



COMMONWEALTH

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# DAWSON CITY HERITAGE MANAGEMENT PLAN

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COMMONWEALTH HISTORIC RESOURCE MANAGEMENT LIMITED

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Cover photo: Third Avenue, with its Gold Rush-era buildings, looking north to the Slide.  
(Photo: H. Kalman)

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# Executive Summary

## Introduction

Dawson City is an extraordinary place. It is best known as ‘ground zero’ of the Klondike Gold Rush. In the late 1890s the population of this remote Yukon community reached about 30,000. Dawson also has a long history as the traditional hunting and fishing lands of the Tr’ondëk Hwëch’in, and has recently been a leader in developing heritage tourism. Dawson remains a living town. It is now populated by only a few thousand permanent residents, whose economy is based on gold, tourism, the arts, and government services. Dawson also provides a model for co-operative leadership. It is jointly administered by the City of Dawson and the Tr’ondëk Hwëch’in, with involvement as well by the Yukon Government and the federal government’s Parks Canada.

The value of Dawson’s heritage resources is widely recognized. Many buildings and landscape features that supported the Gold Rush remain intact. Municipal heritage regulations have managed change since 1977, and the present *Zoning and Historical Control Bylaw* since 1997. The bylaws have worked to a considerable extent. Nevertheless, about 60 per cent of the community’s historic buildings have been lost in the past 25 years – not a reassuring statistic in terms of long-term stewardship. Another issue is that the *Design Guidelines* that help with alterations and new construction have caused confusion, and some outcomes have been questioned by the community.

In order to improve the present situation, the City of Dawson has contracted with Commonwealth Historic Resource Management Limited to produce the present Heritage Management Plan. Financial and technical assistance have been provided by the Cultural Services Branch of the Yukon Government. The consultants have held extensive interviews, meetings, and workshops among municipal elected officials and staff, Tr’ondëk Hwëch’in staff, and a broad array of community stakeholders. The Dawson community has expressed broad support for the recommendations in this Heritage Management Plan.

## Vision and Objectives

This plan proposes a Vision for the Management of Dawson’s Heritage Resources:

**The built and natural heritage features of the Klondike Valley Cultural Landscape, of which the Dawson Townsite forms an important component, will be managed so as to improve the quality of life for residents of the City and the region and to provide an enhanced destination attraction for international tourism. The heritage management program will tell the stories of the entire human history of the Klondike Valley, with particular emphasis on the Gold Rush era of 1896-1910.**

This plan proposes to achieve this Vision by means of the following broad heritage management objectives (as well as more detailed management recommendations made elsewhere in this document):

- Preserve and strengthen the visual character and design intent of a nationally and internationally significant cultural landscape;
- Conserve and interpret the full history of the cultural landscape – before, during, and after the Gold Rush;
- Retain the dominant character as a Gold Rush-era cultural landscape;
- Communicate that the Gold Rush was a short but highly significant era in the long course of natural and human history, and ensure that resources remain and stories are told from the other periods of history;
- Facilitate and support an interpretation program that communicates the diverse heritage and natural values of the region;
- Protect and enhance the health of the natural ecosystems;
- Maintain a high level of heritage management for the river valleys, the gold fields, and the Dawson Townsite;
- Identify distinct character areas and heritage management areas, with different management principles for the different areas;
- Balance conservation with the integration of new services and activities;
- Create a superior quality of life for Dawson’s residents; and
- Capitalize on the tourist potential of the region.

## **Cultural Landscapes, Character Areas, and Heritage Management Areas**

This Heritage Management Plan proposes that Dawson City and its region be managed as a Cultural Landscape – as a broad geographical area that has been modified by human activity. The ‘Klondike Valley Cultural Landscape’ is the name that the plan gives to the overall area. It comprises the Lower Klondike River Valley, extending westward from Hunker Creek (just west of the airport) to the confluence of the Klondike and Yukon Rivers.

The plan divides the Klondike Valley Cultural Landscape into eight Character Areas, which are defined and mapped in Section 3.2:

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## Klondike Valley Cultural Landscape

### The Dawson Townsite

- Downtown Character Area
- Downtown Transitional Character Area
- Government Reserve Character Area
- East Slope Character Area
- North End Character Area

### Beyond the Townsite

- Klondike Valley Character Area
  - Confluence Character Area
  - Bowl Character Area
- 

This plan further recommends that the eight Character Areas should be regulated as three Heritage Management Areas, and that the name 'Heritage Management Area' replace the present 'Historic Control District'.

#### 1. Downtown Heritage Management Area

- Comprises three character areas:
  - Downtown Character Area
  - Downtown Transitional Character Area
  - Government Reserve Character Area

#### 2. Residential Heritage Management Area

- Comprises two character areas:
  - East Slope Character Area
  - North End Character Area

#### 3. Valley, Confluence and Bowl Heritage Management Area

- Comprises three character areas:
  - Klondike River Character Area
  - Confluence Character Area
  - Bowl Character Area

## Recommendations for the Heritage Management Areas

Following are the principal management guidelines for the three Heritage Management Areas. Details are provided in Section 4.1:

### 1. Downtown Heritage Management Area

- *Protection:* All buildings and structures, including deteriorated and derelict structures, are protected by designation under the provisions of the *Yukon Historic Resources Act*.
- *Incentives:* Protection by designation will be accompanied by incentives for conservation.
- *Treatment of historic buildings:* Conservation work will follow the existing *Design Guidelines for Historic Dawson*, Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the 'Design Guidelines for Infill and Conservation' prepared as part of this Heritage Management Plan and contained in Chapter 6. Post-Gold Rush buildings should not be altered to look like Gold Rush buildings; they should be respected for what they are, which helps to illustrate and interpret the full history of Dawson.
- *Treatment of new infill construction:* Buildings should replicate (reconstruct) the external design of the building that stood on that particular site during the Gold Rush era (ca. 1896-1910), when there is sound historic evidence as to the appearance of the former building. In certain instances, an alternative source for replication may be selected.
- When there is insufficient historic evidence concerning the appearance of the former building to enable good replication, then new infill construction will adopt the 'Dawson Style' (explained below with the Residential Heritage Management Area and in Section 6.2).
- Historic landscape features that are visible from the street are protected.
- New landscape features should follow historical design principles and are subject to design review in the development permit process.

### *Variations for individual Character Areas*

- *Downtown Transitional Character Area:* Consideration may be given in exceptional circumstances to the construction of buildings that are larger than those that existed in the Gold Rush period, in which case the Dawson Style, rather than replication, should be adopted. This exception may be permitted when the building program proposed by the property owner is of a scale that is larger than historical precedent.
- *Downtown Character Area:* Corner lots at intersections are particularly important to re-establish the historical character of this area. The owners of vacant corner properties should be encouraged to build on them, with replications of the buildings that stood there during the Gold Rush.
- *Government Reserve Character Area:* Landscape features, both historic and new, are particularly highly valued and must follow historical design principles.



## 2. Residential Heritage Management Area

- All buildings and structures, including deteriorated and derelict structures, are protected by designation under the provisions of the *Yukon Historic Resources Act*, as in the Downtown Heritage Management Area.
- Protection will be accompanied by incentives for conservation, as Downtown.
- *Treatment of historic buildings:* Same as Downtown
- *Treatment of new infill construction:* Three optional approaches are permitted: replication of the former building on the site *or* replication of another historic residence in the vicinity *or* a new design in the 'Dawson Style'. The Dawson Style, which is preferred, is the term given for a contemporary manner of building that is highly respectful of the historic Gold Rush style without attempting to look old. Guidelines for the Dawson Style are provided in Section 6.2.
- *Historic and new landscape features:* Same as Downtown.

### *Variations in particular areas*

- *Tr'ondëk Hwëch'in settlement land:* With respect to the Tr'ondëk Hwëch'in settlement land in the North End, over which the TH has full jurisdiction, the TH may in time choose to institute a heritage management bylaw of its own. In the interim it is anticipated that the Tr'ondëk Hwëch'in may either agree to comply with the present recommendations, or else may propose modifications to the recommendations that meet the needs and vision of both themselves and the City of Dawson.
- *Dome Subdivision:* The Dome Subdivision lies outside the Residential Heritage Management Area, and replication of former Gold Rush era buildings is discouraged. Either the Dawson Style or good contemporary design would be acceptable for new construction.

## 3. Valley, Confluence and Bowl Heritage Management Area

- All natural and historic landscape features that are valued by the community are protected. This includes some dredge tailings and ponds.
- The principal historic structures and equipment (including moveable derelict equipment) that are remnants from gold extraction are protected.
- Protection will be accompanied by incentives for conservation.
- New development should represent good new architectural design and planning, and not reflect the Gold Rush style.

## Procedures for Heritage Management

- The Zoning and Historic Control Bylaw will be revised, as described in Chapter 5 and Appendix 5, and will be renamed the Zoning and Heritage Management Bylaw.
- Two new bylaws will be enacted:
  - A Heritage Bylaw, which will provide the City of Dawson with the means to designate historic resources as Municipal Historic Sites; and
  - A Heritage Fund Bylaw, which will enable the City of Dawson to set aside and apply funds to heritage conservation.
- The Planning Board will be reconstituted as the Heritage Advisory Committee, as defined by the *Yukon Historic Resources Act*. Its primary responsibility will be the review of applications for development that are regulated by the new Zoning and Heritage Management Bylaw; i.e., applications for properties within the Heritage Management Areas. It will also be responsible for public awareness and education in heritage, and such other responsibilities as Council may delegate to it.
- Applications for development will be submitted to the Development Officer.
  - Applications for minor alterations will be considered by the Development Officer.
  - Applications for major alterations and new infill development (i.e., new buildings) will be referred by the Development Officer to the Heritage Advisory Committee.
  - External technical advice may be sought to help with consideration of proposed major new buildings or very large alterations.
  - Any disagreements between the Heritage Advisory Committee and staff will be referred to Council for a decision.

## Heritage Incentives

An extensive program of heritage incentives is proposed to offset the constraints and costs of the heritage management program. These incentives, which are described in Section 4.3, include:

- Financial assistance
- Planning relaxations
- Building code equivalences
- Technical assistance
- Increasing technical capacity

## Heritage Interpretation

A large and varied program of heritage interpretation is offered by government agencies, as well as some offerings from the private sector. Nevertheless, improvements can be made to the interpretation program to enhance the visitor experience. Section 4.5 makes a number of suggestions. It also recommends that a joint committee, representing tourism operators in the public, non-profit, and private sectors, be formed to address how interpretation and public programs can be enhanced, co-ordinated, and jointly marketed, as well as recommending appropriate pricing levels. An overall business plan for public programming would supplement this initiative.

## Design Guidelines for Architectural Conservation and Infill

The Dawson Townsite presents six distinct building and development situations:

- Reconstruction of former Gold Rush-era buildings. Reconstruction is mandatory for new construction in the Downtown Heritage Management Area (with certain exemptions) and voluntary in the Residential Heritage Management Area. Work will generally follow the *Design Guidelines for Historic Dawson*.
- Infill in the Residential Heritage Management Area, which includes new buildings on vacant building lots and small-scaled infill on lots that are currently developed. Infill construction is not at present adequately addressed by existing guidelines. This Heritage Management Plan recommends that the dominant character of Dawson as a Gold Rush-era cultural landscape should be maintained with a contemporary interpretation of the Gold Rush style, which the guidelines call the 'Dawson Style.'
- Additions to existing historical buildings. Their treatment will also adopt the Dawson Style.
- Interventions to buildings within the Downtown Transition Character Area. The guidelines present an approach that allows large buildings whose form is respectful of traditional urban design.
- Interventions to buildings from the Gold Rush era (1896-1910). These buildings are already well served by the *Design Guidelines for Historic Dawson*, prepared by Parks Canada in the early 1980s; and by the *Standards and Guidelines for the Conservation of Historic Places*, published by Parks Canada in 2003.
- Interventions to buildings erected after the Gold Rush era. The *Standards and Guidelines for the Conservation of Historic Places in Canada* provides good guidelines for this situation.

Chapter 6 provides detailed guidelines for the Dawson Style, and supplements the *Design Guidelines for Historic Dawson* and the *Standards and Guidelines* where necessary for the other situations.



# 1. Introduction

## 1.1 *A New Framework for Heritage Management*



Front Street shows a sensitive combination of heritage conservation and compatible new design. (Photo: H. Kalman)



The Third Avenue complex, owned by Parks Canada, contributes to the sense of decay that characterizes much of Dawson. (Photo: H. Kalman)

Dawson City is a community with an extraordinary human and built history. Best known as the centre of the Klondike Gold Rush in the 1890s, when it was reportedly the largest city north of San Francisco and west of Winnipeg, Dawson retains much of its appearance from that era. For many years before the Gold Rush, the area was the traditional hunting and fishing lands of the Tr’ondëk Hwëch’in. In recent decades Dawson has become a leader in developing cultural tourism. Today the community and its lands provide a model for co-operative leadership, as they are jointly managed by the City of Dawson and the Tr’ondëk Hwëch’in, with involvement as well by the federal government’s Parks Canada and the Yukon Government.

As Chapter 2 of this report relates, the value of Dawson’s heritage resources have been recognized nationally since the 1950s. The City has been managed since 1977 with municipal heritage regulations. The present *Zoning and Historical Control Bylaw* (1997) and its predecessors have succeeded in regulating change within Dawson. They have prevented the wholesale replacement of historic buildings with new structures that would alter the heritage character of the area.



Fire destroyed a small historic building near the Palace Grand Theatre in October 2007. (Photo: Jay Armitage)



A house from the Gold Rush era, located on 8th Avenue near Harper Street, was demolished in October 2007. (Photo: H. Kalman)

Nevertheless the present regulations are not perfect. Partly as a consequence of the absence of demolition control or until recently maintenance standards,<sup>1</sup> many historic buildings have deteriorated or been demolished over the years, and the toll continues. It has been estimated that about 60 per cent of the community's historic buildings have been lost in the past 25 years.<sup>2</sup> In October 2007 alone, one Gold Rush-era building was destroyed by fire and another demolished rather than repaired. Some property owners have refused to maintain their buildings.<sup>3</sup> Important landscape features have been modified or lost. In the many situations where property owners have respected due process and applied to the Dawson City Planning Board to review designs for new buildings or alterations, both the owners and Planning Board have expressed uncertainties as to what changes are permissible. The application of the current *Design Guidelines for Historic Dawson* has caused confusion. In several cases, the community has criticized the appearance of approved designs after they have been built, even though the designs were approved in accordance with the regulations.<sup>4</sup>

Partly as a consequence of the confusion, the City has called for a new heritage management plan for Dawson. The plan is intended to revise the current regulations, the historical control bylaw, and the design guidelines in a manner that follows a vision that responds to community values and concerns, and which provides greater clarity in the application and development process.

The City of Dawson has contracted with Commonwealth Historic Resource Management Limited to produce the new Heritage Management Plan. Financial and technical assistance have been provided by the Cultural Services Branch of the Yukon Government. This document is the final report of that plan.

## *1.2 A Vision for the Management of Dawson's Heritage Resources*

Heritage conservation is the management of change. The purpose of a heritage management plan is to control the change in such a manner that the heritage values of a historic place are retained and enhanced, rather than eroded and lost.

Dawson City and its region have enormous historical and natural significance. A high level of management is necessary to ensure the ongoing responsible stewardship of the land and its resources. This will be enabled by the present Heritage Management Plan. The plan maintains continuity with the best features of earlier heritage plans and proposals for Dawson, while updating them by respecting current best practices.

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1 Maintenance standards were introduced in 2007; see Section 3.2.

2 *After the Goldrush: The Tr'ondëk Hwëch'in and City of Dawson Integrated Community Sustainability Plan*, Draft, Dawson, 2007, I, p. 17.

3 See, for example, Sheila Ascroft, 'Historic Yukon Commerce Bank on the Ropes,' *Héritage*, 10:1, Fall-Winter 2007, pp. 32-35.

4 See, for example, Dan Davidson, 'Dawson City Has Window Pains,' *Klondike Sun*, 14 February 2007, p. 2.



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- Identify legislative tools and financial incentives to support heritage management;
- Identify distinct character areas and heritage management areas, with different management principles for the different areas;
- Balance conservation with the integration of new services and activities;
- Create a superior quality of life for Dawson's residents; and
- Capitalize on the tourist potential of the region.

### *1.3 Study Process*

Commonwealth Historic Resource Management Limited began work on the Heritage Management Plan for Dawson in June 2007, with completion in March 2008. The plan contains a number of defined deliverables. The list indicates where in this report that product can be found.

1. Municipal Inventory of Historic Sites (Appendix 3)
2. Thematic Framework (Appendix 4)
3. Identify areas to be controlled (Chapter 3 and 4)
4. Determine what should be designated (Chapter 4)
5. Architectural guidelines manual (Chapter 6)
6. Heritage bylaw (Chapter 5 and Appendix 5)

Members of the consultant team have visited Dawson three times: in June, August, and November 2007. Each visit was devoted to meetings and interviews with the project Steering Committee, other stakeholders, and City and Territorial staff. Time was also spent on site investigation and research. Additional research was carried out from our offices.

This is the fourth report to be submitted:

- A *Preliminary Report* was submitted in August 2007. It contained the first two deliverables. It also described the work that had been done to date, particularly the extensive program of public consultation.
- The *Draft Heritage Management Plan* was submitted in November 2007. It contained Deliverables 3, 4, and 6.
- The *Draft Final Report* was submitted in early March 2008. It contained a draft of Deliverable 5, significant revisions to the last report, and additional contextual material;
- The present Final Report, which has been revised in response to comments from stakeholders.

### *1.4 Public Consultation and Community Values*

The consultant team conducted extensive interviews among municipal elected officials and staff, Tr'ondëk Hwëch'in staff, and community stakeholders in order to identify community values and determine how people believe that Dawson's heritage should be managed. In all, more than three dozen people have been interviewed. They are listed in Appendix 1. The substance of the initial round of interviews is summarized in Section 2.2 of the Preliminary Report.



Public meetings were held in June and November. Workshops were facilitated in June and August. In November, the recommendations in the Draft Plan formed the subject of meetings held with the Steering Committee, the City of Dawson, the Tr'ondëk Hwëch'in, and the general public.

The consultants asked Planning Board to express its opinions as to the broad-brush management objectives of the new Heritage Management Plan. Planning Board responded at special meetings held in September and December. The City's Community Development and Planning Officer met with the Chamber of Commerce in December to discuss the Draft Plan. The comments have all been considered, and many are included in the recommendations in Chapter 4.



A workshop was held with the Steering Committee and Planning Board in August 2007. (Photo: Doug Olynyk)

The Dawson community has expressed broad support for the new Heritage Management Plan. After a half-century of Parks Canada's presence and its ongoing conservation and interpretation work, the value of heritage conservation now seems to be taken for granted. Tourism and economic benefits remain primary motivators, as they were two generations ago. But now people recognize that heritage conservation contributes as well to the overall quality of life.

This public support has been confirmed in *After the Goldrush: Tr'ondëk Hwëch'in and City of Dawson Integrated Community Sustainability Plan*, circulated in draft form in late 2007. The first community value cited in the sustainability plan is 'The historic character and heritage of the community – celebration and enhancement of the area's history and the community's heritage.' Readers are reminded that heritage buildings are a non-renewable resource. And heritage is featured front and centre in the sustainability plan's community vision:

#### **Honouring the past, Sharing the Present, Embracing the Future**

Our heritage and culture are unique and we are committed to protecting and enhancing our historic community and first nation traditions. We will strive to provide a sustainable future for the community and the environment ... We will encourage economic diversity, based on the development of heritage, arts and culture.<sup>5</sup>

Arts and culture – the companion values of heritage, and also central to the community vision – have received a boost in recent years with the growth of the Dawson City Arts Society and its various initiatives: the Klondike Institute of Art and Culture, the ODD Gallery, and the new School of Visual Art.<sup>6</sup> These visual art institutions have also given a boost to heritage by occupying historic buildings. The literary arts are well represented on 'Writers Row' on 8<sup>th</sup> Avenue, which features the Robert Service Cabin, the Jack London House, and Berton House, with its widely admired writer-in-residence program.

<sup>5</sup> *After the Goldrush*, I, pp. 12, 13, 14.

<sup>6</sup> See Jen Williams, 'True North artistic hub,' *Yukon, North of Ordinary*, Summer 2007, pp. 36-40.

These values and sentiments resound throughout the community and around the world. In a radio interview last summer, for instance, RV park owner Pat Brooks said that Dawson ‘is just something that captures the imagination of the world.’<sup>7</sup> The same news item noted that Dawson’s season was extended a month last autumn because of strong demand from Western Europe, a reminder of the economic benefits of strong tourism.

Tourists’ impressions are important. The consultants read the comments in the guest book at the Klondike Visitors Association, in order to learn what visitors like and don’t like. The vast majority of comments are positive, such as ‘I don’t have words to describe the beauty of this place’ (Germany) and ‘Breathtaking, one of a kind, thank you.’ (Korea). The critical comments mostly concern people not having all the amenities that they need, such as car rentals and bus service. There are also numerous comments about Parks Canada not offering enough tours and not enough French-language services. Others complain about not having a bridge. Very few, if any, comments are critical about the way the town looks. A sample of visitor comments is included as Appendix 6.

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7 CBC Radio 1 News, Yukon Region, 31 August 2007.

## 2. Dawson City and the Conservation of its Heritage Resources

### 2.1 Overview History of Dawson



Part of the settlement at Tr'ochëk, 1895. (Coutts Collection, Yukon Archives, PHO 95; from Dobrowolsky and Hammer, *Tr'ochëk*)

On 17 August 1896, American-born prospector George Washington Carmack, his Tagish wife, Kate Carmack, and their two Tagish partners, Skookum Jim and Dawson Charlie, found gold – ‘thick between the flaky slabs, like cheese sandwiches’ – in the rocky bed of Rabbit Creek, near where the Klondike River flows into the Yukon River. The four renamed it Bonanza Creek, staked their claims, and before long word was out. The world’s greatest gold rush had begun. In 1897 prospectors from near and far made the long and difficult trip to here and created an instant city at the confluence of the

two rivers. Joseph Ladue established the town on a flat moose pasture, which he named Dawson City. The flats had been traditional hunting lands of the Tr’ondëk Hwëch’in. Their fishing camp of Tr’ochëk, just south of the Klondike River, was also overrun by the miners. Chief Isaac, the leader of the Tr’ondëk Hwëch’in, decided to move about 5 kilometres down the Yukon River to the relatively peaceful site at Moosehide, and the way was left clear for new development.<sup>8</sup>

Some 30,000 people from Canada, the U.S., and around the world reached the Klondike goldfields by the late summer of 1898. The prospectors focussed on the rich placers of Bonanza and Eldorado Creeks. They and the other newcomers settled in and around Dawson City, making Dawson the largest centre west of Winnipeg. The young boom town quickly became a full-service mining community, with a robust commercial, entertainment, religious, transportation, and administrative infrastructure. Dawson was also an incredibly well photographed community. The new arrivals came with their simple and portable cameras from Kodak, which had been introduced in 1888.<sup>9</sup>

The federal government was well prepared for these events. A detachment of the North-West Mounted Police had come to nearby Forty Mile in 1895. When the rush began, the police insisted that every prospector arriving from Skagway, Alaska, have money and supplies to last not less than six months – which meant hauling a ton of goods over the tortuous Chilkoot Pass. Dawson City was surveyed in 1897-98 by James Gibbon,

8 The historical material has been excerpted principally from Department of Indian and Northern Affairs, *Dawson City Conservation Study*, vol 4, by Margaret Carter; Parks Canada, *Dawson Historical Complex: Management Plan*, pp. 3-4; Helene Dobrowolsky, *Hammerstones*; and Harold Kalman, *A History of Canadian Architecture*, vol. 2, pp. 691-6. Full references to these and other sources are provided in Appendix 8.

9 See <http://www.metmuseum.org/toah/hd/kodk/hd-kodk.htm>. Reference kindly provided by Barbara Hogan.



View of Dawson City from the Dome, July 1902. (National Archives of Canada, C6366; from IAND, *Dawson City*)

D.L.S., and laid out in the familiar British colonial gridiron pattern. A large civil service came to Dawson to register the claims and carry out other administrative functions. Before the century was over, Dawson's streets were lined with log and wood-frame business establishments, houses, churches, and public buildings. Most were designed in the frontier vernacular of the day. Some – particularly the government buildings designed from 1899 by the Department of Public Works' resident architect, Thomas W. Fuller – were architectural symbols of political authority, designed in a simplified Palladian-Georgian vocabulary.



Old Territorial Administration Building, now the Dawson Museum, 2007, a Palladian-Georgian design that symbolized the authority of Government. (Photo: H. Kalman)



Queen Street, looking west to the Yukon River, 1904, showing the vernacular commercial buildings that filled downtown. (National Archives of Canada, C14546; from Kalman, *History of Canadian Architecture*)

The vernacular buildings, public buildings, and landscapes of the Dawson City of 1900-10, many of which survive to this day, stand as marvellous reminders of the Klondike Gold Rush, an event of great international significance. Enhancing and commemorating the Gold Rush Dawson has been the focus of conservation efforts for the past half century.

Dawson did not, however, begin with the Gold Rush. The Tr'ondëk Hwëch'in people lived and hunted in and around Tr'ochëk as part of their seasonal rounds, and this area forms an important portion of their traditional territory. Severely compromised by mining activity in the early 1990s, Tr'ochëk was purchased by the federal government in 1997 as part of the *Tr'ondëk Hwëch'in Final Agreement*. The Tr'ondëk Hwëch'in are currently planning for the future of the old camp<sup>10</sup>.

<sup>10</sup> *Tr'ondëk Management Plan*, Draft, 2007.



Nor did Dawson end with the Gold Rush. As the placer gold accessible to miners with a spade and pan became exhausted, new mechanized forms of mining dug deeper into the creek gravels. Steam shovels and other machines were overtaken by the massive dredge. The first dredge was brought to the area in 1905, and by the outbreak of World War I a dozen of them were working the creeks. The Yukon Consolidated Gold Corporation (YCGC), which in 1923 absorbed a number of other operators, dredged the area until 1966. Its Dredge No. 4 has been preserved by Parks Canada on Bonanza Creek as a national historic site.<sup>11</sup>



This house on Second Avenue was built in the 1920s by the Yukon Consolidated Gold Corporation. It tells an important part of the Dawson Story. (Photo: H. Kalman)



Ruby's Place and The Odd Fellows' Hall are seen in the aftermath of the 1979 flood. With the flood waters going all the way up to 6th Avenue, this section of 2nd Avenue would have been under a considerable amount of water. (Photo: Lambert Curzon, courtesy of Jay Armitage)

The population of Dawson dwindled during the YCGC era, since a single dredge could do the work of several hundred men. Nevertheless, gold remained the mainstay of the economy. Dawson consolidated itself as the administrative service centre for the region. Many Gold Rush-era buildings became derelict and new types of architecture took their place, creating a landscape in which one could read the successive generations of living and working in Dawson.

The forces of nature did more damage in a few days than attrition had done in decades, as the Flood of 1979 took a heavy toll on the City's old buildings.<sup>12</sup> The aftermath of the flood saw the construction of a large, new dike along the Klondike and Yukon River shorelines. The dike has prevented further floods, but it has also obstructed views of and access to the rivers, which have played so important a role in Dawson's existence over the years.

Tourism began to develop after the Second World War, and the Klondike Visitors' Association was formed in the early 1950s to bolster the industry. The KVA and the federal government together recognized the value of Dawson's heritage to attract tourism, which would stimulate an increasingly stagnant economy. The story of heritage conservation in the service of making Dawson a tourism destination is related in the next section.

<sup>11</sup> Parks Canada, *Dredge No. 4: Management Plan*, pp. 3-4.

<sup>12</sup> Jay Armitage and Sue Parsons, *The Dawson City Flood of 1979*.

## 2.2 Heritage Conservation in Dawson

The Government of Canada began to take an interest in Dawson City in the 1950s. Jean Lesage, Minister of Northern Affairs and National Resources in the St. Laurent government, made northern development a priority and in 1956 asked the Historic Sites and Monuments Board of Canada (HSMBC) to consider ways in which historic sites could be established in the North.<sup>13</sup>

Nothing happened until April 1959, when Prime Minister John Diefenbaker visited Dawson and raised the possibility of developing the town as a historic tourist attraction, as part of his northern vision. Minister Alvin Hamilton expressed ‘concern about restraining the encroachment of commercialism upon truly historic features’ and in November 1959 the HSMBC recommended ‘that Dawson be regarded as a “historical complex” of national importance and studied as such.’<sup>14</sup> Dawson’s heritage value was perceived from the start as an integral ensemble of historic resources.



The Palace Grand Theatre, looking east on King Street, 2007.  
(Photo: H. Kalman)

With the encouragement of the federal government, the Dawson Festival Foundation was organized to produce a Gold Rush Festival in 1962. It was intended to use the old auditorium (known as the Auditorium Theatre or Nugget Hall) as the primary venue. However, officials decided that it would be cheaper and faster to demolish the old building and replace it with a modern replica. This was the reconstructed Palace Grand Theatre, the first conservation intervention in Dawson.

In preparation for the Festival, J.R. Lotz, a Community Planning Officer with the Department of Northern Affairs and National Resources, wrote an extensive and enlightened report arguing for ‘the need to preserve the buildings of Dawson City if that city is to remain a tourist attraction.’<sup>15</sup> Many of the objectives for which Lotz argued would become Parks Canada and municipal policy over the years.

Unfortunately, historian James Taylor writes, ‘the Dawson Festival was a failure. The place was just too remote, the attractions too limited, and the tourist services too primitive for it to succeed.’<sup>16</sup> The Klondike Visitors’ Association rented the sternwheeler *S.S. Keno* and the Palace Grand from the government, but without success.

13 C.J. Taylor, *Negotiating the Past*, p. 171. The Historic Sites Division, Parks Branch, Department of Northern Affairs and National Resources was a predecessor of Parks Canada.

14 Parks Canada, *Dawson Historical Complex NHS Management Plan*, Appendix 4, p. 38.

15 J.R. Lotz, *Dawson City, Yukon Territory*, p. 52. A copy is in the Parks Canada library in Dawson.

16 Taylor, *Negotiating the Past*, p. 174.

The HSMBC met in Dawson in June 1967 to attempt to salvage the vision. It recommended the acquisition of a number of buildings, the protection of others, and the institution of a commemorative program. It recommended 'that the commemorative undertaking at Dawson should deal with the full extent of the Gold Rush and its impact on Canadian history.'<sup>17</sup> The federal government geared up for a major intervention in Dawson, and 'by the 1970s it was the leading employer in the town and the mainstay of the area's tourist industry.'<sup>18</sup>

In 1974 the Department of Indian and Northern Affairs, which had succeeded Northern Affairs and National Resources, issued a massive four-volume report that outlined a comprehensive, long-term program of conservation in Dawson.<sup>19</sup> This has remained a blueprint for policy and physical development in the generation since then by Parks Canada, successor to DINA as the government's conservation agency. Work over the years has included research, planning, property and artifact acquisitions, restorations, and interpretation. Parks Canada saw much of its early, hard work destroyed in the Flood of 1979, and was a leading voice in calling for a new, protective dike.

Other studies with a strong conservation message followed. Synergy West Ltd. prepared a Dawson community plan for the territorial and municipal governments in 1975. The chapter on the 'Restoration of an Historical Community' stated that 'the second rush is approaching, this time in the guise of tourism ... [and] the manner in which Dawson responds will dictate her measure of success and her life expectancy.' It recommended a community development approach to heritage conservation, emphasizing historic streetscapes over individual sites, with collaborative management and funding contributions by the three levels of government and the private sector.<sup>20</sup> Conservation was also seen as being important in the Dawson City Official Community Plan prepared in 1983 by Marshall Macklin Monaghan Limited.<sup>21</sup>

Parks Canada's properties in the Dawson townsite are collectively known as Dawson Historical Complex National Historic Site of Canada.<sup>22</sup> The agency also owns and manages the *S.S. Keno* National Historic Site, a riverboat that operated between Stewart City and Mayo Landing; and Dredge No. 4 National Historic Site, one of the largest of the YCGC's dredges.

The City of Dawson's participation in the conservation of the historic townsite has grown over the years. In 1977 the City began to control development in order to maintain the Gold Rush character of its buildings, with the passing of Bylaw #203, a new Zoning



Dredge No. 4 National Historic Site, 2007. (Photo: H. Kalman)

17 Parks Canada, *Management Plan*, Appendix 4, p. 38.

18 Taylor, *Negotiating the Past*, p. 188.

19 Indian and Northern Affairs, *Dawson City Conservation Study*.

20 Synergy West Ltd., *A Community Plan for Dawson City*.

21 We have not yet had an opportunity to consult this report.

22 The properties were previously called Klondike National Historic Sites.



Bylaw. This and subsequent municipal bylaws are listed and described in Appendix 2. The City's Planning Board is responsible for reviewing development applications and determining whether they conform to the desired character. The system works, but imperfectly, as is discussed in Section 1.1. The present Heritage Management Plan is a municipal government initiative intended to rectify the problems with the current regulations and processes.

The Tr'ondëk Hwëch'in is a key partner in this process. The Tr'ondëk Hwëch'in achieved self-government in 1998, establishing the terms by which many aspects of land management – e.g., heritage management, fish and wildlife management, and forestry – will be carried out jointly by the Tr'ondëk Hwëch'in and other levels of government. *The Self-Government Agreement* also provides the Tr'ondëk Hwëch'in with the ability to determine the future of its settlement lands, some of which fall within the Dawson city limits.

Since the City of Dawson falls, in turn, within the traditional territory of the Tr'ondëk Hwëch'in, the First Nation is an active player in heritage conservation. The *Tr'ondëk Hwëch'in Final Agreement* ensures that the Tr'ondëk Hwëch'in participate in the management of heritage sites pertaining to their culture anywhere within their traditional territory, and that they must be consulted on legislation that pertains to heritage resources.

Interviews with the Tr'ondëk Hwëch'in done for this plan indicate that their focus is on the region's natural and cultural heritage and on the spirit of the place, rather than on the built heritage. The Tr'ondëk Hwëch'in are particularly interested in preserving visual and physical connections between places which their people value – connections to the rivers (which were compromised by the dike), between their traditional use sites and camps, and to valued places such as the Slide and the Dawson-to-Moosehide trail. Tr'ondëk was designated a National Historic Site by the Government of Canada in 2002.

The present Heritage Management Plan attempts to accommodate the various perspectives of the Dawson community.

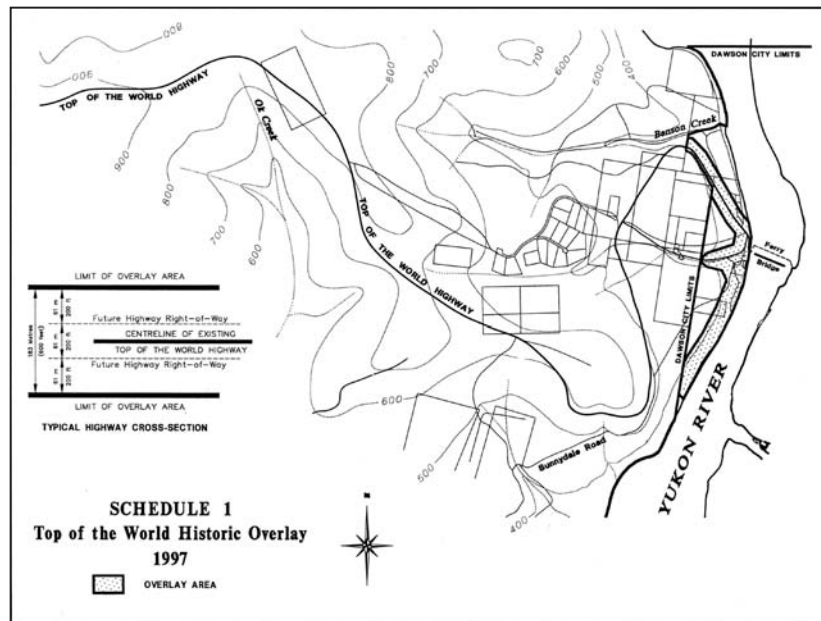
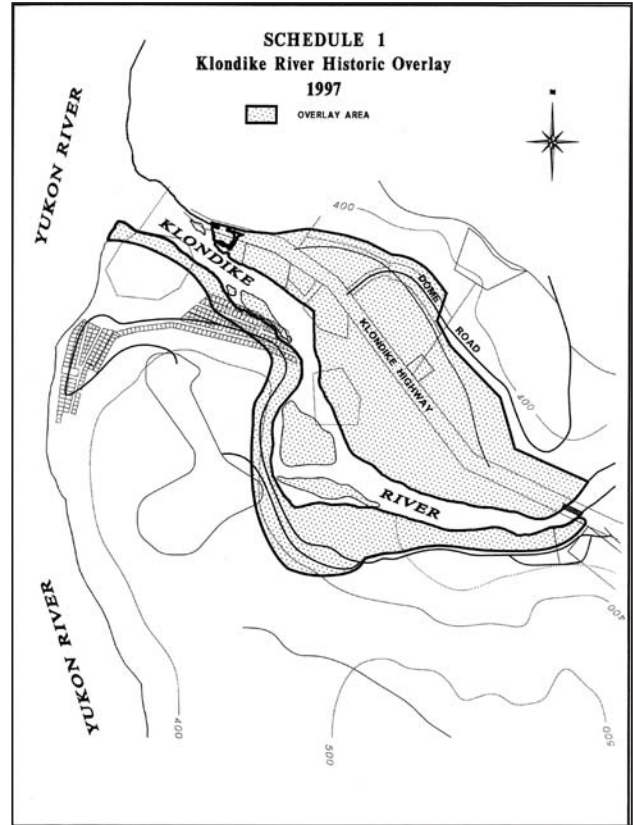
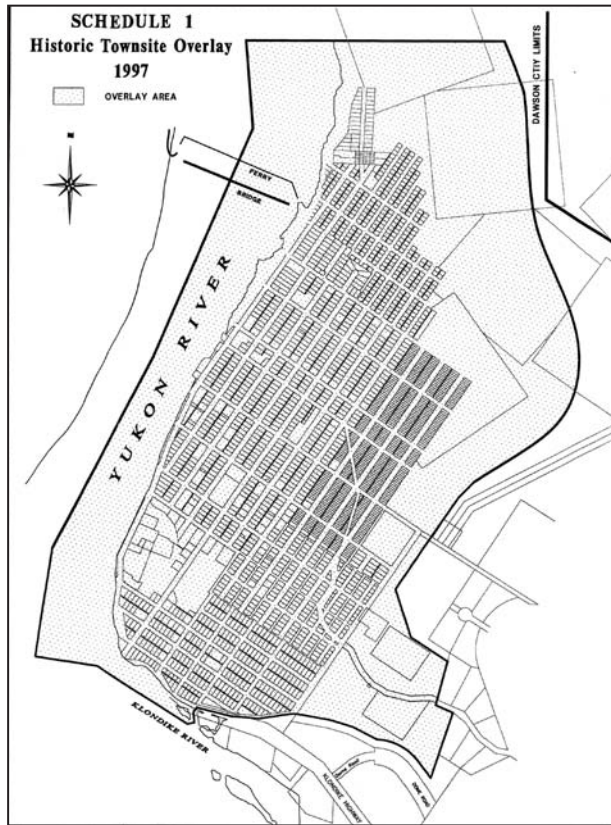
### ***2.3 The Current Policy Framework***

The Heritage Management Plan is intended to be compatible with current policy documents of all levels of government. These include:

#### **Over-arching Statutes, Regulations, Policies, and Programs**

- Municipal Bylaws and Policies
  - Various municipal policies, such as the statements that Dawson should be a compact town and should provide seasonal accommodation
  - Zoning and Historical Control Bylaw
  - Property Maintenance and Nuisance Abatement Bylaw
    - ◊ Including amendment (Bylaw 08-04)





The Zoning and Historical Control Bylaw establishes three 'historic overlays' or control districts (City of Dawson)

- Official Community Plan
- Design Guidelines for Historic Dawson (Parks Canada, c. 1980)
- Tr'ondëk Hwëch'in Agreements
  - Tr'ondëk Hwëch'in Final Agreement
    - ◊ Especially Chapter 13, Heritage Resources
  - Tr'ondëk Hwëch'in Self-Government Agreement
- Yukon Statutes and Programs
  - Yukon Historic Resources Act
  - Yukon Municipal Act
  - Yukon Historic Sites Inventory
  - Yukon Register of Historic Places
- Parks Canada Policy
  - Cultural Resource Management Policy
  - Standards and Guidelines for the Conservation of Historic Places in Canada
  - Management Plans for the Dawson Historical Complex National Historic Site
  - World Heritage Site draft nomination
- Integrated Community Sustainability Plan
  - Community Vision

A comprehensive list and discussion of relevant past and present statutes, policies, bylaws, and management plans is contained in Appendix 2.

### 3. Cultural Landscapes, Character Areas, and Heritage Management Areas

#### 3.1 Cultural Landscapes

This Heritage Management Plan proposes that Dawson City and its region be addressed and managed as a Cultural Landscape – as a broad geographical area that has been modified by human activity.<sup>23</sup> The area should be treated comprehensively, rather than as a series of individual resources. This approach of looking at the *tout ensemble* is consistent with early perspectives on conserving Dawson's heritage resources, which stressed streetscapes rather than individual buildings. (See above, Section 2.2.)

A cultural landscape is fashioned from a natural landscape by a culture group. Culture is the agent, the natural area is the medium. The cultural landscape is the result.

*Carl Sauer*<sup>24</sup>

A cultural landscape is a geographic area that includes cultural and natural resources associated with an historic event, activity, person, or group of people. Cultural landscapes can range from thousands of acres of rural land to homesteads with small front yards. They can be man-made expressions of visual and spatial relationships that include grand estates, farmlands, public gardens and parks, college campuses, cemeteries, scenic highways, and industrial sites. Cultural landscapes are works of art, texts and narratives of cultures, and expressions of regional identity. They also exist in relationship to their ecological contexts. ... Cultural landscapes give us a sense of place.

*The Cultural Landscape Foundation*<sup>25</sup>

A Cultural Landscape is a clearly defined geographic area that has been modified, influenced by, or given special cultural meaning by people over an extended period of time. Cultural landscapes usually include both natural and built resources. Three main categories of cultural landscapes have been identified for UNESCO World Heritage:

- *Designed*: Created intentionally for aesthetic reasons, as with gardens and parks
- *Evolved*: Resulted from a human initiative and developed over time; evolved landscapes may be either '*Continuing*' (i.e., retaining its active role in society) or '*Relic*' (i.e., the evolutionary process came to an end at some time in the past)

<sup>23</sup> This coincides with Parks Canada's recent decision to address the area as a cultural landscape; information from discussion with Robb Watt, Superintendent, 30 August 2007.

<sup>24</sup> Carl O. Sauer, 'The Morphology of Landscape,' in *Land and Life: A Selection from the writings of Carl Ortwin Sauer*, ed. J. Leighly (Berkeley: University of California Press, 1963), pp. 315-350 (p. 343).

<sup>25</sup> The Cultural Landscape Foundation, 'Cultural Landscapes Defined,' accessed at <http://www.tclf.org/whatis.htm> (accessed 8 October 2007)

- *Associative*: the value lies in the religious, artistic, or cultural associations of the landscape rather than in the material evidence itself.<sup>26</sup>

The Klondike Valley Cultural Landscape has been defined by Parks Canada as an Evolved (Continuing) landscape.<sup>27</sup> It expresses significant cultural patterns, including:

- A natural landscape that has been used and modified by First Nations for habitation and resource gathering;
- A physical manifestation of intense late-19<sup>th</sup>- and early-20<sup>th</sup>-century resource extraction;
- A significant reshaping of the estuary of the Klondike River valley as it flows into the Yukon River, caused by that resource extraction; and
- An expression of a planned and continuing townsite, featuring a distinct grid pattern of roads, lots, buildings, and landscape features.

These overall patterns imposed on the natural landscape in a contained area provide a clearly legible framework that is distinguishable from surrounding natural areas. The patterns establish and reinforce a sense of place. The landscape of this place has continued to evolve and mature, creating different character areas.

## The Klondike Valley Cultural Landscape

'Klondike Valley Cultural Landscape' is the name this plan gives to the overall area to be managed. It comprises the Lower Klondike River Valley, extending westward from Hunker Creek (just west of the airport) to the confluence of the Klondike and Yukon Rivers. The area includes:



Aerial view of the Klondike Valley Cultural Landscape. (Department of Community Services, Yukon Government)

<sup>26</sup> The three categories are defined at <http://whc.unesco.org/exhibits/cultland/categories.htm>, accessed 14 November 2007.

<sup>27</sup> Parks Canada, *Dawson Historical Complex Management Plan*, p. 11.



- The Klondike River goldfields and the goldfields in the estuaries of Bonanza Creek, Bear Creek, and Hunker Creek, including the distinctive tailings that were the waste product of the dredges;
- A portion of the Yukon Ditch, which the Yukon Gold Company built to bring water from the Tombstone Range to Bonanza Creek, a distance of about 70 km;
- Tr'ondëk National Historic Site, the Tr'ondëk Hwëch'in fish camp at Tr'ochëk, at the confluence of the rivers;
- The Dawson Townsite along the Yukon River; and
- The slopes of the mountains that define the two river valleys and enclose the Dawson Townsite.

Much of the land in this cultural landscape lies outside the Dawson city limits. The City of Dawson, which commissioned the present Plan, can only control land within its jurisdiction. The remainder of the land is largely either Crown Land or Tr'ondëk Hwëch'in settlement lands. It is therefore recommended that the Yukon Government, which funded this Plan in part and has supported its development, and the Tr'ondëk Hwëch'in should institute complementary controls over time.



Aerial view of the distinctive tailings that characterize much of the Klondike Valley. (Google Earth)

It is difficult to appreciate the enormous number and scale of the tailings. Driving along the Klondike highway, one can only see the tailings that are adjacent to the road.

We therefore recommend that one or more locations at higher elevations be promoted and signposted as viewpoints from which to see the tailings. Three optional accessible viewpoints have been identified:

- The lookout at the first hairpin turn going up the Dome Road
- The lookout at the top of the Dome
- The parking lot at the forestry tower east of the Dome, which can be accessed by the secondary road at the last hairpin turn on the Dome Road
- The upper bench south of Tr'ochëk

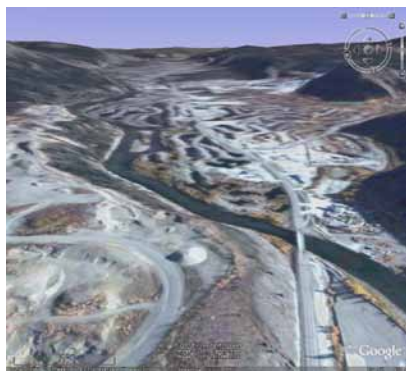
The illustrations that follow show the first three locations and a simulation of the view from each.<sup>28</sup> The bench behind Tr'ochëk would be feasible only at some time in the future, since the settlement land on the bench is intended by the Tr'ondëk Hwëch'in for private use only at present.

<sup>28</sup> The potential viewpoints were identified by John Bryant, Land and Resource Technician, Tr'ondëk Hwëch'in; Bryant also proposed the simulations with Google Earth.

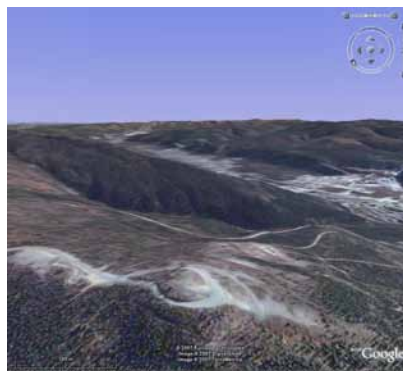




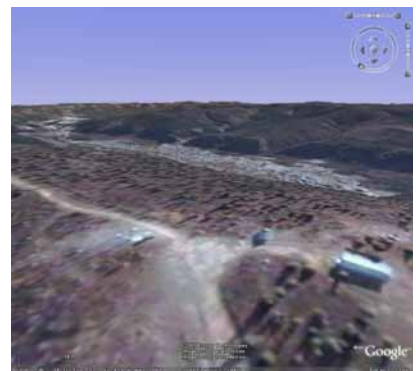
Map indicating three potential viewpoints: Dome Road, top of the Dome, and the Forestry tower. (Google Earth)



The view of the goldfields from Dome Road. (Google Earth)



The view from the top of the Dome. (Google Earth)



The view from the parking lot at the forestry lookout tower. (Google Earth)

### *3.2 Character Areas*

This Heritage Management Plan divides the Klondike Valley Cultural Landscape into eight Character Areas for the purposes of understanding their individual features and providing a basis for management. The present section identifies the character areas and describes their principal character-defining elements.

The chart that follows identifies the components.

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Klondike Valley Cultural Landscape

The Dawson Townsite

- Downtown Character Area
- Downtown Transitional Character Area
- Government Reserve Character Area
- East Slope Character Area
- North End Character Area

Beyond the Townsite

- Klondike Valley Character Area
  - Confluence Character Area
  - Bowl Character Area
- 

The Dawson Townsite, its five character areas, Beyond the Townsite, and its three character areas are all described in the pages that follows. Each includes a list of character-defining elements (CDEs). In the Dawson Townsite's three commercial and public character areas, the CDEs comprise positive features from the Gold Rush era that are intended to be emulated in infill construction. In the two residential character areas, the CDEs stress the variety of existing house- and landscape-types created over the 20th century, because infill construction is not necessarily intended to reproduce Gold Rush-era features. (See Chapter 4.)

CDEs are usually considered as a component of Statements of Significance that are prepared as part of the Historic Places Initiative. Full Statements of Significance have not been prepared for the present Heritage Management Plan. However, it is recommended that, over time, they be written for each character area and for some or all designated historic places. This recommendation is included in the Implementation Plan in Chapter 7.

## The Dawson Townsite

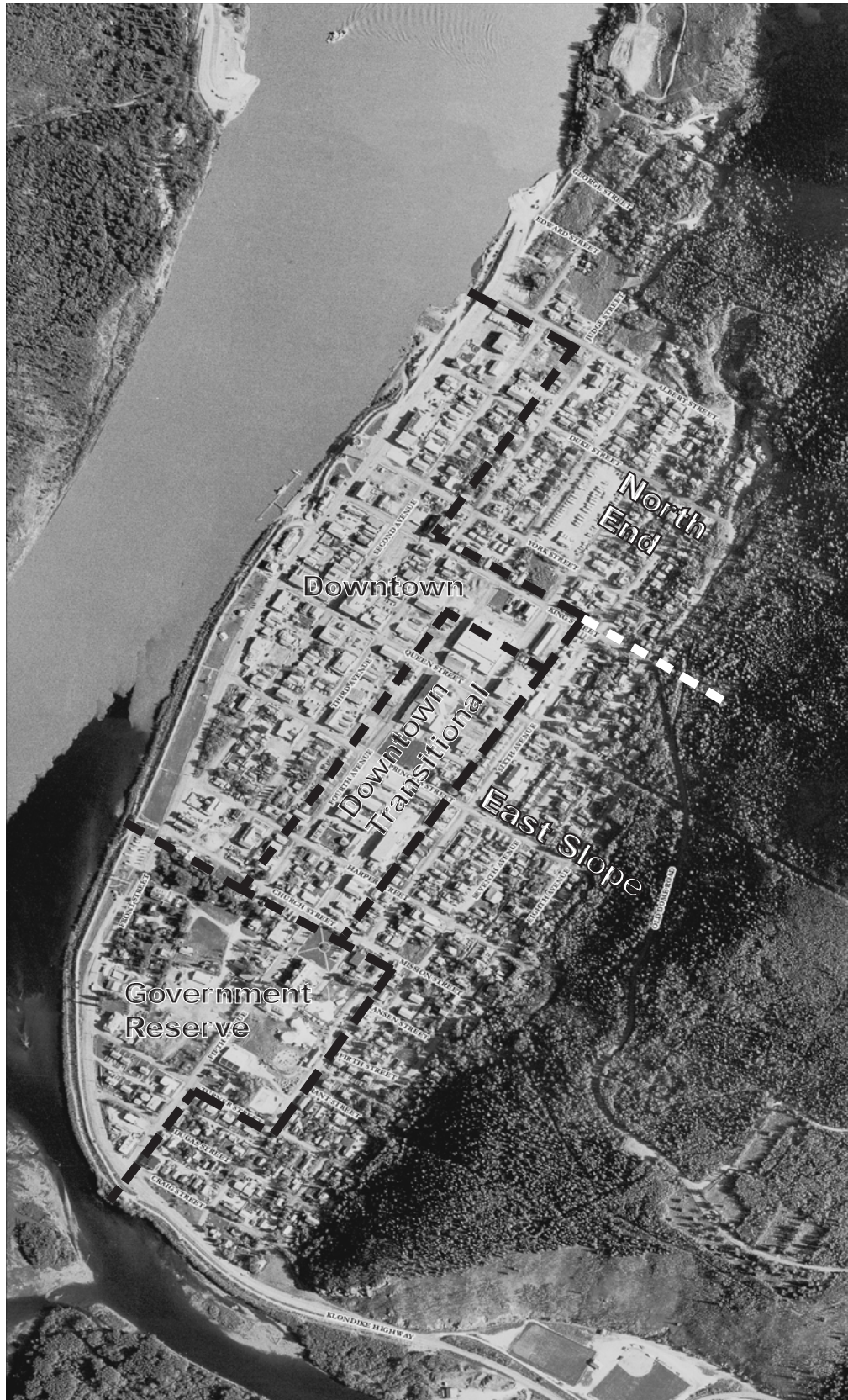
The Dawson Townsite corresponds to the Historic Townsite Overlay in the present *Zoning Historic Control Bylaw* (1997). It comprises the Dawson Townsite that was surveyed in 1897-98 by James Gibbon, D.L.S. It is enclosed by the Dome and adjacent mountains to the east and north, the Yukon River to the west, and the Klondike River to the south.

The Dawson Townsite also corresponds generally to the Designated Place defined in Parks Canada's Management Plan for the Dawson Historical Complex NHS, except that Parks Canada's Designated Place also extends to the ridge of the Dome and above the Slide. The higher ground is considered to be beyond the Townsite in the present plan.

The principal character-defining elements of the Dawson Townsite include:

- Located on the flats at the confluence of the two rivers.
- The topography rises gently towards the east, providing sloped sites for residential lots along 6<sup>th</sup> to 8<sup>th</sup> Avenues, beyond which point the forested slope climbs steeply to a ridge 1,500 feet above the river.
- The topography also rises towards the north, providing for residential lots overlooking downtown.
- The most prominent natural features are the Yukon and Klondike Rivers and the Moosehide Slide, a scar on the face of the slope at the north end of the townsite.
- The townsite is oriented parallel to the river, with major avenues running north-south and streets running east-west. The grid of streets articulates the urban layout and provides the framework within which buildings and structures are organized.
- Narrow lots with mid-block lanes establish the scale of the buildings and the tradition of buildings located close to – or even abutting – each other. Lots are narrower on streets in the residential district.
- The form and mass of buildings is predominantly one- and two-storeys, with few buildings rising to three storeys.
- Commercial buildings are typically gable-ended, with boomtown false fronts of varying height facing the street. Wood siding and wood windows and doors predominate. Corrugated metal roofs have typically replaced or covered early wood-shingle roofs.
- Commercial signage has strong period character.
- Gravel-surfaced roads are bordered by wood boardwalks, overhead services, and power lines.
- Volunteer plants in vacant (and occupied) lots create a disorderly overlay in contrast to the well laid-out grid system of streets and lots.
- Rear yards contain service structures, sheds, and landscape features, leaving front yards generally open to the street.





The Dawson Townsite corresponds to the present Historic Townsite Overlay in the *Zoning and Historical Control Bylaw*. This Heritage Management Plan divides it into five character areas.

## 1. Downtown Character Area

### *Boundaries*

The Downtown Character Area comprises the area from Church Street at the south to Albert Street at the north, and from Front Street and the dike eastward to an irregular boundary between mid-block of Second and Third Avenues and mid-block of Fifth and Sixth Avenues. The boundaries contain the most attractive and intact streetscapes, particularly First, Second, and Third Avenues, and King Street.



### *Significance*

The Downtown Character Area is the area that best depicts the commercial core of Dawson during the Gold Rush. It contains the town's principal businesses and features a unique collection of Gold-Rush-era commercial architecture, as well as more recent buildings in the Gold Rush manner.



The Flora Dora Hotel is a survivor from the Gold Rush era. The structure remains empty. (H. Kalman)



The Downtown Hotel was built in the early 1980s to accommodate increasing tourism. Its scale is larger than the Flora Dora and other Gold Rush buildings. (Photo: H. Kalman)

### *Character-defining elements*

#### **Topography**

- Flat
- Front Street is situated at a higher elevation (about one metre), as it was the original dike.
- The land rises sharply at the present dike, which was built in the early 1980s.
- Park-like setting of the landscape along the dike, which provides a pedestrian walkway along the Yukon River.



### Views

- Good views of the Bowl, including the mountains to the east (the ridge that leads to the the Dome), the north (including the Slide) and the west (Top of the World)
- Long views are restricted by the Bowl
- North-south streets have views to the Slide, a natural landmark that provides orientation
- East-west streets have views to the Dome
- Important views from the principal streets to certain public buildings that have become landmarks: e.g. St. Mary's Church, Post Office, Bank of Commerce, and Dänojä Zho Cultural Centre

### Buildings and Structures

- Contains most of Dawson's Gold Rush-era commercial buildings
- The dominant character among both old and recent buildings is that of the Gold Rush era
- Typically built close to the side lot lines and the street line
- Commercial buildings typically have false fronts, with elaborate and well-defined cornices, masking gabled roofs whose ridges are perpendicular to the street
- Mixture of 1- and 2-storey buildings, with a few 3-storey buildings
- Building heights are rarely consistent from property to property
- Older buildings tend to be sited close to ground level. Many newer buildings have been raised as high as 1.5 metres above grade, often on gravel and wood pads, to create a crawl space that minimizes damage from freeze-thaw cycles, enables easy access, and rises above the flood plain.
- Generally wood frame or log construction
- Predominantly wood cladding, with some metal cladding
- Many corrugated metal roofs
- Wood windows and doors
- Inset entrances
- Treatments of ground and upper floors are distinct, with fascia signage and other details often providing a transition zone between the two
- Street-level glazing with large windows and panes



The CIBC on Second Avenue is a recent building with Gold Rush features. Its high ground floor and entrance walkway respect the flood plain but alter the streetscape. (Photo: H. Kalman)

- Fire escapes generally on the sides or rear of buildings

**Landscape Features**

- Gridiron street pattern
- Small lots - many are fragments of the lots originally surveyed - with historic buildings often over lot lines
- Mid-block lanes running north-south, parallel to the numbered avenues
- No setbacks
- Gravel roads
- Wooden boardwalks
- Informal pedestrian ways between avenues
- Clear views of skyline and night sky

## 2. Downtown Transitional Character Area

### *Boundaries*

The Downtown Transitional Character Area comprises the area between Church Street and mid-block of Queen and King Streets; and between the lane west of Fourth Avenue and the lane east of Fifth Avenue

### *Significance*

This area contains many of Dawson's public and institutional buildings, most of which have been built in the past generation; it also contains some recent commercial buildings and some residential buildings.



The Westmark Inn is a large building whose elevation has been treated as if it were a number of small, Gold Rush-era buildings; however, the uniform flatness of the wall and the design proportions lack any conviction. (Photo: H. Kalman)



The Robert Service School / Dawson Public Library complex uses Gold Rush-era forms and details on a building whose scale is far greater than buildings from the historical period. (Photo: H. Kalman)

### *Character-defining elements*

#### **Topography**

- Land begins to rise gently up the hill to the east.

#### **Views**

- Good views of the Bowl from most places and glimpses of the Yukon River looking west.

#### **Buildings, Structures, and Infrastructure**

- Contains several buildings whose scale and massing are much larger than elsewhere in the Townsite. All have been built in the last two decades; e.g., Robert Service School, Recreation Centre, Westmark Inn.
- Other buildings are a mixture of Gold Rush era and later buildings

#### **Landscape Features**

- Gridiron street pattern
- 5<sup>th</sup> Avenue is a major arterial road, slightly wider than the other avenues

### 3. Government Reserve Character Area

#### *Boundaries*

The Government Reserve Character Area comprises the land from Front Street to the lane behind Sixth Avenue, and from Church Street south to the Klondike Highway.

#### *Significance*

This area coincides generally with the land reserved for government building. It contains most of the important historical public / institutional buildings that expressed the authority of Government of Canada and the religious organizations. It also contains residential properties from the early and mid-20th century.



The Old Territorial Administration Building (now the Dawson Museum) is set in Minto Park, establishing the tone for government buildings and landscapes from the Gold Rush era. (Photo: H. Kalman)



The Dawson City Health Centre is a new building whose scale and landscape setting fit the Government Reserve. (Photo: H. Kalman)

#### *Character-defining elements*

##### **Topography**

- The land is flat, rising gently from Minto Park to 6th Avenue.

##### **Views**

- Good views of the mountains on three sides from most vantage points.

##### **Buildings and Structures**

- Larger-scaled historic buildings, particularly the Museum (the Old Territorial Administration Building), the Courthouse, and the Commissioner's Residence
- The principal buildings are situated in park-like settings
- The main government buildings are classical in design, in contrast to the general Gold Rush style; the classical architecture expresses the authority of the Government in the years around 1900

##### **Landscape Features**

- Several large grassed and landscaped areas, producing park-like settings.
- Deviations from the gridiron pattern, particularly to the north.
- Residentail yards are landscaped with mature trees.



## 4. East Slope Character Area

### *Boundaries*

From York Street at the north to the Klondike Highway; from Sixth Avenue (exact boundary varies) east up the slope beyond Eighth Avenue, to include the Old Dome Road (Mary McLeod Road), the surveyed Ninth Avenue, and the Cemeteries.

### *Significance*

This was, and remains, the principal residential district of Dawson. A feature of the southern portion of 8<sup>th</sup> Avenue is ‘Writers Row’, which comprises the residences of Robert Service, Jack London, and Pierre Berton. The first two are open to the public, operated by Parks Canada and the Klondike Visitors Association respectively; the Berton House is occupied by a writer-in-residence. Also includes Dawson’s cemeteries: The Yukon Order of Pioneers cemetery on Eighth Avenue and the group of cemeteries a distance up the Old Dome Road (Mary McLeod Road).



This well-maintained house on 7<sup>th</sup> Avenue is a survivor from the Gold Rush era. (Photo: H. Kalman)



This row of houses built by the Yukon government and other recent buildings on 7<sup>th</sup> Avenue suggest the variety of house-types in the East Slope Character Area. (Photo: H. Kalman)

### *Character-defining elements*

#### **Topography**

- Slopes up to the east, gently at first and steeply above Seventh Avenue; relatively level north to south.

#### **Views**

- Views westward from most streets over the metal roofs of downtown buildings to the Top of the World, with some good views of the Yukon River; excellent view of the Top of the World.
- Views northward from most streets to the Slide.

### **Buildings and Structures**

Contains a wide variety of types of single-family and multiple residential buildings, including:

- Small frame and log Gold-Rush-era houses
- Larger houses built in the last generation, mostly with features inspired by historical forms, but used in a new context
- Mid-20<sup>th</sup>-century houses, typically small and medium in scale, and designed in the vernacular of the day
- Trailers, many brought in after the flood of 1979
- Standard-design social housing built by the Yukon government since the 1970s
- Multiple-unit housing built by the Yukon government
- Houses are mostly one storey and closely spaced (except where buildings have been demolished and not rebuilt).
- Larger houses are often located on corner lots, two storeys high
- Style of older buildings tends to be small scaled, cottage character, log or frame construction, with the gable end facing the street
- Front entries, porches, or verandas architecturally expressed with ornamentation
- Mainly wood cladding, with some metal; corrugated metal roofs; wood windows and doors

### **Landscape Features**

- Gridiron street pattern, with deviations south of Mission Street
- Many houses are set back from the streets, with front lawns and side yards; some are well tended, others overgrown, many with trees of various kinds
- Cemeteries are open spaces with marked graves, generally in a state of deterioration, and with mature trees
- Hiking trail from Dome Road to Crocus Bluff with lookout



## 5. North End Character Area

### *Boundaries*

The North End Character Area comprises the land north of York Street to the end of development up the north slope; and between Front Street (north of Albert Street) and the lane between Second and Third Avenues (between Albert and York Streets), eastward to the end of development up the east slope. The townsite gridiron street pattern is maintained north to Albert Street, but beyond Albert the plan deviates from the gridiron.



The North End includes a block of settlement land, over which the Tr'ondëk Hwëch'in has self-government jurisdiction. Other portions of the North End include land that is owned by the Tr'ondëk Hwëch'in and by the Yukon Government, but which is within the jurisdiction of the City of Dawson.



An early log cabin survives in the brush in the North End. (Photo: H. Kalman)



A day care centre built by the Tr'ondëk Hwëch'in on Second Avenue is one of a number of new buildings in the North End. (Photo: H. Kalman)

### *Significance*

This area was a secondary residential district in Gold Rush days, developed in a more transient manner than the East Slope. It has significance today for being the urban portion of the settlement lands governed by the Tr'ondëk Hwëch'in. Both Aboriginal and non-aboriginal residents have lived here for many years. The oldest cemetery in Dawson is located on 3<sup>rd</sup> Avenue.

### *Character-defining elements*

#### **Topography**

- Slopes upwards to both the east and the north.

#### **Views**

- Fine views in all directions from most streets, particularly as one ascends the hill. Dominated by the views of the Moosehide Slide to the north and the Yukon River to the west.

### **Buildings and Structures**

- Contains a wide variety of types of single-family and multiple residential buildings, including:
  - Small frame and log Gold-Rush-era houses (similar to the East Slope)
  - Single-family and multiple housing built by the Yukon government and by the Tr'ondëk Hwëch'in since the 1970s
  - Trailers, many brought in after the flood of 1979
  - Many sheds and auxiliary structures to the sides and rear of properties, often unmaintained

### **Landscape Features**

- Gridiron street pattern north to Albert Street; deviations beyond Albert Street.
- Most houses are set within landscaped lots; some set back from the street, others relatively close to it.
- Some landscapes well tended, others overgrown
- Area to the north, beyond Edward Street, is overgrown and partly reforested, with a number of buildings contained within the landscape

## **Beyond the Townsite**

The remainder of the Klondike Valley Cultural Landscape lies beyond the Dawson Townsite. The only parts that fall within the city limits of Dawson are the lower portion of West Dawson and the western portion of the Klondike Valley. These relatively small areas comprise the Klondike River Historic Overlay and the Top of the World Historic Overlay in the *Zoning and Historic Control Bylaw*.

The rest of the cultural landscape lies outside the Dawson city limits. All of it is unincorporated. The land is controlled by either the Yukon Government (as Crown Land or privately-owned property) or the Tr'ondëk Hwëch'in (as settlement lands).

Three separate character areas can be identified. These are defined and described more succinctly than those in the Dawson Townsite because this is not the focus of the Heritage Management Plan.

## **6. Klondike Valley Character Area**

### *Boundaries*

The Klondike Valley Character Area comprises the Klondike River Valley from Hunker Creek to Bonanza Creek (and including Bear Creek and Eldorado Creek) and the Ogilvie Bridge (across the Klondike River). It extends from the river and the creeks up to the ridges of the flanking mountains, including Hunker Summit and King Solomon Dome to the south. The north side of the Klondike River has fewer landmarks of note, but forms an important part of the character area.



The Klondike Valley Character Area is dominated by the tailings from the many dredges that worked the creek beds.  
(Photo: Google Earth)



Canadian Klondike Mining Company Dredge No. 4 at work.  
(From David Neufeld and Patrick Habiluk, *Make It Pay!*)



Three wannabe prospectors survey Bonanza Creek at Discovery Claim National Historic Site.  
(Photo: H. Kalman)

### *Significance*

This area along and south of the Klondike River contained the primary gold fields during the Gold Rush (Bonanza Creek, Eldorado Creek, and Hunker Creek) and during the era of extraction by the Yukon Consolidated Gold Company and its predecessor companies. It contains two national historic sites: Dredge No. 4 NHS and Discovery Claim NHS.

### *Character-defining elements*

#### **Topography**

- The character is defined by the Klondike River flowing through a flat-bottom valley with steeply rising forested hills, shaped by descending creeks at either side

#### **Views**

- Views along the river bottom are extensive in all directions. Those from the hillsides and the creeks are restricted by trees.

**Buildings, Structures, and Artifacts**

- The area is strewn with buildings, structures, and artifacts relating to gold extraction, some of them in use, others abandoned.
- The Bear Creek complex (owned and operated by Parks Canada) is situated within this character area; it contains numerous structures that were formerly used by the Canadian Klondike Company and later the Yukon Consolidated Gold Company. Most are utilitarian wood structures.

**Landscape Features**

- The extensive modification of the natural landscape caused by mining activity is seen primarily in the extraordinary serpentine tailings that snake across the river valley and the numerous ponds
- Rising above the river valley, the landscape is generally treed, with cleared swatches that mark past or current extraction.
- The Yukon Ditch Klondike Syphon, which brought water to Binanza Creek from the Tombsite Range, 70 km to the north. It appears as a scar on the hillside.



## 7. Confluence Character Area

### *Boundaries*

The Confluence Character Area comprises the confluence of the Klondike and Yukon Rivers and the principal features along the lower reaches of the shoreline, from the Ogilvie Bridge to the east, to the small islands in the Yukon River to the south, to the west shore of the Yukon River, and to beyond the Dawson Townsite (perhaps as far as Moosehide) at the north. It includes Tr'ochëk (which means 'the mouth of the Hammerstone [Klondike] River') and the bench behind it along the south shore of the mouth of the Klondike; Crocus Bluff, west of the Bridge; the lower portion of West Dawson; and the shoreline below the dike on the east (townsite) bank of the River.



View of the Confluence from the Top of the World lookout. The clear waters of the Klondike River flow into the silty waters of the Yukon River. Trochëk is the point of land at the right; the settling pond at the far right remains from mining activity in the early 1990s. (Photo: H. Kalman)

The two shores at the mouth of the Klondike River are currently controlled as the Klondike River Historic Overlay, and the lowest portion of West Dawson is the Top of the World Historic Overlay.

### *Significance*

The most significant historical component is Tr'ochëk National Historic Site, the seasonal fishing camp that was used by the Tr'ondëk Hwëch'in until the arrival of the prospectors. During the Gold Rush it was developed by the newcomers and connected to Dawson by bridges; the settlers called it Klondike City and then Lousetown. Its Gold Rush era features included the terminus of the Klondike Mines Railway. Tr'ochëk is a part of the Tr'ondëk Hwëch'in settlement lands. Several archaeological investigations have been carried out by the Yukon Government in recent years. At present the Tr'ondëk Hwëch'in are implementing the Management Plan for Tr'ochëk by undertaking a number of projects aimed at developing the site for increased use by the Tr'ondëk Hwëch'in, residents of Dawson, and tourism.

### *Character-defining elements*

#### **Topography**

- The topography consists of the two rivers and their banks.

#### **Views**

- The fine views of the river and the mountains from numerous locations, particularly the Top of the World lookout.



**Buildings and Structures**

- The lowest range of buildings in West Dawson (within the city limits)
- *George Black Ferry* and the two ferry landings
- *S.S. Keno* National Historic Site
- Docks and boat landings
- The Tr'ondëk subdivision ('C4'), with its innovative housing types

**Landscape Features**

- The dark blue water of the Klondike River flows into the brown, silty water of the Yukon River, unchanged over time
- Riparian landscape along the shores of the two rivers
- The dike and its landscaped pedestrian walkway

## 8. Bowl Character Area

### *Boundaries*

The Bowl Character Area comprises the ‘bowl’ between the ridges that surround the Confluence and the Dawson Townsite, including the Dome, the ridge above the Moosehide Slide, the Top of the World, and the rise south of the bench behind Tr’ochëk. It is a comprehensive character area that includes both the Townsite and the Confluence Character Area. The portion on the Dawson Townsite side (east) of the Yukon River, along with the Townsite, is included in the cultural landscape being proposed by Parks Canada for World Heritage Site designation.

### *Significance*

The rivers, the mountains, the slide, the trees, the flats – these combine to make up the natural landscape that surrounded Dawson and Tr’ochëk, which have been the setting for the inhabitants of the area over time.



An aerial view of the Bowl, with the summit of the Dome at the upper right and the slide to its left, the Top of the World summit at the left, Trochëk and its bench at the bottom, and the confluence and the Dawson townsite between them. (Department of Community Services, Yukon Government)

### *Character-defining elements*

#### **Topography**

- Steeply sloping mountainsides, with the flat land of the Dawson City townsite at the bottom
- Low bench (Tr’ochëk) south of the confluence, with a higher bench beyond it
- Sheer drop on the west bank of the Yukon River, from the Top of the World viewpoint to the water

#### **Views**

- Stupendous view of the large cultural landscape and the townsite from the viewpoint on the Top of the World Highway
- Unobstructed views in several directions from Crocus Bluff
- Views from the Dome of the Townsite and the entire Bowl

#### **Buildings**

- West Dawson residential subdivisions

#### **Landscape Features**

- Moosehide Slide to the north
- Treed mountains on three sides
- Yukon and Klondike Rivers
- Rocky outcrops, including near Tr’ochëk, Crocus Bluff and the Slide

### 3.3 Heritage Management Areas

This plan recommends that the eight Character Areas should be regulated as three Heritage Management Areas. We propose that the name 'Heritage Management Area' replace 'Historic Control District'. The areas will continue to be administered as zoning districts, as enabled by the *Municipal Act*.<sup>29</sup>

#### 1. Downtown Heritage Management Area

- Comprises three character areas:
  - Downtown Character Area
  - Downtown Transitional Character Area
  - Government Reserve Character Area



#### 2. Residential Heritage Management Area

- Comprises two character areas:
  - East Slope Character Area
  - North End Character Area



#### 3. Valley, Confluence and Bowl Heritage Management Area

- Comprises three character areas:
  - Klondike River Character Area
  - Confluence Character Area
  - Bowl Character Area

Recommendations for the management of these areas are found in Section 4.1.

<sup>29</sup> We suggest that the Yukon Government give consideration over the longer term to amend the *Yukon Historic Resources Act* to enable the designation of Heritage Conservation Areas, generally following the British Columbia model. This designation would enable the use of heritage protection (i.e., demolition control), would also permit a district schedule that would specify which properties within the area are protected and which exempted, and would continue to enable design guidelines. Should this territorial legislation be introduced, we recommend that the Heritage Management Areas be converted by municipal bylaw to become Heritage Conservation Areas.

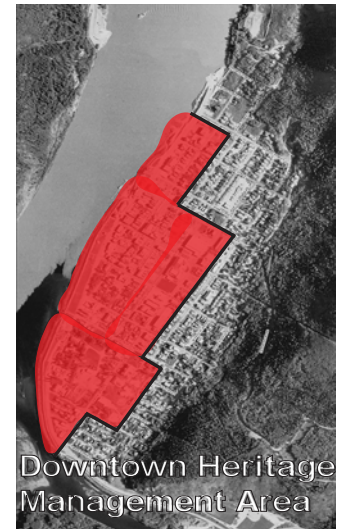
## 4. Recommendations for Heritage Management

### 4.1 Recommendations for the Heritage Management Areas

#### 1. Downtown Heritage Management Area

##### *Management Guidelines*

- *Protection:* All buildings and structures, including deteriorated and derelict structures, are protected by designation under the provisions of the *Yukon Historic Resources Act*.<sup>30</sup>
  - The City has the discretion to permit demolition of buildings and structures less than 40 years old if the proposed replacement would improve the quality of the built environment.
  - Buildings and structures 40 or more years old may be demolished only in exceptional circumstances.
  - Demolition may occur only after issuance of a Development Permit for the site.
    - ◊ A deposit may required upon issuance of a Demolition Permit, to ensure that the development which has been permitted actually takes place. Every effort must be taken to prevent the creation of additional vacant land.
  - The City should discourage demolition of unsafe buildings and encourage their repair by offering incentives.
- *Incentives:* Protection by designation and conservation work will be accompanied by incentives for conservation.
  - The incentives may include grants, loans, technical assistance, and planning relaxations to offset financial hardships that could result from the conservation of historic resources.
    - ◊ Incentives are described in Section 4.2.
- *Treatment of historic buildings:* Conservation work will follow the existing *Design Guidelines for Historic Dawson*, Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the 'Design Guidelines for Architectural Conservation and Infill' prepared as part of this Heritage Management Plan and contained in Chapter 6.
  - Post-Gold Rush buildings should not be altered to look like Gold Rush buildings; they should be respected for what they are, which helps to illustrate and interpret the full history of Dawson.



<sup>30</sup> Protection will be done by means of heritage designation of individual resources. In the future, should new Territorial legislation enable the creation of heritage conservation areas, individual protection will be reserved for outstanding buildings and landscape features, and the remainder will be managed through area designation.



- The objective is to achieve an appropriate balance between property maintenance and relic character. It is appropriate to allow signs of age ('patina') to remain, as long as they do not threaten the physical integrity of the structure.
- Moving historic buildings: A historic building may be moved within the Dawson Townsite if there is a compelling reason to do so, and if moving would conform to all zoning regulations. A building may be moved to Dawson if it conforms to zoning regulations and to the Design Guidelines (see Chapter 6). There is a long tradition of moving buildings within Dawson and to Dawson from other places.
- *Treatment of new infill construction:* Buildings should replicate (reconstruct) the external design of the building that stood on that particular site during the Gold Rush era (ca. 1898-1910), when there is sound historic evidence as to the appearance of the former building.<sup>31</sup>
  - Replication refers only to massing and exterior design of the former building as seen from the street. The footprint and the appearance may be altered towards the rear of the site, as illustrated in Section 6.3 of this report. Adjacent buildings in common ownership that are detached at the front may be connected at the rear to provide larger spaces and better interior circulation than detached buildings allow.
  - Parks Canada's streetscape elevations (1974), historic photographs of Dawson buildings, and other reference material will be used as a guide to indicate the appearance of the former buildings.
  - An alternative source for replication may be selected when the height and/or massing of the former building is either too large or too small to accommodate the building program proposed



A view of Queen Street, looking east. (Photo: H. Kalman)

<sup>31</sup> Replication of demolished historical buildings is discouraged by most heritage charters. The Parks Canada *Standards and Guidelines* dismiss this approach: 'Reconstruction or reconstitution [i.e., replication] of a disappeared cultural resource is not considered conservation and is therefore not addressed in this document.' However, Dawson presents an exceptional situation, because maintaining and enhancing the character of the whole are so important to the visitor experience. This plan therefore recommends this approach. It suggests replicated buildings should follow the principle of distinguishability, in that they should be distinguished from authentic historic buildings on close inspection. Differences may be seen in details such as window glazing and/or in interpretive features, such as inscriptions or plaques with the date of construction.

by the property owner; or when there is insufficient sound historic evidence as to the appearance of the former building to enable good replication. In either situation, the owner and the City may work together to select as a model for replication another building that formerly stood in the same vicinity, and which was the appropriate scale. The replication should not duplicate an existing building. In any case, the new replica must conform in size and scale to zoning regulations.

- Historic landscape features that are visible from the street are protected.
- New landscape features should follow historical design principles and are subject to design review in the development permit process.

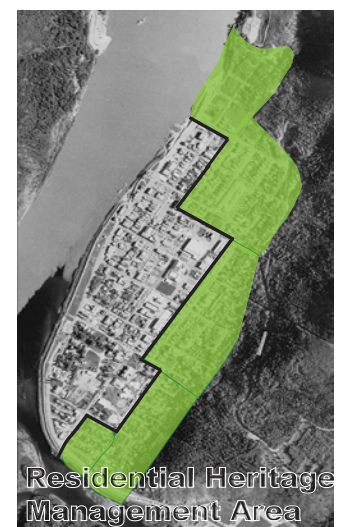
### *Variations for individual Character Areas*

- *Downtown Transitional Character Area:* Consideration may be given in exceptional circumstances to the construction of buildings that are larger than those that existed in the Gold Rush period, in which case the Dawson Style, rather than replication, should be adopted. This exception may be permitted when the building program proposed by the property owner is of a scale that is larger than historical precedent. Guidelines for large buildings are provided in Section 6.4.
- *Downtown Character Area:* Corner lots at intersections are particularly important to re-establish the historical character of this area. The owners of vacant corner properties should be encouraged to build on them, with replications of the buildings that stood there during the Gold Rush.
- *Government Reserve Character Area:* Landscape features, both historic and new, are particularly highly valued and must follow historical design principles.

## 2. Residential Heritage Management Area

### *Management Guidelines*

- All buildings and structures, including deteriorated and derelict structures, are protected by designation under the provisions of the *Yukon Historic Resources Act*, as in the Downtown Heritage Management Area.
- Protection will be accompanied by incentives for conservation will be enabled, as Downtown (see Section 4.2).
- *Treatment of historic buildings:* Same as Downtown
- *Treatment of new infill construction:* Three optional approaches are permitted: replication of the former building on the site *or* replication of another historic residence in the vicinity *or* a new design in the Dawson Style. The Dawson Style is recommended
- *Historic and new landscape features:* Same as Downtown.



### *Variations in particular areas*

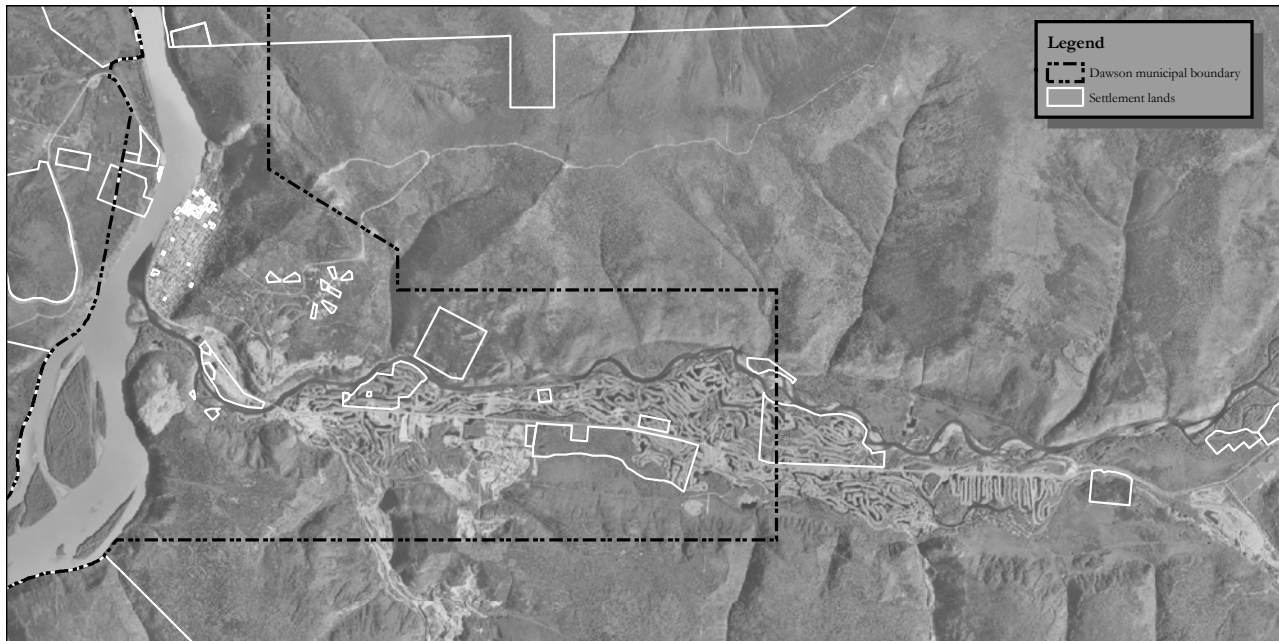
- *Tr'ondëk Hwëch'in settlement land:* With respect to the Tr'ondëk Hwëch'in settlement land in the North End (over which the TH has full jurisdiction), in time the Tr'ondëk Hwëch'in may choose to institute a heritage management bylaw of its own. In the interim it is anticipated that the Tr'ondëk Hwëch'in may either agree to comply with the present recommendations, or else may propose modifications to the recommendations that meet the needs and vision of both themselves and the City of Dawson.
- *Dome Subdivision:* The Dome Subdivision lies outside the Residential Heritage Management Area, and replication of former Gold Rush era buildings is discouraged. Either the Dawson Style or good contemporary design would be acceptable for new construction.

## **3. Valley, Confluence and Bowl Heritage Management Area**

### *Management Guidelines*

- All natural and historic landscape features that are valued by the community are protected.
  - Historic landscape features include many of the dredge tailings and ponds.
  - Natural and historic landscape features of value will be identified in the Municipal Inventory of Historic Sites (if within the City limits of Dawson), the Tr'ondëk Hwëch'in Lands and Heritage Database, or the Yukon Historic Sites Inventory (if beyond the City limits and not in settlement lands). See Appendix 3 for a discussion of these inventories.
  - Alterations to inventoried natural and historic landscapes may occur only in exceptional circumstances, where the proposed new development is clearly an enhancement to the community and the landscape.
  - Note: The Official Community Plan enables new development within those parts of the Valley, Confluence and Bowl Heritage Management Area that are within the jurisdiction of the City of Dawson. Consideration should be given to having development permits be assessed in part on the basis of minimizing their impact on the landscape, rather than on the current requirement that they display historical character.
- The principal historic structures and equipment (including moveable derelict equipment) that are remnants from gold extraction, and which are identified in the appropriate inventory, are protected.
  - Removals and alterations of these artifacts may occur only in exceptional circumstances.
- Protection will be accompanied by incentives for conservation (see Section 4.2).
- New development should represent good new architectural design and planning, and not reflect the Gold Rush style. The Dawson Style (see Chapter 6) is an acceptable alternative.
- The 'Riverboat Graveyard' in West Dawson is intended to be protected, according to the Official Community Plan. However, the Yukon Government has chosen to allow it to collapse into the landscape.

- Regulation will be shared among the City of Dawson, the Tr'ondëk Hwëch'in, and the Yukon Government.



The Klondike Valley falls under the jurisdiction of three governments. The broken black line indicates the Dawson municipal boundary; the area within it is controlled by the City of Dawson. The areas enclosed in white are Tr'ondëk Hwëch'in settlement lands, over which the TH has full jurisdiction – whether or not they lie within the municipal boundaries. All other land is under the jurisdiction of the Yukon Government. (Map: Tr'ondëk Hwëch'in; Data: Yukon Community Services and Canada Centre for Cadastral Management, NRCan)

## 4.2 Procedures for Heritage Management

Municipal management of applications for development will be modified in a few ways:

- The Planning Board will be reconstituted as the Heritage Advisory Committee, as defined by the Yukon Historic Resources Act. Its primary responsibility will be the review of applications for development that are regulated by the new Zoning and Heritage Management Bylaw; i.e., applications for properties within the Heritage Management Areas. Additional responsibilities, which will be defined by The City, will include community heritage programmings education, and commemoration.
  - Members of the Heritage Advisory Committee are appointed by Council and serve at the pleasure of Council.
  - The Heritage Advisory Committee advises Council on matters relating to heritage management, and on any other matters that Council may choose to delegate to it.
  - Council will define appropriate terms of service for members of the Heritage Advisory Committee.



- The City will determine the responsibility for the non-heritage duties of Planning Board (e.g. changes in land use).
- All applications for development will be submitted to the Development Officer, who determines whether the application is sufficiently complete. In order for an application to be considered complete and ready for consideration, the material submitted must include all the items on a checklist developed for this purpose. This may be the existing checklist, the list proposed at the end of Chapter 6 of this report, or any other appropriate checklist.
  - All applications for development will be expected to follow the various sets of guidelines identified in Chapter 6.
- An application for a minor alteration will be considered by the Development Officer, who may refer it to other staff and/or to the Heritage Advisory Committee at his discretion.
  - A 'minor alteration' is defined as a proposed change to a rear or side deck or porch; rear or side windows, a ramp, a backyard shed or other rear accessory building, or something else of this scale.
- An application for a major alteration will be received by the Development Officer and referred to the Heritage Advisory Committee for consideration.
  - A 'major alteration' is defined as a proposed change to a front porch, front-facing windows or doors, a change in the size of a window or door opening, an accessory building that is clearly visible from the street, an addition that is larger than a rear porch, a proposed sign, or anything else that will affect the appearance of the building in a significant manner.
- An application for new infill development (i.e., a new building) will be received by the Development Officer and referred to the Heritage Advisory Committee for consideration.
- For a proposed major new building or a very large alteration, the Heritage Advisory Committee may request the City to provide external technical advice to help with consideration of the application. The Development Officer may also choose to provide external technical advice for a particular application.
  - External technical advice may be requested from the Yukon Government, Parks Canada, another government agency, and/or a private sector architect or consultant. The cost of external consultation may be taken from the general budget for heritage management, perhaps supplemented by the revenue from an increased application fee for larger projects.
- If an application that has been considered by the Heritage Advisory Committee is referred back to the applicant for revisions, the Committee will decide whether it wants to see the second submission or whether it should be considered only by staff.
- If the Heritage Advisory Committee and staff disagree on an application, then the application will be referred to Council for a final decision, which will be based on what is in the best interests of the community.

### 4.3 Heritage Incentives

As discussed earlier in this report, heritage conservation is the management of change. It does not avoid change. A balanced heritage management program includes both constraints ('sticks') and incentives ('carrots').

Heritage constraints are required to prevent the deterioration and demolition of valued heritage resources. They benefit the general public by enabling the conservation and enhancement of heritage resources, thereby providing public amenities for posterity. Constraints include:

- Heritage protection
- Demolition control
- Design control
- Minimum maintenance standards
- Controls against visual nuisances

At present all these constraints are in effect for some or all properties in the Dawson Townsite, as a result of the *Yukon Historic Resources Act*, the *Zoning and Historic Control Bylaw*, or the *Property Maintenance and Nuisance Abatement Bylaw*. The recommendations in this Heritage Management Plan would extend and modify the constraints in some situations.

*Heritage constraints* sometimes place a financial burden on individual property owners. It is intended that the potential hardships to individuals should be offset with a comprehensive and integrated program of *heritage incentives*. They can be offered in return for, or to encourage, the conservation of private property. Both the constraints and the incentives – the sticks and the carrots – can be made more effective and equitable by building the capacity to administer them.

The following is a description of heritage incentives that are used successfully in some other jurisdictions:<sup>32</sup>

#### Financial Assistance

Financial assistance may include:

- Grants or loans to property owners for the conservation and enhancement of protected heritage property.
  - The grants or loans might be offered by the City of Dawson, the Yukon Government, the Tr'ondëk Hwëch'in, and/or a purpose-formed heritage foundation.
  - Loans may be structured to carry low interest and/or be issued in relative high-risk situations.
  - See the discussion of a Heritage Fund Bylaw in Section 5.2.

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<sup>32</sup> The Province of British Columbia has a particularly effective 'tool kit' of incentives, which are enabled by Part 27 of the *Local Government Act*. See *Heritage Conservation: A Community Guide* (Victoria, 1995). The original book is out of print, but an up-to-date version is available on line at [http://www.cserv.gov.bc.ca/heritage\\_branch/conserv/intro.htm](http://www.cserv.gov.bc.ca/heritage_branch/conserv/intro.htm).

- Property tax exemptions: reduction or forgiveness of property taxes may be provided for a set number of years in return for a conservation initiative.
  - As an example, a successful program of property tax forgiveness for up to 10 years is offered by the City of Victoria, BC, as enabled by the provincial legislation.

## Planning Relaxations

Planning relaxations are non-monetary incentives that provide a property owner with greater flexibility in applying the zoning bylaw. It is important that the relaxations should not compromise good urban design. Some relaxations that could be effective in Dawson include:

- Permitting a duplex or a second dwelling in a single-family residential zone.
  - In the Residential Heritage Management Area, it might be effective to allow houses to be used as duplexes; or to permit existing secondary structures (sheds, garages, etc.) to be upgraded to provide a secondary suite. This would increase the density in the Dawson Townsite, meeting the present municipal policy to encourage a compact town.
  - Another incentive would allow the construction of a semi-permanent tent (perhaps in the form of the wall-tents that were used during the Gold Rush era) to be rented out for summer occupation. This would help to relieve the need for additional seasonal accommodation. It would provide property owners with supplementary income while also recalling an aspect of the appearance of Dawson during the Gold Rush. (Technical issues such as sanitary facilities would have to be addressed.)
- Relaxing other land-use requirements, such as by permitting a Bed and Breakfast or a home occupation in a single-family residential zone; or by permitting additional commercial or residential uses in a commercial zone.
- Relaxing density. A provision can be made to allow density bonusing in exchange for heritage conservation. Additional density in the commercial area enables more rentable space; additional density in the residential area enables more comfortable housing and/or larger rentable suites. Both compensate the owner for the potential cost of conservation. As a guideline to consider, perhaps the Development Officer may permit a 10% density bonus on the advice of the Heritage Advisory Committee; and perhaps Council may permit up to a 20% bonus.
- Relaxing rear and side yard setbacks. This would be appropriate in both the Downtown Heritage Management Area and the Residential Heritage Management Area, to enable existing buildings and new replicas to occupy a larger footprint towards the rear of the property and thereby provide more usable floor space.
  - This is addressed in the Design Guidelines in Chapter 6.
- Relaxing parking requirements. This might be helpful in the Downtown Heritage Management Area. Parking relaxations are already enabled by the Territorial legislation.

Planning relaxations can be considered as variances, which are enabled by the Municipal Act for any 'unspecified unusual condition.' In this situation they are given in exchange for heritage conservation. Relaxations should

be addressed on a case-by-case basis. The relaxations / bonuses / variances should be described in the Official Community Plan and enabled in the Zoning and Heritage Management Bylaw.<sup>33</sup>

## Building Code Equivalences

The *National Building Code* and some provincial and municipal codes (e.g. the *BC Building Code Heritage Building Supplement* and the *Vancouver Building Bylaw*) substitute performance-based requirements for prescriptive requirements. This enables greater flexibility for historic buildings without compromising life safety. It is recommended that the Yukon Government make modifications to its building statutes to enable this.

## Technical Assistance

Property owners would benefit from receiving technical assistance during the development permit application process. This might include:

- Assistance with building design
- Providing visual resources with potential sources for designs (e.g., by compiling a DVD with old photographs and old architectural pattern books)
- Assistance in identifying appropriate building trades and materials

Increasing the City's technical capacity (see the next section) would provide the skills to offer this assistance.

Technical support may be solicited from the Yukon Government, consistent with the mandate of the Cultural Services Branch to support municipalities; and from Parks Canada, consistent with the policy in the Dawson Historical Complex NHS Management Plan stating that the agency should support heritage matters not directly related to national historic sites. It would be particularly helpful if one or both of those agencies were to relocate a member of its architectural or technical staff from Whitehorse to Dawson. Another way of achieving outside support would be to approach the major organizations that build in Dawson, such as Yukon Housing and Holland America, to ask them to retain architects who are experienced in producing good design in a heritage context.

## Increasing Technical Capacity

The heritage conservation process can also be enhanced by increasing the City of Dawson's technical capacity and resources with respect to heritage conservation, planning, and design. This might include:

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<sup>33</sup> There is a precedent for this. The City of Whitehorse allows the Development Officer to approve a 10% variance on zoning regulations (e.g., setbacks, height, minimum lot size) in the downtown core without going to the Planning Committee for review; and Whitehorse offers a 20% density bonus for seniors' housing developments. Information from Mike Gau, Manager of Planning and Development, City of Whitehorse. Note that density bonusing is neither specifically enabled nor forbidden in the *Municipal Act*.



- Specialized training in heritage conservation for the Heritage Advisory Committee, staff, and private-sector building designers
- Inviting visiting architects and conservation specialists to provide technical assistance and/or provide support to Planning Board and staff
- Requiring that a member of municipal and/or Tr'ondëk Hwëch'in and/or Chief Isaac Incorporated staff have heritage design and planning skills.

#### *4.4 Additional Tools for Heritage Conservation*

Several additional legislative tools are available to the City of Dawson under the *Yukon Historic Resources Act* and the *Municipal Act*. These may assist with the implementation of the recommendations in this plan. These tools include the ability of the City to acquire designated Municipal Historic Sites, to enact a bylaw to require certain standards of property maintenance within the City, and to establish a Business Improvement Area to facilitate improvements to the commercial core. Each of these tools is described in more detail below.

#### **Acquisition of Municipal Historic Sites**

A situation may arise where the City of Dawson wishes to acquire a designated Municipal Historic Site. Under section 52 of the *Historic Resources Act*, a municipality may acquire a Municipal Historic Site by gift, purchase, lease, exchange, or expropriation under the *Expropriation Act*, if the municipality believes this acquisition to be in the public interest. In addition, the City of Dawson may sell, give, or lease a Municipal Historic Site that it owns to an individual or group (e.g., a public heritage foundation), and can attach conditions regarding the use or development of the site to this transfer.

#### **Property Maintenance**

The City of Dawson recently established minimum standards with respect to repair and maintenance of property (Bylaw 07-03). This will allow the City to take action against property owners who allow their buildings to fall into disrepair and become unsightly.



View of the unmaintained former Bank of Commerce and the S.S. Keno National Historic Site, with the dike behind them, 2007. (Photo: H. Kalman)

## Business Improvement Areas

The City of Dawson may wish to establish a Business Improvement Area (BIA) in the commercial portion of the downtown. The City may, by zoning bylaw, designate any area as a BIA and may establish a board or commission to promote the area and to maintain or improve any municipally-owned properties in the area. Funds are raised by means of supplementary levies on property owners and/or businesses within the BIA. The City may also raise funds to be applied to improvements in the BIA.

A BIA would be a useful entity for undertaking improvements to downtown public spaces – e.g., maintaining boardwalks and landscape. The BIA could also own properties, but we recommend that the steward of heritage properties should be a separate heritage foundation.

## Heritage Foundation

Consideration should be given to forming a Heritage Foundation as a non-profit society at arm's length from the City of Dawson. Its purpose would be to raise and distribute funds to assist with heritage conservation, and perhaps also to own and lease (to private or public operators) heritage sites that have been acquired by City and transferred to it. The proposed Heritage Fund Bylaw (Chapter 5 and Appendix 5) enables this.



Klondike Kate's is one of many Dawson businesses that close during the winter. The *Property Maintenance and Nuisance Abatement Amendment No. 1 Bylaw* (2008) provides standards for placing plywood over doors and windows, in order to improve the appearance of Dawson during the winter months. (Photo: H. Kalman)

## *4.5 Heritage Interpretation*

Heritage management comprises both conservation and interpretation – or, as Parks Canada states it, protection and presentation. This is affirmed in the Management Objectives for Dawson in Section 1.2, above.

A strong program of interpretation is essential to provide a good visitor experience. At present some 60,000 visitors come to Dawson every summer,<sup>34</sup> an admirable number given the city's isolation and the short tourist season. Interpretation at present is quite varied. The principal interpretive activities are:

- Exterior signage and window displays in the buildings that comprise Parks Canada's Dawson Historical Complex National Historic Site
- Plaques along the dike walkway
- Walking tour booklets of Dawson City and the cemeteries prepared by the Yukon Government
- Guided tours offered by Parks Canada in the Townsite and at Dredge No. 4 National Historic Site; as many as 10 programs are offered each day in high season
- Exhibits and activities provided by the Dawson City Museum
- Exhibits and activities at Dänojà Zho, the Tr'ondëk Hwëch'in cultural centre on Front Street
- Poetry readings provided by Parks Canada at the Robert Service Cabin
- Information provided by the Klondike Visitors Association at their visitor centre on Front Street and at the Jack London Interpretation Centre
- Street theatre offered by Parks Canada and the Museum
- Production at the Palace Grand Theatre on Canada Day
- Discovery Day celebrations
- Gambling at Diamond Tooth Gertie's Casino
- Old-timers tell stories at the Aurora Hotel ('dinner with a local')
- Bus tours offered by the private sector and by the cruise lines (for their clients)
- Publications available for sale at some retail outlets
- Gold-panning offered by the private sector on Front Street and at Guggieville
- Gold nuggets offered for sale at some retail outlets

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<sup>34</sup> Klondike Visitors Association.

Interpretation is provided mostly by government agencies and the non-profit sector (Parks Canada, Tr'ondëk Hwëch'in, Dawson City Museum, and KVA), with relatively little contribution from the private sector. Some recent private-sector initiatives have failed; it would be instructive to know whether this reflects on the products, the marketing, the pricing, or poor visitor take-up.

Despite the many interpretive opportunities, it seems that there could be more of them – or perhaps better marketing of existing programs – given the variety and depth of the historic resources, the additional stories that could be told effectively, and visitors' thirst for these stories. Some popular programs have been discontinued, such as tours of Bear Creek (an excellent opportunity to interpret the era of the dredges) and puppet shows for children. For many visitors the Dawson experience is quite passive, even bordering on dull. Summer visitors are often seen wandering or driving aimlessly along the streets, searching for something to do. Not everybody likes to spend their time looking at old buildings. And many buildings lie vacant and unanimated, creating 'dead zones' – this includes several owned by Parks Canada, which are identified as such with signs and window displays. The Palace Grand Theatre is mostly dark. In short, interpretation could be improved.



Lowe's Mortuary, believed to be the oldest building in Dawson, is owned by Parks Canada and interpreted with exterior window displays. There is an opportunity to enhance street activity by occupying and using 'dead' buildings such as this, whether the occupant is Parks Canada or a tenant. (Photo: H. Kalman)

Addressing interpretation lies beyond the scope of this Heritage Management Plan. Nevertheless some strategies to improve this area of visitor services are offered below. Some of these ideas are based on experiences at other historic mining towns. Three such places are described in Appendix 7: Sovereign Hill and Coober Pedy in Australia, and Tombstone in Arizona, USA.

- The private sector can and should have a greater role in providing interpretive programs, with some oversight to ensure a reasonable level of authenticity. Presentation can be profitable!
- Parks Canada should ensure that all its properties in the Dawson Townsite are occupied and used, and that where possible this should provide some animation, whether they are used for commercial, residential, and/or interpretive purposes, and whether they are occupied by Parks Canada or by tenants.
- Street animation is particularly effective. Activities might include more intensive use of street theatre, costumed staff, and period vehicles.
- The visitor should be offered a broad array of presentation opportunities.





The hydraulic mine operations were a popular tourist stop in the 1920s and should be re-introduced (PC, KNHS No.32; from David Neufeld and Patrick Habiluk, *Make it Pay!*)

- The visitor should have the opportunity to participate in evening activities. Staging nightly shows at the Palace Grand Theatre should be a community priority.
- Gold and the gold industry should have a much larger role in interpretive programming. This can include tours of the goldfields, observation of active gold claims, explanations of how gold is extracted, and increased retail marketing of gold nuggets and jewellery.
- The interpretation would benefit from emphasizing a few specific events and personalities.
- Visitors should have ample opportunities for guided tours in the natural landscape, whether on land or on water.
- The considerable literature on Dawson and the Klondike should be more readily available for retail purchase.

This plan recommends that a joint committee, representing tourism operators in the public, non-profit, and private sectors, be formed to address how interpretation and public programs can be enhanced, co-ordinated, and jointly marketed, as well as recommending appropriate pricing levels. An overall business plan for public programming would supplement this initiative.

## 5. Heritage Management Bylaws

Consistent with the recommendations in Section 4.1 and elsewhere in this plan, several modifications are proposed to the City of Dawson's bylaws. These changes include:

- Revisions to the boundaries and historic themes of the three Historic Control Overlay Districts in the existing Zoning and Historic Control Bylaw
- Enactment of two new bylaws:
  - A Heritage Bylaw
  - A Heritage Fund Bylaw.

Several other legislative tools applicable to heritage conservation that may assist with implementation of this plan are discussed in Section 4.4. These tools relate to the acquisition of historic sites by the City, the maintenance of private property, and the establishment of Business Improvement Areas.

The Official Community Plan will require numerous changes to conform to the recommendations in this Heritage Management Plan.

This Chapter discuss the bylaws and their purposes. Appendix 5 provides draft texts of the three bylaws. The material will require legal review.

### *5.1 Revision of the Zoning and Historic Control Bylaw*

This plan recommends that the revised *Zoning and Historic Control Bylaw* be named the *Zoning and Heritage Management Bylaw*. It also recommends that the three Historic Overlay Districts be revised to reflect the boundaries and management principles of the three Heritage Management Areas described in Sections 3.3 and 4.1 of this plan.

#### **The Downtown Heritage Management Area**

The Historic Townsite Overlay District should be divided into two new Heritage Management Areas as identified in Section 3.3: the Downtown Heritage Management Area and the Residential Heritage Management Area.

Consistent with the existing Historic Townsite Overlay, the primary purpose of the Downtown Heritage Management Area will be to maintain the architectural style, streetscapes and landscape character and features common during the 1898 Klondike Gold Rush era. However, this will be expanded to include the retention of later architectural styles for extant valued resources from the later periods.

Parks Canada's *Design Guidelines for Historic Dawson*, the *Standards and Guidelines for the Conservation of Historic Places*, and the Design Guidelines for Architectural Conservation and Infill prepared for this Heritage Management Plan (Chapter 6) should be applied to the Downtown Heritage Management Area and referred to directly in the text pertaining to this Area in the *Zoning and Heritage Management Bylaw*.

## The Residential Heritage Management Area

The purpose of the Residential Heritage Management Area will be to maintain the architectural style, streetscapes and landscape character and features common during the Klondike Gold Rush era (1896-1910), as well as extant valued resources from later periods and the 'Dawson Style' described in Chapter 6.

Parks Canada's *Design Guidelines* and the *Standards and Guidelines*, as well as the Design Guidelines for Architectural Conservation and Infill (Chapter 6) prepared for this Heritage Management Plan, should be applied to the Residential Heritage Management Area and referred to directly in the text pertaining to this Area in the *Zoning and Heritage Management Bylaw*.

## The Valley, Confluence and Bowl Heritage Management Area

Following the recommendations in Section 4.1, the boundaries of the Klondike River Historic Overlay District and the Top of the World Historic Overlay District should be amalgamated to form the municipal portion of the Valley, Confluence and Bowl Heritage Management Area. As has been noted above, this plan recommends that the Tr'ondëk Hwëch'in and the Yukon Government manage the non-municipal portion of this area.

The purpose of this Area should be broadened to include not only the maintenance of Gold Rush era architecture, but also the protection of natural landscape features, as well as landscape features, buildings, and structures that relate to gold extraction, including the tailings.

Park's Canada's *Design Guidelines for Historic Dawson*, the *Standards and Guidelines*, and the Design Guidelines for Architectural Conservation and Infill prepared for this Heritage Management Plan should be applied (as indicated in Chapter 6) to the Valley, Confluence and Bowl Area, and referred to in the text pertaining to this Area in the amended *Zoning and Heritage Management Bylaw*.

## Planning Incentives

A series of planning incentives will be introduced to help offset the cost of conserving historic resources. The *Yukon Municipal Act* currently provides for exemptions from parking requirements, as well as enabling the provision of grants or loans to any individual or group for property taxes and municipal fees or service charges. The City of Dawson *Official Community Plan* already supports relaxation of on-site parking requirements in the downtown core to preserve historical streetscapes. Additional planning incentives will be proposed in the revised *Zoning and Heritage Management Bylaw*, consistent with the kinds of incentives described in Section 4.3 above. The incentives will be supplemented by the grants, loans, and professional / technical assistance enabled by the *Yukon Historic Resources Act* and confirmed in the proposed Heritage Fund Bylaw.

## Amendments to the Official Community Plan

The policy statements in schedule A, Section 8, 'Architectural Control and Heritage Conservation' of the City of Dawson *Official Community Plan* should also be amended to reflect the revised Heritage Management Areas and their management principles.

## 5.2 Heritage Bylaw and Heritage Fund Bylaw

The zoning regulations and accompanying design guidelines for the three Heritage Management Areas will ensure that future conservation, renovation, and development activity will respect the architectural design, streetscapes and landscapes that are of heritage value to the City of Dawson. The zoning bylaw cannot, however, protect historic buildings from demolition. Thus, to further protect historic resources from demolition, disrepair, and inappropriate alteration, this plan recommends that the City of Dawson enact a Heritage Bylaw under the *Yukon Historic Resources Act*. In addition to providing protection from demolition, the Heritage Bylaw also enables the City of Dawson to require owners or lessees of Municipal Historic Sites to take steps to maintain the property, in exchange for financial assistance, technical assistance, or planning incentives from the City.

In order to provide a means for the City to set aside and raise funds for heritage conservation, and subsequently to provide grants or other financial assistance to property owners of historic resources, this plan also recommends the creation of a Heritage Fund Bylaw under the *Yukon Municipal Act*. The City will be able to receive donations and gifts to this Heritage Fund and issue tax receipts to donors.

### Heritage Bylaw

A Heritage Bylaw will provide the City of Dawson with a means to designate historic resources within City limits as Municipal Historic Sites, thereby protecting the heritage character of these sites. Whole buildings or structures, portions of buildings or structures, land parcels, or other sites may be designated. In addition to buildings and structures of heritage value, natural landscape features important to the Tr'ondëk Hwëch'in and other segments of the Klondike Valley community, structures related to gold extraction, and portions of the tailings may become designated Municipal Historic Sites. The list of documented Historic Resources within the Dawson City limits in the Yukon Historic Sites Inventory will be a valuable accompaniment to the Heritage Bylaw. The following table provides a summary of the proposed Heritage Bylaw.

Summary of Proposed Heritage Bylaw	
Enabling Legislation	<i>Yukon Historic Resources Act</i>
Purpose of Bylaw	<ul style="list-style-type: none"> <li>• Will allow the City of Dawson to designate buildings, structures, land parcels or other sites within City limits as Municipal Historic Sites. Designation may be initiated by Council or member(s) or the public and must be enacted by bylaw.</li> <li>• Will enable the City of Dawson to protect Municipal Historic Sites from alteration, renovation, demolition or any other activity that may alter the heritage character of the site.</li> <li>• The City of Dawson may require the owner or lessee of a Municipal Historic Site to take steps to repair, protect, preserve or restore the site, if the City provides grants, loans, or professional / technical services to assist in paying for these improvements. The City may also enter into an agreement with a property owner or lessee outlining the responsibilities of each party in this conservation effort.</li> </ul>



Content of Bylaw	<ul style="list-style-type: none"> <li>• The Heritage Bylaw will outline the criteria for evaluation of sites proposed for designation, as well as a designation process, and a process for appealing a proposed designation.</li> <li>• The Bylaw may require anyone wishing to alter a Municipal Historic Site to apply for a permit.</li> </ul>
Limitations and Conditions	<ul style="list-style-type: none"> <li>• Designation of <u>owner-occupied</u> residences cannot be carried out without the written consent of the owner.</li> <li>• The municipality is required, under the <i>Historic Resources Act</i>, to maintain a list of designated Municipal Historic Sites and to make this list available to the public.</li> </ul>
Examples from other Yukon Municipalities	City of Whitehorse Heritage Bylaw 2002-10

## Heritage Fund Bylaw

A Heritage Fund Bylaw will enable the City of Dawson to set aside and apply funds to heritage conservation within City limits. The following table provides a summary of the proposed Heritage Fund Bylaw.

Summary of Proposed Heritage Fund Bylaw	
Enabling Legislation	<i>Municipal Act, section 244</i>
Purpose of Bylaw	<ul style="list-style-type: none"> <li>• To establish a municipal fund to be used for heritage conservation.</li> </ul>
Content of Bylaw	<ul style="list-style-type: none"> <li>• Will state that the City of Dawson may set aside funds for heritage conservation through municipal budget transfers, donations or gifts;</li> <li>• Will outline the purposes for which the fund can be used, which may include: <ul style="list-style-type: none"> <li>- Providing grants or loans to homeowners for restoration, enhancement or renovation of Municipal Historic Sites;</li> <li>- Purchase of heritage sites or buildings by the City;</li> <li>- Education and promotion of heritage conservation.</li> </ul> </li> </ul>
Examples from other Municipalities	City of Whitehorse Fund Bylaw 2002-08

The draft texts of the bylaws are in Appendix 5.

## 6. Design Guidelines for Architectural Conservation and Infill

### 6.1 Introduction

#### Guiding Documents

These Design Guidelines are intended to ‘guide’ property owners and the City of Dawson to retain Dawson’s historical character as they work together to manage Dawson’s built heritage. The guidelines provide direction as to what is and what is not recommended within the Dawson Townsite. Their purpose is to promote historical continuity and the ‘sense of place’ that contribute to the vitality of the Dawson Townsite.

The guidelines address issues such as building form and massing, building materials, and landscapes. Some guidelines are appropriate for the entire Townsite, while others are identified as being specific to a particular Heritage Management Area or to one or more character areas.

The Design Guidelines are intended to be compatible with the *Zoning and Heritage Management Bylaw* (the new name for the revised *Zoning and Historic Control Bylaw*), which will embody the heritage management principles described in Section 4.1.

It is intended that the Design Guidelines will be produced as a stand-alone document. That document may require excerpts from other portions of the Heritage Management Plan to provide a context. This chapter is not that stand-alone manual.

The Dawson Townsite presents six distinct building and development situations:

- **Infill, including new buildings on vacant building lots and small-scaled infill on lots that are currently developed**, is considered in Section 6.2. Infill construction is not at present adequately addressed by existing guidelines. This Heritage Management Plan recommends that the dominant character of Dawson as a Gold Rush-era cultural landscape should be maintained with an approach to design that these guidelines call the Dawson Style.
- **Additions to existing historical buildings** are considered in Section 6.3. Their treatment will also adopt the Dawson Style.
- **Interventions to buildings within the Downtown Transitional Character Area** are considered in Section 6.5. In recent years within the Downtown Transitional Character Area a **distinct trend toward** buildings with large floor plates and a single land use has been introduced. These recent buildings have a massing and scale that are much larger than those of historic buildings downtown. To remedy this situation, design guidelines set out directions for the integration of these buildings into the Dawson landscape.

- **Interventions to buildings from the Gold Rush era** (about 1896 to 1910) are addressed in Section 6.4. These buildings are already well served by the *Design Guidelines for Historic Dawson*, prepared by Parks Canada in the early 1980s; and by the *Standards and Guidelines for the Conservation of Historic Places*, published by Parks Canada in 2003. The present Design Guidelines for Architectural Conservation and Infill incorporates these documents and provides supplementary guidelines for Gold Rush-era buildings and landscapes.
- **Interventions to buildings erected after the Gold Rush era** are addressed in Section 6.6. In the past, efforts have been made to alter these buildings to resemble Gold-Rush-era structures. Since an objective of the Heritage Management Plan is to conserve and interpret the full history of the Dawson cultural landscape, buildings erected between 1910 and the present should retain features from their own particular periods. The *Standards and Guidelines for the Conservation of Historic Places in Canada* explains how to do this, and the present Design Guidelines offer additional information.
- **Reconstruction of former Gold Rush-era buildings** is addressed in Section 6.7. Reconstruction is mandatory in the Downtown Heritage Management Area (with certain exemptions) and voluntary in the Residential Heritage Management Area. Work will generally follow the *Design Guidelines for Historic Dawson*, with supplementary material in the present Design Guidelines.

For new construction outside the regulated heritage management areas, it is recommended that builders use either good contemporary design or the Dawson Style (Section 6.2).

The present Design Guidelines are necessary because the property owners and the City of Dawson have expressed frustration with regulating development proposals under the existing *Design Guidelines for Historic Dawson*. These generation-old guidelines are very prescriptive, in that they recommend particular models for building proportions and components. The present Design Guidelines are more performance-based than prescriptive. They are not hard-and-fast rules, but rather provide general, high-level recommendations with a degree of flexibility to allow for design interpretation by all those involved in the development process. Such performance-based guidelines require a certain level of design sophistication in the preparation and consideration of design applications. The Heritage Management Plan recommends that design and conservation professionals from outside Dawson be encouraged to participate in the process on occasions when they are needed.

The client requested guidelines that would be easy – indeed, ‘automatic’ – to follow. This would require very prescriptive, and consequently very restrictive, guidelines that would discourage creativity, variety, and good design. The consultants have discussed this with the client, and the present approach was agreed upon.

## Guiding Documents

Four documents will be used in tandem to guide design and development in the Dawson Townsite:

- The present *Design Guidelines for Historic Dawson* will continue to be used for the conservation of, and alterations to, existing Gold Rush-era buildings and landscapes throughout the Dawson Townsite. They will also be used as a guide for reconstruction of former Gold Rush-era buildings, primarily in the Downtown Heritage Management Area.

- The *Standards and Guidelines for the Conservation of Historic Places in Canada* will be used to provide guidance for the conservation of, and alterations to, existing buildings and landscapes from all eras throughout the Dawson Townsite.
- The *Design Guidelines for Architectural Conservation and Infill* in this chapter will guide the design of new buildings in the Residential Heritage Management Area. They also supplement the existing guidelines for the conservation of, and alterations to, all existing buildings and landscapes; and for the reconstruction of lost Gold Rush-era buildings.
- The proposed new *Zoning and Heritage Management Bylaw*, which will revise the current *Zoning and Historic Control Bylaw*, will continue to determine uses and other aspects of planning and development.

## Objective

The general objective for the management of Dawson City's heritage is to retain all extant historic buildings, reconstruct former buildings Downtown, and design new infill buildings in the Residential area in the spirit of the local architectural character. The primary strategy is to **recognize** and **respect** the existing heritage environment. New construction should have regard for, and follow the cues of, neighbouring buildings and streets. As a first step and all through the process, the development of all designs should rely on the wealth of available historic documentation.

## General Principles and Practices

The following principles and practices have been incorporated into the Design Guidelines:

- Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* should be used to provide overarching guidance for all conservation work, and the *Design Guidelines for Historic Dawson* should be used as a pattern book. It is also necessary to undertake historical research to establish exactly what materials and details were on the original buildings. This is the approach advocated by the *Standards and Guidelines*.
- The ability to distinguish genuine old historic buildings from reconstructions is important. Reconstruction of original historic buildings on their original lots using compatible but distinguishable materials is preferred, rather than new construction. Post-Gold Rush era buildings should not be altered to look like Gold Rush buildings. They should be respected for what they are, and for representing the full history of Dawson City.
- The boardwalks, gravel road, rough planting, back lanes, small sheds and other structures that make up the streetscape are all vitally important to the general appearance and feel of Dawson City; they are addressed in the *Design Guidelines for Historic Dawson*. Another important character-defining element (CDE) is the small size of the lot frontages to the streets, which give a vertical, rather than horizontal, form to the streetscape. This is addressed in the *Design Guidelines for Historic Dawson* and the present *Design Guidelines for Architectural Conservation and Infill*.



- New buildings in the Residential Heritage Management Area are encouraged to adopt the Dawson Style, a contemporary interpretation of traditional architectural design that is respectful of building forms of the past.
- Where the Dawson Style is permitted (i.e. the Residential Heritage Management Area), there is a preference for the contemporary interpretation of traditional architectural design, unless a strong case can be made for reconstruction.
- Variances to the zoning by-law will be considered when proposals for new additions acknowledge existing streetscape patterns. This policy allows flexibility in applying front, side and rear setbacks.
- Energy conservation and liveability are important considerations. They should be achieved by addressing retrofits such as interior insulation upgrades, weather-stripping and refurbishing wood-framed windows and doors, and using external storm sashes.
- Additions are preferred over new infill. Repairs and maintenance should use materials that are similar in character to the original. Where changes or alterations and additions are proposed, Standards 9 and 11 and the corresponding guidelines from the *Standards and Guidelines* should provide direction.

### Selecting the Appropriate Guidelines

The decision diagram that follows indicates how to selecting the appropriate set(s) of design guidelines for potential development situations:

What is the historical status of the proposed development?	In which Heritage Management Area is the proposed development located?	What type of development is proposed?	Which set(s) of guidelines should be referred to?
<b>Gold Rush Era Building (1896-1910)</b>	Any Heritage Management Area	Intervention to existing structure	<i>Standards and Guidelines for Conservation of Historic Places in Canada AND Design Guidelines for Historic Dawson</i>
<b>Post-Gold Rush Era Building (1910-present)</b>	Any Heritage Management Area	New addition	<i>Design Guidelines for Conservation and Infill –Additions to Existing Historic Buildings</i>
<b>Proposed New Addition or Construction</b>	Downtown Heritage Management Area (except Downtown Transitional Character Area)  Downtown Transitional Character Area <i>within</i> Downtown Heritage Management Area  Residential Heritage Management Area  Valley, Confluence and Bowl Heritage Management Area	Intervention to existing structure  New addition  Reconstruction (mandatory)  Infill  Reconstruction (optional)  Infill  Any	<i>Standards and Guidelines for Conservation of Historic Places in Canada AND Design Guidelines for Conservation and Infill – Guidelines for Interventions to Buildings Erected After the Gold Rush Era</i>  <i>Design Guidelines for Conservation and Infill –Additions to Existing Historic Buildings</i>  <i>Standards and Guidelines for Conservation of Historic Places in Canada AND Design Guidelines for Historic Dawson AND Design Guidelines for Architectural Conservation and Infill -- Guidelines for Reconstructions</i>  <i>Design Guidelines for Architectural Conservation and Infill -- Guidelines for the Downtown Transitional Character Area</i>  <i>Standards and Guidelines for Conservation of Historic Places in Canada AND Design Guidelines for Historic Dawson</i>  <i>Design Guidelines for Architectural Conservation and Infill -- Guidelines for Infill: the Dawson Style</i>  <i>Design Guidelines for Architectural Conservation and Infill -- Guidelines for Infill: the Dawson Style (OPTIONAL)</i>

## 6.2 Guidelines for Infill: The Dawson Style

Although the *Design Guidelines for Historic Dawson* were intended primarily for the conservation of historic, Gold Rush era buildings, they have been applied to guide alterations to buildings from all periods, as well as new construction in Dawson City. The results of this can be seen in the buildings constructed and renovated in recent decades throughout the Dawson Townsite which have the characteristics of buildings built during the Gold Rush period (1898-1917). It is possible to broadly divide these into two major types:

- Commercial Buildings
- Residential Buildings

The former usually consist of a vertically-placed rectangular store front, behind which is a single storey steep gable roof building. They are located up to the street property line and do not occupy the entire legal lot. The latter are much the same, but **without** the rectangular shop front. These are quite small, with a footprint of approximately 1,000 square feet and a small front yard with a depth of zero to 20 feet.

These two building types very much typify the appearance and feel of Dawson City. Without any requirement that this form be followed outside Dawson City's limits, it has been found that houses of this form have and are being built in the vicinity of Dawson City. The application of the *Design Guidelines for Historic Dawson* to new construction has generated a unique, made-in Dawson architectural style; hence the term "Dawson Style".

The present *Design Guidelines for Architectural Conservation and Infill* provide guidance for the continued application of the Dawson Style in the Dawson Townsite. From this point forward, the *Design Guidelines for Historic Dawson* should be used only as a reference in the design of infill (i.e. new buildings), and not as primary guidelines. The *Design Guidelines* should be thought of as a pattern book.

### Siting: Height above Street

The recent practice of raising historic structures and building new structures as much as 4 feet above the street level has been introduced for a number of good technical reasons, but it has had the unfortunate effect of making the buildings non-conforming to heritage character. Foundations have changed from the historic mud sill on grade to a process of excavation, filling with gravel and compacting to create a gravel pad, laying pressure-treated wood pads on the gravel, and constructing cribbing, beams and an insulated floor on the wood pads. Sometimes the cribbing is covered with skirting. This foundation system creates a ventilated crawl space, which reduces heat loss and minimizes the destructive effect of freeze-thaw cycles. The crawl space also provides easier access to conduct the annual levelling of structures. Parks Canada offered technical advice and the Yukon Government provided funding assistance to raise buildings in this manner.

Raised buildings are also less prone to damage from flooding, which was a major issue after the 1979 flood (although the risk was offset by the dike). The threat of water damage has been aggravated by the City's practice of continually adding material to the street surfaces, raising the roadways and leaving the buildings on relatively lower ground.

Buildings that have been raised benefit from reduced maintenance problems and costs. However, the raised floor level requires pedestrians to step up to an elevated boardwalk – almost a verandah or balcony – or alternatively to bypass the retail business and walk on a lower boardwalk or in the street. The raised floor also requires modifying the setback from the street and weakens the effect of a continuous ‘street wall’.



The historic Westminster Hotel on 3rd Avenue, built in stages from 1901 to the 1930s, is located on grade. This siting is pedestrian-friendly and retains heritage character, but risks damage from frost heaves and water.

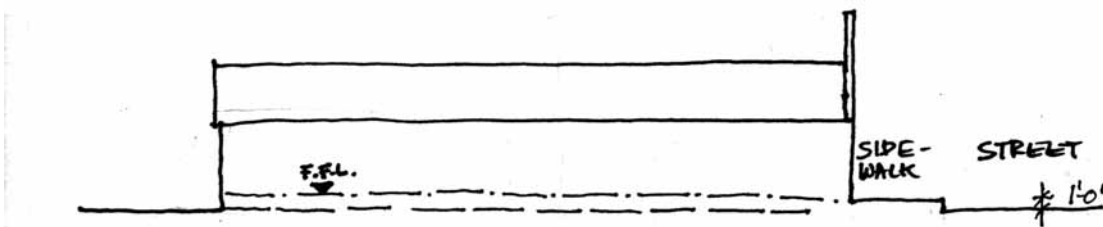


With its raised verandah and the ground floor set about 1 metre above grade, the CIBC is cut off from its neighbours and sits like an island with no easy interface with the boardwalk or street. Compare the lower siting of the old buildings to the right. (Photo: H. Kalman)

- It is recommended that the ground floor be set no more than 2 feet (60 cm) above street level in the Commercial Heritage Management Area, and no more than 3 feet (1 m) in the Residential Heritage Management Area.

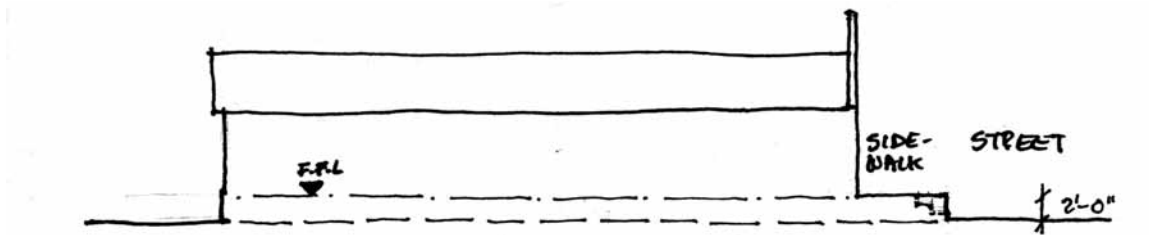
Actions items should include:

- Establish a height requirement for cribs (or pilings) that can be integrated into the streetscape without disrupting the street frontage and the building setback.
- Make retail frontages as close to grade as possible. Establish a continuous pedestrian boardwalk that accommodates grade changes in front of buildings and undeveloped properties along the street.
- Ensure that the ground floor level of commercial infill buildings is no more than 2 feet (60 cm) above the street level and that of adjacent historic buildings.



Commercial: Historic rise is about 1'-0" (30cm) (Jonathan Yardley)





Commercial: Maximum proposed rise is 2'-0" (60 cm) (Jonathan Yardley)



Residential: Maximum proposed rise is 3'-0" (1 m) (Jonathan Yardley)

## Siting: Property Setbacks

### *Front / Street Elevation*

- The setback from the street should match the established range of setbacks of adjacent historic buildings on the block or in the district.
- If a block has a uniform setback, the building should be placed in general alignment with neighbouring properties.
- If new infill extends over a number of lots, the street setbacks should respect the individual lot boundaries and vary over the established range of adjacent historic buildings. The minor variations in building setback and alignment will add interest to the streetscape.

### *Side and Rear Elevations*

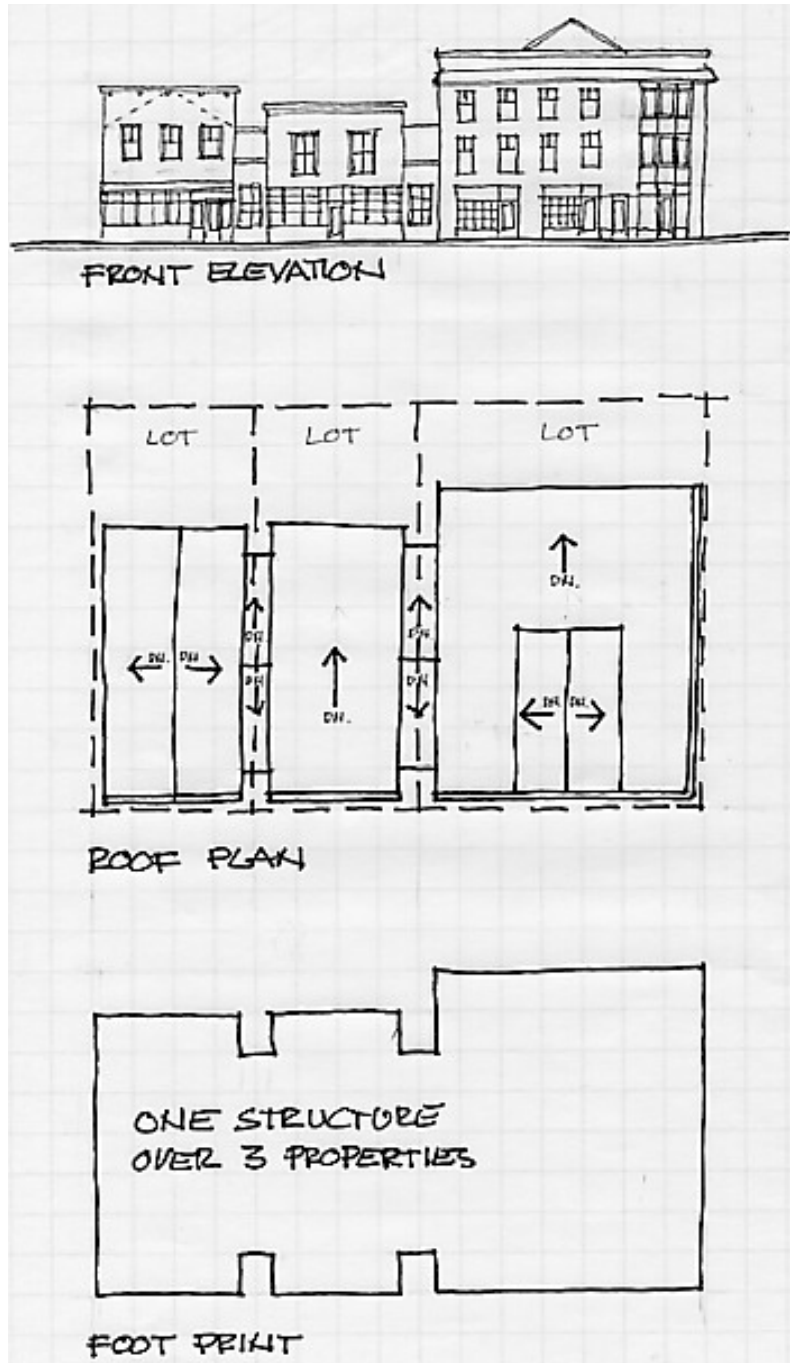
- Side yard setbacks should be similar to adjacent properties in the block as seen from the public right of way.
- Rear yard setbacks should be similar to adjacent properties; however, if an owner wishes to increase the lot coverage of the building on the site this may be allowed as a variance.
- Landscaped pedestrian linkages to the rear lane from the street at mid-block points will be encouraged.

### *Lot Coverage*

- Maximum lot coverage is regulated in the municipal zoning bylaw.

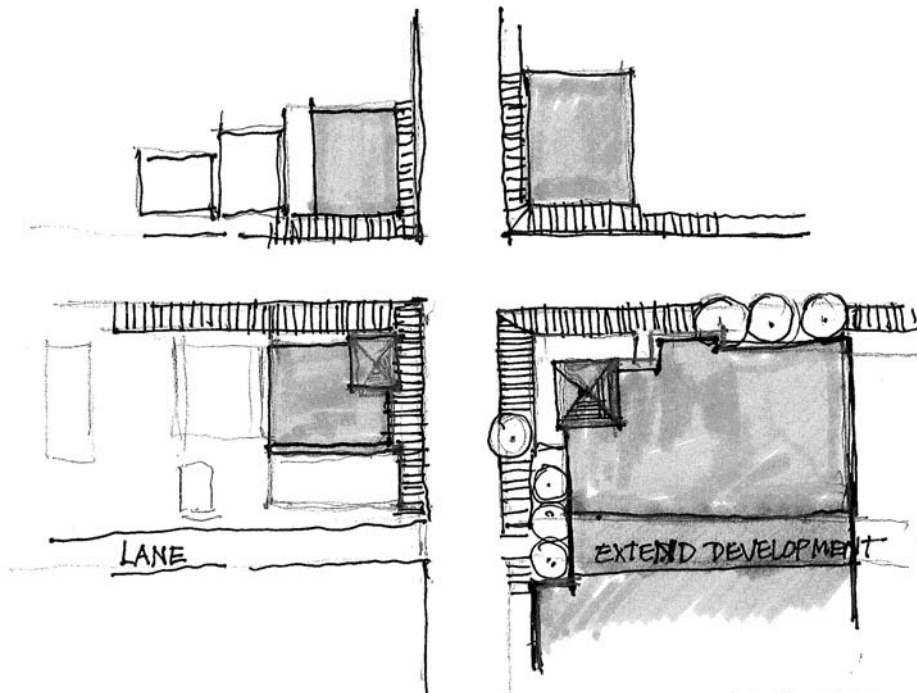
## Massing, Scale, and Form

- Infill structures should appear similar in massing and scale to historic structures in the block or district. A single wall plane should not exceed the typical maximum width as seen historically in the block or district.
- Subdivide larger buildings into smaller modules that are similar in size to existing historic buildings in the block or district. Vary street setbacks at the lot lines



A new large building should be treated architecturally as a series of individual buildings, whose widths respect the property lines and/or the scale of nearby historic buildings. Links between the individual components should be set back from the street. (Jonathan Yardley)

- The ratio of height to width of the façade of a building must be within 10% of the ratio of the height to width of adjacent facades of historic buildings
- The height of a new building cannot be less than 80% or more than 120% of the average height of the two largest historic structures in the block. The backside of a building may be taller than the front and still appear to be in scale. Step a larger addition down in height as it approaches smaller adjacent historic buildings.
- Simple rectangular building forms are preferred.
- Simple gable roof structures with boomtown fronts of moderate pitch oriented to the street or shed roof forms are preferred.
- Buildings on corner lots should have façades on both frontages. They may be larger than adjacent buildings and may have towers or other special features.



Intersections benefit from taller buildings, towers, material changes, colour and canopies. Location of mid-block lane should be articulated even when larger buildings extend into the right of way. (John Stewart)

### *Rhythm*

- Use window openings that are similar in size, orientation, and arrangement to those seen in the district. Generally, oriented vertically with subdivided lights.
- The windows should be within 10% of the size of windows in adjacent historic buildings.

- Windows and doors should be finished with trim elements in a manner consistent with adjacent historic buildings in the block or district.

### *Materials*

- Materials should be compatible with, but distinguishable from, other historic buildings in the block or district.
- Acceptable exterior finishes are horizontal wood siding or a fibre cement siding such as HardiePlank. The use of vinyl or aluminium siding is not acceptable.
- Acceptable roofing materials include, wood shingles or shakes, asphalt shingles, and galvanized steel in the traditional corrugated profile.

### *Architectural Details*

- Avoid the use of architectural details that are not generally seen in the historic buildings and are not typical of the historic building styles.
- Incorporate typical façade design elements (entablature/cornice, fenestrations/windows/doors, corner boards, signage band, display windows) in a traditional manner similar to that of the existing historic buildings
- Provide good energy conservation and liveability by insulating the interior of the exterior wall systems.
- Wood-sash windows with sealed thermal panes are permitted.
- Cornice bands, windowsills, signage bands, and storefronts for the new infill buildings will not align with design elements of the adjacent historic buildings.
- Elevated boardwalks will need to conform to existing building codes that mandate railings and guards. This will have a major impact on the aesthetics of the streetscape especially if the adjacent historic building is a one-storey structure.



With the short growing season and permafrost, avid gardeners have always resorted to containers to get an early start. Container gardens are an important landscape component of the Dawson Style. (Photo: John Stewart)



## 6.3 Additions to Existing Historic Buildings

*This section applies to the entire Dawson Townsite.*

### Siting

#### *Property Setbacks*

- Preference for locating additions towards the back of the lot as seen from the public right of way.
- An addition to one side of a building if set back from the front façade it may be acceptable when rear additions are not possible.
- Variances to the zoning by-laws front, rear and side yard setbacks may be considered for an addition to an existing building if the design resulting from a different setback than that prescribed in the zoning by-law 'is a better fit' with existing adjacent buildings.
- Variances to the zoning by-law will be considered when proposals for new additions acknowledge existing streetscape patterns. This policy allows flexibility in applying front, side and rear setbacks.

#### *Front / Street Elevation*

- The setback from the street should match the established range of setbacks of adjacent historic buildings on the block or in the district.
- If a block or district has a uniform setback or abuts an adjacent building, the addition should be placed in general alignment with neighbouring properties.
- Minor variations in building setback and alignment add interest to the streetscape.

#### *Side and Rear Elevations*

- Side yard and rear yard setbacks should be similar to adjacent properties in the block as seen from the public right of way.
- Informal pedestrian linkages to the rear lane from the street at mid-block points will be encouraged.

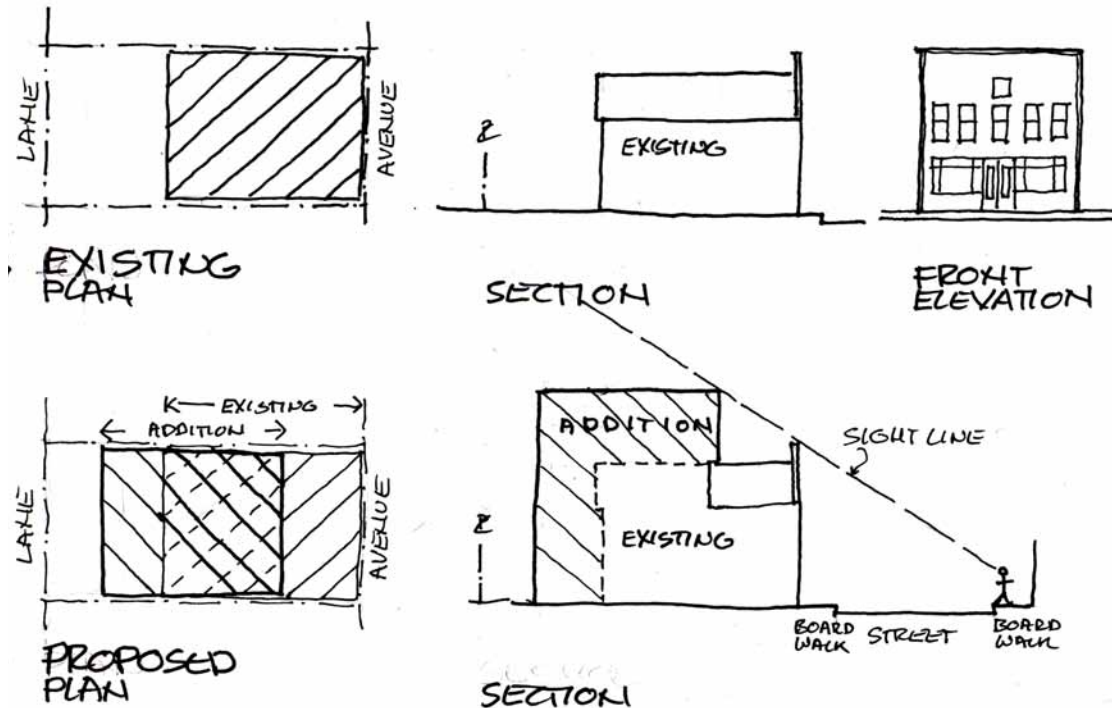
#### *Lot Coverage*

- Maximum lot coverage is regulated in the municipal zoning bylaw.

### Massing, Scale, and Form

- Contemporary interpretation of the heritage attributes of an existing historic building will be preferred for the design of an addition.
- Additions should appear similar in massing and scale to structures seen historically in the block or district and be subordinate in scale to the existing historic building.

- Design the foundation, floor and exterior wall assemblies to accommodate the use of insulation, particularly in the floor to reduce heat loss and the disruption of the permafrost.
- The height of an addition will depend on the height or number of stories of the existing structure. Additions should not be visible to a pedestrian standing across the street from the building. Additions should not exceed the maximum height permitted in the Zoning Bylaw.



Additions to commercial buildings: Use the façade roof line of building to establish the maximum height of additions. (Jonathan Yardley)

- Floor-to-floor heights and the relationship to grade of the addition should be similar to other historic buildings.
- Simple rectangular building forms are preferred.
- Simple shed roofs or boomtown fronts with gable roofs of moderate pitch oriented to the street are preferred for commercial buildings.
- A tall addition should step down in height as it approaches smaller adjacent historic buildings.

### *Rhythm*

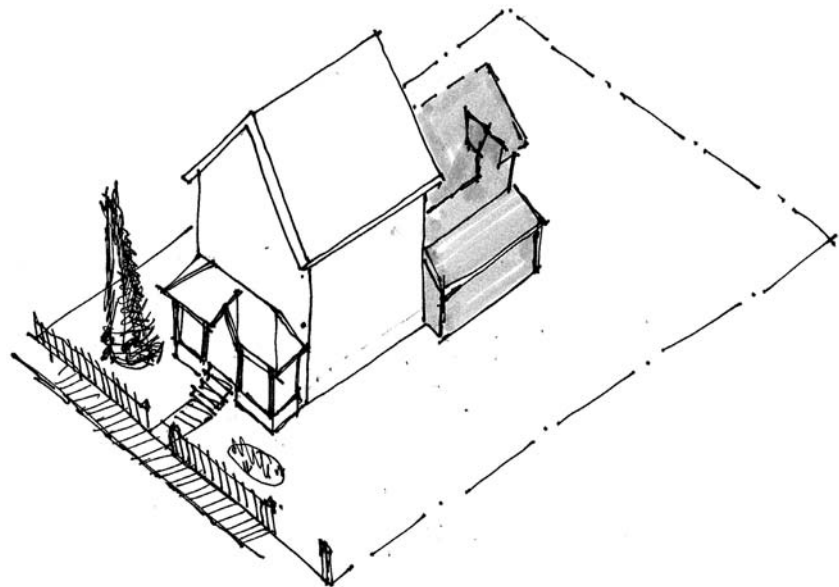
- Maintain the alignment of horizontal elements within the building. Align windowsills, doors, cornice bands, signage bands, and eaves with those of the existing building.
- Use window and door openings that are similar in size, orientation, and arrangement to those seen on the existing building. Windows are generally, oriented vertically and have subdivided lights.
- New windows should follow traditional proportions but should be thermal glazed. Wood framed sash window with modern copper draft seals the provision of a good air barrier. (Need sketch to illustrate)

- The windows on additions should be within 10% of the size of windows in the existing historic building and the façade of the addition should have a similar solid to voids ratio as the existing building.
- Windows and doors should be finished with trim elements in a manner consistent with the existing historic building.
- Balconies and verandas if installed are to follow historic precedents and be compatible in form and massing with the façade of the existing historic building.
- Awnings if installed are to follow historic precedents and be compatible in form and massing with the façade of the existing building.

### *Materials*

- Materials should be compatible with, but distinguishable from, those of the existing historic building.
- Wall material for additions will complement the wall material of the existing building where the exterior finishes of the existing building is authentic to the age and style of the building.
- In cases where the existing wall material is not original, restoring the original material on the existing building will be encouraged and complimenting the original exterior finish will be encouraged for the new addition.
- Materials other than complimentary materials may be acceptable for additions not visible from the street.

- Acceptable exterior finishes include horizontal wood siding or synthetic wood products such as HardiePlank. The use of vinyl or aluminium siding is not acceptable. The use of synthetic spray or stucco is not acceptable. Brick is acceptable, although not preferred.



Small additions to houses should be paced at the rear of the lot where feasible. The eaves of the main house should establish the height of the roof ridge of the addition. Maintain landscape amenities such as picket fences and flower gardens. (John Stewart)

- Vinyl and steel window frames are acceptable alternatives to wood windows. Wood-framed storm sashes should continue to be used as the more acceptable solution to thermal upgrades.
- Acceptable roofing materials include wood shingles or shakes, asphalt shingles, and galvanized steel in the traditional corrugated profile.

## 6.4 Guidelines for the Downtown Transitional Character Area

Several buildings with large floor plates and a single land use have been introduced in recent decades in the Downtown Transitional Character Area. These buildings have a massing and scale that are much larger than those of historic buildings downtown. Their architectural design quality varies, with some (such as Robert Service School) displaying good solutions and others tending towards caricatures of the Gold Rush design intent. Some multi-lot assemblies have extended monolithic frontages with no indication of the original lot lines. This scale of development threatens to compromise the historic character of Dawson, particularly if allowed to spread beyond this relatively small area.



The setback of the Robert Service School effectively integrates this large building into the streetscape and provides a generous pedestrian and landscaped area. (Photo: H. Kalman)

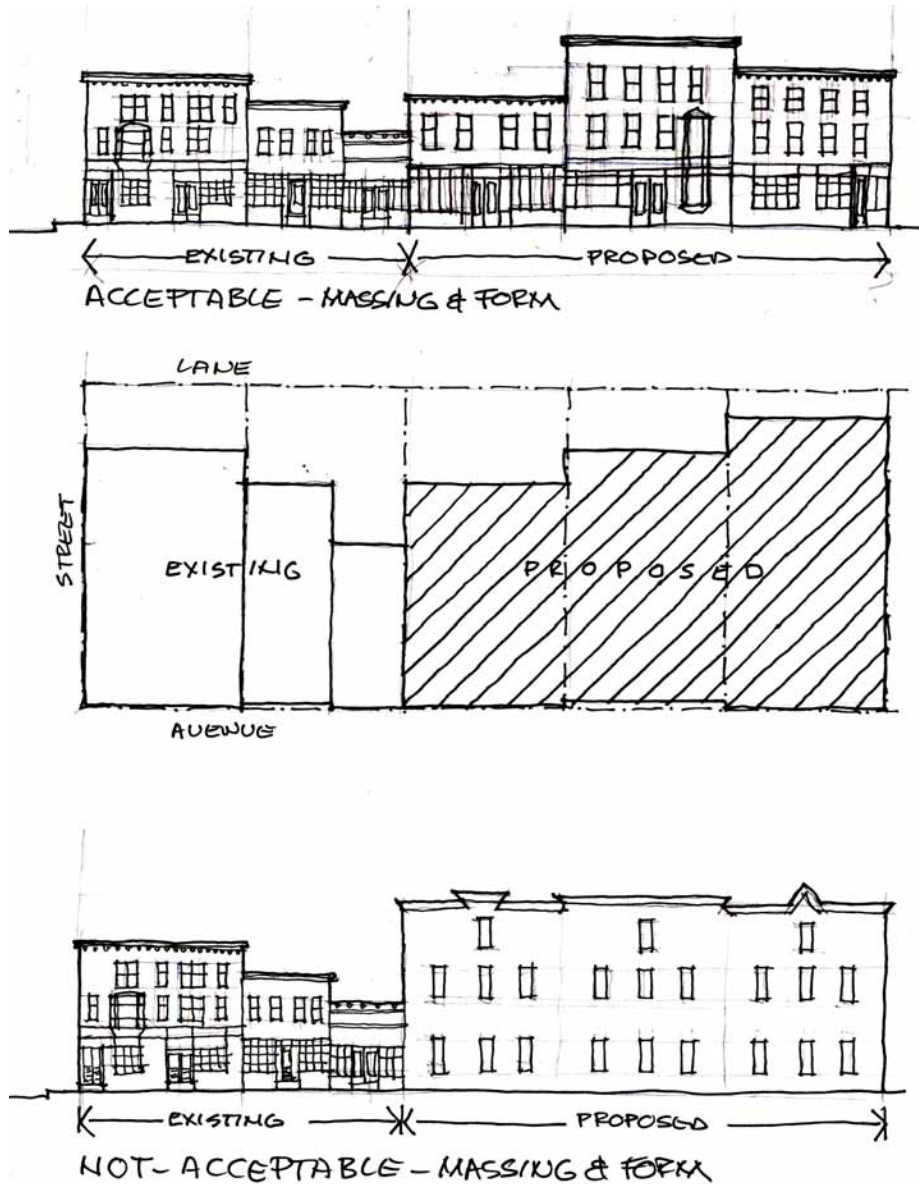
This said, these buildings have created a distinct character area. Further development of this nature could be introduced on vacant land within the area, with efforts made to ensure a high level of design quality.

### *Rhythm and Massing*

- Provide areas adjacent to the main entrance for canopies, outdoor patio or special merchant and or interpretive displays (the frontage zone)
- Buildings in the transition character area should utilize awnings or verandas installed to follow historic precedents and provide form and massing with the façade.
- Provide significant architectural features such as corner tower raised cornice, canopies and material changes at the corner on corner sites.
- The elevation should provide several entries, preferably to multiple uses, so that entries are separately through individual signage, entrances, and canopies.
- Use periodic breaks in the street wall or minor variations in the building setback and alignment to add interest and space for activities along the street.
- Landscape the area in front of blank walls that face public streets and use projections, recesses, arcades, awnings to reduce the visual size of unglazed walls
- New infill buildings should not disrupt the predominate orientation of structures of the street; although different in execution transition buildings should emphasis a buildings verticality.
- Maintain the alignment of elements within the building. Align windowsills, doors, cornice bands, signage bands, and eaves.
- Windows are generally, oriented vertically and have subdivided lights.
- Use clear windows and doors to make the pedestrian level façade highly transparent. At entrances and corner building sites maintain a ratio of 60:40 voids to solids.



- The shape and location of the windows should be distinguishable from the historic building.



### Materials

- With new construction modern materials will be permitted to provide a liveable environment for current use. This affects heat loss, foundation design in permafrost and appearance.
- Wall material will complement the wall material of traditional building.
- The use of wood siding, although it works in this environment, does not have to be mandated. Hardie Plank, vinyl and aluminum siding to mimic wood have all been used in order to try and replicate the appearance of wood drop siding.

- The roofscape tends to be flat and provides a good place to hide air handling equipment.
- Ornamental details should be used with restraint on these overscaled building they take on a cartoon character

## 6.5 Guidelines for Interventions to Buildings from the Gold Rush Era

*This section applies to the entire Dawson Townsite*

The *Design Guidelines for Historic Dawson* will continue to be used for conservation and alterations to existing buildings from the Gold Rush era in all parts of the Dawson Townsite. They represent a distillation of the exhaustive collection of research material related to early Dawson's built history. The manual contains general guidelines or basic rules-of-thumb analyzing the architectural and landscape elements that went into the creating visual character of Dawson City between the years 1897 and 1910. Parts of the *Guidelines* are generic and provide direction and design inspiration. It was intended at the time that the guidelines would be supplemented by specific research on individual historic buildings to determine exactly what details and materials were originally used.



This small cottage and its fence have become derelict and the garden is overgrown. They provide an effective photo opportunity and contribute to Dawson's texture, but will collapse if left unmaintained. They should be stabilized and preserved, following the Standards and Guidelines for the Conservation of Historic Places in Canada. (Photo: John Stewart)

### Form and Massing

Part of the unique character of Dawson City is the overall appearance of the architectural ensemble from both close up and a distance. The *Design Guidelines for Historic Dawson* look closely at the form and massing to define this character. It is essential that these features be maintained.

### Energy-Efficiency and Windows

The *Design Guidelines for Historic Dawson* may be modified to allow energy-conserving measures:

- Upgrade to provide good energy conservation and liveability by providing insulation upgrades to the interior side of the exterior wall systems and above the ceilings in the attic space.
- Wood-sash windows should be refurbished with modern copper draft seals.
- Wood-framed removable storm sashes should be used to provide a second layer of glazing and an air barrier.
- Replacing historic single-glazed windows with new double-glazing is not recommended. However, replacement with new wood-sash windows with sealed thermal panes having true divided panes

is permitted if the two previous recommendations are not technically feasible, and if the new windows reproduce exactly the sash width and the arrangement of panes of the original windows.

Repairs and maintenance should use materials that are similar in kind to the original. If alterations and/or additions are proposed, the *Standards and Guidelines* should be followed closely.

## ***6.6 Guidelines for Interventions to Buildings erected after the Gold Rush era***

Historic buildings that were erected after the Gold Rush era (i.e. after about 1916) should retain their authentic appearance from the era of construction. They should not be redesigned to resemble Gold Rush-era buildings. This enables the historic building stock to interpret the broad history of Dawson City. The emphasis will remain on the Gold Rush era, since the majority of extant buildings – particularly in the Downtown Heritage Management Area – date from that period.

Interventions to these buildings should follow the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

## ***6.7 Guidelines for Reconstructions***

*As discussed in Section 4.1, new infill buildings in the Downtown Heritage Management Area must appear from the street as reconstructions of the building that occupied that site during the period 1900–1920. Certain exemptions apply; they are discussed in that section.*

*In the Residential Heritage Management Area, reconstruction of the appearance of former building on the site is optional.*

*This section applies to reconstructions in both heritage management areas.*

As a general rule, reconstruction (i.e., replication) of demolished historic buildings is discouraged by heritage charters. Reconstruction is dismissed as not being conservation practice by the *Standards and Guidelines*. However, Dawson poses an exceptional situation because maintaining and enhancing the historic character of the whole is extremely important to the continuity of the visual experience. Furthermore, there is an enormous base of information, both visual and written, documenting all Gold Rush-era buildings within the downtown core. This information, which was prepared for the most part by Parks Canada a generation ago, offers a unique opportunity to reconstruct the massing and exterior design (as seen from the street) for buildings and structures in the Downtown Heritage Management Area.

### ***Design Guidelines***

- The streetscape elevations prepared by Parks Canada (1974), historic photographs held by Parks Canada and the Dawson Museum, and other reference material will be used as a guide to determine the street appearance of the building that occupied the site in the period 1900–1920.



Parks Canada produced elevations of many streetscapes in the Downtown area in 1974. These form an invaluable resource in reconstructing Gold Rush era buildings. (Parks Canada)

- Once this research has been done, the *Design Guidelines for Historic Dawson* will be applied to guide the design of the street elevation.
- The overall form and character, massing, scale, street coverage, materials and details should capture the original design.
- Replicated buildings should follow the principle of distinguishability, in that they should be distinctive in some way from the historic building. Differences may be seen in details such as window glazing, use of materials, and interpretive features.
- With respect to interpretation, it is recommended that every building, old and new, have at minimum a small plaque that indicates the date of construction, to further avoid confusion.
- Plans for conservation and development projects include evidence that the owner and consultants have assessed the intended work in relation to the heritage values of their site and surroundings.
- Replication refers only to massing and exterior design as viewed from the street. The footprint and the appearance may be altered on the interior and at the rear of the site.

Adjacent buildings in common ownership that are detached at the front may be connected at the rear to provide larger spaces and better interior circulation.

## Proposed Checklist of Documents and Information to Accompany Development Permit Applications

<b>Part A: DOCUMENTS TO BE INCLUDED</b>	<b>APPLICANTS CHECKLIST</b>	<b>ASSESSOR'S COMMENTS</b>
<b>Date of Submission</b>		
Address		
<b>Site Plan</b> As per municipal requirements		
<b>Exterior Materials/Colours</b> Schedule, sample board optional		
<b>PART B: CHECKLIST FOR INCLUSIONS IN HERITAGE IMPACT STATEMENT RESPONSE TO DESIGN CRITERIA</b>		
<ul style="list-style-type: none"> <li>• Date, and style of built form;</li> </ul>		
<b>Siting</b> Annotate drawings and/or photographs to describe the relationship between the proposed development and the context in terms of the following criteria: <ul style="list-style-type: none"> <li>• Predominant setbacks, front, side, and rear</li> <li>• Orientation</li> <li>• Location, dimension of circulation/access features,</li> <li>• Retention of views to and from the development</li> <li>• Retention of significant archaeological features</li> </ul>		
<b>Scale</b> Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following criteria: <ul style="list-style-type: none"> <li>• Scale of buildings;</li> <li>• Lot coverage – pattern of arrangement of buildings and size of buildings;</li> <li>• Floor to floor heights and relationship to street</li> </ul>		



<p><b>Form</b> Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• Predominant form of neighbours</li> <li>• Roof form and skyline, ridge lines, roof slopes, chimneys, skylights</li> <li>• Proportions and number of openings</li> <li>• Solids-to-voids ratio</li> <li>• Relationship to internal and external spaces</li> </ul>		
<p><b>Materials and Colour</b> photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• Response to pre-dominant materials, textures, and colour palate –contrasting</li> <li>• Quality of new materials</li> </ul>		
<p><b>Detailing</b> Annotate drawings, photographs to describe the relationship between the proposed development and the context in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• Relationship of landscape elements to important existing details</li> <li>• Unobtrusive design of new elements, such as solar panels, skylights, service buildings</li> </ul>		



## 7. Implementation Plan

This final chapter provides an outline of the actions that are required in order to implement this Heritage Management Plan in full. It assumes a prior series of discussions in which the various levels of government and stakeholders achieve a general consensus as to the vision and objectives of the plan.

The tasks are organized by the entity that is responsible, and for each they are listed in the order in which they should be addressed. An overall time line of about 3 to 5 years may be assumed for all the actions to be implemented.

### City of Dawson

- Council approves the Heritage Management Plan.
- Staff prepares / revises the three bylaws (Appendix 6) and forwards them to Council for approval.
- Staff revises the Official Community Plan and forwards it to Council for approval. Approval of the Zoning and Heritage Management Bylaw and the revisions to the OCP put heritage management and incentives into effect.
- Planning Board is reconstituted as the Heritage Advisory Committee.
- Steps are initiated to upgrade the capacity of municipal staff with respect to heritage management.
- The City of Dawson Inventory of Historic Sites is established by linking to the Yukon Historic Sites Inventory (not possible at present because of privacy policy) or the much smaller Yukon Register of Historic Places. A list of all municipal properties within the Downtown and Residential Heritage Management Areas may be used in the interim, until access to the YHSI is established.
- All developed properties in the Heritage Management Areas within the Dawson Townsite are listed as Municipal Historic Resources and the process of designation is initiated under the newly enacted Heritage Bylaw.
  - A phased implementation strategy will be developed for designation.
- The Heritage Fund is established.
- The City provides recent data on recent demolitions and alterations to the Yukon Government so that the Yukon Historic Sites Inventory can be updated.

### Tr'ondëk Hwëch'in

- Chief and Council receive the Heritage Management Plan.
- The Tr'ondëk Hwëch'in participates in the Heritage Advisory Committee.
- The Tr'ochëk Management Plan is approved by the Government of Canada.
- The Land and Resource Inventory is continued with respect to heritage and natural resources.
- The Tr'ondëk Hwëch'in institutes a heritage management plan for the settlement lands within the Klondike Valley Cultural Landscape that is complementary to the City's plan.
- The program of public interpretation of Tr'ondëk Hwëch'in heritage is expanded.

## Yukon Government

- The Yukon Historic Sites Inventory is extended throughout the Klondike Valley Cultural Landscape.
- Valuable heritage resources in the Klondike Valley Cultural Landscape outside municipal limits and settlement lands are designated under the provisions of the *Yukon Historic Resources Act*. Since the Yukon Government responds to formal requests only, it is recommended that the Dawson City Museum be the agency responsible for initiating those requests.
- The Yukon Government makes technical heritage support available to Dawson to assist staff and the Heritage Advisory Committee in processing applications.
- Consideration is given to enabling the identification and designation of Heritage Conservation Areas in the *Yukon Historic Resources Act*. This could follow the British Columbia model. Should this territorial legislation be introduced, we recommend that Dawson's Heritage Management Areas be converted by municipal bylaw to become Heritage Conservation Areas.

## Parks Canada

- Parks Canada pursues World Heritage Site designation; this heritage management plan is appended to the application.
- A program of active interpretation is extended into the Bonanza Creek goldfields, Bear Creek, and the dredge tailings.
- Parks Canada undertakes a strong initiative to locate active, economically productive tenants to lease its vacant and underused buildings in the downtown area.

## Residents, Businesses, and Property Owners

- Consideration is given to forming a Business Improvement Area in the Downtown core.
- A program of raising awareness of heritage conservation principles among residents and businesses is initiated. This program could be sponsored by the City and/or the Yukon Government.

## Cooperative Ventures

- The various inventories of heritage and natural resources in the Klondike Valley Cultural Landscape (i.e., Yukon Government, Tr'ondëk Hwëch'in, and Parks Canada) are made accessible from a single access point and made available to the public on the Internet, consistent with the privacy policies of the various agencies. If feasible, a single search engine should be able to search all of them. A long-term program of filling the gaps in data is recommended.
- A joint committee is formed to address ways in which the interpretive programs in Dawson can be enhanced, co-ordinated, and jointly marketed.
- A strategic viewpoint overlooking the dredge tailings is selected, the access road is improved, and a parking / interpretation area is developed.
- Statements of significance are prepared for all character areas, and for all designated places over time.

## Appendixes



## *Appendix 1: People Consulted*

### **Steering Committee**

Mark Wickham, Community Development and Planning Officer, City of Dawson (Chair and Client Project Manager)

Jody Beaumont, Director of Heritage, Tr'ondek Hwech'in

Greg Hakonson, President, Dawson City Arts Society

Kevin Hewer (Building Inspector, City of Dawson), speaking as a private resident of Dawson

Felix Horne, former planner

Stephen Johnson, Chair, Planning Board

Laura Mann, Executive Director, Dawson Museum and Historical Society

Johnny Nunan, Second Vice Chair, Klondike Visitors Association

M. Douglas Olynyk, Historic Sites Manager, Cultural Services Branch, Yukon Government

Cheryl Thompson, Manager, Dawson City Chamber of Commerce

Rob Watt, Superintendent, Klondike National Historic Sites, Parks Canada

Jim Williams, Contractor and member of Planning Board

### **Individual and Group Interviews (or other contribution)**

Diana Andrew, Councillor, City of Dawson

Bruce Barrett, Historic Sites Project Officer, Cultural Services Branch, Yukon Government

Jody Beaumont, Director of Heritage, Tr'ondek Hwech'in

Glenda Bolt, Heritage Programmer, Danoja Zho Cultural Centre, Tr'ondek Hwech'in

Bill Bowie, former Councillor, City of Dawson

John Bryant, Land and Resource Technician, Tr'ondek Hwech'in

Trina Buhler, Technical Officer, Parks Canada

Otto Cutts, Executive Director, Tr'ondek Hwech'in

Ashley Doiron, Councillor, City of Dawson

Mike Gau, Manager of Planning and Development, City of Whitehorse

Tim Gerberding, Implementation Manager, Tr'ondek Hwech'in

John Gould, long-time Dawson resident, formerly Parks Canada and Planning Board

Greg Hakonson, President, Dawson City Arts Society

Paula Hassard, Curator, Parks Canada

Barbara Hogan, Historic Sites Registrar, Cultural Services Branch, Yukon Government

Alastair Kerr, BC Heritage Branch

Rick Laberge, Yukon Housing

Laura Mann, Executive Director, Dawson City Museum and Historical Society

Rose Margeson, Manager, Heritage Preservation and Visitor Services, Parks Canada

John ('Mitch') Mitchell, General Manager, Han Construction Ltd.

Paul Moore, Chief Administrative Officer, City of Dawson

Adam Morrison, Councillor, City of Dawson

Johnny Nunan, Second Vice Chair, Klondike Visitors Association

Sue Parsons, Collections Manager, Tr'ondek Hwech'in

Shirley Penell, Planning Board

Brent Riley, Historic Sites Restoration Planner, Cultural Services Branch, Yukon Government

Sally Robinson, Interpretive Planner, Cultural Services Branch, Yukon Government

Akio Saito, retired architectural designer

John Steins, Mayor, City of Dawson

Jim Taggart, Project Manager, Integrated Community Sustainability Plan

Rob Watt, Superintendent, Klondike National Historic Sites, Parks Canada

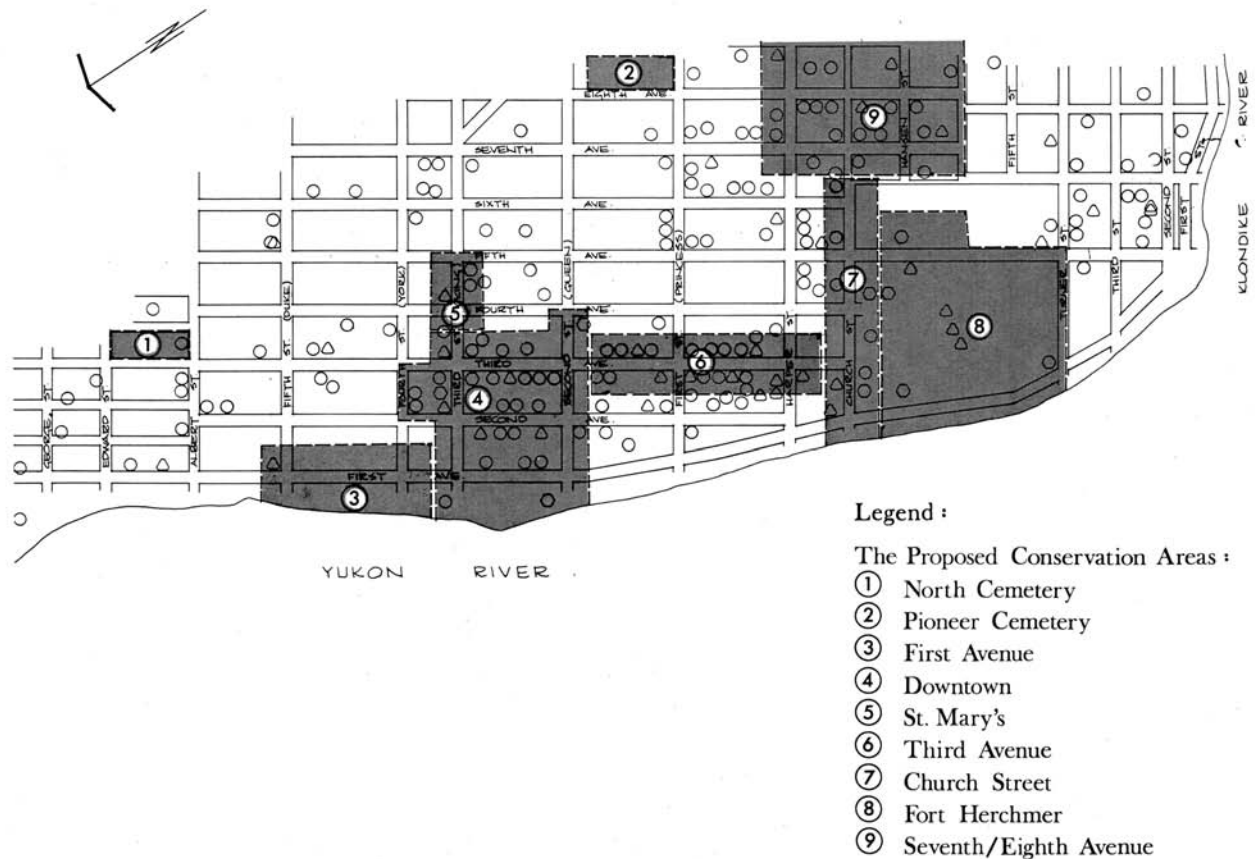
## *Appendix 2: Planning and Regulatory Documents*

A number of planning and regulatory documents that control proposed changes to Dawson's heritage resources have been proposed and/or adopted during the last 30 years:

### **Municipal Zoning and Heritage Control Bylaws**

A By Law for the proper Conservation, Enhancement or Restoration of Areas of historic, architectural or landscape interest within the City of Dawson. (The 'Dawson City Conservation Areas By-Law', 1974)

- Draft Bylaw for discussion; not adopted
- Prepared by Department of Indian and Northern Affairs [Parks Canada], March 1974
- Proposed the designation of nine conservation areas, covering a large portion of the Dawson townsite.



Nine conservation areas proposed by Indian and Northern Affairs, 1974.

- All proposed development within a conservation area would require a 'license' from Council, in accordance with a schedule of regulations '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.'

**A By Law for the proper Conservation of Buildings of historic or architectural interest within the City of Dawson. (The 'Dawson City Historic Buildings By-Law', 1974)**

- Draft Bylaw for discussion; not adopted
- Prepared by Department of Indian and Northern Affairs [Parks Canada], March 1974
- Proposed a schedule of buildings 'of special interest', classified into three grades (the schedule was drawn up)
- All proposed alteration or demolition of buildings on the schedule would require a 'license' from Council, in accordance with a schedule of regulations. The regulations were not drawn up.

**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 Dawson City Central Conservation Fund By-Law', 1974)**

- Draft Bylaw for discussion; not adopted
- Prepared by Department of Indian and Northern Affairs [Parks Canada], March 1974
- The bylaw proposed a fund to be formed from municipal tax revenues, grants, and donations. The funds were intended to be used to support the conservation plans.
- Parks Canada considered that a dedicated source of funding was a necessary part of a heritage management plan, so that conservation would not impose an unreasonable financial burden on property owners.

**Bylaw #203. A Bylaw respecting the provision of zones of such number, shape and area as may be deemed best suited to promote the health, safety, convenience and general welfare of the public by regulating the nature of present and prospective uses and occupancy of land, including the location and use of buildings and structures located thereon. (The 'Zoning Bylaw', 1977)**

- Adopted 6 April 1977; repealed and superseded by Bylaw #80-08
- The bylaw established a Historic Control Zone and applied this zone to numerous blocks and individual lots within the Townsite. The Historic Control Zone was superimposed on the principal zones in these areas.

All applications for a building and/or development permit within a Historic Control Zone required submission of an application to the Planning Board for approval, based on conformity with the architectural style and building materials common in the City immediately following the 1898 Gold Rush.

**Bylaw #80-08. A Bylaw to regulate the use of land and buildings in the City of Dawson. (The 'Zoning Bylaw', 1980)**

- Adopted 4 December 1980; superseded Bylaw #203; repealed and superseded by Bylaw #97-25
- The bylaw established a Historic Control Zone and referred to the 'Historic Control Bylaw' (Bylaw #80-09; see below) for specific development regulations.
- The bylaw also gave the Historic Control Zone precedence in cases where regulations in the Historic Control Zone and the principal zone were in conflict.

**Bylaw #80-09. A Bylaw to permit the City of Dawson to regulate and control the architectural design of buildings. (The ‘Historic Control Bylaw’, 1980)**

- Adopted 11 September 1980; repealed and superseded by Bylaw #97-25
- The bylaw enabled the regulation and control of the architectural design of buildings within the Historic Control Zones.
- All applications for a building and/or development permit within a Historic Control Zone required submission of an application to the Planning Board for approval, based on conformity with the architectural style and building materials common in the City during, immediately preceding, and immediately following the 1898 Gold Rush.

**Bylaw #97-25. Zoning and Historical Control Bylaw. (1997)**

- The bylaw establishes three Historic Control Districts (called ‘overlays’): the Historic Townsite Overlay; the Klondike River Overlay; and the Top of the World Overlay.
- The bylaw establishes a Planning Board and enables the Board to review and decide upon all Development Permit Applications within a Historic Control District.
- All applications for a development permit in a Historic Control District require submission to the Planning Board for approval, based on application of ‘Council’s historic control guidelines’ to maintain the architectural style common in the City during, immediately preceding, and immediately following the 1898 Klondike Gold Rush. Detailed submission requirements are outlined.
- The Historic Control District regulations also apply to features in the public realm, such as boardwalks, railings, street furniture, banners, and utilities.

**Bylaw #97-30. Official Community Plan. (1997)**

- Section 8 of the Official Community Plan outlines the City of Dawson’s policies regarding Architectural Control and Heritage Conservation. These policies require that all new development within the Historic Townsite, and adjacent to the Klondike and Top of the World Highways, to be subject to architectural guidelines.

**Bylaw #07-03. A Bylaw to regulate the proper maintenance of property and the abatement of nuisances ...**

- Provides for maintenance standards for buildings, which will eliminate or reduce owners’ allowing their historic buildings to become unmaintained and deteriorated

**Bylaw #08-04. Property Maintenance and Nuisance Abatement Amendment No. 1 Bylaw**

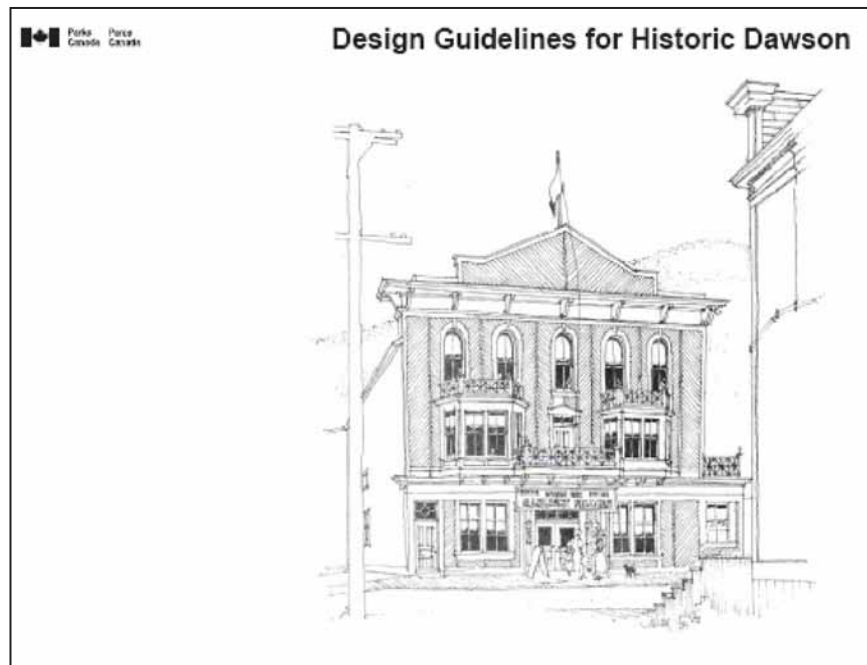
- Provides standards for placing plywood over the openings of buildings, as often done when buildings are vacated during the winter. This will improve the appearance of Dawson during the winter months.

## **Design Guidelines**

Development in Dawson is also managed by means of design guidelines. As noted above, the *Zoning and Historical Control Bylaw* states that applications for a development permit in a Historic Control District require Planning Board approval, subject to the application of guidelines to maintain the Gold Rush style.



Parks Canada, *Design Guidelines for Historic Dawson* [c. 1980]



Parks Canada's Design Guidelines have been in use for nearly three decades.

Parks Canada produced a comprehensive set of design guidelines for use by both Parks Canada and the City of Dawson. The Introduction explains the purpose of the guidelines:

- For the Dawson City Planning Board to judge whether a proposed development within the historic control zone conforms to the architectural and landscape style common in Dawson during and immediately after the gold rush (1897-1917)
- To help residents and developers who want to make renovations, additions, and/or build new structures
- To aid Parks Canada with its projects of restoration, renovation, or rehabilitation

These guidelines have been much used (and abused) over the years. Residents, developers, and successive Planning Boards have had varying success at applying them, finding them particularly challenging with respect to new construction.

As a consequence, the consultants for this Heritage Management Plan have been asked to develop new design guidelines. This is addressed in Chapter 6.

### City of Dawson, *Development and Construction Guide*

The City of Dawson has compiled a Development and Construction Guide to assist with applications for development permits and building permits. This comprises 6 pages of text and 10 pages of 'historically approved materials', which list acceptable materials and illustrate acceptable window types.

## **Parks Canada, Standards and Guidelines for the Conservation of Historic Places in Canada (2003)**

Parks Canada has produced a comprehensive set of conservation standards and guidelines as part of the federal Historic Places Initiative. This manual provides good guidance for all conservation work to be undertaken within the Heritage Management Areas. It is available in hard copy, as a CD-ROM, or on line from Parks Canada. A printable version is available at [http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/nldclpc\\_sgchpc\\_e.pdf](http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/nldclpc_sgchpc_e.pdf).

## **Management Plans and Inventories**

### **Tr'ondëk Hwëch'in and City of Dawson**

*After the Goldrush: The Tr'ondëk Hwëch'in and City of Dawson Integrated Community Sustainability Plan* (Draft, 2007) plans for long-term sustainability. It addresses heritage resources and heritage management.

### **Tr'ondëk Hwëch'in**

The Tr'ondëk Hwëch'in has produced a management plan for Tr'ochëk, the former fishing camp at the confluence of the Klondike and Yukon Rivers. That plan and the present Heritage Management Plan are seen as being fully compatible. The Tr'ondëk Hwëch'in also has an inventory (in progress), the Lands and Heritage Database, which lists valued heritage resources in the traditional territory. The TH has also drafted the Tr'ondëk Hwëch'in Land Based Heritage Resources Policy.

### **Yukon Government**

The *Yukon Historic Resources Act* is the statute that enables municipalities to manage their heritage. The Yukon Historic Sites Inventory lists 495 sites in Dawson; it is discussed in Appendix 3.

### **Parks Canada**

Parks Canada has produced management plans for the Dawson Historical Complex, *S.S. Keno*, and Dredge No. 4 National Historic Sites. These plans pertain to the federal agency's management of its own properties. The Heritage Management Plan for Dawson addresses all lands and property within the city limits, including the national historic sites. The two plans – federal and municipal – are intended to be compatible and not in any way in conflict with each other.

### *Appendix 3: Municipal Inventory of Heritage Sites*

Dawson City, with its rich array of heritage resources, has no municipal heritage inventory. It can, however, call upon the extensive data compiled by the Yukon Territorial Government, the Federal Government, and the Tr'ondëk Hwëch'in First Nation. The consultants find no need to create a new, municipal inventory, which would only duplicate data and services that are already well-developed, inclusive, and accessible.

The current information on heritage resources in Dawson and area is managed by three government agencies:

- Territorial Government
  - Yukon Historic Site Inventory
  - Yukon Register of Historic Places
- Aboriginal Self-government: Tr'ondëk Hwëch'in
  - Lands and Heritage Database
- Federal Government (Parks Canada)
  - Dawson Historical Complex
  - Canadian Register of Historic Places
  - Canadian Inventory of Historic Buildings

The Municipal Government does not hold heritage-inventory-type information.

This chapter briefly describes the types of resources listed by each agency, the manner in which they are accessed, the depth of information provided for each resource, and approximately how many resources are listed by each agency for the Dawson area.

### **Existing Inventories and Lists**

#### **Yukon Historic Site Inventory**

The Yukon Historic Site Inventory (YHSI) is the broadest and best managed of the various inventories. It is an easily searchable on-line inventory and is fairly simple to navigate once a user is introduced to its workings. Access is available by request to The Registrar, Cultural Services Branch, Department of Tourism and Culture.

Generally, only sites more than 50 years old are listed in the inventory. Some 495 sites in Dawson City are included. Of these, 47 are owned federally, 2 territorially, and none municipally. The Branch has also prepared several maps of Dawson that supplement the YHSI. A large map of 1999 colour-codes the resources by dates: 1896-1905; 1906-1939; 1940-1965; and 1966-1999. Most pre-1966 sites are further identified by their YHSI number.

### Yukon Register of Historic Places

The Yukon Register of Historic Places is an online resource of places that have been designated as having heritage significance on a municipal, territorial or national level. Two territorially designated resources, both of which are administered by the Cultural Services Branch, are listed on the Register: The Yukon Sawmill Company Office and the Dawson City Telegraph Office. Access at <http://www.yukonhistoricplaces.ca/>

### Tr'ondëk Hwëch'in Resources

The history of the Tr'ondëk Hwëch'in (TH) has been documented by extensive oral history and research. Much material is available in publications, most comprehensively in *Hammerstones: A History of the Tr'ondëk Hwëch'in* (2003), as well as in *Tr'ochëk: The Archaeology and History of a Hän Fish Camp* (2001), *Archaeology at Forty Mile / Ch'ëdä Dek* (2006), and in their collections, archives, and research files, all of which can be accessed through the Heritage Department. Ongoing documentation of heritage resources is a priority of the TH Heritage Department. This information is recorded in the Lands and Heritage Database, a work in progress which can be accessed through contact with the Heritage Department. Some 133 historic features had been identified as of late 2007. Information can also be found in various other publications and at the Dawson City Museum, the Yukon Historical & Museums Association, and Parks Canada.

The most important multi-resource site in the Dawson area is Tr'ochëk National Historic Site, a fishing camp at the confluence of the Yukon and Klondike Rivers that was long an important gathering spot for the TH. After the arrival of gold-seekers, Tr'ochëk became known as Klondike City and then Lousetown. In more recent years it was settled by some Selkirk First Nation families, and then placer-mined by corporate interests. The federal government bought out the mining interests and turned it back to the TH as settlement land and a heritage site under the Final Agreement. The Yukon Government has undertaken archaeology at the site. The TH has prepared the *Tr'ochëk Heritage Site Management Plan* (2007). The plan has been approved by Chief and Council and awaits approval by the Government of Canada.

### Parks Canada: National Historic Sites

Parks Canada administers three national historic sites in the Dawson area:

- Dawson Historical Complex NHS
- SS Keno NHS
- Dredge No. 4 NHS

Dawson Historical Complex identifies 17 buildings (12 of them owned by Parks Canada) as Level 1 heritage resources and another 17 buildings (all owned and managed by Parks Canada) that are Level II heritage structures, which 'contribute to the historic streetscape.' The historic structures are listed in Appendix 4.

Parks Canada has extensive file information on each of the heritage structures, as well as on the many artifacts, photographs, and interpretive stories that support the national historic sites. The information has not been consolidated into a single database, nor is this planned. Access to the material can be made by request to Parks Canada.

### *Other Historic Designations*

Some 28 places, persons, or events in Yukon have been designated as being of national historic significance. The places in Dawson comprise several buildings in the Dawson Historical Complex, the SS Keno, and Dredge No. 4. Two designated people were active in the Dawson area: 'Klondike Joe' Boyle and Father William Judge. Three designated events relate to Dawson: Discovery Claim, which was the original gold discovery; the Northwest Territories and Yukon Radio System; and the Dawson to Ashcroft Telegraph Line, which is commemorated in Whitehorse.

### **Parks Canada: Canadian Register of Historic Places**

The federal Historic Places Initiative includes the Canadian Register of Historic Places (CRHP), which is intended to become a single source of information about all historic places throughout Canada that have been recognized for their heritage value at the local, provincial, territorial, and national levels. Properties that have been placed on an official heritage register at any one of these levels are eligible for inclusion on the CRHP. The CRHP does not independently seek out properties to be listed. The Register is accessible on line to the general public. More than 17,000 resources across Canada are listed.

The CHRP lists 17 resources in Yukon, of which 9 are in the Dawson area: 5 in Dawson, 3 in Bear Creek, and Dredge No. 4 on Bonanza Creek.

### **Parks Canada: Canadian Inventory of Historic Building**

The Canadian Inventory of Historic Building (CIHB) was initiated in 1971, with the objective of documenting about 200,000 pre-1920 buildings across Canada. The recording program was active for about a decade, during which time a considerable effort was made in Dawson. The CIHB was the most ambitious computer-based inventory undertaken anywhere in the world at the time.

The CIHB records, which include data on use, form and massing, and selected details, as well as 35mm black-and-white negatives, are retained at Parks Canada's headquarters in Gatineau, Québec. Copies of the Yukon material are kept at the Cultural Services Branch in Whitehorse and, it is believed, with Parks Canada in Dawson. The CIHB became a starting point for the YHSI, and the CIHB identification number is included beside the resource name in the YHSI.

The CIHB recording was done hastily and no research was undertaken, and so the data have only limited value. Many buildings that were recorded by CIHB have been demolished or significantly altered, but there was no follow-up initiative to track these changes. The consultants can see no benefit in incorporating CIHB data into a Dawson municipal database. Information from the CIHB was updated and incorporated into the YHSI in 1999.

This said, the CIHB has considerable value as a source for Dawson, in that it recorded many buildings before the Flood of 1979, and is an excellent reference for the appearance of Dawson's buildings before that catastrophic event.

### **Gaps in Existing Inventories**

As mentioned above, the YHSI is the only formal, rigorous, updated inventory of Dawson sites. It will soon be made accessible to the general public. Considerable other information on Dawson's heritage resources exists, but it is less formally structured.



The principal shortfall with the current inventories is the lack of consolidation of the material. The TH resources have not been set up with any kind of searchable index or database. Parks Canada's data are well organized, but are not on a database, nor are they accessible to the general public.

The primary gaps in the information base are:

- Post-1966 buildings
- Information on resources in the YHSI after 1999
- Landscape features and cultural landscapes (from the Dawson slide to the Klondike tailings)
- Historical archaeological sites
- Events
- Persons

## Recommendations for a Municipal Inventory

An organized and accessible inventory of municipal heritage resources would be desirable, but it would be a duplication of effort and resources to attempt to create a new Dawson inventory. Rather than that, the consultants recommend a long-range program, which would be a partnership among the various levels of government, to place the existing data on line and make the various databases accessible from a single point, preferably (but not necessarily) with a single search engine. Concurrent with this systems development, we recommend a long-range program of filling the gaps in the data with new, field- and document-based research.

As part of this initiative, the City of Dawson and the Yukon Cultural Services Branch should consider initiating a program of communication whereby the City provides up-to-date information on alterations and demolitions (as well as images) to the YHSI, and in return would receive access to the inventory for its own planning, programming, and interpretation use. As well, the City would add information as to categories such as *Themes and Functions* or *Management*. If the City of Dawson finds a need for new fields in the YHSI database, this can be arranged with the Cultural Services Branch. The public would have access on request.

The City of Dawson should open discussions with the Tr'ondëk Hwëch'in and Parks Canada, to investigate whether those entities would like to participate either in a program of making their heritage resource data more accessible, whether on a restricted or an open basis. If so, appropriate means should be developed for doing this.

Ideally, access to the data should be available to the general public. If there are reasons not to do this, then protocols should be developed as to what may be made available to particular users.

Immediate implementation of the exchange of information should happen as soon as a specific individual(s) is assigned this work. The task may be given to a City employee whose job description already involves planning and/or heritage and culture; or the task may be given to the Dawson City Museum, with a grant-in-aid from the City to maintain the up-to-date research needed to maintain the inventory.

## *Appendix 4: Thematic Framework*

This chapter addresses the preparation of a thematic framework of Dawson prehistory and history. At present, themes relating to the Gold Rush period predominate in the appearance, the interpretation, and the mythology of the City. In contrast, the public consultation for the present report has clearly indicated that the community would like to see the full extent of the City's history addressed in the heritage management plan. Certain events, such as the arrival of Parks Canada in the 1960s and Flood of 1979, were seen as being particularly important to the development of the community.

Several compilations of themes that relate to Dawson's history have already been prepared. Primary among them are:

### **Yukon Historic Sites Inventory**

In the late 1980s, the Yukon Heritage Branch commissioned a number of thematic studies to serve the Yukon Heritage Inventory (now known as the Yukon Historic Sites Inventory, or YHSI; see Section 3.1). The first, over-arching one appears to have been 'Yukon Heritage Inventory: Historical Themes Manual,' by Great Plains Research Consultants (1987). Its intended use was:

- as a means of grouping material into general thematic subject areas as it is recorded
- as a means of identifying potential artifact types to be recorded
- as a preliminary means of subdividing material into meaningful groups for evaluation

The historical themes were based on the broad divisions of historical enquiry, rather than following the historical sequence of Yukon development. They continue to be used today by the YHSI, with only minor revisions:

Economic	Industrial/Primary	mining	prospecting	
			gold	
			silver/lead	
			copper	
			coal	
		fishing		
		gathering		
		hunting		
		trapping		
		lumbering		
	farming			
	Industrial/Secondary	manufacturing		
		construction		
		technology		
	Commercial	power		
		trade		
		merchandising	general	
			specialty	
		services	food	
			drink	
			personal care	
			accommodation	
			repair	
			storage	
			professional	
			bush	
	Transportation	air		
			commercial	
		water	military	
			crude vessel	
			small vessel	
			large vessel	
		land	track/trail	
			road	
			rail	
			overland	
	Communications	bush		
		verbal	personal	
			postal	
			published	
wire		telegraph		
radio (wave)	telephone			
Settlement and Community Development	buildings	broadcast		
		shortwave		
		functional type	housing	
			industrial	
			commercial	
			religious/spiritual	
			public	
			secondary/support	
		design	seasonal	
			traditional	
	prefabricated			
	stylized			

			material	brush
				log
				wood siding
				other siding
		patterns		
		public utilities		
Political/Governmental	Administrative	military	Canadian	First Nations Field Force
			American	
		mapping and Exploration		
		service	law enforcement	
			education	
			fire protection	
		operational sovereignty		
	Judicial			
	Legislative	organizations	parties	
			interest groups	
		functions		
Social/Cultural	Religious	traditional First Nation		
		Anglican		
		Roman Catholic		
		Presbyterian		
		United		
		other		
	Recreational	indoor	entertainment	
			sport	
		outdoor	entertainment	
			sport	
	Education/Information	schooling	primary	
			secondary	
		study	traditional First Nations	
			other	
		display	museums	
			other	
	Social Service	health care	traditional healing	
			western medicine	
	Peoples	contact		
		social organization		
	Material Culture	rites		
		arts & crafts		

In the early days of the Inventory, the Heritage Branch also commissioned a number of more specific thematic overviews. Some of these are:

- Margaret Carter, ‘Theme Study: Yukon History’ (1987) (not located)
- Rob Ingram, ‘Housing: A Thematic Overview of Dawson City’ (1989)
- Rob Ingram, ‘Customs Offices: A Theme Study’ (1990)
- Helen Dobrowolsky, ‘The Church in Yukon – A Thematic Study’ (1990)

## Parks Canada

### *Commemorative Integrity Statements*

Parks Canada administers three national historic sites: Dawson Historical Complex National Historic Site, Dredge No. 4 National Historic Site, and S.S. Keno National Historic Site. As part of the cultural resource management process, Parks Canada prepares a Commemorative Integrity Statement (CIS) for each. A CIS typically defines a set of nationally significant messages and values. These values are essentially a list of themes that are represented by the historic place. The values for each of the three sites are listed on the table that follows:

<i>NHS / Topic</i>	<i>Level 1 Values / Messages (related to reasons for commemoration)</i>	<i>Level 2 Values / Messages (local and regional significance, not directly tied to reasons for commemoration)</i>
<b>Dawson Historical Complex</b>	Dawson as a historical complex associated with the full extent (1896-1910) of the Klondike Gold Rush (see management plan for list of messages)	Dawson is part of the family of NHS – especially noted are Discovery of Gold, Father Judge, Martha Louise Black, Joseph Tyrell, William Ogilvie
	Dawson as a historical complex associated with the full impact of the Klondike Gold Rush (see management plan for list of messages)	Dawson’s thematic relationship with other gold rush / mining historic sites and museums
		History of First Nations in the Dawson region communicated
		Role of Community in conservation of Dawson communicated



		Continuing presence of First Nations, government, and mining community in Dawson
<b>Dredge No. 4</b>	Dredge No. 4's operations in the Yukon represent a nationally significant example of industrial mining in Canada	Cultural Landscape around Dredge No. 4 contributes to understanding of the significance of dredging in the Yukon
	The transformation of Klondike gold mining from early labour-intensive methods to corporate early labour-intensive mining, then to corporate industrial phases from 1896-1966.	Importance of natural history and ecology to the development of the cultural landscape at Dredge No. 4
		Site's important place in regional history of the Yukon – importance of dredging in Yukon's social, economic and politic development
		Links to other sites (Bear Creek, Discovery Creek, etc.)
<b>SS Keno</b>	The SS Keno is a representative example of the riverboats used on the lakes and rivers of the Yukon and exhibits the design and application of steam-powered technology sternwheeler technology	Relationship to other northern sites (MV Tarahne in Atlin, Thirty Mile Heritage River, SS Klondike in Whitehorse)
		History of water transportation in the Yukon generally

Parks Canada focuses on the Gold Rush period, since this is the primary commemorative intent of its historic sites.

### *Systems Plan*

Parks Canada's Systems Plan provides a thematic outline for Canadian history. Its broad headings (there are also sub-themes), which are not unlike those developed for the YHSI, provide a good starting point for thinking about what is being covered in Dawson and what is not. Parks Canada also has three strategic initiatives to improve the representation of women, ethno-cultural communities, and First Nations in its commemorative scheme. These are not additional themes, but provide a strategic focus in terms of bringing forward nominations that might fit under any one of these thematic headings.

- Peopling the Land
- Developing Economies
- Building Social and Community Life
- Governing Canada
- Expressing Intellectual and Cultural Life

Each of these, in turn, has a number of sub-themes identified with it. The values and themes identified by Parks Canada can be embodied in a thematic framework for Dawson.

### **Tr'ondëk Hwëch'in**

The Tr'ondëk Hwëch'in has no formal thematic outline, but has prepared a number of publications that address the history, themes, and sites that are valued by the First Nation. Three books reveal themes of interest. While the sites they address lie outside the city limits of Dawson, the themes are nevertheless relevant to our enquiry. The TH also has interpretive plans for Tr'ondëk and Fortymile, as well as a general interpretive manual.

<i>Publications re: First Nations Sites/History</i>		
<b>Tr'ochëk</b>	This fishing camp, at confluence of the Yukon and Klondike Rivers, was at the heart of Tr'ondëk Hwëch'in homeland. It was also an important gathering place and moose-hunting base.	
	Klondike Gold Rush brought many changes; Tr'ondëk Hwëch'in were displaced and it became the red-light district (Lousetown) and an industrial suburb (Klondike City)	

	Post-goldrush uses of the site	
	Tr'ondëk Hwëch'in maintain a relationship with this place. Archaeological initiatives. Tr'ochek today	
<b>Fortymile / Cheda Dek</b>	Fortymile as a gold rush community / NWMP outpost	
	Fortymile as homeland, especially as fishing camp, caribou hunting site	
<b>Hammerstones</b>	Leaving Tr'ochëk	<ul style="list-style-type: none"> <li>- People of the river</li> <li>- Traders miners surveyors and police</li> <li>- Move / trail to Moosehide</li> <li>- Moosehide and Tr'ochëk</li> </ul>
	Life at Moosehide	<ul style="list-style-type: none"> <li>- Government from Outside</li> <li>- Religion and Education</li> <li>- Life on the Land and the River</li> <li>- Neighbours and Gatherings</li> <li>- Government from Within</li> </ul>
	Rebuilding in Dawson	<ul style="list-style-type: none"> <li>- The Depression, War, and after</li> <li>- Mining Claims and Land Claims</li> <li>- Envisioning the Future</li> </ul>

Interviews have identified a number of intangible resources that relate to these themes. These include view from Dawson to the Yukon River (which have been severely compromised by the construction of the dike in the 1980s), and views from Tr'ochëk towards Moosehide and from Dawson to both those places.

## Klondike Gold Rush National Historical Park

Skagway Historic District, the Chilkoot Trail, and the White Pass in Alaska, and Pioneer Square in Seattle together comprise the US National Park Service's Klondike Gold Rush National Historical Park. Following are the primary themes identified in the *Klondike Gold Rush National Historical Park Long Range Interpretive Plan*:

- The Park commemorates the struggles and accomplishments of all who participated in the Klondike Gold Rush.
- The story of the Klondike Gold Rush is revealed in thousands of historic artifacts, photographs, and archaeological features that can be observed along the White Pass and Chilkoot trails and in association with historic buildings in Skagway.
- Human use and occupation of the area has influenced and has been influenced by the diversity of natural communities found within the Skagway and Taiya river valleys
- The Klondike Gold Rush had lasting and far-reaching economic, social, and technological impacts.
- Alaskan Natives and First Nations people, who had long used the Skagway and Taiya river valleys as vital trade routes to the interior, were impacted by the gold rush, played important roles during the stampede, and remain an active and flourishing culture today.
- The Skagway and Taiya river valleys have been important corridors between the coast and the interior from prehistoric times into the present.
- Extreme diversity in topography and climate from sea level to the summits of Chilkoot Pass and White Pass create dramatic variances in flora and fauna.
- The preservation and restoration of many gold rush era structures and artifacts are the result of continued partnerships, with private, city, state, tribal, federal, and Canadian entities.

These themes are compatible with those identified by Parks Canada.

The four units of the Klondike Gold Rush National Historic Park, Chilkoot Trail NHS, the Thirtymile section of the Yukon River, Dawson Historical Complex NHS, and Discovery Claim NHS were together proclaimed as the Klondike International Historic Park in 1998 by US President Bill Clinton and Prime Minister Jean Chretien.

## Proposed Thematic Framework

It is evident from this summary of thematic studies that the current focus at Dawson is:

- Dawson City during the Gold Rush (1896-1910)
- Industrial mining and dredging after the initial Gold Rush
- The Dawson area as part of the homeland of the Tr'ondëk Hwëch'in

This present focus leaves many gaps – essentially the full spectrum of activities of non-Aboriginal people since 1910, other than the themes of industrial mining and river transportation interpreted at Dredge No. 4 NHS and SS Keno NHS. Our consultation with stakeholders indicated an interest in commemorating a much broader scope of Dawson's history.

After gaining an overview of Dawson's development and speaking to the community, the consultants have drafted a broad thematic framework of Dawson history. The next step was to populate this framework with

historic resources, so that it may support the development of the heritage management plan. What follows is an initial – and certainly incomplete – attempt to do this. The principal themes that relate to Dawson’s history are in bold; some sub-themes are indicated as dash points; and a first list of resources is indented from there.

### *The resource economy*

- Gold extraction
  - Discovery Claim
  - Dredge No. 4 NHS
  - Tailings along the Klondike River and Bonanza Creek
  - Bear Creek complex (Yukon Consolidated Gold Company)
  - Karen Dubois House (YCGC; 2<sup>nd</sup> Ave., nr Downtown Hotel)
  - Grey house on 3<sup>rd</sup> Avenue (UCGC? ‘two blocks over’)
  - 3 houses on 7<sup>th</sup> Avenue between Queen and Duke (some houses Douglas fir; some moved here)
- Other resource economies
  - Moose-hunting on the Flats
  - Fishing
  - Yukon Saw Mill Co. Building

### *The non-resource economy*

- Heritage conservation and tourism
  - Palace Grand Theatre, 1962
  - Diamond Tooth Gertie’s, licensed in 1970s
  - Red Feather complex
  - Dancing Moose Building, restored late 1980s
  - KVA Visitor Centre
  - Dänojä Zho Cultural Centre

### *Transportation*

- The Yukon River
- The Klondike River



- Travel between Tr'ochëk and Moosehide
- SS Keno NHS
- Road pattern
- Ferry
- Airport

### *Community and social development*

- Before the Gold Rush
  - Tr'ochëk
  - Moosehide
- 1896-1910
  - Dawson Historical Complex NHS Level 1 and 2 resources
  - Early uptown residential buildings
  - The Cemeteries (and in later periods)
- 1910-1939
  - Surviving buildings and landscapes from 1910-1939 (not yet identified)
  - Westminster Hotel
- 1939 to Flood of 1979
  - Cassiar Building, 1950s (beside BBNA - insulbrick)
  - Yukon Housing, 1970s ff
  - El Dorado Hotel, 1971 (subsequent additions, alterations, repairs)
  - Gold City Hotel, 1976
- Reconstruction after the Flood of 1979
  - The Dike
  - Trailers / mobile homes: came in years immediately after the flood
  - Yukon Housing, 1980s
  - Downtown Hotel, 1982
  - Midnight Sun Hotel, 1983

- Visitor Centre
- Dänojä Zho Cultural Centre
- Triple J
- Shirley Pennell's house (?)
- TH Housing, 5<sup>th</sup> between Albert and Duke, 1986-90
- Clinton Creek houses: moved here from Clinton Creek (near Fortymile) when mine closed in 1980s (e.g. 8<sup>th</sup> at Princess)
- DINA housing for THFN, 4<sup>th</sup> between Duke and York, c. 1960s
- Trond'äk Subdivision (since 2000)

### *Cultural, intellectual, and recreational life*

- Cultural life
  - Palace Grand Theatre
  - The Bandstand
  - Writers' row: Robert Service Cabin, Jack London House, Berton House
  - Klondike Institute of Arts and Culture, 2007
- Recreational life
  - Dawson's parks

### *Governing Dawson*

- Parks Canada Level 1 and Level 2 resources that were used for administrative purposes (e.g., Commissioner's Residence, NWMP Married Quarters)
- Old Territorial Administration Building (Dawson City Museum)
- TH offices
- Parks Canada offices
- City of Dawson

This is – and will always remain – a work in progress. Additional themes and sub-themes can be added, and the list can be expanded to include Persons and Events, as well as Places. The outline and the list will surely have numerous overlaps; this is the nature of an undertaking of this kind.

## *Appendix 5: Draft Bylaws*

This Appendix contains draft revisions to the Zoning and Historic Control Bylaw and draft texts of the proposed Heritage Bylaw and Heritage Fund Bylaw.

### **Appendix 5.1: Proposed Revisions to the City of Dawson Zoning and Historic Control Bylaw (Draft)**

1. Change bylaw title from ‘Zoning and Historic Control Bylaw’ to ‘Zoning and Heritage Management Bylaw’.
2. Replace the City Planning Board with a Heritage Advisory Committee, established under Section 179(1) of the Municipal Act. The roles and responsibilities of the Heritage Advisory Committee shall be to consider and make recommendations to the Development Officer on Development Permit Applications within the Heritage Management Areas identified in this bylaw, and such other responsibilities as the Council may delegate to it from time to time. The members of the Heritage Advisory Committee shall also perform the duties identified for the Heritage Advisory Committee in the Heritage Bylaw.
3. Make appropriate reference to the ‘Dawson City Heritage Management Guidelines,’ to replace ‘Council’s guidelines,’ and which comprises (1) the ‘Recommendations for Heritage Management,’ comprising Section 4.1 of the Dawson City Heritage Management Plan; and (2) the ‘Design Guidelines for Architectural Conservation and Infill,’ comprising Chapter 6 of the Dawson City Heritage Management Plan.
4. Revise the text of the three Historic Overlays as follows:
  - (1) ‘Downtown Heritage Management Area’ to replace ‘Historic Townsite Overlay’
  - (2) ‘Valley, Confluence and Bowl Heritage Management Area’ to replace ‘Top of the World Historic Overlay’ and ‘Klondike River Historic Overlay’
5. Revise Section 4 (Appointment and Duties of Development Officer) as follows:  
 ‘A Development Officer may exercise discretion in granting variances of the requirements of this bylaw up to 10% in any Heritage Management Area provided that there will be no detrimental impact on adjacent properties or the neighbourhood.’

#### **Valley, Confluence and Bowl Heritage Management Area (to replace “Top of the World Historic Overlay” and ‘Klondike River Historic Overlay’)**

##### (1) Purpose

To apply certain development and redevelopment criteria as specified in the Dawson City Heritage Management Design Guidelines in order to maintain the heritage character of those portions of the Klondike Valley Cultural Landscape which lie within the jurisdiction of the City of Dawson. The purpose of the Valley, Confluence and Bowl Heritage Management Area includes the maintenance of architectural style, streetscapes and landscape features common to the entire range of history of the

Dawson City region, with special emphasis on the 1898-1910 Gold Rush era; in addition to natural landscape features valued by the various constituents of the Dawson community, as well as landscape features, buildings and structures that relate to gold extraction, including selected dredge tailings.

## (2) Application

- a) This Area applies to those lands identified in the schedule which accompanies this Management Area;
- b) Where the provisions of the Management Area schedule are in conflict with the regulations of any other section of the Zoning and Heritage Management Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of the Heritage Management Area shall be applied in conjunction with the regulations of the Underlying District(s) and other sections of the Zoning and Heritage Management Bylaw.
- c) The Development Officer shall apply the regulations of this Management Area to a Development Permit application involving new development or any existing development which, in the opinion of the Development Officer, is being substantially enlarged or increased in intensity.
- d) Notwithstanding that a development does not conform to this Management Area, where a Development Permit was issued prior to the adoption of this Management Area, such development shall be deemed to conform to the regulations contained within this Area. However, in the case of any subsequent extension or enlargement of or addition to the development, the provisions of this Area shall only apply to that particular extension, enlargement or addition and to that portion of the site which, in the opinion of the Development Officer, is related to and affected by the particular extension, enlargement or addition.
- e) This Area shall also apply to all public highways, roads, streets and lanes where streetscape features are involved, such as boardwalks, railings, street furniture, decorations, banners and utilities.
- f) Front, rear and side yard setbacks may be reduced, and densities and heights may be increased, if the design resulting from the modifications is compatible with the Dawson City Heritage Management Plan and its Design Guidelines.

## (3) Uses

The Permitted and Discretionary uses are those specified in the underlying District(s).

## (4) Regulations

### All Use Classes

- a) Any structure constructed on-site, assembled on-site, or moved on to the site must be done so in conformity with the regulations of the Heritage Management Area and must have been issued a Development Permit.
- b) All applications must include drawings of all elevations.

- c) All applications must include detailed drawings of all exterior doors, door frames, windows, window frames, eaves of all facades, balconies, porches, stairs and fences.
- d) All applications must identify structural types and rooflines as per Section 8, Part 1 (Development Permit Applications).
- e) All applications must include description of materials used for all components listed in a to d, including colour.

### **Downtown Heritage Management Area (to replace a portion of ‘Townsite Historic Overlay’)**

#### **(1) Purpose**

To apply certain development and redevelopment criteria as specified in the Council’s Heritage Management Design Guidelines to those uses specified in the underlying District(s) of the Downtown Heritage Management Area in order to maintain the architectural style, streetscapes and landscape features common during the 1898 Gold Rush era, as well as the extant valued resources of later periods.

#### **(2) Application**

- a) This Area applies to those lands identified in the schedule which accompanies this Management Area;
- b) Where the provisions of the Management Area schedule are in conflict with the regulations of any other section of the Zoning and Heritage Management Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of the Heritage Management Area shall be applied in conjunction with the regulations of the Underlying District(s) and other sections of the Zoning and Heritage Management Bylaw.
- c) The Development Officer shall apply the regulations of this Management Area to a Development Permit application involving new development or any existing development which, in the opinion of the Development Officer, is being substantially enlarged or increased in intensity.
- d) Notwithstanding that a development does not conform to this Management Area, where a Development Permit was issued prior to the adoption of this Management Area, such development shall be deemed to conform to the regulations contained within this Area. However, in the case of any subsequent extension or enlargement of or addition to the development, the provisions of this Area shall only apply to that particular extension, enlargement or addition and to that portion of the site which, in the opinion of the Development Officer, is related to and affected by the particular extension, enlargement or addition.
- e) This Area shall also apply to all public highways, roads, streets and lanes where streetscape features are involved, such as boardwalks, railings, street furniture, decorations, banners and utilities.
- f) Front, rear and side yard setbacks may be reduced, and densities and heights may be increased, if the design resulting from the modifications is compatible with the Dawson City Heritage Management Plan and its Design Guidelines.



### (3) Uses

The Permitted and Discretionary uses are those specified in the underlying District(s).

### (4) Regulations

#### All Use Classes

- a) Any structure constructed on-site, assembled on-site, or moved on to the site must be done so in conformity with the regulations of the Heritage Management Area and must have been issued a Development Permit.
- b) All applications must include drawings of all elevations.
- c) All applications must include detailed drawings of all exterior doors, door frames, windows, window frames, eaves of all facades, balconies, porches, stairs and fences.
- d) All applications must identify structural types and rooflines as per the Heritage Management Design Guidelines.
- e) All applications must include description of materials used for all components listed in a to d, including colour.

### **Residential Heritage Management Area (to replace a portion of ‘Townsite Historic Overlay’)**

#### (1) Purpose

To apply certain development and redevelopment criteria as specified in the Council’s Heritage Management Design Guidelines to those uses specified in the underlying District(s) of the Downtown Heritage Management Area in order to maintain the architectural style streetscapes and landscape features common during the 1898 Gold Rush era, as well as the extant valued resources of later periods and the ‘Dawson Vernacular’ style described in the Dawson Heritage Management Design Guidelines.

#### (2) Application

- a) This Area applies to those lands identified in the schedule which accompanies this Management Area;
- b) Where the provisions of the Management Area schedule are in conflict with the regulations of any other section of the Zoning and Heritage Management Bylaw, the more restrictive provisions shall take precedence. Where there is no conflict, the provisions of the Heritage Management Area shall be applied in conjunction with the regulations of the Underlying District(s) and other sections of the Zoning and Heritage Management Bylaw.
- c) The Development Officer shall apply the regulations of this Management Area to a Development Permit application involving new development or any existing development which, in the opinion of the Development Officer, is being substantially enlarged or increased in intensity.

- d) Notwithstanding that a development does not conform to this Management Area, where a Development Permit was issued prior to the adoption of this Management Area, such development shall be deemed to conform to the regulations contained within this Area. However, in the case of any subsequent extension or enlargement of or addition to the development, the provisions of this Area shall only apply to that particular extension, enlargement or addition and to that portion of the site which, in the opinion of the Development Officer, is related to and affected by the particular extension, enlargement or addition.
- e) This Area shall also apply to all public highways, roads, streets and lanes where streetscape features are involved, such as boardwalks, railings, street furniture, decorations, banners and utilities.
- f) Front, rear and side yard setbacks may be reduced, and densities and heights may be increased, if the design resulting from the modifications is compatible with the Dawson City Heritage Management Plan and its Design Guidelines.

### (3) Uses

The Permitted and Discretionary uses are those specified in the underlying District(s).

### (4) Regulations

#### All Use Classes

- a) Any structure constructed on-site, assembled on-site, or moved on to the site must be done so in conformity with the regulations of the Heritage Management Area and must have been issued a Development Permit.
- b) All applications must include drawings of all elevations.
- c) All applications must include detailed drawings of all exterior doors, door frames, windows, window frames, eaves of all facades, balconies, porches, stairs and fences.
- d) All applications must identify structural types and rooflines as per the Heritage Management Design Guidelines.
- e) All applications must include description of materials used for all components listed in a to d, including colour.

## Appendix 5.2: City of Dawson Heritage Bylaw (Draft)

A bylaw to provide for the protection of municipal heritage resources.

WHEREAS sections 15(1) and 37(1) of the *Historic Resources Act*, Part 5, SY 2002 provide that a municipal Council may, by bylaw, designate as a Municipal Historic Site, any site within the municipality that, in the opinion of Council, is an important illustration of the historic development of the community, or of the peoples of the community and their respective cultures, or the natural history of the community that has sufficient historical significance to be so designated; and

WHEREAS the Council of the City of Dawson considers it important to provide for the conservation and management of heritage resources in accordance with the following Vision: The built and natural heritage features of the Klondike Valley Cultural Landscape, of which the Dawson Townsite forms an important component, will be managed in a way that improves the quality of life for residents of the City and the region and which provides an enhanced destination attraction for international tourism. The heritage management program will tell the story of the entire human history of the Klondike Valley, with particular emphasis on the Gold Rush era of 1898-1910.

NOW THEREFORE the Council of the municipality of the City of Dawson, in open meeting assembled, hereby ENACTS AS FOLLOWS:

### SHORT TITLE

1. This bylaw may be cited as the “**Heritage Bylaw**”.

### DEFINITIONS

2. In this bylaw,

“**Alteration**” means installation, demolition, modification, repair, restoration, renovation, excavation and exterior re-colouring.

“**City**” means the City of Dawson.

“**Council**” means the Council of the City of Dawson.

“**Development Officer**” means an employee of the City of Dawson or an authorized representative as designated in writing by the Chief Administrative Officer.

“**Heritage Inventory**” means a listing of the Heritage Resources in the City of Dawson, as adopted by Council.

“**Heritage Resource**” means a historic site, historic object, or any work or assembly of works of nature or human endeavour listed in the Heritage Inventory.

“**Historic Resource Permit**” means a permit issued by the Development Officer to authorize any proposed activity to a heritage resource. This permit is one and the same as the Development Permit required under the Zoning and Heritage Management Bylaw.

“**Inspector**” means any person appointed as a Bylaw Services Officer for the City.

“**Municipal Historic Site**” means an area or place, parcel of land, building or structure, or the exterior or interior portion of a building or structure that is by itself, or by reason of containing a heritage resource, designated by Council as a Municipal Historic Site.

“**Settlement Land**” means land defined as settlement land in a land claims agreement.

“**Yukon Historic Resources Appeal Board**” means the appeal board as established under the *Historic Resources Act*.

#### **ADMINISTRATION OF THE HERITAGE BYLAW**

3. The administration of this bylaw shall be under the management and control of the Development Officer.

#### **HERITAGE REGISTER**

4. The City must maintain a register of Municipal Historic Sites within the City limits, showing:
  - (1) The location of the site and description of its boundaries;
  - (2) An explanation of the significance of the site;
  - (3) The date of designation of the site;
  - (4) The names and residence addresses of the owners and lessees of the site, and;
  - (5) Any other information Council thinks advisable.
5. The Heritage Register may include Heritage Resources, which have not been designated.

#### **DESIGNATION OF HISTORIC SITES**

6. Council may designate any site as a Municipal Historic Site when satisfied that the site is an important illustration of the historic or pre-historic development or natural history or peoples and cultures of the Klondike Valley Cultural Landscape. Since all buildings and structures within the Dawson Townsite are considered to meet these criteria because they have heritage value as part of the many-themed historic fabric of the Klondike Valley Cultural Landscape, the Council may designate all sites within the Dawson Townsite as Municipal Historic Sites. Beyond the Dawson Townsite, the Council may designate as Municipal Historic Sites those particular sites that are identified as meeting the criteria.

7. Where Council proposes to designate a Municipal Historic Site; it shall prepare a bylaw to that effect.
8. Any person or group of persons may petition Council to designate a site as a Municipal Historic Site. A nomination for a Municipal Historic Site Designation shall be made to the Development Officer.
9. If the site proposed for designation is on settlement land, Council may not designate the site without the written consent of the governing body of the Yukon First Nation, which governs the settlement land.
10. If the site proposed for designation is a residence occupied by the owner of the residence, Council may not designate the site without the written consent of the owner.
11. A site that has no inherent historic significance may be included in a Municipal Historic Site if its inclusion is advisable for the protection or enhancement of the Historic Site.
12. Having prepared a bylaw to designate a site as a Municipal Historic Site, Council shall prepare a notice of the intended designation with a copy of the proposed bylaw attached, declaring the intention of Council to designate the site as a Municipal Historic Site. Such notice shall state a date, time, and place for a hearing to be held by Council to receive objections and other representation with respect to the proposed bylaw, and shall contain such other information and particulars as Council thinks necessary. The date so stated shall be no earlier than 60 days after the latest date on which a copy of the notice of intended designation is served, and the Development Officer shall:
  - (1) serve the owner and any lessee of the site, and the Minister, with a copy of the notice of intended designation and attached bylaw;
  - (2) publish a copy of the notice of intended designation in two (2) issues of a newspaper or one (1) issue of each of two (2) newspapers circulating in the area of the municipal site;
  - (3) have the intention broadcast over radio and television as part of the service the broadcaster offers for publicizing community events; and
  - (4) where the site is land within the boundaries of a description in a certificate of title under the *Land Titles Act* (of Canada), file a copy of the notice of intended designation in the Land Titles office.
13. The Minister, and any person who has been served with a municipal notice of intended designation, and any other person or group affected by or interested in the proposed bylaw may attend at the hearing provided either alone or with counsel and make representations about the proposed bylaw.
14. If there are no objections to a proposed bylaw at the hearing, Council may, after the hearing,
  - (1) resolve not to proceed with the proposed bylaw, notwithstanding that there were no objections, or
  - (2) pass the bylaw.



If, under this Part, a municipal council resolves not to proceed further with a proposed designation, or resolves to confirm a bylaw under appeal, or passes a bylaw making a designation, or by bylaw revokes a designation, the council

- (a) shall serve a copy of the resolution or the bylaw on the Minister and on the owner and any lessee of the affected site;
- (b) shall publish a notice of the resolution or the bylaw in the same way as paragraphs 39(2)(b) of the Historic Resources Act require the notice of intended designation to be published; and
- (c) if a notice of intended designation respecting the affected site has already been filed under paragraph 39(2)(d) of the Historic Resources Act, shall similarly file notice of the resolution or bylaw.

## APPEALS

15. Where there are objections to a proposed bylaw at a hearing held under this bylaw, Council may, after the hearing;
  - (1) resolve not to proceed further with the proposed designation,
  - (2) revoke the designation with respect to part of the site and pass it as amended, or
  - (3) submit the proposed bylaw along with the objections to the Yukon Historic Resources Appeal Board and request the Appeal Board to hold a hearing and thereafter to report its recommendations to Council.
16. Upon receiving and considering a report from the Yukon Historic Resources Appeal Board in respect of a proposed bylaw, Council may,
  - (1) resolve not to proceed with the proposed bylaw,
  - (2) amend the proposed bylaw, or
  - (3) pass the proposed bylaw without amendment.
17. In addition to the right of objection, any owner or lessee of a Municipal Historic Site, and any person or group affected by or interested in the designation, may appeal to Council at any time after the designation is made, but only if there is new information, which has been discovered since the making of the designation. This information must pertain to circumstances existing before the designation was made and put in doubt the appropriateness of the designation. The appeal shall be taken by serving the City with a notice of appeal summarizing the reasons for appeal.
18. Upon being served with notice of a Municipal Historic Site designation appeal, Council shall either refer the appeal to the Yukon Historic Resources Appeal Board or hold a hearing and,

- (1) dismiss the appeal, or
  - (2) by bylaw, revoke the designation, or
  - (3) by bylaw, revoke the designation with respect to part of the site.
19. If Council refers the appeal to the Yukon Historic Resources Appeal Board, Council may, upon receiving and considering the report of the Yukon Historic Resources Appeal Board,
- (1) by bylaw, revoke the designation,
  - (2) by bylaw, revoke the designation with respect to part of the site, or
  - (3) by resolution, confirm the bylaw appealed from and dismiss the appeal.
20. Council may at any time, on its own motion and without a hearing, resolve not to proceed further with a proposed bylaw.
21. Where a bylaw as proposed or as amended, has been passed under the authority of the Heritage Bylaw, Council may by a further bylaw, revoke or vary that bylaw, but the revocation or variation must be made by following the same procedure as is established for making designations when there are objections.
22. Where, under this bylaw, Council resolves not to proceed further with a proposed designation, or resolves to confirm a bylaw under appeal, or passes a bylaw making a designation, or by bylaw revokes a designation, Council
- (1) shall serve a copy of the resolution or the bylaw on the Minister and on the owner and any lessee of the affected site,
  - (2) publish a notice of the resolution or bylaw in two (2) issues of a newspaper or one (1) issue of each of two (2) newspapers circulating in the area of the historic site;
  - (3) where a notice of intended designation respecting the affected site has already been filed, the Development Officer shall similarly file notice of the resolution or bylaw.

## PROTECTION OF SITES

23. No person shall demolish or move a Municipal Historic Site unless the activity is carried out in accordance with a Historic Resources Permit.
24. No person shall carry out an activity that will alter the historic character of a site that is designated or where Council has provided notice of intent to designate unless the activity is carried out in accordance with a Historic Resources Permit.

25. Upon receipt of an application for demolition of an undesignated Heritage Resource listed on the Heritage Inventory, the Development Officer shall bring the application forward to determine if Council wishes to commence the process for designation.
26. Any person who proposes to carry out an activity that may alter the historic character of a Municipal Historic Site or a site that is subject to a notice of intended designation shall, prior to commencing the proposed activity, submit to the Development Officer an application for a Historic Resources Permit.
27. Upon receiving an application for a Historic Resource Permit, the Development Officer may:
- (1) refuse to issue a permit and shall provide reasons in writing to the applicant;
  - (2) issue a permit or issue a permit with variations;
  - (3) issue a permit with conditions necessary for the protection of the site; or
  - (4) require the applicant to provide financial security to mitigate possible damage to the historic resource.
28. All applications for alteration or demolition of a Heritage Resource listed on the Dawson Heritage Inventory shall comply with the City of Dawson Zoning and Heritage Management Bylaw, and, more specifically, sections 2, 3 and 8 of this Bylaw, which outline requirements for development and demolition permits within the City of Dawson.

#### **ENFORCEMENT**

29. The Designated Officer may conduct investigations and may,
- (1) with the consent of the occupant in charge of the place, enter any place;
  - (2) at any reasonable time, enter any place to which the public is ordinarily admitted;
  - (3) request the production of documents or things that seem relevant to the investigation;
  - (4) upon giving a receipt, remove from any place documents produced in response to a request under this article and make copies of them or extracts from them;
  - (5) upon giving a receipt, remove from any place any other thing produced in response to a request under this Article and retain possession of it for so long as a person having the right to withhold the thing from the Development Officer consents to the Development Officer having possession of the thing.

#### **ORDERS TO REMEDY BREACH**

30. Where Council believes on reasonable grounds that a person is in breach of the Heritage Bylaw, or Part 5 of the *Yukon Historic Resources Act*, or a Municipal Historic Resources Permit, or a provision of an

agreement entered into with the City under this bylaw, Council may by order in writing served upon the person,

- (1) require the person to remedy the breach within a period of time stated in the order, or
  - (2) where Council has reason to believe that irreparable or costly damage is likely to result if the breach continues, require the person to remedy the breach forthwith upon the service of the order.
31. If a person who is required by an order to remedy a breach fails to obey the order, Council may, upon notice to the person, apply to a judge of the Supreme Court for an order authorizing employees of the City to enter the affected Municipal Historic Site and there take such steps as may be necessary to remedy the breach effectively, including
- (1) the removal of any workers, materials, or equipment found on the Municipal Historic Site, and
  - (2) doing the work required to be done. The judge may grant the order or such other order as the judge thinks proper and may make the order subject to such conditions as the judge thinks necessary.
32. Where Council believes that the delay to obtain an order under this section is likely to result in irreparable damage to historic resources or human remains, Council may, without such an order and with no further notice to the owner or lessee of the Municipal Historic Site, enter the Municipal Historic Site and there take or cause to be taken such steps to which reference is previously made as may be necessary to halt the damage, but shall not take or cause to be taken any other steps except pursuant to and in accordance with the order of a judge.
33. Where Council takes steps under this section to remedy a breach committed by any person, the City may recover from the person,
- (1) the costs and expenses necessarily incurred by the City in taking those steps, and
  - (2) the amount of any grant made to the person by the City under this Bylaw by way of assistance.

#### **APPEALS AGAINST ORDER OR ACTION OF THE CITY**

34. A person aggrieved by an order made or action taken by the City in enforcing the terms of this bylaw may appeal to a Judge of the Supreme Court within 30 days from the making of the order or the taking of the action and the judge may,
- (1) confirm the legality of the order or, if it is in some way not legal, direct Council to vary or rescind it;
  - (2) confirm the legality of the action or, if it is in some way not legal, direct Council to modify it;
  - (3) give such direction about implementing the order or of the action as the Judge thinks proper.

## COUNCIL POWERS

35. Council may engage in activities or expend money for one or more of the following purposes:

- (1) to acquire, conserve and develop heritage property and other heritage resources;
- (2) to study and gain knowledge about the City's history and heritage;
- (3) to increase public awareness, understanding and appreciation of the City's history and heritage;
- (4) for any other activities that it considers necessary or desirable with respect to the conservation and management of heritage property and other heritage resources.

36. Council may, by bylaw, require the owner or lessee of a Municipal Historic Site to take measures for the repair, maintenance, preservation, protection or restoration of the site, subject to the City providing grants, loans, professional or technical or other assistance to the owner to or lessee to pay for those improvements.

37. Council may, by bylaw, enter into an agreement with the owner or lessee of a Municipal Historic Site for the purpose of providing for the maintenance, preservation or protection of the site, or with respect to providing financial and/or technical assistance in order to protect proposed or designated historic sites.

## HERITAGE FUND

38. The City may establish a heritage fund, for which the City may receive by donation, public subscription, devise, bequest or otherwise, money or property (personal or real).

## ACQUISITION AND DISPOSAL OF MUNICIPAL HISTORIC SITES

39. If the Council believes it to be in the public interest, Council may acquire a Municipal Historic Site by gift, devise, purchase, lease, exchange, expropriation under the *Expropriation Act*, or otherwise; and, if the Municipal Historic Site is owned by the municipality, sell give or lease the Municipal Historic Site to any person or group for use or development according to the conditions of the lease, gift or sale.

## HERITAGE ADVISORY COMMITTEE

40. The Heritage Advisory Committee, established under Section 48(1) of the *Historic Resources Act*, shall:

- (1) Consider and make recommendations to the Development Officer regarding Historic Resource Permit applications;
- (2) Perform the duties identified for the Heritage Advisory Committee in the Zoning and Heritage Management Bylaw; and
- (3) Such other duties as the Council may delegate to it from time to time.



## HERITAGE INCENTIVES

41. The Council may, by bylaw and/or regulation, introduce a program of heritage incentives. The program will provide monetary and non-monetary incentives to property owners, in order to encourage and facilitate them in the conservation and improvement of their properties in conformance with the Zoning and Historic Control Bylaw and the Dawson City Heritage Management Guidelines. The heritage incentives may include, but not be limited to:

- (1) Grants, incentive loans, or other monetary incentives enabled by the Heritage Fund Bylaw;
- (2) Planning relaxations and other non-monetary incentives enabled by the Municipal Act, other statutes, the Official Community Plan, bylaw, and/or other instruments.
- (3) Such other incentives as the Council may approve.

## OFFENCE

Any person who contravenes the provisions of this bylaw is guilty of an offence.

### **Appendix 5.3: City of Dawson Heritage Fund Bylaw (Draft)**

A bylaw to authorize the establishment of a Heritage Fund for the receipt of money or property in order to support the conservation and management of heritage properties in the City of Dawson.

WHEREAS Section 244 of the Municipal Act, R.S.Y. 2002 provides that Council may by bylaw establish one or more reserve funds in the name of the municipality; and

WHEREAS Council wishes to establish a heritage reserve fund to set aside funding for the conservation and management heritage resources in the City of Dawson;

NOW THEREFORE the Council of the municipality of the City of Dawson in open meeting assembled hereby ENACTS AS FOLLOWS:

#### **SHORT TITLE**

1. This bylaw may be cited as the “Heritage Fund Bylaw”.

#### **DEFINITIONS**

2. In this bylaw,

“**City**” means the City of Dawson.

“**Council**” means the Council of the City of Dawson.

“**Heritage Inventory**” means a listing of the Heritage Resources in the City of Dawson, as adopted by Council.

“**Heritage Resource**” means a historic site, historic object, or any work or assembly of works of nature or human endeavour listed in the Heritage Inventory.

“**Municipal Historic Site**” means an area or place, parcel of land, building or structure, or the exterior or interior portion of a building or structure that is by itself, or by reason of containing a heritage resource, designated by Council as a Municipal Historic Site.

#### **HERITAGE FUND**

3. There shall be established a heritage reserve fund (the “Heritage Fund”) to assist with any of the following purposes within the City of Dawson:
  - (1) Restoration, enhancement or renovation of Municipal Historic Sites;
  - (2) Acquisition of Municipal Historic Sites by the City;

- (3) Provision of financial assistance to owners or lessees of Municipal Historic Sites for restoration, enhancement or renovation of the Site;
  - (4) Increasing public awareness of heritage resources and heritage management in the City;
  - (5) Other purposes as specified by Council.
4. For the purposes of this bylaw, a heritage property eligible for funding shall be designated as a Municipal Historic Site under the City of Dawson Heritage Bylaw. However, the City will have the ability to access the fund in support of a property not yet designated, should the City wish to purchase the building and/or property in question.

#### FUNDING OF HERITAGE FUND

5. The Heritage Fund, in addition to transfers budgeted for this purpose by Council, may receive donations of cash from individuals, corporations, and other governments. The fund shall be interest-bearing.
6. The City may, at its sole discretion, decline any donation.
7. The method for calculating contributions to the Heritage Fund shall be by way of entering the amount of each donation and the name of the donors.
8. Any donation that is subject to a condition that the donation be used in a particular manner, or for a particular purpose or program operated by the City, is acceptable provided that each of the following requirements is fulfilled to the satisfaction of the City:
  - (1) No benefit accrues to the person making the donation; and
  - (2) The directed donation does not benefit any person not dealing at arm's length with the person making the donation; and
  - (3) The decisions regarding utilization of the donation within the Heritage Fund or the program rest exclusively with the City of Dawson.
9. The City of Dawson shall issue official income tax receipts for all donations to the Heritage Fund.

#### WITHDRAWALS FROM THE HERITAGE FUND

10. An application for a withdrawal from the Heritage Fund shall be for one or more of the following purposes:
  - (1) Grants or incentive loans to provide partial funding to property owners for renovations to meet code requirements, restorations or enhancements to heritage buildings; such renovations, restorations or enhancements shall be approved in advance through a Historic Resource Permit.

- (2) Purchase of heritage lands or buildings by the City on such terms and conditions as may be approved by City Council.
  - (3) Expenditures to increase public awareness of heritage issues.
  - (4) Any other item recommended by Council.
11. Applications for a withdrawal from the Heritage Fund shall be administered by the Development Officer appointed to administer the Heritage Bylaw.
12. The Heritage Advisory Committee established by the Heritage Bylaw shall consider and make recommendations to Council on applications for withdrawal from the Heritage Fund.
13. Council shall determine if an application, or any part thereof, should be:
- (1) Fully approved;
  - (2) Partly approved; or
  - (3) Denied.

#### ACCOUNTING

14. The Heritage Fund shall be broken down into such specific account allocations as Council deems appropriate.
15. The City of Dawson shall account for those monies in the Heritage Fund by way of a schedule to the annual audited financial statements of the City of Dawson.

## *Appendix 6: Comments from the Visitor Register*

The following is a transcript of comments in the Visitor Register of the Klondike Visitors Bureau from the summer of 2007. The visitors' place of residence is noted where it is on the Register. This provides a sample of visitors' reactions. See Section 2.3 for a discussion of the comments.

A very welcoming city!	Winnipeg, MB
Excellent! So unique. I think I'll love it here.	
My 7 <sup>th</sup> visit! Always wonderful to be here.	England
Everything I'd hopin for, only better.	England
Returning to Dawson since 1954.	Vancouver
What a thrill.	
Waited 40 + years to get here – Sorry!	Hawaii/San Fran
Super place. So different from anywhere else.	England
Dawson, back in time and so beautiful.	Holland
Great city! Lots to see and do.	Condor, AB
I don't have words to describe the beauty of this place.	Germany
Breath taking, one of a kind thank you.	Seoul, Korea
Wonderful like in a movie.	Germany
Always good to return.	Sunshine Coast
I'm proud to be Canadian.	Cranbrook, BC
A true hidden treasure.	Reno, Nevada
Thanks for the experience.	Deforest, WI / Fairbanks
I love this town – keep it old looking.	Soundspring, OK
Great place! Don't turn it into Disneyland, please!	Paris, France
Nice sweet gentle people. Love it!	Memphis, TN



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Great place – so glad we spent the day here!	Kingsford, MI
7 <sup>th</sup> wonder of Canada I believe!	Vancouver, BC
Love it but do more or else you'll lose tourists!	Burnaby, BC
Thanks for the experience.	Australia
Rife with history. Almost palpable.	Edmonton, AB
Dawson is a fantastic place.	Illinois
Nice relaxed historic town.	Watson Lake, YT
This place rocks!	Watson Lake, YT
Never been so far north, it's awesome, love it.	Germany
It's always nice traveling thru Canada!	Huntington Beach, CA
The Yukon is awesome.	Ontario, Canada
Wonderful town – love the clean air!	South Carolina, USA
Just arrived, but it looks promising!	Netherlands
Once in a lifetime visit! Thank you!!	Everett, ON
I fell very well at Dawson, it's a nice town!	Germany
Lots of history, very well organized, really friendly people.	Alberta
Nice little town.	Quebec
Who stole your bridge?	California
A nice old town.	Austria
My second visit but not my last. Everyone is most helpful and fun to visit with.	Red Deer, AB
Amazing part of God's great creation.	California
Like going into the past!	Washington State
Marvelous town.	Texas

Love the long days + well kept buildings.	BC
Just beginning our discovery of Dawson City.	Australia
Great town. Fascinating history, very friendly people.	Florida State
Love it here...we'll be back...	Ottawa, ON
Very nice different city. Great.	Ellwood City, Pa
Love this place.	USA
Love this town, on a tour, not enough time.	Florida
Always carry a full-size spare tire.	Ontario
Educational – Interesting – Enjoyable.	Orange, Texas
Great city to visit. Enjoy our stay!	Alberta
We've spent 3 enjoyable days in Dawson. Much more to do & see. Excellent community people.	Van Island, BC
Where do you go after the Yukon?	Oakville, ON
This must be a dream. "Born too late"	Timmins, ON
What a town! Such character!	Ft. Nelson / Inuvik
Always good to come back!	St. Anne, MB
I love it, it's so nice and beautiful place.	Netherlands
Takes you back in time. Neat!	OK
We walked Dawson City – enjoyed. You are doing a great job of preservation.	Birmingham, AL
An awesome adventure!	New Denver, BC
Come several times a year – enjoy it here!	Eagle River, Alaska
Worth the journey!	England

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Very nice – friendly people.	Germany
Great history. Nice to be back after almost 20 years.	Penticton, BC
Love the North!	Ohio, USA
The town's awesome.	Canton, GA
Enjoying all our experiences in Canada, especially Yukon.	Australia
Thanks for keeping part of our history alive.	Surrey, BC
Back after 22 years – Great as ever!!	Athabasca, AB
Amazing. Completely different where we live.	Venezuela, South Am
Great little town. Love the 'old feeling'!	Elgin, IL
Want to return if gas prices don't get too high.	Canada
Wonderful contrast. Warm, friendly + knowledgeable people.	Australia
Wonderful! Proud to be Canadian!!	Quebec
Most memorable town in our trip!	Point Perry, ON
What a neat town you have. Thank you!	USA
Great set-up. Excellent we would come again.	Australia
A step back in time.	England
Great fun!	Ontario
Great to see Dawson City again. It looks better than ever!	England
Thrilled that we came.	Saskatoon
A great place to visit!	Alberta
It's everything we heard and more.	USA
Authentic!!	Medicine Hat, AB

## *Appendix 7: Interpretation at other Historic Mining Towns*

This appendix describes the interpretative experience at three historic mining towns that were visited in the past year by the consultant team's project manager. Each concludes with some lessons for Dawson City. They are repeated as recommendations in Section 4.5.

### **7.1 Sovereign Hill, Ballarat, Australia**

Sovereign Hill is a reconstructed gold rush town located at a former mine site near an important gold rush city (Ballarat), an hour and a half from Melbourne. It consists of about 50 buildings and structures spread out over 25 hectares. The attraction is operated by The Sovereign Hill Museums Association. The town was created on a business model, attracts more than 500,000 visitors annually, and is financially sustainable.

The interpretation program is remarkably vigorous. The streets are populated with horse-drawn vehicles and with costumed staff who continually interact with visitors (and each other), and perform street theatre at intervals. Nineteen buildings offer retail sales or services. Six food-service outlets sell everything from snacks to fine dining. Two hotels provide visitor accommodation.

The visitor map and guide lists 19 activities available daily – anywhere from once a day to every 5 minutes. Most are included in the cost of admission; some have a surcharge. The activities address both the gold industry and town life. They are (in the order of the guide, with the length of their duration and the times they are offered daily):

- Diggings tour (30 minutes, 2 times)
- Chinese goldfields tour (30 minutes, 3 times)
- Red Hill Mine tour (12 minutes, self-guided)
- Goldpanning (continuous)
- Musket firing (15 minutes duration, 2 times)
- Street theatre (various durations, 4 times)
- Sweet-making (15 minutes, 3 times)
- Gold pour (20 minutes, 7 times)
- Coach rides (5 minutes, continual)
- Redcoat soldiers (15 minutes, 1 time)
- Gold mine tour (40 minutes, fully guided, continual)



A view of the main street in Ballarat, showing the reconstructed gold rush buildings. (Photo: H. Kalman)

- Steam-powered machinery (continual)
- Metal spinning (continual)
- Bowling (continual)
- Candlemaking (15 minutes, 2 times)
- Candle dipping (continual)
- Back to school (15 minutes, 4 times, weekends and holidays only)
- Wheelwrighting (20 minutes, 2 times)
- Golden treasures (20 minutes, guided, 1 time)



Street theatre is frequent and popular in Sovereign Hill.  
(Photo: H. Kalman)

In addition, a highly regarded sound-and-light show ('Blood on the Southern Cross') takes place every evening. A substantial Gold Museum adjacent to the site offers conventional museum exhibitry and interpretation.

Visitors to Sovereign Hill have a continuous interpretive experience as they visit the site. The effect is both entertaining and educational, proves very exciting, and reportedly leads to many repeat visits.

## 7.2 Coober Pedy, South Australia

Coober Pedy is an active and isolated opal-mining town located in the Australian outback, 850 km north of Adelaide. It is known as the Opal Capital of the World. The population is just under 2,000, about the same as Dawson. Opals were discovered here in 1915, and the town was established shortly afterwards as miners from around the world flocked to the site. Large quantities of the semi-precious stones continue to be extracted numerous small mining operations. Because the natural environment is so hostile – very hot and dry – many houses and public buildings (including hotels and churches) are 'dugouts' excavated from the rock. They remain naturally cool and comfortable.



A view of Coober Pedy. The dark openings in the hill in the left background open into dug-out residences. (Photo: Matt Malone, from Wikipedia)

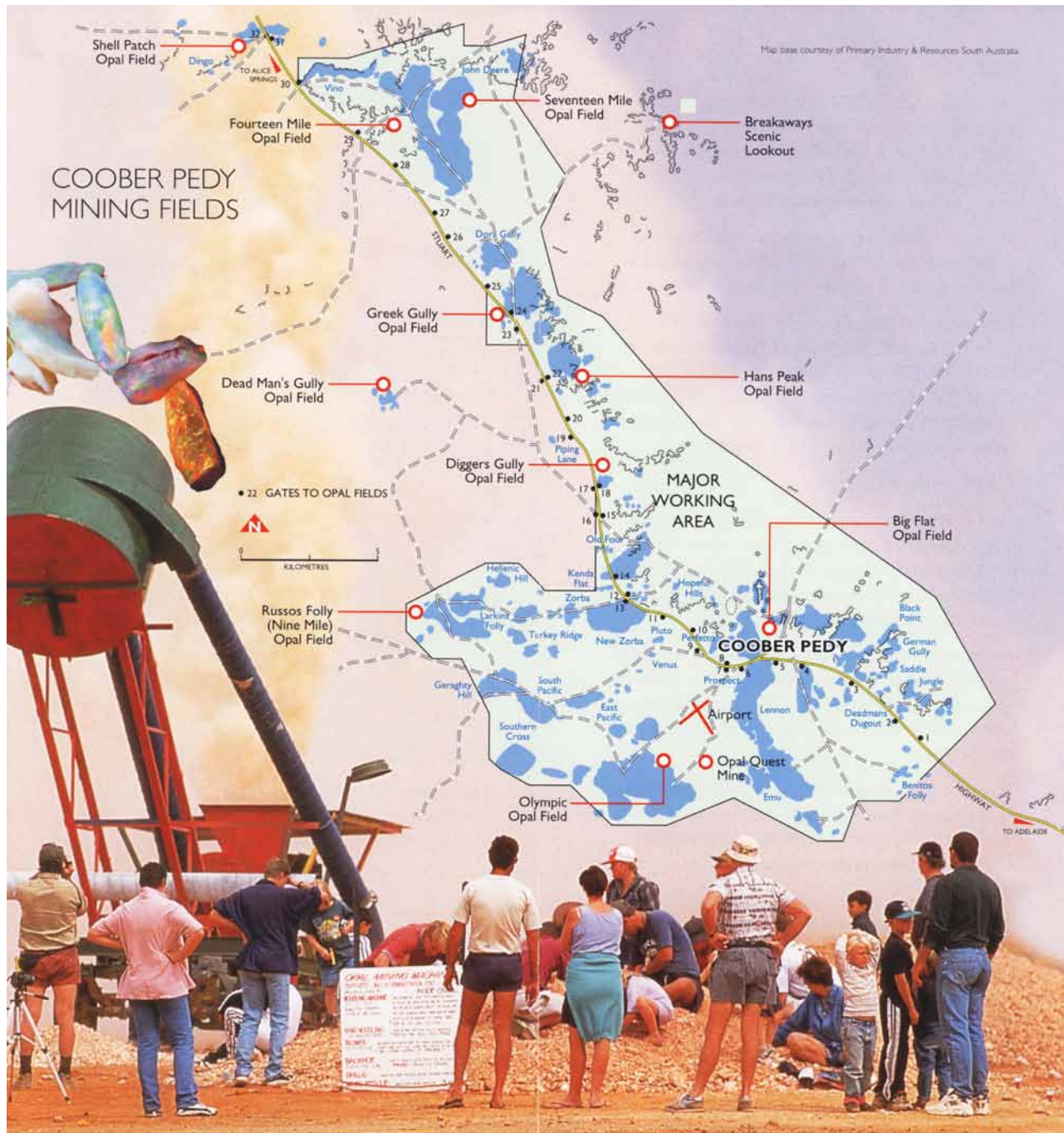


Tourism has become a significant activity at Coober Pedy, even though no government agency seems to assume responsibility for the sector. Through independent efforts that are well (although invisibly) coordinated by the private-sector owners and operators, several kinds of activities are offered:

- *Opals: the opal fields, the opal mines, the geology, and the gems.* Tour operators generally begin their tours in a commercial opal shop. They explain the geology and the ways of producing gems. Visitors are then driven around the opal fields. They tour abandoned mines, with good explanations of the industrial processes by friendly guides, most of whom are part-time miners. Visitors can go ‘noodling’ – searching for opals (which they may keep) – in a field of disturbed rock called the ‘jewellery shop’. Many retail outlets offer opals for sale to the gem trade as well as to visitors.
- *History of Coober Pedy and Opal Mining.* Several private museums (all of which also sell opals) have interpretive displays that tell the stories the human and natural history of the area. As examples, the Umoona Opal Mine and Museum has good interpretive exhibits – including several that address aboriginal history – an audio-visual theatre, and a dugout house; the Old Timers Mine features a former mine, equipment, and two residential dugouts; and the Desert Cave Hotel has interpretive panels and an underground bar.
- *Around Town.* Tour operators and motorists visit the sights of Coober Pedy, including several dugout churches (which show the cultural diversity of the place), private dugout houses, the cemetery, and other attractions. The summer temperature is too hot for walking to be a viable option. The built environment is as hostile as the natural one, but there is an appeal to its disordered ugliness.
- *Into the Outback.* Day tours of the region in 4WDs are available. One popular tour visits the desert-like ‘moon plain’; the ‘Dog Fence’ (a 5300-km barrier that keeps dingos away from sheep country); the Painted Desert, a formation of sandstone ‘breakaways’ with hiking trails; and lunch at an operating cattle station.

Visitors leave town knowing many things, including:

- How opal was formed
- How opal was discovered
- Mining techniques, past and present
- Locally invented equipment: the Blower and the Noodling Machine
- How opal is cut into gems
- How to distinguish opals from other stones, and solid opal from ‘doublets’ and ‘triplets’
- How miners lease their claims
- How residents have built their houses and lived over the years
- That Coober Pedy is a living mining town



A tourist map of the opal mining fields around Coober Pedy. (Desert Cave Hotel and Tours)

and, if they take a tour out of town:

- The geography and geology of the region
- The natural beauty of the region

- The isolation of the region
- Life at a cattle station

The interpretation at Coober Pedy is noteworthy for the emphasis it places on mining and the mining fields, and for its private-sector operation. The visitor is always aware that this is a mining town whose people make their living finding and selling opals.

Dawson would benefit from providing its visitors with similar opportunities to experience the gold fields, gold extraction, and gold sales. This would require a larger focus on touring the Klondike Valley and the goldfields, and setting up opportunities to observe gold extraction.

### 7.3 Tombstone, Arizona

Tombstone is the town made famous by Wyatt Earp and the Gunfight at the O.K. Corral. Prospector Ed Schieffelin discovered a rich vein of silver ore here in 1877, and before long Tombstone became a boomtown with a population that peaked at 15,000 people. The mines have closed and today only about 1,500 live there. The town is located about 110 km from Tucson and 300 km from Phoenix. Some 450,000 visitors come every year.

The town today has a combination of historic buildings (all built after an 1882 fire) and recent structures built in the boomtown manner. The town has been a National Historic Landmark District since 1961. However, inappropriate alterations to historic buildings have threatened the designation, and in 2004 the National Park Service began to work with the community to develop a better heritage stewardship program.

Interpretation is mostly a privately operated activity. Gunslingers strut down the streets, regularly staging shootouts at the O.K. Corral and just about everywhere else. Horse-drawn coaches provide additional themed animation. The town features a number of private museums, several of them quite unprofessional in their presentation. The Chamber of Commerce visitor centre continually shows videos of films on the O.K. Corral. Shops and bookstores throughout town sell Wild West souvenirs – and also good history books and pamphlets. Even Boot Hill Graveyard is entered through a gift shop. Professional interpretation is found in the State-operated historic Courthouse, including a detailed historical analysis of exactly what may have occurred at the Gunfight, although the exhibits are a bit tired. The restaurants are all

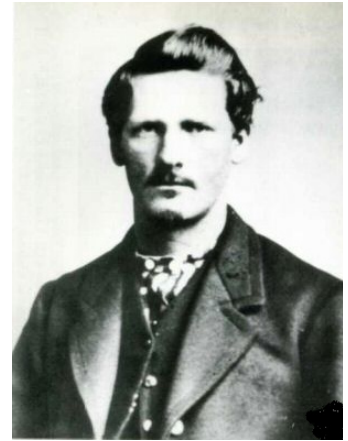


A view of Allen Street, Tombstone, with its Wild West boomtown buildings and a stagecoach. (Photo: H. Kalman)

themed, if the food falls short of gourmand fare.<sup>1</sup> Overall the presentation is in a large part kitsch, but it is omnipresent, active, and effective. And visitors spend a lot of money.

Tombstone provides an example of what not to do as well as what to do. Faux-history is far too prevalent in the interpretation and the buildings, and the dividing line between truth and fiction is not always clear. However, the animation and the focus on one key event (the Gunfight) and its almost mythical personalities (the Earp brothers and Doc Holliday) are compelling. The messages may sometimes confuse, but the visitor nevertheless leaves with a positive experience and a better understanding of the event and the place.

The comparison with Dawson provides three lessons. For one, Dawson's emphasis on authenticity is a positive attribute that should be maintained. The second is that authenticity need not be dull. And thirdly, the emphasis on interpreting a few key events or personalities is effective. A well-presented gold rush town can provide a fine visitor experience.



Legendary gunslinger Wyatt Earp, seen here at age 21, is central in the interpretation at Tombstone.  
(Photo: Wikipedia Commons)

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33 One restaurant even has a Dawson connection. It is named after the colourful Irish-born prospector, nurse, Good Samaritan, and entrepreneur Nellie Cashman, who operated an eatery in the building in the 1880s. Cashman lived in Dawson from 1898 to 1905, looking for gold and operating a store. She also spent time in the California and Alaska gold fields. She died in Victoria in 1925.



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## *Appendix 9: The Project Team*

### **Commonwealth Personnel**

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- John Stewart, Principal and Landscape Architect
- Jonathan Yardley, Associate and Conservation Architect
- Meg Stanley, Historian
- Cheryl Wu, Production
- Maria Cruz, Cultural Planner
- Christin Doeinghaus, Building Conservation Specialist

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- Jay Armitage (Dawson), Interpreter