



Dawson City Y.T. Conservation Study

Prepared By:



Indian and Northern Affairs
Affaires indiennes et du Nord

Date: March 1974

Title: *Maps, Data, and Survey*

Maps

Vol 2

FC4047.3
D39
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Preface

This study has been produced in order that the Mayor, Corporation 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 two of four and contains the basic data and survey maps compiled during the course of this study. They are presented here as reference data, with accompanying explanations of the methods by which the information was gathered. In this manner it is hoped that these maps will remain valid source material for future works and studies.

We would like to thank the many individuals who spent long hours on collecting and collating the information found on this volume. In particular we would thank Charles Dumais and Akio Saito who donated so much of their own time to these surveys.

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Dawson City, Conservation Study

Maps Data and Survey

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March 1974

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Base Map

The "Base Map" opposite, which has been used throughout this study as the foundation for all topographical survey and presentation of material, is derived from a map entitled:

"Dawson City, Yukon, Site Plan"

prepared by:

Department of Northern Affairs and National Resources,
Northern Administration Branch, Ottawa, Ontario.

The original map was compiled from a photographic survey made by the Royal Canadian Air Force on 18 May 1960, and was completed on 18 December 1964.

The 1964 map was corrected for this present study by inspection of the site during 1973.

A supplement to the information already provided on the 1964 map has been made by adding in lines of land division, to show the lots - which have been identified by "estate", "block", and "lot". This supplementary material has been derived from the:

"Reference Plan of Dawson, Yukon Territory"


Canada Lands Surveys Records, 51330

Date 26 Dec. 1962 File 1668

Revised to September 2, 1965.

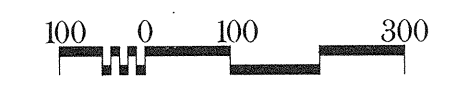


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Conservation Study**

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 Title: Base Map, August 1973, No. 1

Legend

Base Map 1



Land Use Maps: Methodology

Intent

Maps for 1897, 1899 and 1903 were compiled for comparative purposes. Set against one another they underline the changes in area occupation, major uses and use-densities for Dawson during each of the three gold rush periods discussed in the first sections of Volume IV which deal with the early history of Dawson. When the 1903 map (map 4) is contrasted with its 1973 counterpart (map 5), these same points are drawn out to indicate the distinctions between late gold rush Dawson, and the Dawson of today.

Sources

Sources for the compilation of these maps presented a problem, for neither of the sources that would commonly be used - census, and insurance maps - were very helpful.

Census were taken in Dawson in 1900 and 1904 only, and consequently do not contain early growth information. In any case, the long census figures for these periods have not yet been released, and the short figures do not contain information in sufficient detail for this use.

Insurance maps, the other traditional source, were impossible to locate. This may be explained by the fact that there were eleven major fires in Dawson between 1897 and 1905, and as a result the cost of insurance was prohibitive. Few of the town's early residents intended to remain; consequently, most citizens were inclined to risk fire rather than pay the high rates. With such a small demand for insurance, potential policy holders probably could be investigated individually. There would have been little need for a full scale detailed map of the town, and it is possible that none was ever commissioned.

Categories

For the purpose of these maps, uses were divided into four major categories:

1. residential
2. commercial
3. industrial
4. public buildings

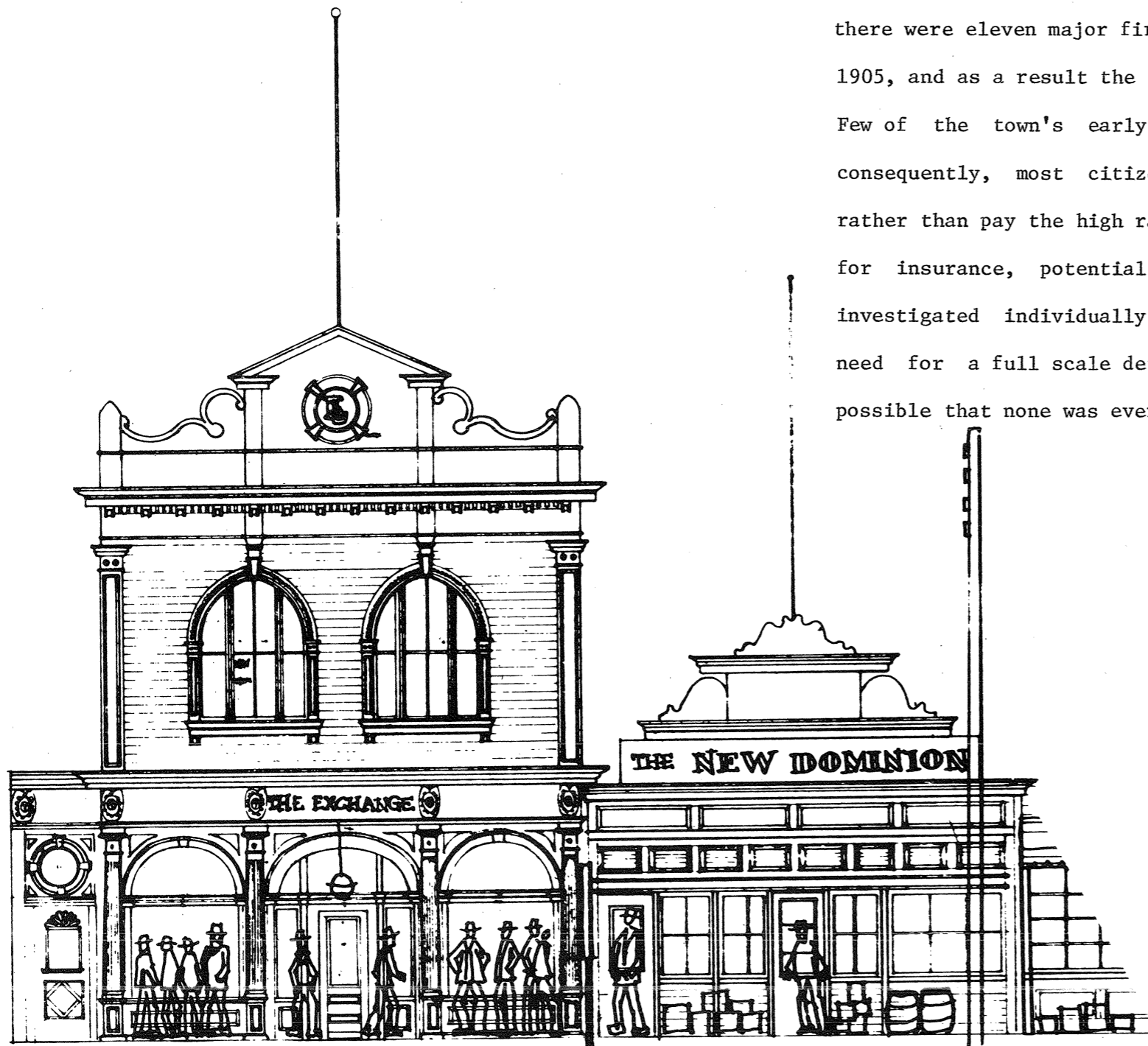
During the initial research, these categories were subdivided further. An elaboration of the more specific categories designated at that time might help to give a better indication of the scope of the final composite groups.

"Commercial" was composed of trades, transportation, entertainment, wholesale and retail, professional and semi-professional (the latter including banks, doctors, undertakers etc.)

"Industrial" was divided into light and heavy, the former referred to such things as mattress making and the latter, in Dawson, referred mainly to sawmills.

"Public buildings" encompassed buildings owned by all levels of government, churches, and structures employed for non-profit recreation such as libraries, and brotherhood halls.

The map prepared during the research phase indicated these subdivisions. It was, however, thought to be too complex at the scale chosen for this volume, and as the full detail was not essential to the purpose of this particular study, only the four major categories have been illustrated here.



Notation

Two rules of thumb have been observed in compiling these maps. First, only the major use of each lot has been marked. There has been no indication given of the secondary use of space; for example, people frequently lived in commercial establishments. This has not been shown.

Second, use has been marked by lot only. The size of buildings has not been shown and, consequently there is no indication of the proportion of each lot occupied by a building and employed for a specific purpose. The distinction can be seen clearly in a comparison of Map 5, the 1973 "Land Use" map (for which the same method has been used), with Map 6, the "Building Use" map. It will be noted that the land appears more densely occupied with the method of marking the full lot in Map 5 than it does in Map 6, where the buildings themselves have been shown.

In the 1897 and 1899 maps, temporary tent structures have been identified by triangular shapes tinted the shade of the appropriate use category. This was done to indicate land usage as temporary; marking the map in the regular lot method would have produced a distorted impression of development.

In the 1903 map, lots have been subdivided along the street front when more than one street number has been assigned to the lot in the directory. These have been subdivided again in the presence of half numbers. The lot subdivisions so obtained have been marked with the appropriate use tinting.

Similar subdivisions of lot and lot usage are shown in the 1897 and 1899 "Land Use" maps where structures (and consequently, uses) were known to occupy only a half or quarter portion of the street frontage of a lot. No street numbers were assigned in Dawson until 1900; consequently, it was necessary to obtain this information from a comparison of 1903 photographs with those of 1897 and 1899. When a particular building was known to have existed in 1903 and at an earlier date, the address of that building was obtained from the 1903 directory. The portion of the street frontage of the lot it occupied in 1897 or 1899 could therefore be specifically determined by the same method used for 1903. This technique has been extended to include cases where two different buildings were known to have occupied the same site in 1903 and 1899 or 1897. Here, the exact location of the site could also be determined from the address of the 1903 building in the directory.



2

Land Use 1897

This map illustrates Dawson in the fall of 1897. It was compiled almost exclusively from photographs.

Results were cross-checked and the interpretation of photographs was implemented by the observations of such contemporary writers as:

Edwin Tappan Adney, The Klondike Stampede;

Hayne and Taylor, The Pioneer of the Klondyke;

Scott, an article in The Canadian Magazine, April 1898;

Ladue, comments in Steffens' article in McClure's, 1897;

various reports of early government officials; and comments on the city found in credible guide books.

The photographs used to prepare this map were:

Public Archives of Canada. PA 22518, PA 13515, C 28633, C 28637, PA 13406, PA 13474.

University of Washington. Larss and Duclos No. 82, Nowell No. 1985, Hegg No. 3094, No. 3195.

Provincial Archives of British Columbia. No.55785, No.55776, No. 55781, No. 55778, No. 67276.

Vancouver Public Library. Album I, p. 72 "Pioneer".

Washington State University. Mart Howard Collection, Lantern Slide No. 101.

Dawson Historical Society. "Early Front Street".

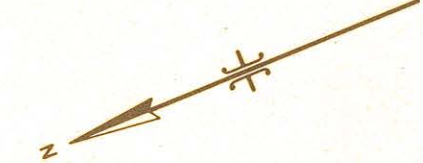
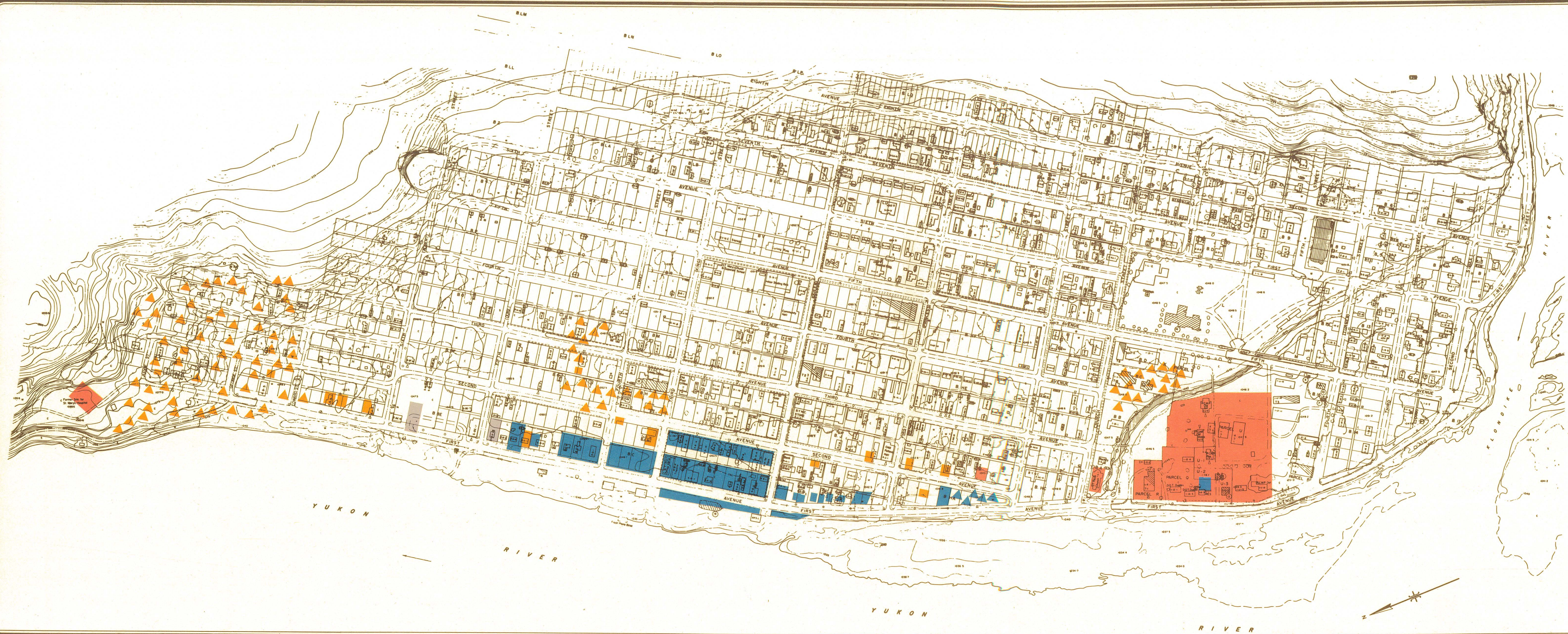
Dawson City Y.T. Conservation Study

Prepared By:
 Indian and Northern Affairs
 Northern Indians of du Nord
 Date: March 1974
 Title: Land Use, 1897 No 2

Legend

- Land Use 2
- Residential
 - Public
 - Commercial
 - Industrial

Note:
 △ - Indicates temporary use



Land Use 1899

The 1899 use map was compiled from photographs taken during late summer of that year, and from contemporary newspapers. Both the Klondike Nugget for 1898 and 1899, and the Dawson Daily News for 1899 were checked for lists of people, businesses and addresses. These were cross-checked with structures in the photographs of the period to determine their uses as closely as possible. Where no newspaper addresses existed, and structures were visible in the photographs, street signs often supplied the needed specific use. Often the comments of contemporary writers provided clues necessary for additional information; for example, Martha Black mentions there were two streets in the scow section of the waterfront in her book My Seventy Years. The general functions of specific buildings were often obvious from their locations when no other information existed. In a few cases, educated guesses were necessary, but the possibility of distortion through this is slight.

The photographs used to prepare this map are:

Public Archives of Canada. PA 162b, PA 13515, PA 13404, C 18622, PA 16914, PA 16251, PA 13442, C 1369, PA 13432, PA 16234, PA 13482, PA 16940, PA 13402, PA 13368, PA 16941, PA 13384, PA 13861, C 6261, PA 16198, C 6155, C 16870, PA 16199, PA 13399, PA 13397, PA 13492, C 20811, PA 16940, PA 13407, PA 16174, PA 13394, PA 16182.

Provincial Archives of British Columbia. 2116, 39717, 2116 (a), 53870, 67276.

University of Washington. "Dawson City, June 21, 1899" in Dawson City File, Hegg No. 746, No.2278, No. 2277, No. 68, Larss and Duclos No. 2, Ellingsen No. 81.

Yukon Archives. MacBride Collection, No. 664, temp.

Provincial Museum and Archives of Alberta. E. Brown Collection, Bk. 1, p. 29, B 84; Bk. 1, p. 39, B. 886, Bk.1, p. 29, B 844.

R.C.A.F. Station, Ottawa. No. 3128. Yukon.

Geological Survey of Canada. No. 5816 (J.B. Tyrrell).

Vancouver City Archives. Title "Dawson 1898-1900".

Vancouver Public Library. Yukon I-7, Yukon I-5, Yukon I-3, Album 2-8-6, Yukon I-1, and "Bowery St., Dawson 1898".

Private photograph in the possession of Mr. H. Denman, Ottawa. "Cheechakos Selling their outfits at Dawson City 1898".

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Date: March 1974

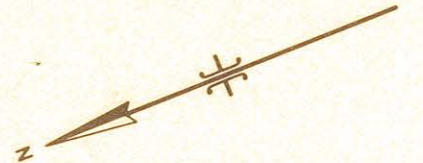
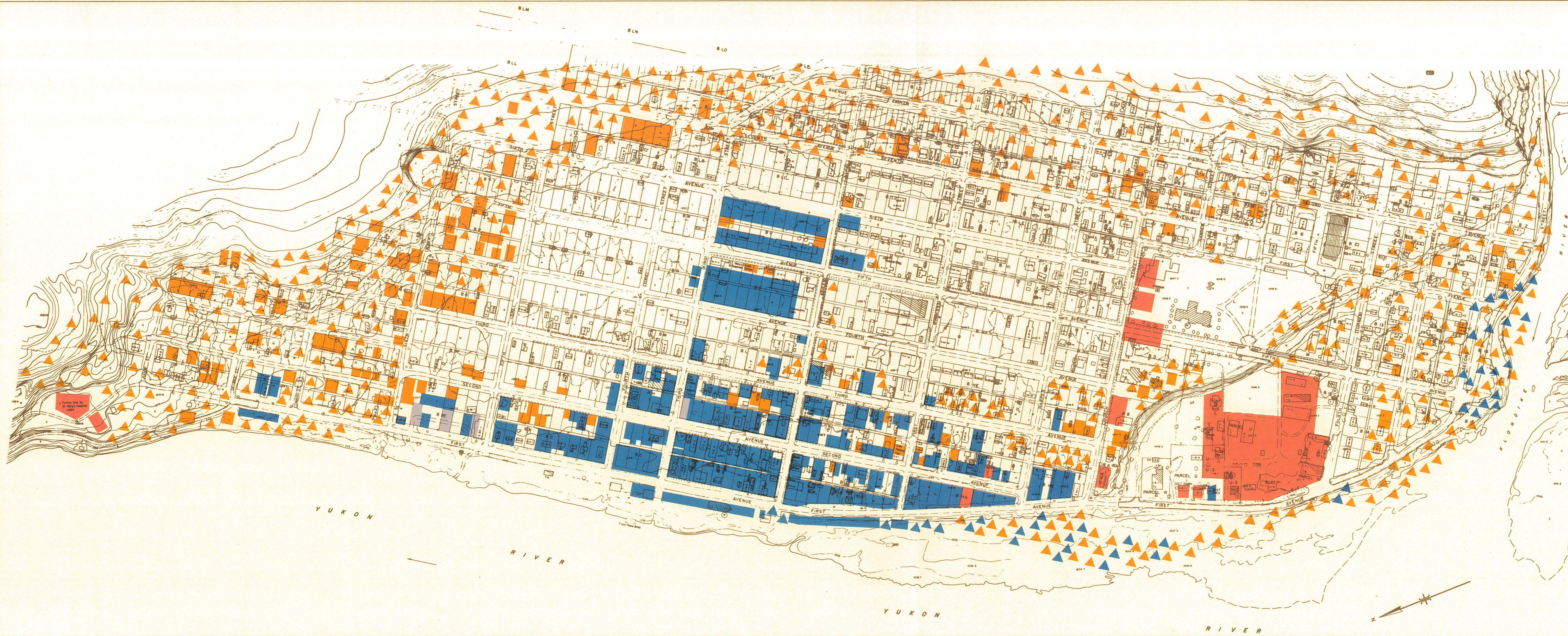
Title: Land Use 1899 No. 3

Legend

Land Use 3

- Residential
- Public
- Commercial
- Industrial

Note:
△ - Indicates temporary use



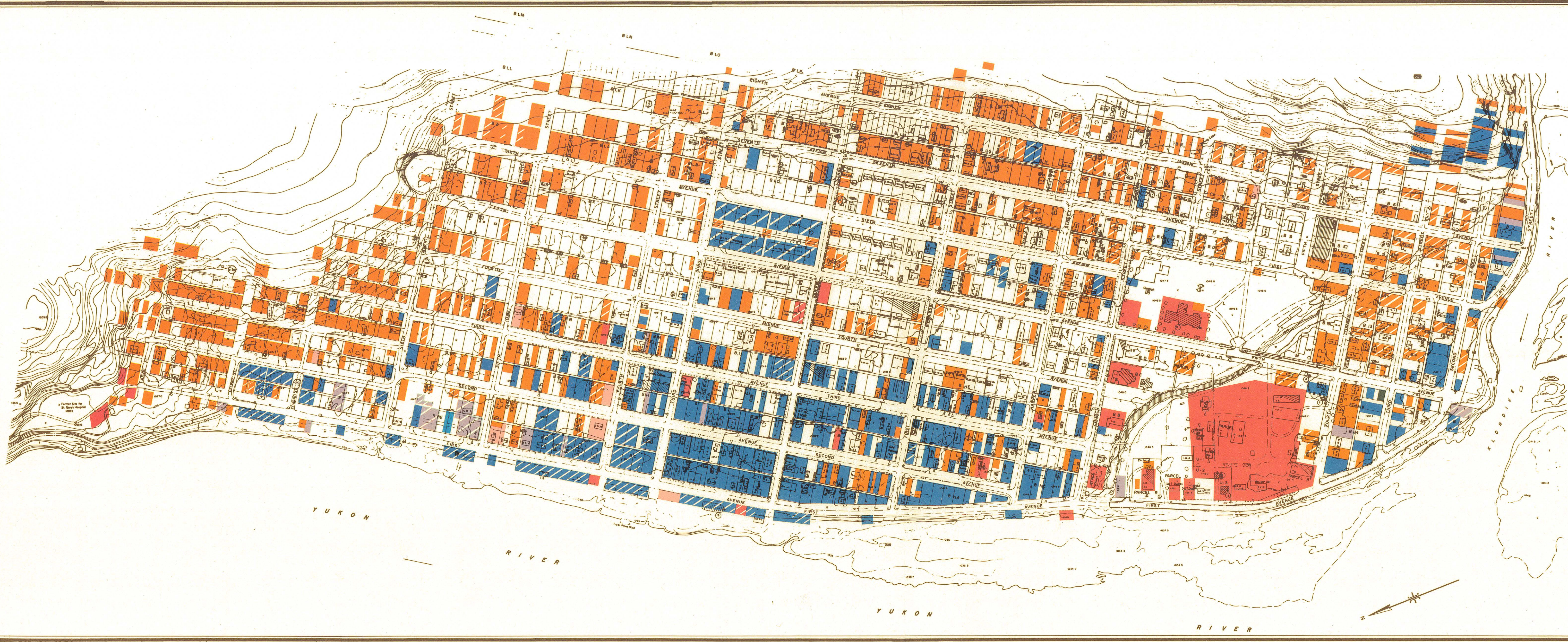
4

Land Use 1903


Due to the unavailability of census data and insurance maps, Polk's Alaska-Yukon Gazetteer for 1903 has been used to identify lot uses for the 1903 map. This is the first city directory containing street addresses, probably compiled late in 1902. It lists residents identifying their occupation, residence and often business address(es). It lists businesses by address, owner, manager, and specific type. This information was transcribed onto lots in city block maps, then categorized and marked by colour onto a lot-by-lot use map of the entire city.

When the final product was compared with 1903 photographs it was found buildings were missing, i.e., warehouses and other supplementary buildings of large commercial and industrial firms. The directory usually listed only the main office. Others were residences which were either omitted during compilation, or constructed later in 1903. In order to render the map as complete as possible, buildings derived from photographic sources were added. These are marked by diagonal strips in the tint appropriate to their use.

The photographs used for this purpose are all from the Public Archives of Canada: PA 16610, PA 22343, C 22350, C 675, PA 16591, PA 16500, PA 16460, and PA 16491.




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 Date: March 1974
 Title: Land Use 1903 No. 4

Legend

- Land Use 4
- Residential
 - Public
 - Commercial
 - Industrial

Note:
 - Information derived from photographs.



5 & 6

Land Use 1973 Building Use 1973

The "1973 Land Use" and the "1973 Building Use" maps - Nos. 5 and 6 - are based on a survey made for this study during the summer of 1973.

The Land Use Map, opposite, has been prepared to complete the sequence of "Land Use" surveys illustrated in Maps 2, 3 and 4. Like them, it shows only the main use for each lot; and, like them, shows that use only if the lot is in active occupation.

The map following, "Building Use", is intended to show the usages current in 1973, for the individual buildings of Dawson City. The main categories of use are those defined for the preceding sequence of "historic" use maps; on this particular sheet, however, they have been broken down into the sub-categories, indicated by variations in the basic tints.

If the building in question was vacant at the time of survey it is so marked on the map.

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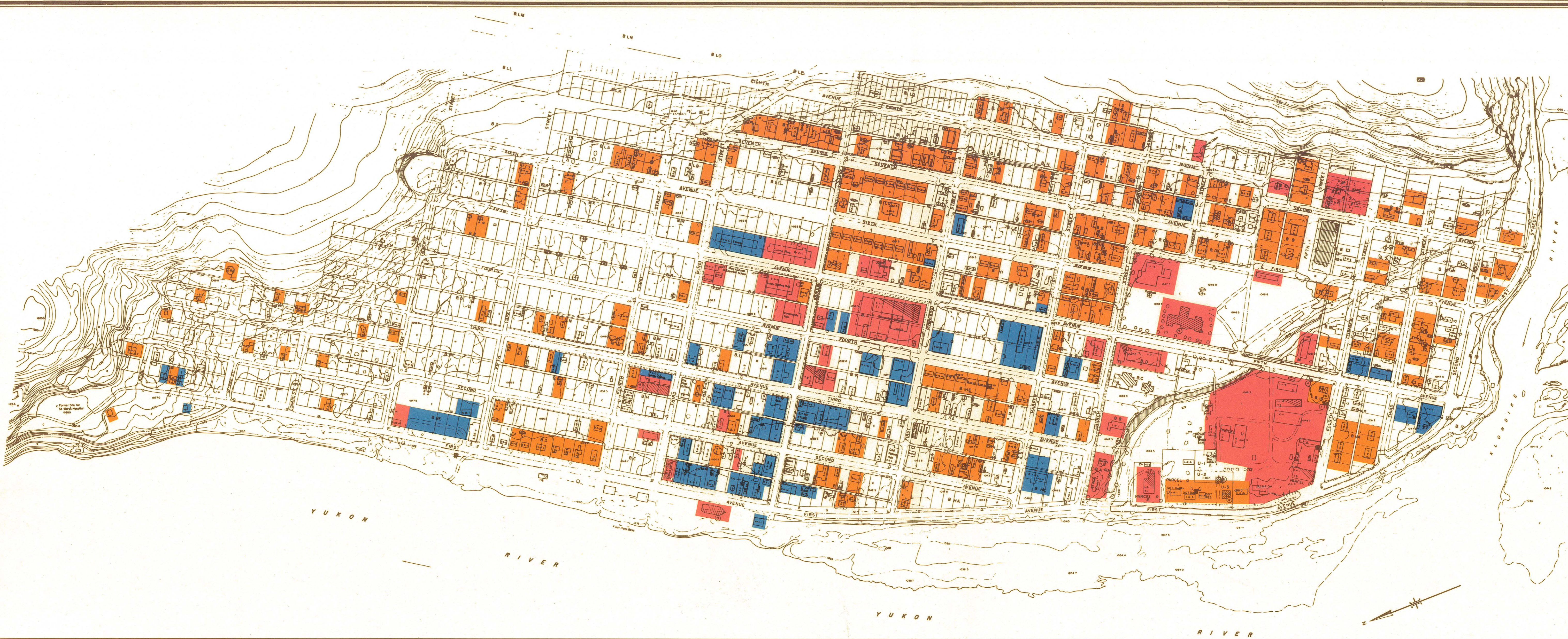
Date: March 1974

Title: *Land Use 1973* No 5

Legend

Land Use 5

- Residential
- Public
- Commercial
- Industrial



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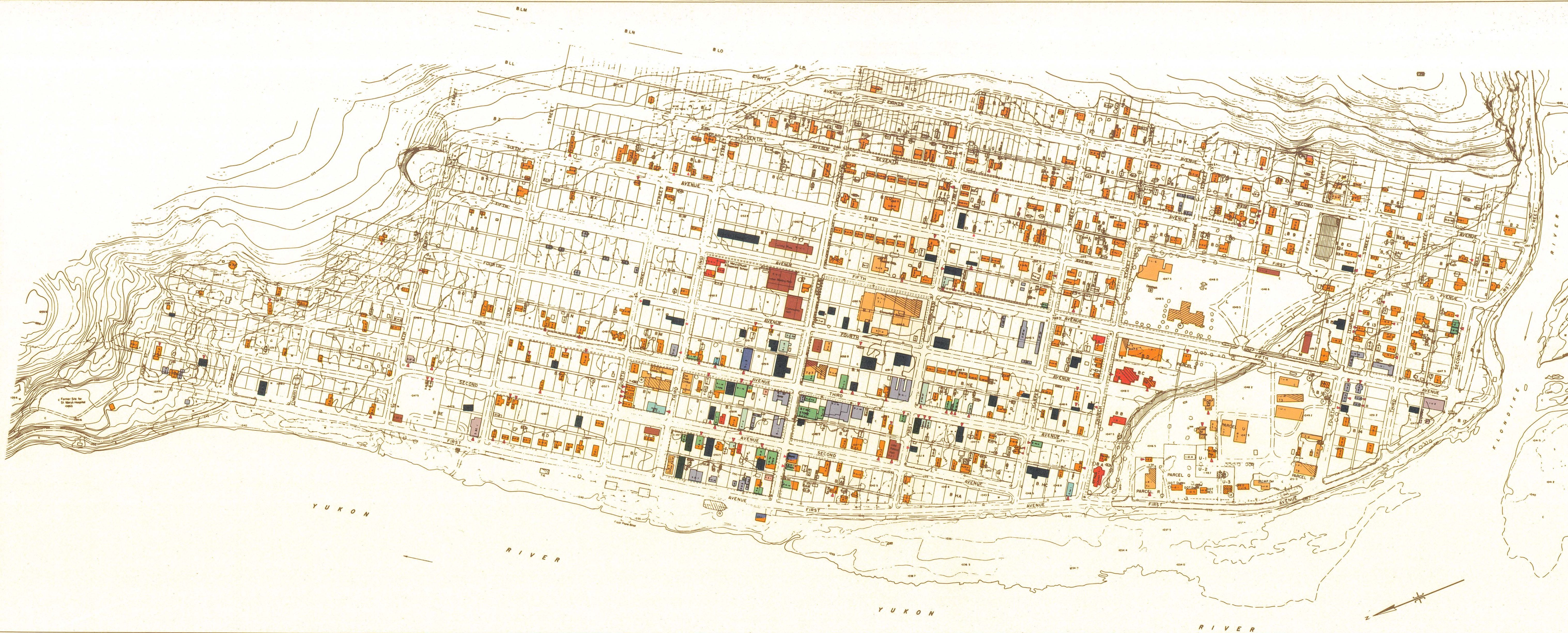
Date: March 1974

Title: *Building Use 1973, No. 6*

Legend

Building Use 6

- Residential
- Public
 - Government
 - Recreational
 - Religious
- Commercial
 - Trades
 - Food & Accommodation
 - Professional
 - Transportation & Storage
 - Wholesale & Retail
 - Entertainment
- Industrial
- ▲ Vacant



Special Interest

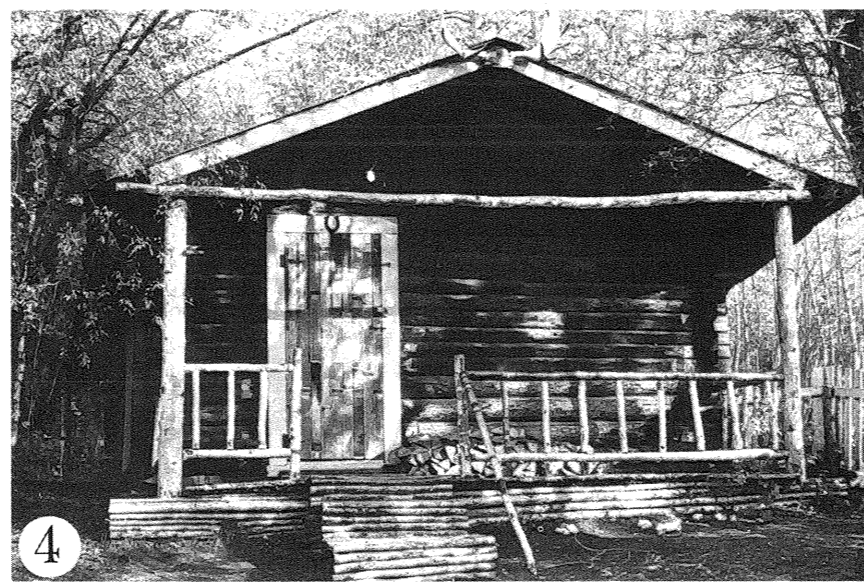
Map 7 deals with individual buildings. It differs from preceding maps, in that they are records of fact, while this map records an assessment of quality: "Special interest to the City of Dawson by reason of architectural or historic character".



1st. grade

The first and highest grade of interest included only eleven buildings, of which the Commissioner's Residence, (1), and the Carnegie Library, (2), are typical.

This assessment has been made very largely on a visual basis. While, therefore, the initial judgement has been refined by reference to historical research, Map 7 represents the opinion of the authors of this study that certain buildings are of interest, either because of their intrinsic design qualities, or because they seem typical of the general appearance of building during the "historic" period of the City's development.



2nd. grade

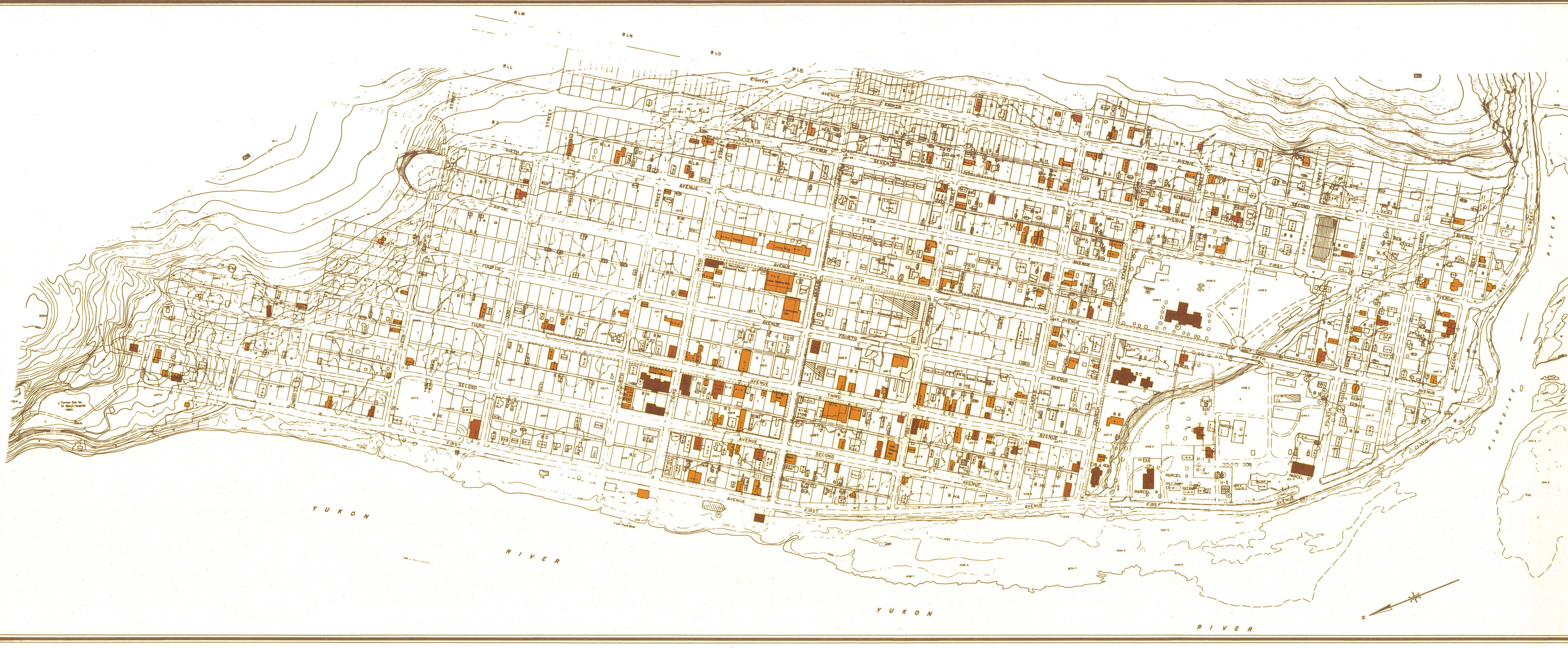
The second grade covers thirty seven buildings, of which Winaut's Store, (3), and the Robert Service Cabin, (4), are typical.

Some 212 buildings appeared to possess the requisite character. In order that - for future administrative action - it should be possible to subdivide this total into some order of relative significance, the map has been drawn to show three gradings of interest, indicated by variation of the basic tint.



3rd. grade

The third grade included the remaining buildings. The Odd Fellows Hall, (5), and the Dawson Daily News building, (6), illustrate the range of buildings which this grade includes.



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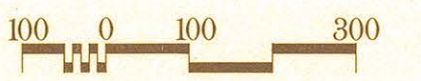


Date: March 1974

Title: *Special Interest, No. 7*

Legend

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



8

Structural Condition

Map 8 covers rather more buildings than are included in Map 7. While it was compiled on a similar selective basis, the standard for inclusion was not quite so high as that adopted for Map 7. While the latter map deals only with buildings of "special" interest, Map 8's content is concerned more generally with buildings which, in the opinion of the authors of this study, make a contribution to the architectural or historic character of Dawson City.

While the use and special interest surveys were being made, during 1973, note was also taken of the structural condition of buildings thought to be of interest. This information is presented on the map opposite. The selected buildings are graded in terms of whether their condition was:

1. Excellent
2. Good
3. Fair
4. Poor

While the survey was being made, the possibilities of restoring or consolidating the buildings was always in mind. The four grades might therefore be more fully defined as:

1 In such condition as not to require present reinforcement or consolidation. Caley's Store is in such condition.

2 Indicates the building requires reinforcement; the Red Feather Saloon being a case in point.

3 Indicates the building to be in urgent need of immediate reinforcement and consolidation. Strait's Store is an example here.

4 Indicates the building to be past restoration, but still able to provide evidence upon which reconstruction could be based. The Third Ave. Blacksmith Shop, is such a building.



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Date: March 1974

Title: *Structural Condition, No 8*

Legend

Structural Condition	8
■ Excellent	
■ Good	
■ Fair	
■ Poor	

