that development which might affect their special character is reviewed and licensed by the City;
- To provide planning guides for future development;
- To provide some assistance via the City to the individual concerned with development in a conservation area;
- To maintain standards of maintenance in the areas;
- To permit direct development involvement by the City in conservation areas;
- To prevent individual interest overriding the community's conservation purposes;
- To make available to the City the advice and assistance of other agencies and interested individuals.

The Municipal Ordinance clauses relevant to the following draft are:

- Section 87 - Zoning By-Laws; (this clause would need some reference to regulation of "appearance").
- Section 108 - Licensing of professions, trades, businesses.
- Section 57 - Acts done at expenses of person liable.
- Section 58 - Infraction of By-Law.
- Section 86(f) and other similar provisions - Special taxes.
- Section 118 - Miscellaneous By-Laws, including
 - (a) acquisition, etc., of real property for municipal purposes.
 - (c) making of grants.



The following texts are put forward as initial drafts, for the purpose of discussion. They are not intended to be complete in all their provisions, nor to represent any final legal format. They are meant only to illustrate those points of conservation in Dawson City which the study group feels should have legislative support.

The group would suggest that the drafts do have a basis in the provisions of the present Municipal Ordinance of the Yukon Territory. However, if comprehensive by-laws are to be made in the future for the conservation of historic urban environments within the Territory, it would seem that the Municipal Ordinance will require some amendment. Reference in particular to such conservation as being a "municipal purpose" would place the necessary by-laws on surer ground.

WHEREAS the Corporation of the City of Dawson intends that the historic character of the City of Dawson shall be conserved and enhanced;

AND WHEREAS the Corporation has decided that certain areas within the City of Dawson make a special contribution to the historic character of the City;

NOW THEREFORE the Council of the Corporation of the City of Dawson enacts the following By-Law which shall be known as:

"The Dawson City Conservation Areas By-Law"

1. The Council shall designate one or more Areas of special interest to the City of Dawson by reason of their historic or architectural or scenic character to be known as Conservation Areas.
2. The Council may require that all development in the said Conservation Areas shall be subject to the licence of the Council.
3. The Council shall adopt and may from time to time vary a Schedule of Regulations concerning the designation of Conservation Areas and the issue of licences for development within them.
4. The Council shall prepare and make available for public information at all usual hours Area Conservation and Development Plans for each Conservation Area as soon as may be after designation of the said Area.
5. The Council may at its discretion provide professional or financial assistance to building owners tenants or developers for the furtherance of works tending to the conservation or restoration of the historic or architectural or scenic interest of a Conservation Area.

6. The Council may at its discretion require the owners or tenants of buildings or land within a Conservation Area to execute essential works of maintenance or repair to buildings or to maintain land in decent and sightly order and where it appears to the Council that the owners or tenants are unwilling or unable to execute such works and it appears to the Council that the special interest of the Area is thereby affected detrimentally the Council may itself execute the works and may at its discretion either assume the cost of such works itself or charge some or all of the cost to the owners or tenants or against the real property concerned as a special tax to be recovered in like manner as other taxes.

7. The Council may at its discretion acquire manage or dispose of properties enterprises or artifacts within a Conservation Area or for transfer to a Conservation Area where such acquisition management or disposal may tend to the conservation or enhancement of the historic or architectural or scenic interest of the Area.

8. The Council shall appoint a Conservation Areas Advisory Committee to advise it in the execution of its responsibilities under this by-law and may appoint such separate Area Committees as may seem appropriate and may delegate some or all of the Council's powers under this by-law to these Committees.

9. The Dawson City Conservation Areas Appeals Board is hereby established with the following composition and duties

a) the Board shall consist of three members who shall appoint one of their number as chairman;

b) one member shall be appointed by the Council of the City of Dawson; one member shall be appointed by the Director General of Parks Canada, Department of Indian and Northern Affairs; one member shall be appointed by the Commissioner of the Yukon Territory.

c) the Board shall hear appeals against the decisions of the Council of the City of Dawson under this by-law

including decisions on the extent and boundaries of Conservation Areas.

d) a decision of the Appeals Board shall be final and binding on all parties subject only to appeal to the Appellate Division of the Supreme Court.

e) the Appeals Board shall adopt and may from time to time vary Procedures of Appeal.

SCHEDULE OF REGULATIONS concerning Conservation Areas

1. Each designation of a Conservation Area shall be published in one issue of a newspaper published or circulating in Dawson City or shall be published as a handbill by the Council and its boundaries shall be described in such publication.

2. The boundaries of each Conservation Area shall be drawn on a map to be held and maintained by the Council which shall be available for public inspection at all usual office hours. In the event of a discrepancy between the map and the printed description the latter shall prevail.

3. "Development" for the purposes of this by-law shall be understood to include all new works of building or construction and all changes of use for buildings or land and all demolition of existing buildings and all provision for vehicle passage or parking and all provision for advertisement or display.

4. The Council in granting licences for development within a Conservation Area may make conditions with respect to building and land use and to the height volume and appearance of any new structure or addition to an existing structure and to the type and appearance of advertisement or display and will not unreasonably withhold such licences provided it is satisfied the development proposed will not adversely affect the historic or architectural or scenic interest of the Area.

5. The Council may from time to time direct that certain forms of development in a Conservation Area shall not

require the Council's licence and may vary that direction at its discretion.

6. Any works of development subject to the provisions of this by-law which are executed without or contrary to the terms of a licence granted by the Council shall constitute an offence and the Council may require the restitution of the building or land to its state prior to the execution of the works in default of which the persons ordering or executing the works shall be liable upon summary conviction to a fine not exceeding one hundred dollars or to imprisonment for a term not exceeding one month or to both fine and imprisonment.

7. Where any development subject to the provisions of this by-law has been executed without or contrary to the terms of a licence granted by the Council and it shall appear to the Council that the property concerned has thereby been improved in capital value the Council shall charge against the real property concerned as a special tax to be recovered in like manner as other taxes a sum equal to the increase in value as assessed by the municipal assessor or such proportion of this sum as the Council may decide.

8. The granting of a development licence under the terms of this by-law in no way exempts the applicant from the provisions of such other by-laws as may apply to the proposed development.

9. Where a property within a Conservation Area is for the time being in the control of the Crown or is otherwise exempt from the provisions of by-laws made under the Municipal Ordinance of the Yukon Territory the Council shall make representation to the Crown or such others as may be responsible concerning any matters under this by-law which would otherwise have affected the property or its development.

10. The Council shall adopt and may from time to time vary Procedures of Application for Development Licence under this by-law and a Scale of Fees to be paid in respect of licences granted.

Dawson City Y.T. Conservation Study

Prepared By:



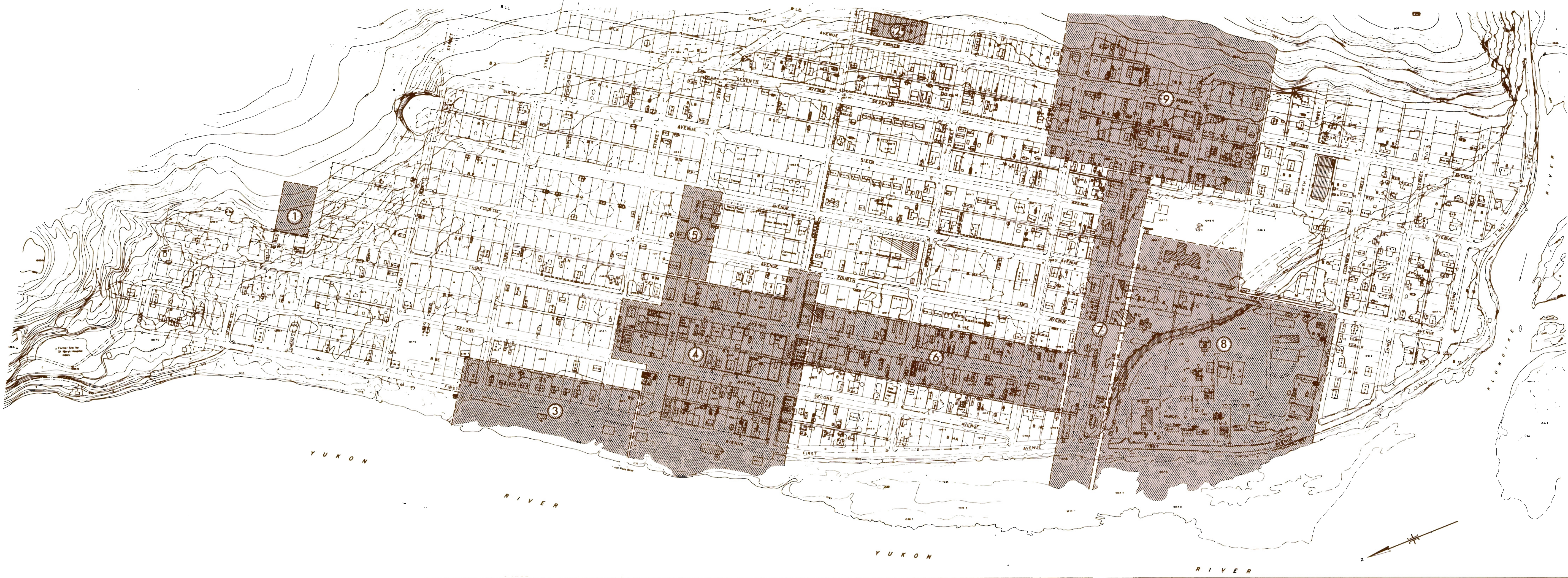
Date: March 1974

Title: *Conservation Study*

Appendix 'A' to "Dawson City Conservation Areas By-law"

Legend:

1. North Cemetery
2. Pioneer Cemetery
3. First Avenue
4. Downtown
5. St. Mary's
6. Third Avenue
7. Church Street
8. Fort Herchmer
9. Seventh/Eighth Avenues



A By Law for the proper Conservation of Buildings of historic or architectural interest within the City of Dawson.

The intent of this by-law is as follows:
To identify the buildings of special interest;
To ensure that works which might affect their character are reviewed and licensed by the City;
To provide some assistance via the City to the individual tenant or owner in conservation or restoration proposals;
To prevent final decay of buildings;
To prevent individual interest overriding the community's conservation purpose;
To make available to the City the advice and assistance of other agencies and interested individuals.

The Municipal Ordinance clauses relevant to the following draft are:

- Section 86 - Building By-Laws; (this clause would require reference to regulation of "appearance")
- Section 57 - Acts done at expenses of person liable.
- Section 58 - Infraction of By-Law.
- Section 86(f) and other similar provisions - Special taxes.
- Section 118 - Miscellaneous By-Laws, including
 - (a) acquisition, etc., of real property for municipal purposes.
 - (c) making of grants.

WHEREAS the Corporation of the City of Dawson intends that the historic character of the City of Dawson shall be conserved and enhanced;

AND WHEREAS the Corporation has now decided that certain buildings within the City of Dawson are significant elements in the historic character of the City;

NOW THEREFORE the Council of the Corporation of the City of Dawson enacts the following By-Law which shall be known as:

"The Dawson City Historic Buildings By-Law"

1. The Council shall compile a Schedule of Buildings of special interest to the City of Dawson by reason of their historic or architectural character.
2. The Council may at its discretion require that the alteration or demolition of buildings included in the aforesaid Schedule shall be subject to the licence of the Council.
3. The Council shall adopt and may from time to time vary a Schedule of Regulations concerning the said Schedule of Buildings and the issue of licenses for the alteration or demolition of buildings included in that Schedule.
4. The Council may at its discretion provide professional technical or financial assistance to the owners or tenants of buildings included in the said Schedule of Buildings for the furtherance of works such as may tend to the conservation or restoration of the historic or architectural interest of the said buildings.
5. The Council may at its discretion require the owners or tenants of a building included in the Schedule of Buildings to execute essential works of maintenance or repair to the building and where it appears to the Council that the owners or tenants are unwilling or unable to execute such works and where it appears to the Council that the safety or security

of the building is therefore at risk the Council may itself execute the said works and may at its discretion assume the cost of such works itself or charge some or all of the cost to the owners or tenants.

6. The Council may at its discretion acquire manage or dispose of properties or artifacts included in or associated by proximity or historical tradition with buildings included on the Schedule of Buildings.

7. The Council shall hereby appoint an Historic Buildings Advisory Committee to advise it in the execution of its responsibilities under this by-law and may at its discretion delegate to this committee some or all of the powers of the Council under this by-law.

8. The Dawson City Historic Buildings Appeals Board is hereby established with the following composition and duties

a) the Board shall consist of three members who shall appoint one of their number as chairman;

b) one member shall be appointed by the Council of the City of Dawson; one member shall be appointed by the Director General of Parks Canada, Department of Indian and Northern Affairs; one member shall be appointed by the Commissioner of the Yukon Territory.

c) the Board shall hear appeals against decisions of the Council of the City of Dawson under this by-law including decisions on the composition of the Schedule of Buildings.

d) a decision of the Appeals Board shall be final and binding on all parties subject only to appeal to the Appellate Division of the Supreme Court.

e) the Appeals Board shall adopt and may from time to time vary Procedures of Appeal.

SCHEDULE OF REGULATIONS concerning the Schedule of Buildings:

1. The Schedule shall be prepared in the form of a written list on which the buildings shall be identified in terms of Canada Land Survey references modified as may be convenient for the purpose.

2. The said list shall be held and maintained by the Council and shall be available for public inspection at all usual office hours.

3. Buildings included on the Schedule shall be noted on a map of the City.

4. The said map shall be held and maintained by the Council and shall be available for public inspection at all usual office hours. In the event of a discrepancy between the map and the written list the list shall prevail.

5. The Council may establish and cause to be affixed a form of notice to the exterior of a building included in the Schedule. The absence of such a notice shall in no wise exempt the owners or tenants of such a building from any of the provisions of this by-law.

6. The said Schedule shall be arranged in three grades of interest to which the following licence requirements shall apply

a) No works for the alteration or demolition of the interior or exterior of a building of the first grade to be executed without the licence of the Council;

b) No works for the alteration or demolition of the exterior of a building of the second grade to be executed without the licence of the Council;

c) No works of demolition affecting the exterior of a building of the third grade to be executed without the licence of the Council and no works of alteration to the exterior of such a building until seven working days after notice in writing to the Council at which time licence shall be deemed granted unless the Council shall have given earlier notice to the contrary.

d) The Council shall not unreasonably withhold the said licences provided it is satisfied the works proposed will not adversely affect the historic or architectural interest of the building.

7. Any works subject to the provisions of this by-law which are executed without or contrary to the terms of a licence granted by the Council shall constitute an offence and the Council may require the restitution of the building to its state prior to the execution of the work in default of which the persons ordering or executing the works shall be liable upon summary conviction to a fine not exceeding one hundred dollars or to imprisonment for a term not exceeding one month or to both fine and imprisonment.

8. Where any works subject to the provisions of this by-law have been executed without or contrary to the terms of a licence granted by the Council and it shall appear to the Council that the property concerned has thereby been improved in capital value the Council shall charge against the real property concerned as a special tax to be recovered in like manner as other taxes a sum equal to the increase in value as assessed by the municipal assessor or such proportion of this sum as the Council may decide.

9. Where a building included on the Schedule of Buildings is for the time being in the control of the Crown or is otherwise exempt from the provisions of by-laws made under the Municipal Ordinance of the Yukon Territory the Council shall make representation to the Crown or such others as may be responsible concerning any matters under this by-law which would otherwise have affected the building or works to the building.

10. The Council shall adopt and may from time to time vary Procedures of Application for Building Licence under this by-law and a Scale of Fees to be paid in respect of licenses granted.

Appendix 'A'

"The Dawson City Historic Buildings By-Law"

SCHEDULE OF BUILDINGS OF SPECIAL INTEREST

First grade

1 - A - 1
 1 - C - 1
 1 - C - 2
 1 - L - 1
 1 - P - 1
 1 - R - 1
 3 - H - 8/7
 3 - I - 11
 3 - K - 11
 3 - S - 11

Opp. 3 - B - 1

Second grade

1 - S - 1
 1 - U - 1
 1 - U - 4
 1 - U - 5
 1 - 12 - 6
 1 - 12 - 6a
 1 - 13 - 5
 1 - 15 - 1
 2 - HB - 16
 2 - HB - 17b
 2 - HB - 20a
 2 - HB - 20b
 2 - HC - 1
 2 - HC - 6
 2 - HC - 10
 2 - HE - 4
 2 - HH - 4
 2 - HI - 20
 3 - B - 13

3 - B - 19
 3 - H - 1
 3 - I - 14
 3 - J - 2
 3 - J - 20
 3 - K - 3
 3 - M - 1
 3 - N - 7
 3 - R - 1
 3 - Y - 1 (rear)
 3 - BE - 1
 3 - HB - 11
 3 - LE - 14
 4 - A - 2
 5 - 8 - 2
 6 - E - 2
 6 - F - 6
 6 - I - 1
 6 - K - 1

Third grade

1 - A - 2
 1 - B - 1
 1 - 12 - 1
 1 - 12 - 5
 1 - 12 - 7
 1 - 12 - 7a
 1 - 13 - 9
 1 - 13 - 11
 1 - 13 - 12
 1 - 14 - 8a
 1 - 15 - 3
 2 - HB - 4a
 2 - HB - 5c
 2 - HB - 17
 2 - HB - 17c
 2 - HE - 4a
 2 - HE - 20
 2 - HG - 1
 2 - HG - 1a
 2 - HG - 3
 2 - HG - 6
 2 - HG - 6a
 2 - HH - 1
 2 - HH - 2
 2 - HH - 6
 2 - HH - 6a
 2 - HI - 1
 2 - HJ - 1
 2 - HJ - 1a
 2 - LE - 2
 2 - LE - 2a
 2 - LE - 3
 2 - LE - 4
 2 - LE - 4a
 3 - A - 4

3 - A - 11
 3 - A - 15
 3 - B - 2
 3 - B - 3
 3 - B - 7
 3 - B - 16
 3 - B - 17
 3 - G - 15
 3 - G - 15a
 3 - H - 4
 3 - H - 4a
 3 - H - 4b
 3 - H - 4c
 3 - H - 7/8
 3 - I - 4
 3 - I - 6
 3 - I - 7
 3 - I - 13
 3 - I - 16
 3 - I - 17
 3 - I - 18
 3 - I - 20
 3 - J - 1
 3 - J - 6
 3 - J - 14
 3 - J - 16
 3 - K - 2
 3 - K - 6
 3 - K - 7
 3 - K - 19
 3 - L - 5
 3 - L - 8
 3 - L - 9
 3 - L - 9a
 3 - L - 10

3 - M - 5
 3 - M - 8
 3 - N - 6
 3 - N - 7a
 3 - N - 20
 3 - O - 2
 3 - S - 1/2
 3 - S - 11a
 3 - S - 12
 3 - S - 17
 3 - U - 1
 3 - U - 20
 3 - U - 20a
 3 - V - 1
 3 - V - 10
 3 - W - 5
 3 - Y - 1
 3 - Y - 16a
 3 - BF - 6
 3 - BF - 8
 3 - HA - 11
 3 - HB - 6
 3 - HB - 10
 3 - HB - 11a
 3 - HB - 12
 3 - HB - 15
 3 - HE - 6
 3 - HE - 7
 3 - HE - 7a
 3 - HE - 8
 3 - HE - 10
 3 - HI - 9
 3 - HI - 10
 3 - LA - 4
 3 - LA - 8

3 - LB - 2
 3 - LB - 3
 3 - LB - 6
 3 - LB - 8
 3 - LC - 11a
 3 - LD - 20
 3 - LE - 9
 3 - LE - 11a
 3 - LE - 11b
 3 - LG - 2
 3 - LG - 4
 3 - LH - 3
 3 - LI - 3
 3 - LR - 8
 Opp. 3 - C - 1
 4 - A - 6
 4 - C - 5
 4 - C - 5a
 4 - C - 6
 4 - C - 8
 4 - D - 7
 4 - G - 5
 4 - H - 1
 Opp. 4 - C - 5a
 5 - 1 - 2
 5 - 1 - 7
 5 - 3 - 1
 5 - 4 - 1
 5 - 4 - 10

5 - 5 - 6
 5 - 5 - 10
 5 - 10 - 4
 6 - B - 4
 6 - C - 5
 6 - D - 3
 6 - E - 4
 6 - E - 6
 6 - F - 3
 6 - F - 5
 6 - F - 10
 6 - G - 1
 6 - G - 6
 6 - G - 7
 6 - G - 9
 6 - H - 1
 6 - H - 2
 6 - H - 3
 6 - H - 12
 6 - I - 3
 6 - J - 2
 6 - J - 3
 6 - L - 1
 12 - G - 1
 12 - G - 4
 12 - H - 1
 12 - H - 16
 12 - I - 1
 12 - M - 13

Appendix 'B'

"The Dawson City Historic Buildings By-Law"

MAP OF BUILDINGS OF SPECIAL INTEREST

(over page)

Dawson City Y.T. Conservation Study

Prepared By:



Date: March 1974

Title: *Special Interest, No. 7*

Legend

- Special Interest 7
- 1st Grade
 - 2nd Grade
 - 3rd Grade



A By Law for the establishment of a Central Fund, for the Conservation, Restoration and Enhancement of the historic, architectural or scenic Character of the City of Dawson.

The intent of this by-law is as follows:

- To consolidate and direct such financial resources as may be available to the City to support its conservation plans;
- To provide an ordered framework for fund raising;
- To make available to the City the advice and assistance of other agencies and interested individuals.

The Municipal Ordinance clauses relevant to the following draft are:

Section 62 - Raising of Revenues.

Section 352 - Recovery of Fines and Penalties.

Section 90 - Local Improvements; this clause would need some reference to the performance of works for conservation or restoration purposes.

WHEREAS the Corporation of the City of Dawson intends that the historic character of the City of Dawson shall be conserved and enhanced;

AND WHEREAS the Corporation has decided that special funding provisions are required to support the said conservation and enhancement;

NOW THEREFORE the Council of the Corporation of the City of Dawson enacts the following By-Law which shall be known as:

"The Dawson City Central Conservation Fund By-Law"

1. The Council shall establish a corporation account to be known as the Central Fund for the Conservation Restoration and Enhancement of the Historic Character of Dawson City.
2. The monies in this fund shall be disbursed only for the purposes of the conservation restoration and enhancement of the historic and architectural character of buildings and areas within Dawson City.
3. The Council may finance this fund by such means of the raising of city revenue as may be lawful under the Municipal Ordinance of the Yukon Territory and in particular by the imposition and collection of a tax on real property within the City and by the imposition and collection of a business tax and a services tax.
4. The Council may solicit and accept grants subsidies gifts and legacies for application to this fund.
5. The Council shall devote to the fund the proceeds of special taxes and of recoveries of fines and penalties deriving from the provisions of "The Dawson City Historic Buildings By-Law" and "The Dawson City Conservation Areas By-Law".

6. The Council shall adopt and may from time to time vary a Schedule of Regulations concerning the administration and income and expenditure of the fund.

7. The Council shall appoint a Conservation Fund Advisory Committee to advise it in the exercise of its powers under this By-Law.

8. The Dawson City Central Conservation Fund Audit Board is hereby established with the following composition and duties

a) the Board shall consist of three members who shall appoint one of their number as chairman;

b) one member shall be appointed by the Council of the City of Dawson; one member shall be appointed by the Director General of Parks Canada, Department of Indian and Northern Affairs; one member shall be appointed by the Commissioner of the Yukon Territory.

d) the Board at the request of the Council or of more than ten ratepayers of the City of Dawson shall decide on the appropriate nature of a proposed expenditure from the Conservation Fund and may seek the advice of the City Auditor and shall refer to the Commissioner of the Yukon Territory such matters as may be reserved for his decision by the Municipal Ordinance of the Yukon Territory.

e) the Board shall adopt and may from time to time vary Procedures of Audit.

SCHEDULE OF REGULATIONS concerning the Central Conservation Fund.

1. The fund shall be held and audited and expenditure authorised in accordance with the normal procedure for revenue funds for the City of Dawson.

2. First priority in expenditures from the fund shall be expenditure arising from those provisions for financial assistance in "The Dawson City Historic Buildings By-Law" and "The Dawson City Conservation Areas By-Law" and the next priority shall be for expenditures for the Council's own works provided for in the aforesaid by-laws and the next shall be for expenditures not expressly provided for in those by-laws but which seem to the Council to agree with the purposes of the fund.

3. Imposition of taxes for the purposes of raising revenue for the fund shall in principle be assessed on that real property and those businesses and service which appear to the Council to benefit from the conservation and enhancement of the historic character of the City and the property and businesses shall be so noted on the real property and business assessment rolls and shall be taxed at such uniform rate per dollar as the Council shall deem necessary to meet the estimated expenditures of the Corporation on the conservation of the historic character of the City in similar manner to normal municipal tax levies and shall be subject to the same provisions for revision.

4. Notwithstanding such general tax levies the Council may from time to time proceed with proposals for particular works of conservation and enhancement which may be dealt with as local improvements and shall accord with the provisions of the Municipal Ordinance of the Yukon Territory for the making of by-laws and charging of costs for such local improvements.

5. The Council may appoint for such periods as may seem expedient a Fund Raiser to be a member of the Advisory Committee and may meet the appropriate fees and expenses out of general revenue or out of the Conservation Fund as may seem from time to time expedient.

6. The Council shall adopt and may from time to time vary Procedures of Application for Assistance in Conservation.