



City of Dawson

CANADIAN BANK OF COMMERCE NHS

Five Year Plan

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Prepared for:
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Prepared on:
February 20, 2019

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1.00 Executive Summary

The Canadian Bank of Commerce National Historic Site (NHS) is a major surviving structure located both on the Dawson City waterfront and in the downtown core. The building is significant both architecturally and historically. Since its purchase by the City of Dawson in 2013, preservation and re-use have been identified as municipal priorities.

Significant efforts to complete the *Stabilization Phase* of the project have been made. These efforts included structural repairs, building envelope repairs, and hazardous material abatement. Additional work proposed for 2019 will complete this phase and ensure the structure is fully protected from the elements.

Determining a compatible and feasible use for the building has proved challenging, as is common with many of the larger historic structures in Dawson City. However, this determination will need to be affirmed and reliable sources of funding identified prior to moving to *Rehabilitation / Restoration Phase*.

The Five Year Plan will attempt to outline the way forward to successful preservation and re-use of the Canadian Bank of Commerce NHS.

2.00 Scope

2.01 Scope Statement

Stabilize, restore, and re-use the Canadian Bank of Commerce NHS as a space that is accessible to the community.

2.02 Constraints

The building shall:

Meet the goals and objectives of the City of Dawson as stated in the *Official Community Plan (OCP)*, and

Be accessible to community upon completion.

The work shall:

Follow the *Standards and Guidelines for the Conservation of Historic Places in Canada* and protect the character defining elements as listed in the *Statement of Significance* (Appendix A),

Meet the requirements of the *National Building Code of Canada*, and

Meet the requirements of the *Yukon Occupational Health and Safety Regulations*.

2.03 Assumptions

For planning purposes, the following statements are true, real or certain:

- a. The building will remain in its original location at the corner of Front Street and Queen Street, Dawson City, YT.

2.04 Stakeholders

Agencies, stakeholders, or other groups that may be impacted by this project include:

City of Dawson
Parks Canada
Front Street businesses
CIBC
Community as a whole

3.00 Background

1898: Date of original construction.

1988: *The Canadian Bank of Commerce was designated a national historic site of Canada in 1988 because of the important services that were performed by the bank, from the Gold Rush of 1898 until 1989 and because this Renaissance Revival building is one of Canada's finest surviving structures clad in decorative pressed metal (Canadian Bank of Commerce Statement of Significance, 1988).*

4.00 Completed to Date

2000: Previous owner completed basement reconstruction.

2013: City of Dawson purchased building for \$170,000. Key and Associates, Architecture Ltd developed condition survey, structural review, and stabilization plan.

2014: Completed hazardous materials assessment. Completed storm window reconstruction.

2015: Completed hazardous materials abatement of non-encapsulated materials.

2016: Completed structural foundation and roof truss repairs. Installed fall arrest anchors on roof in advance of roof repair project.

2018: Completed hazardous materials abatement of interior encapsulated materials. Completed roof repair.



Photo credit Mike Rudyk 2018.

5.00 Schedule Management

5.01 High Level Activity Definition and Sequencing

A high-level look at the Five Year Plan includes completion of the *Stabilization Phase*, extant recording, determination of use, and implementation of the *Restoration / Rehabilitation Phase*.

5.02 Milestone Schedule

Phase	Milestone	Date
Recording	Extant Recording	2019
Stabilization	Remove west stair and repair window framing	2019
	Repair hip roof and wall cladding penetrations	2019
Restoration	Restore pressed tin exterior	2019
	Paint exterior walls and roof	2019
	Restore existing windows and door	2019
Planning	Determine use	2020
	Complete re-use preliminary design	2020
	Complete re-use design	2021
Rehabilitation	Implement re-use design	2022 / 2023
Occupancy	Occupancy	2024

6.00 Cost Management

The project will continue to rely on same funds it has relied on previously, specifically:

Gas Tax

Yukon Government Historic Properties Assistance Program [19.5K max annually, matching grant, stackable]

Parks Canada Cost Sharing Program [100K max annually, matching grant, stackable]

City of Dawson Reserves

7.00 Change Management

Minor changes to the project that do not affect scope, time or cost will be approved by the Project Manager up to the end of Occupancy.

Major changes that affect scope, time, and cost will be approved by Mayor and Council via the Request for Decision format.

8.00 Quality Management

The Project Manager will submit all proposed work for review to:

Public Works Manager and CAO
Mayor and Council
City of Dawson Heritage Advisory Committee
Funding Providers

The Project Manager will submit a Final Report of work completed each fiscal year.

9.00 Communications Management

Communications related to the project will use the City of Dawson website, E-news, and signage related to funding sources.

10.00 Risk Management

Likely risks to the project and responses include:

Lack of funding	local fundraising, stakeholder contribution, extend timeline
Lack of skilled labour	ensure projects are tendered early in calendar year
Short construction season	ensure projects are tendered early in calendar year
Use not identified	encourage open dialogue / ensure topic is a priority
Vandalism	hire security / show presence on site

Appendix A: Canadian Bank of Commerce Statement of Significance

Description of Historic Place

The Canadian Bank of Commerce National Historic Site is located on the riverfront in Dawson City, Yukon. It is a handsomely designed, two-storey wood structure of native spruce with ornamental pressed metal fronts sanded and painted to resemble grey sandstone. Despite its small size and modest construction materials, the building is an ambitious essay in classical architecture, featuring a cornice, pilasters, elaborate mouldings and artificial rustication, all executed in pressed metal. Official recognition refers to the building on its legal lot at the time of designation.

Heritage Value

The Canadian Bank of Commerce was designated a national historic site of Canada in 1988 because:

- Important services were performed by the bank, from the Gold Rush of '98 until 1989;
- This Renaissance Revival building is one of Canada's finest surviving structures clad in decorative pressed metal.

The heritage value of Dawson City's Canadian Bank of Commerce lies in its longstanding role in Yukon history, in the excellence and sophistication of its design and composition, particularly in a northern environmental, and in its prominent location in the historic Gold Rush town of Dawson. Originally housed in a tent, the Canadian Bank of Commerce relocated several times before finally settling in the current building designed and built by W. P. Skillings and Robert Moncrief in 1901. Its grand architectural style reflects the important services they were performed by the bank, such as the buying and melting of gold into bricks and the brokering of gold on world markets. This structure, with its sophisticated form, was a prominent and visible symbol of the bank's significance within the community. It operated as a bank until 1989.

Source: Historic Sites and Monuments Board of Canada, Minutes, November, 1991; Plaque text, 1991.

Character-Defining Elements

Key elements contributing to the heritage value of this site include:

- Its location in Dawson's business section, relatively isolated from the predominantly wooden structure;
- Its rugged, northern setting within the Dawson Historical Complex National Historic Site of Canada, as well as its spatial relationship with other buildings within the complex;
- Its cubic two-storey massing under a very low hip roof;
- Its Renaissance Revival design with a four-bay symmetry organized façade, side entry, classically-inspired ornamentation including pilasters, dentilled cornice topped by finials, and alternating pedimented and arched windows surrounds on the ground floor with bracketed mouldings above;
- Its pressed metal facing worked to resemble stone, particularly in its imitation rustication, fluted pilasters, and decorated entablature topped with anthemion;
- Its light-weight platform frame wood construction;
- Its original interior plan and remaining original interior furnishings and finishes;
- Viewscapes toward the building from Queen and Front streets and from the river.