



Klondike National Historic Sites



Gold Room, Yukon Consolidated Gold Corporation

A Master Development Plan for the Klondike National Historic Sites



Indian and
Northern Affairs

Affaires indiennes
et du Nord

Parks Canada

Parcs Canada



Klondike National Historic Sites

Klondike National Historic Sites Planning Team:

The Master Development Plan for the Klondike National Historic Sites has been prepared with considerable support from many people by

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Chairman

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Each member of the Planning Team assumed particular responsibilities. P. P. Pratt considered all matters relating to the preservation and restoration of historic structures. R. W. Sutton focussed on programs and methods by which the story of the Klondike National Historic Sites could best be presented to the public. F. McGill explored operational and administrative requirements necessary for implementing the preservation and commemoration programs. Overall co-ordination and general liaison activities became the responsibilities of the Chairman, K. Verburg.

Collectively, the Planning Team respectfully submit for Management consideration the Master Development Plan for the Klondike National Historic Sites.

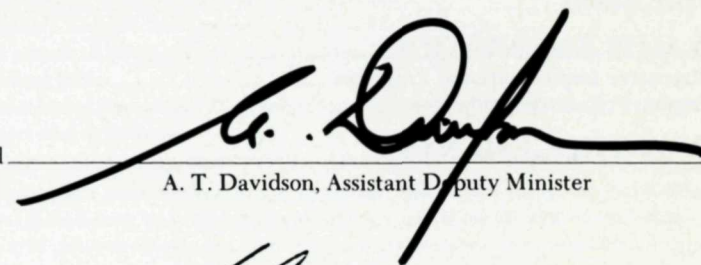
Chairman, Klondike National Historic Sites
Planning Team



St. Mary's Hospital Circa 1901

A Master Development Plan for the Klondike National Historic Sites

Approved _____

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A. T. Davidson, Assistant Deputy Minister

Approved _____

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R. P. Malis, Director, Prairie Region

Table of Contents

TABLE OF CONTENTS	4
LIST OF FIGURES, MAPS & TABLES	4
INTRODUCTION	
History of the Project	5
Terms of Reference	5
Planning Process	6
Organization of the Document	7
KLONDIKE HISTORIC SITES MASTER DEVELOPMENT PLAN	8
Planning Objectives	8
Historic Sites Development Areas	12
Plan Elements	17
1. Klondike Gold Fields.....	17
2. Dawson City	26
3. Visitor Information System.....	38
4. Trail Systems	40
PLAN IMPLEMENTATION	43
Alternative Implementation Programs	43
Program Policies & Guidelines.....	47
ACKNOWLEDGEMENTS	54

List of Figures, Maps, and Tables

	Page
Figure No. 1 Planning Process	7
Figure No. 2 Adaptation of Old Territorial Administration Building — Ground Floor	33
Figure No. 3 Adaptation of Old Territorial Administration Building — First Floor	33
Figure No. 4 New “Bonanza”: Ground (First) Floor and Cafe Infill.	42
Figure No. 5 New “Bonanza”: First (Second) Floor	42
Figure No. 6 Comparison of Alternative Levels of Funding, Program Phasing and Reviews	43
Map No. 1 Location and Access	8
Map No. 2 Regional Setting	9
Map No. 3 Klondike Gold Fields Topography	10
Map No. 4 Facilities and Resources: Klondike Gold Fields	12
Map No. 5 Historic Resources: Dawson City	17
Map No. 6 Facilities and Resources: Bear Creek Complex	19
Map No. 7 Klondike Gold Fields Development Plan	21
Map No. 8 Bear Creek Complex Development Plan	22
Map No. 9 Bear Creek Depot Development Plan	24
Map No. 10 Existing Visitor Facilities: Dawson City	26
Map No. 11 Properties owned by Parks Canada or Recommended for Acquisition	29
Map No. 12 General Development Plan: Dawson City	31
Map No. 13 Government Reserve: Building Use and Landscape Treatment	33
Map No. 14 Downtown Dawson Development Plan: Cluster Detail	38
Map No. 15 Visitor Information System	40
Table No. 1 Klondike Gold Fields Development Nodes	14
Table No. 2 Bear Creek Complex: Use of Existing or Proposed Structures	25
Table No. 3 Government Reserve Historic Sites Development Area: Functions of Buildings	34
Table No. 4 Structures Selected for Living/Animated Displays	35
Table No. 5 Downtown Dawson Historic Sites Development Area: Functions of Buildings	36
Table No. 6 Commemoration Program: Type and Scope of Printed Matter	42
Table No. 7 Projects and Work Stages: Comparison of Work Performed Under Alternative Levels of Funding	44
Table No. 8 Comparison of Three Alternative Levels of Funding in Terms of Issues and Problems	48



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Introduction

History of the Project

Concern about the encroachment of commercial ventures upon, and the resultant destruction of gold-rush related historic features led the Minister of the Department of Northern Affairs and National Resources to place the matter of national significance before the Historic Sites and Monuments Board of Canada (HSMB). During its November 1959 meeting, the Board concluded that the Gold Fields area and its related features were of national historic significance. This recommendation was accepted by the Minister, who then directed the National Historic Parks and Sites Branch (NHPS) to undertake a long term study into the general history of the Dawson City – Gold Fields Area and its major historic resources.

The studies instigated by NHPS had by 1967 produced sufficient information for the HSMB to evaluate in more detail the historical importance of the artifacts, buildings and areas incorporated under the heading Dawson City Historic Complex. The HSMB met in Dawson City in June 28, 1967 and recommended that:

- arrangements be made to collect, catalogue and, where necessary, acquire artifacts related to the history of the gold rush;
- the Minister acquire and preserve designated buildings;
- the full extent of the gold rush and its impact on Canadian history be commemorated; and that;
- the evolution of placer-mining technology from the gold pan to the dredges be described and displayed.

The Minister approved the Board's recommendation and established the Dawson City Historic Sites. Subsequent to the approval, the NHPS began working on a conceptual framework to guide the acquisition and development of the designated buildings and other facilities in order to place the historic resources into a thematic context clearly describing the important relationship between historic Dawson City, the Gold Fields and the main route to the Gold Fields, the Klondike Gold Rush International Trail. Two planning reports were prepared, the *Gold Fields* in 1971 followed by the *Dawson City Buildings* in 1972. These reports provided guidance on themes to be commemorated, on preservation and restoration programs, on visitor facilities and on administration. In addition, the reports touched upon problems that would create difficulty in implementing the concepts proposed.

One group of problems centered around the need to integrate possible commemoration and preservation programs with the specific demands of a living community. Using as its starting point the proposals and policies suggested by the NHPS planning reports, Restoration Services, a division of the Engineering and Architecture Branch of the Department of Indian and Northern Affairs undertook a three-fold approach to the problem of community involvement in conservation activities. First, it established an on-going program to collect basic technical and reference data for all structures designated by HSMB or recommended for acquisition. Secondly, the data so collected served as a basis for the repair and stabilization of the above structures. Thirdly, Restoration Services together with the Research Division of HPSB prepared in 1974 an *Urban Conservation Plan* for the City of Dawson which proposed a series of procedures and principles that the City Council could use to preserve and enhance the surviving historic fabric of the City.

Augmented by the now long-standing historic research program, the above investigations resulted in a great deal of information regarding the physical condition, structural problems and histories of the designated buildings and artifacts throughout Dawson City and the Gold Fields. Yet, as the research programs progressed, the persons involved became more and more aware that existing directional guidance was insufficient to answer adequately questions related to priorities and scope of research, planning responsibilities, maintenance, stabilization and preservation programs and the interrelationships of diverse governmental agencies concerned with the development, preservation and commemoration of historic resources in the Dawson City — Gold Fields Area. A much more comprehensive planning document was needed to provide thematic and developmental guidelines. Recommendations to that effect were made to the Director, Prairie Regional Office, Parks Canada and a multi-disciplinary task force was formed on September 26, 1974, to produce preliminary concepts and programs for the preservation and commemoration of the Dawson City Historic Sites and the Klondike Gold Fields. At the same time as the formation of the Task Force, a Steering Committee was established to give direction and advice throughout the duration of the project.

The primary responsibility given to the Dawson City Task Force was to prepare a conceptual development plan covering Dawson City and the Gold Fields. While considering plan elements, the Task Force came to the conclusion that a number of viable approaches to the development of the historic sites existed. Conceptually these ranged from a highly interpretive concept through a strongly restoration-oriented concept to a concept involving the strongest possible input by agencies other than Parks Canada. The Task Force, consequently, modified its approach and decided to present for Steering Committee consideration the implications of a number of development concepts.

The alternative concepts, described in the Dawson City Task Force Report *Conceptual Developments Proposals for the Dawson City Historic Sites and The Klondike Gold Fields*, were reviewed by the Steering Committee on April 23, 1975. Subsequent to this review, the Steering Committee recommended the establishment of a Planning Team and instructed the Team to prepare a Master Development Plan for the Dawson City Historic Sites and the Klondike Gold Fields according to the Terms of Reference described below.

Terms of Reference

Preparation of the Master Development Plan was guided by the following broad Terms of Reference.

1. The Master Development Plan is to integrate the Interpretation Concept and the Conservation Concept as presented in the 1975 Task Force Report and is to pay particular attention to:
 - a. the development of a comprehensive interpretation program centered on the "Gold Rush Period";
 - b. the development of an historic atmosphere reminiscent of the "Gold Rush Period" along particular streets of Dawson City;
 - c. the clustering of major preservation and commemoration developments;
 - d. the development of the historical and recreation potential of the Government Reserve;
 - e. the use of the historic structures to house functions related to the Planning, Development and Administration of the Historic Sites.

2. The Master Development Plan is to integrate the themes, plans, policies and programs for the Dawson City Historic Sites with those for the Klondike Gold Fields.
3. The Master Development Plan is to incorporate means by which the present or future preservation and commemoration activities of other agencies or individuals can be integrated with Parks Canada policies and programs.
4. The Master Development Plan is to propose a program framework through which technical and financial assistance can be provided to private agencies or individuals to aid them in their efforts to harmonize their developments with Parks Canada programs.
5. A public consultation program is to be developed as soon as possible after the initiation of the planning program.

Planning Process

The primary purpose of the master planning program is to identify and integrate those legal, historical, physical, socio-economic and organizational factors that influence the preservation, commemoration and administration of the historical and natural resources of the Dawson City — Klondike Gold Fields Area. In order to organize the identification and evaluation of important concerns, the planning process illustrated in Figure 1 was used to isolate, assess and integrate the salient points.

At least five basic types of information were obtained: the national, regional and community relationships of the Historic Sites, the characteristics of its historic and natural resources, Parks Canada's enabling legislation and policy system, the roles and responsibilities of affected governmental organizations, and the requirements of the local residents and the general public. The information obtained was then evaluated and synthesized into a series of principles that guided the development of alternative plan concepts.

Conceptual Development Proposals for Dawson City Historic Sites and The Klondike Gold Fields, the report prepared by the 1975 Task Force covers in detail the process steps up to and including Alternative Concepts. The Alternative Concepts were distributed for review and the comments received from the residence of Dawson City, from other governmental organizations and from within Parks Canada were summarized and presented to the Steering Committee for evaluation. Review by the Steering Committee resulted in the selection of a "Best Concept" and a refinement of the planning aims and objectives guiding the Master Planning Program. At this stage the name of the area was changed from the Dawson City Historic Sites and the Klondike Gold Fields to the Klondike National Historic Sites. Subsequently a Provisional Master Development Plan for the Klondike National Historic Sites was prepared in 1976-77 and extensively reviewed by Parks Canada, other government agencies, the residents of Dawson City and the general public.

Plan proposals and supporting rationale can be found in the 1976 draft of the report *Provisional Master Plan Klondike Historic Sites*. Reaction to the proposals and implementation recommendations are summarized in *Klondike Historic Sites: Summary of Provisional Master Plan and Reviews by Governmental Agencies* prepared in March, 1977 for Steering Committee considerations.

The Master Development Plan herein presented is the final outcome of the planning process.



Dredge No. 4, Bonanza Creek

Organization of the Document

The document presents the basic framework of the Master Development Plan for the Klondike National Historic Sites and details the process and programs required for its implementation. The information and analysis supporting the Master Plan proposals can be found in the aforementioned published documents. They are not repeated here except where necessary for explaining plan elements, their interrelationships or their implementation.

The document takes the following format: first the plan elements for each of the "development areas" are presented, followed by a general description of supporting program policies and guidelines. Implementation schedules and associated costs are described in the next section together with an explanation of their development and use.

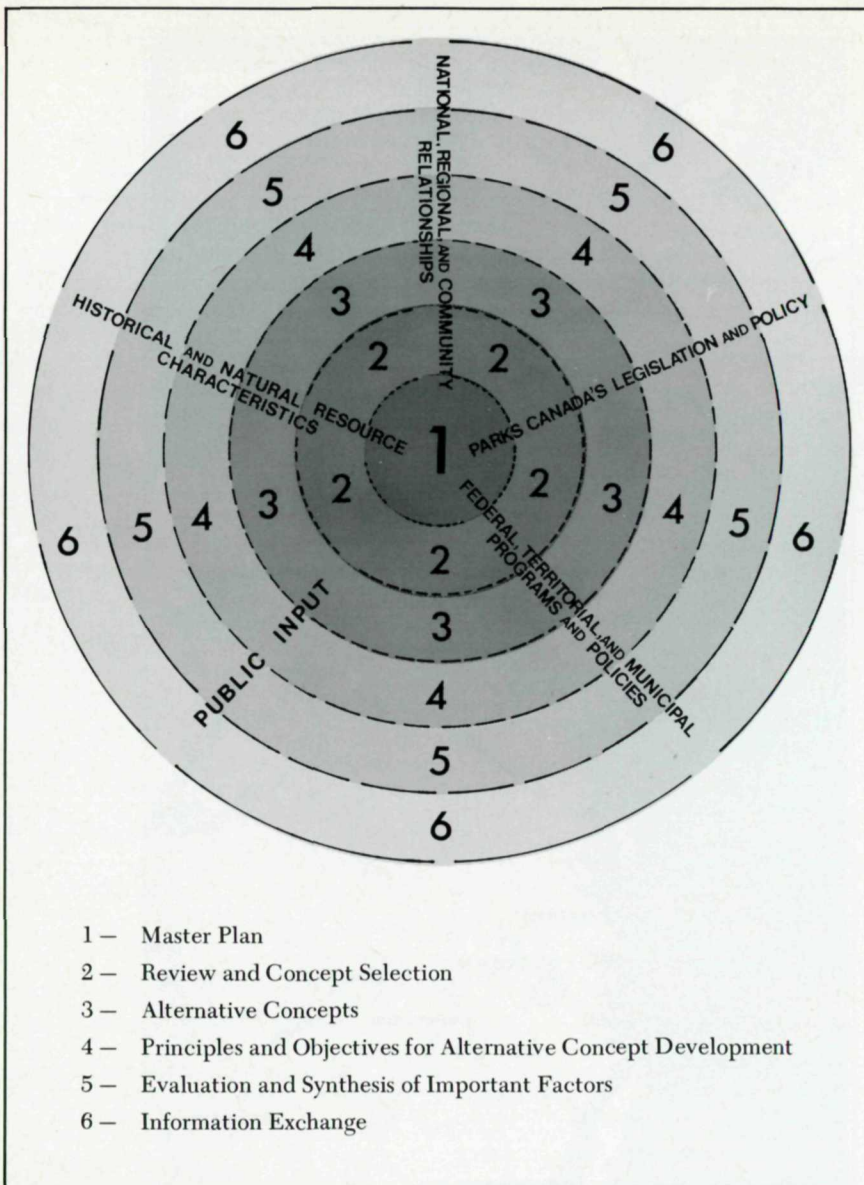


Figure No. 1 Planning Process

Klondike National Historic Sites Master Development Plan

Planning Objectives

A broad set of planning objectives has been followed in preparing the Master Development Plan. These objectives have been developed during the planning process from the Terms of Reference established for the study, from the significance and characteristics of the resource, from Parks Canada's responsibilities as defined by its enabling legislation, from the Sites' unique regional and municipal relationships, and from public wants and viewpoints expressed during the public consultation program.

1. General Objectives

- The Master Development Plan is to integrate the themes, plans, policies and programs for the Dawson City Historic Sites with those for the Klondike Gold Fields, and describe its relationship to the Klondike International Gold Rush Trail National Historic Park. (Map No. 1)

To facilitate and emphasize this integration, the Master Development Plan subsumes the Dawson Historic Sites, the Klondike Gold Fields and other historic resources as a single unit under the name of the Klondike National Historic Sites. (Map No. 2)

- The Master Development Plan is to encourage the co-ordination of its policies and programs related to the preservation, commemoration, administration, maintenance and public use of the Klondike National Historic Sites with the relevant policies and programs administered by other governmental agencies.
- The Master Development Plan is to recognize that a number of historic resources under consideration are part of and embedded in a living community and that the community's interests and priorities are to be evaluated and integrated with Parks Canada's developments.

2. Commemoration Objectives

The Master Development Plan is to recognize in its commemoration proposals that:

- The separate sites comprising the Klondike National Historic Sites have a common historical ancestry;
- The commemoration program is conceived as being a single interpretive effort communicating its message through the organization and development of separate locations;
- The commemoration program is to be so designed that it presents to the visitor a sequential story that highlights all of the most important aspects of the individual and common histories;
- The means to attain the objectives of the commemoration program should include:
 - the preservation of certain structures which are of historic significance by reason of age, history, architectural design or historic association to people, events or other structures;



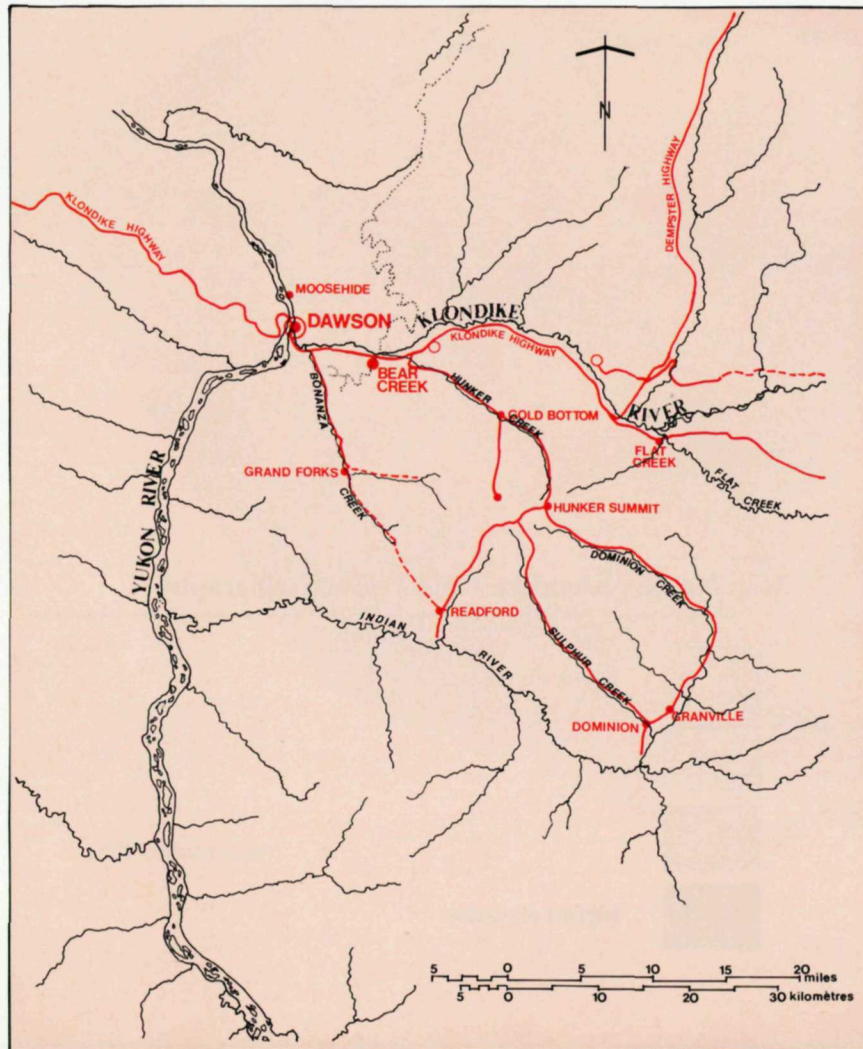
Map No. 1 Location and Access



Placer Mining, Bonanza Creek Circa 1898

- the recreation of historic atmosphere through such means as restoration, reconstruction or stylistic reproduction;
- the establishment of Interpretation Centres, which will tell the story of the Klondike National Historic Sites and provide orientation to the Klondike International Gold Rush Trail;
- the interpretation of various lifestyles through furnishing, replication and animation; and
- the encouragement and support of activities of other agencies engaged in historic conservation and interpretation.

Map No. 2 Regional Setting



- In the commemoration program, the themes uniting the major components of the Klondike National Historic Sites will center around the topics... "the presence of gold and the activities of man to obtain that gold" and "human endeavour and achievement under the most arduous conditions of climate and terrain."
- The commemoration program for the Klondike Gold Fields is to be centered around the discovery of gold, the society, lifestyles and experience of miners, and the development of mining technology. The histories which are to be commemorated are:
 - the history of the existence and discovery of gold in the Klondike Area and of the Gold Rush which followed.
 - the history of the exploitation of the gold bearing creeks and hillsides, and of the mining organization and technology developed and applied for gold extraction, until the closing down of the last big operations.
 - the history of the settlements which grew within and around the gold fields.
 - the history of the miner and his modes of life, of work and of leisure in the gold fields.
- The commemoration program for Dawson City will focus on the development, hey-day, and decline of a metropolis providing supplies, services and law and order to the Klondike Gold Fields. The histories which are to be commemorated are:
 - the history of the phases or periods through which Dawson City passed.
 - the development, special characteristics and phases of the social and material culture of Dawson City.
 - the history of the governmental preserve in Dawson City as related to the growth and development of both Dawson City and the Yukon Territory.
 - the history of the North West Mounted Police, especially its presence, activities and importance throughout the Gold Rush period.
- Emphasis is to be placed upon those time periods most relevant to the historic themes selected for commemoration; 1896-1918 for Dawson City, 1896-1966 for the Klondike Gold Fields.

3. Preservation Objectives

The Master Development Plan is to ensure through its development proposals that:

- An adequate range of surviving physical evidence of the history of the Klondike settlement and mining to be preserved for study, and for interpretation and display to the public;
- Where possible and desirable, the historic, visual and physical character of the Klondike sites be preserved and restored.

4. Operations Objectives

The Master Development Plan is to recognize in its development proposals that:

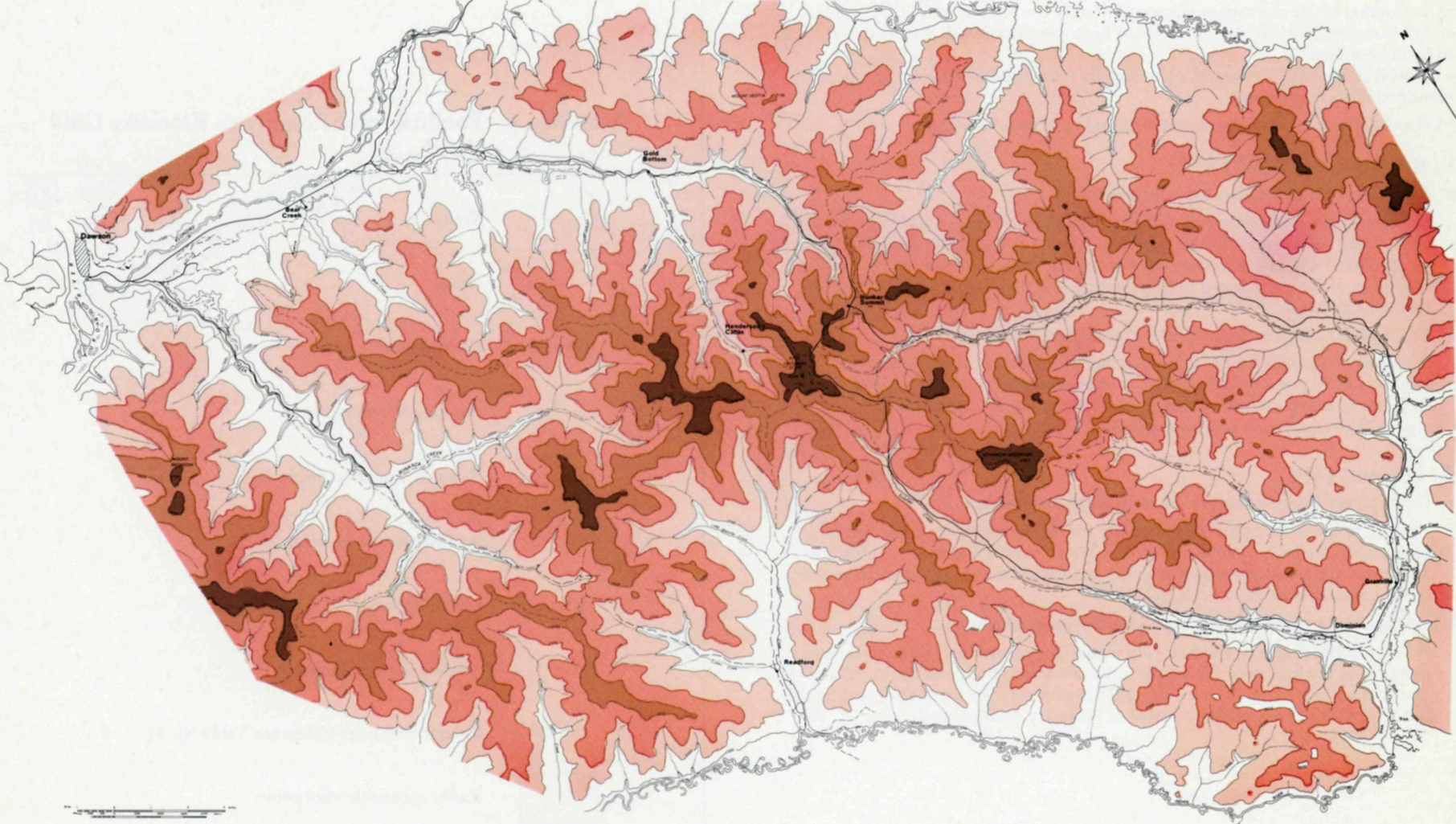
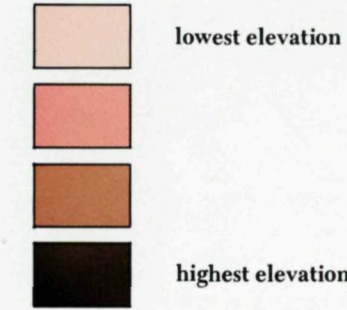
- It is necessary to provide planning, design, resource conservation, interpretation, construction and maintenance, and operations control resources and expertise, and to place these under the direction of a Project Manager;
- It is necessary to provide support facilities such as fabrication shops, conservation laboratories, construction and maintenance depots, and historic artifact storage, sufficient to provide for special skills and equipment not otherwise available in the Klondike area;

- c. The staff organization should be convertible from a design and implementation mode to an operations and maintenance mode and this ability should be developed from the beginning of plan implementation;
- d. Both residential and work accommodation are to be housed in historic structures where possible;
- e. Residential accommodation for staff is to be located in Dawson City.

5. Co-operation Objectives

- a. The Master Development Plan is to pursue through its development proposals the making of agreements with appropriate groups, and the establishment of guidelines for the direction and implementation of specific co-operative projects. Likely areas for such agreements are the planning of area developments eg. the river bank, commemorative projects, preservation of historic structures and artifacts, visitor services and facilities and community services and facilities.

Map No. 3 Klondike Gold Fields Topography



Historic Sites Development Areas

The Master Development Plan is based on a series of "Historic Sites Development Areas." The criteria upon which the delineation of these development areas was based include:

- a. an identification and evaluation of the historic and architectural significance of the historic resources surviving from the selected time periods. (Maps No. 4 & 5)
- b. an evaluation of the commemoration potential of the historic activities, events and personalities that have occurred in or been associated with the identified historic resources.
- c. a consideration of the locational and symbolic relationships between groups of identified historic resources.

The following Historic Sites Development Areas have been selected:

1. In the Klondike Gold Fields

a. Gold Creeks Historic Sites Development Area:

Composed of a series of routes radiating throughout the Klondike Gold Fields, duplicating the creek and valley pattern, (Map No. 3) and along which are located surviving historic resources embodying the histories of the lifestyles of miners, of the growth and decline of mining settlements and of gold mining technology. (Map No. 4)

b. Bear Creek Complex Historic Sites Development Area:

A mining company's former industrial complex located on the Klondike Highway at its junction with Bear Creek, representative of the support facilities required for maintaining and servicing highly capitalized and mechanized placer mining operations. (Map No. 6)

2. In Dawson City

a. Government Reserve Historic Sites Development Area:

An area in the south end of Dawson City roughly bounded by Front Street, Church Street, Sixth Avenue and Turner Street, containing surviving historic structures and resources embodying the histories of the presence and functions of the national government. (Map No. 12)

b. Downtown Dawson City Historic Sites Development Area:

An area in the center of Dawson City containing surviving historic structures embodying the history of the supply and service functions and the social and material culture of the period 1896-1918. Its boundaries are not firmly drawn, but its outlines are implied by a triad of "primary development nodes." (Map No. 12)

Map No. 4 Facilities and Resources: Klondike Gold Fields

- Trails
- Roads
- Historic Points
- interpretation centre
- living or animated displays
- revived historic function
- ground signage
- existing historic function
- historic resources (reference Table No. I)
- Easily accessible viewpoints
- Dredge Tailings

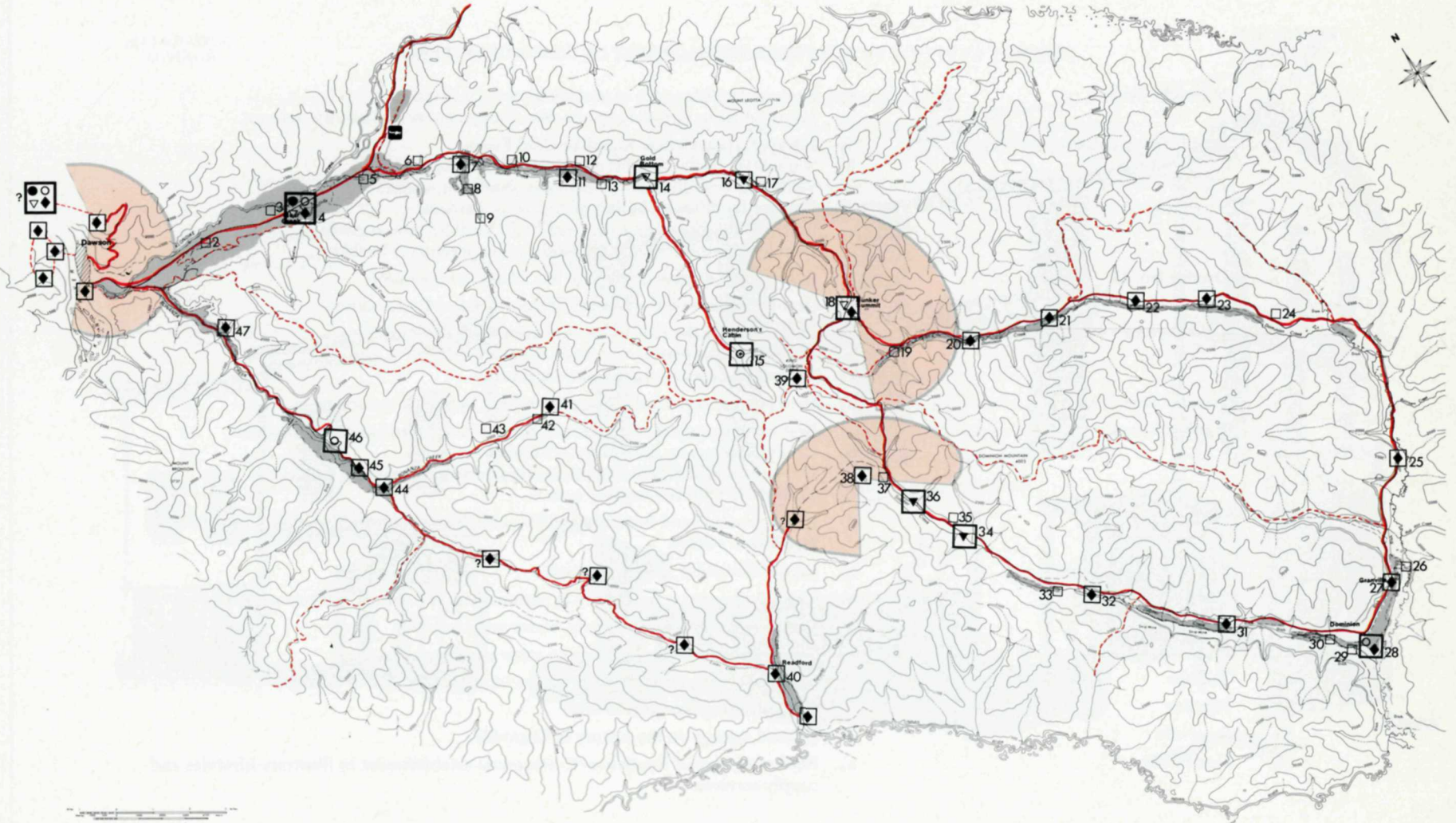


Table No. 1

Klondike Gold Fields Development Nodes

REFERENCE NUMBER	NAME	FUNCTIONS/DEVELOPMENT OF POINTS OF INTEREST
1.	Midnight Dome	a) Day-use facilities such as picnicking areas, toilets. b) Interpretation; Ground signage describing scenery and historic interest.
2.	Bear Creek Complex (See Map No. 8, 9)	a) Interpretation Centre Klondike Gold Fields. b) Sequential mining exhibit on Mining Technology. c) Visitor Services including restrooms, snack bar, water. d) Day-use facilities including picnic areas, gardens. e) Trail Head connecting with Gold Field Trail System, registry. f) Klondike Historic Sites, workshops and maintenance facilities.
3.	Dredge No. 11	a) Interpretive display on Dredge No. 11 and its operation.
4.	Cabins	a) Ground signage on the History of these Cabins/Personalities.
5.	Gold Bottom	a) Restoration of the road house and associated structures. b) Interpretive display on the Road House system. c) Visitor Information, auto-route registration.
6.	Monitor Operation	a) Viewpoint and ground signage describing hydraulic mining.
7.	Hunker Summit	a) Restored/period constructed road house rehabilitated as picnic shelters. b) Ground signage on the history of Hunker Summit. c) Day-use facilities including picnic area, restrooms, parking facilities. d) Trail Head with self-registry system.
8.	Henderson's Cabin	a) Reconstruction and furnishing of the cabin to appropriate period, interpretation of Henderson's Story.
9.	King Solomon's Dome	a) Scenic viewpoint, ground signage.
10.	Caribou Settlement	a) Ground signage on the history & personalities of Caribou Settlement.
11.	Flume	a) Ground signage on waterworks, water requirements.
12.	Mine Operations	a) Viewpoint and ground signage on mine operations.
13.	Tailings	a) Viewpoint and ground signage on the source and extent of tailings.
14.	Pipeline	a) Ground signage on waterworks.
15.	Granville	a) Ground signage on the history of Granville.
16.	Dominion	a) Reconstruction of Residence/Commercial establishment to illustrate lifestyles and supply services.



Principal Hotel (Bonanza Hotel)

Table No. 1 continued

Klondike Gold Fields Development Nodes

REFERENCE NUMBER	NAME	FUNCTIONS/DEVELOPMENT OF POINTS OF INTEREST
17.	Abandoned Workings	a) Ground signage on sluice workings.
18.	Old Dredge	a) Ground signage on the history of the Dredge, personalities.
19.	Mine Operation	a) Interpretive display and viewpoint, tours.
20.	Operating Dredge	a) Interpretive display and viewpoint, describing dredge operations.
21.	Quartz Creek Viewpoint	a) Ground signage and view platform giving scenic and historic description.
22.	Readford	a) Ground signage on the history of settlement.
23.	Indian River	a) Ground signage on the Indian River. b) Trail Head, self-registry system. c) Picnic facilities, restrooms, water.
24.	Upper Bonanza Reserve	a) Interpretive displays on the history of the area, dam, railroad. b) Trail Head, self-registry system. c) Day-use facilities; restrooms, water.
25.	Grand Forks	a) Ground signage on the history of Grand Forks.
26.	Discovery Claim	a) Plaque, ground signage on the First Discovery system.
27.	No. 4 Dredge	a) Interpretive display, dredge open to the public.
28.	Monitor Site	a) Ground Signage on hydraulic mining operation.
?	Possible Future Sites	



Map No. 5 Historic Resources: Dawson City

- Structures declared "of national significance"
- Structures declared "not of national significance"
- Buildings of interest 1897-1918
Grade One—Preservation Essential to Commemoration of City's History
- Buildings of interest 1897-1918
Grade Two—Preservation Important to Commemoration of City's History
- Buildings of interest 1897-1918
Grade Three—Preservation Desirable to Commemoration of City's History
- Buildings of interest 1897-1918
Grade Four: Preservation of Interest to Commemoration of City's History

Plan Elements for the Historic Sites Development Areas

I. The Klondike Gold Fields

The Master Development Plan recognizes two development areas in the Klondike Gold Fields, along the Gold Creeks and at the Bear Creek Industrial Complex.

a. The Gold Creeks Historic Sites Development Area

The roads and trails through the Gold Fields are treated as a complex of routes, of varying lengths and of differing intensities and kinds of visitor interest, to which the visitor can be oriented through Interpretation Centres and other information outlets, and along which the visitor can be directed by means of written or taped "tour guides." Special points of interest will be emphasized in these guides, and where feasible, ground interpretation, visitor information and rest or refreshment facilities provided at significant locations along the routes.

i) Auto-routes (Map No. 7)

The routes included are:

- *Bonanza Creek*; with future extensions to the Upper Bonanza Reserve.
- *Hunker Creek*; with future extensions along Quartz and Eldorado Creeks, connecting with the Bonanza Creek road.
- *Hunker, Dominion and Sulphur Creek Loop*; with future extensions along the Quartz and Eldorado Creeks, connecting with the Bonanza Creek Road.

Map No. 7 identifies *some* locations along the auto-routes that are of scenic or historic interest. Their identification is based upon very incomplete information, and the number and locations of these points of interest or "nodes" are expected to change as the research progresses.

The development envisioned at these nodes are described in Table No. 1. Of the points of interest identified, only the Bear Creek Complex (2), Upper Bonanza Reserve (24), Discovery Claim (26) and Dredge #4 (27) are under Parks Canada's control. The Master Development Plan considers it necessary that the development nodes at Gold Bottom (5), Hunker Summit (7), Dominion (16) and Indian River (23) also be brought under Parks Canada's control through acquisition, reserve arrangements with the Yukon Territorial Government or agreements with private land-owners.

It must be emphasized that developments suggested for the remaining points of interest are dependent on agreements between all parties concerned. The area is covered by mining claims and many claims are being worked making in effect private property of much of the area traversed by the described routes. The concerns of the claim holders must therefore be satisfied before developments can occur. In addition those roads not private (Map No. 4) are maintained by the Territorial Government at a "Recreation" level. Their condition is such that a great deal of upgrading is required before they become suitable for two-way travel by sight-seers. Agreements on road development and maintenance must precede tourist developments.



ii) Hiking Trails

There are many trails throughout the Klondike Gold Fields once used by the miners to transport supplies. These trails are generally still discernible and are located on ridges and side hills affording the hikers an excellent view of much of the area.

The Master Development Plan proposes that some or all of these old trails be revitalized as interpretive hiking trails, together with a system of primitive campgrounds and control points. Map No. 7 illustrates a possible system, interconnecting the major development nodes.

To ensure that a check can be kept on the number, condition and location of trail users, the development plan proposes that, a) all trail users register and file travel plans or itineraries with a control office located at Bear Creek, b) all trail users register at unmanned stations at relevant development nodes, and c) all trail users register at campsites and at stations located near auto-routes.

The campgrounds are so located that they are easily accessible from each of the designated trail heads, but are far enough removed so that they would not normally be used as day-use facilities by non-hiking groups. They are located approximately 8-12 miles apart to ensure that the intervening distances can be easily covered during the course of a day. Where possible and appropriate, ground signage will describe historic and scenic attractions occurring along or visible from the trail.

b. Bear Creek Complex Historic Sites Development Area (Map Nos. 8 & 9)

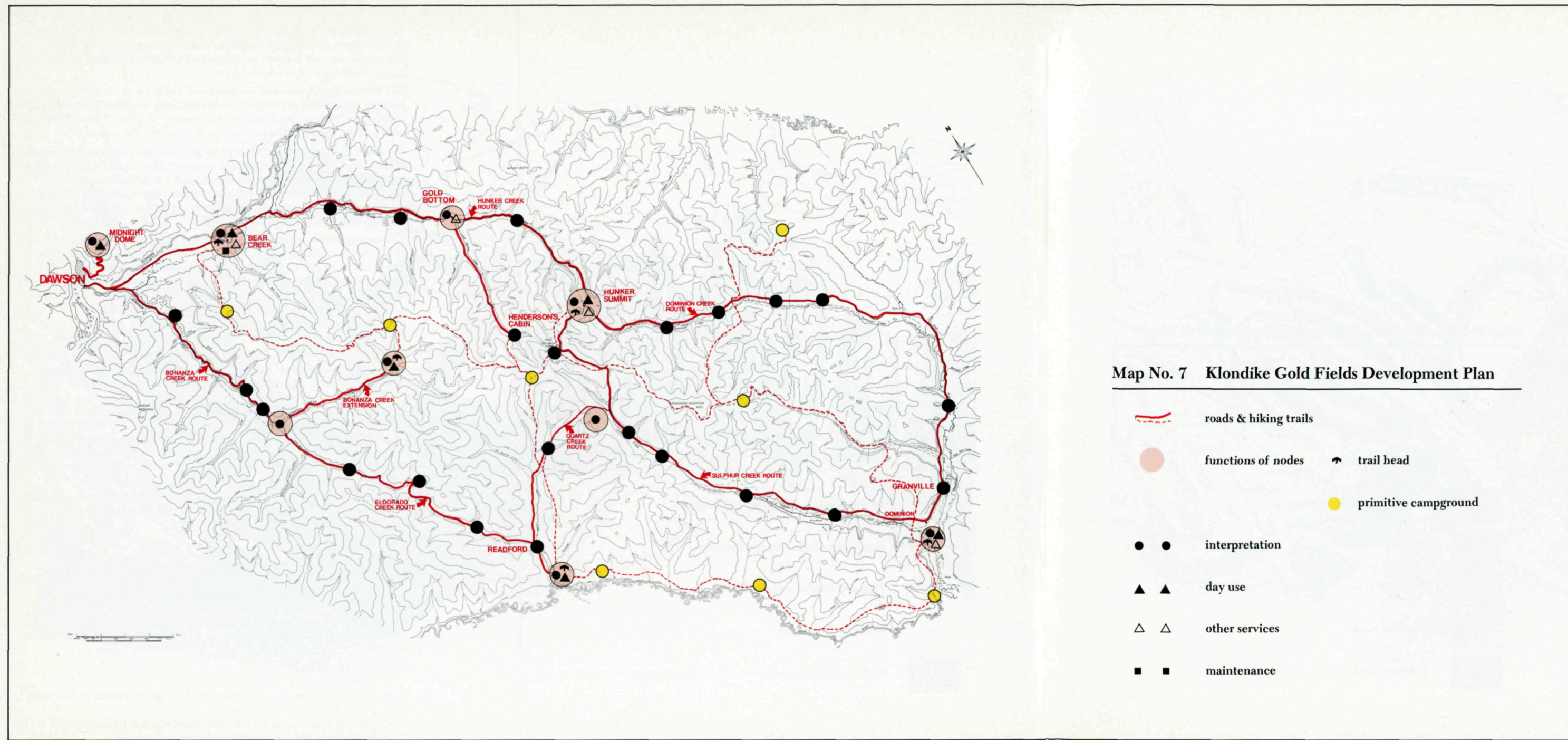
The main development effort for the Klondike Gold Fields is concentrated in the Bear Creek area, where the Gold Fields Interpretation Centre is to be constructed, an outdoor sequential exhibit of mining technology is to be laid out, rest and refreshment facilities are to be provided and part of the existing Yukon Consolidated Gold Corporations (YCGC) depot is to be prepared for display to visitors. Bear Creek will also house some of the workshops, and the curatorial and administrative stores and offices, necessary to support the Parks Canada program throughout the Klondike National Historic Sites.

The Bear Creek Historic Sites Development Area is divided into the Island and the Depot and the associated development will have three major elements:

i) The Interpretation Centre

The Interpretation Centre, located on the Island, at or near the site of the old community hall, is to be the hub of all interpretive developments through which the other major elements of the Klondike Gold Fields are associated. The Centre will present through exhibition and audio-visual techniques the story of the Klondike Gold Fields. The story line concept is strongly sequential in describing the chronology and technical development of the Gold Fields, and embraces such topics as:

1. The Story of Gold
 - a. Gold: its nature, value and availability.
 - b. Gold Fields: location, physiography, climate, human and natural history.
 - c. Gold Strike: where, by whom and under what circumstances.
 - d. Gold Rush: its characteristics, length and impact.



2. Mining in the Gold Fields
 - a. Development of the Gold Fields.
 - b. Miners and their society: its characteristics, laws, ways of life.
 - c. Evolution of mining technology.

In addition to the story line exhibits, there will be a series of orientation presentations to lead the visitor to explore:

1. An outdoor tour of the immediate area beginning at the sequential exhibit of mining technology, leading to various elements of the Yukon Consolidated Gold Corporation mining complex and culminating in the Gold Room;
2. The gold-bearing creeks, and various examples of mining activity to be found there;
3. The Klondike International Gold Rush Trail; the orientation exhibits to point out the relationship of the Klondike Historic Sites to other areas of service and supply, travel and transportation.

ii) Sequential Mining Technology Exhibit

As is shown on Map No. 8, a sequential mining technology exhibit is to be located directly adjacent to the Interpretation Centre. Elements of the exhibit might be:

Unit #1 Exhibit showing fairly primitive mining methods based on hand operations: gold pans, shovels, picks, wheelbarrows, sluice boxes and flumes.

Unit #2 Exhibit composed of rocker operations, with rocker box, hand windlass, sluice box.

Unit #3 More mechanical in technique: open pit mining with self-dump operations and incorporating such elements as boilers, winches, and steam engines, steam points.

Unit #4 Steam shovel operations, incorporating steam shovel, scraper, steam-driven winch, pumps, sluice boxes.

Unit #5 Heavily mechanized mining; on site installation of such machinery as a dredge, piping, pumps, thawing points, driving hammer.

Themes for this exhibit are still under research and development, and the above arrangement and number of units are intended only as an illustration of the general exhibit concept.

Although the sequential mining exhibit will terminate at the dredge, as illustrated on Map No. 8, the visitor's return route across the Island to various service facilities or the Interpretation Centre will lead him through a free access display area known as the "Artifact Garden." Here pieces of machinery not needed for other purposes, but having high inherent interest, will be exhibited, in much the same manner as sculptures or statues displayed in ornamental gardens.

A visitor service centre will be located on the Island, containing simple eating facilities, a lounge, washrooms and, perhaps, an information/book sale area. In addition, all persons desiring to use any of the hiking trails will come to this service centre to register, file travel plans and obtain information on rules, regulations, trail conditions and facilities, and other problems or programs.

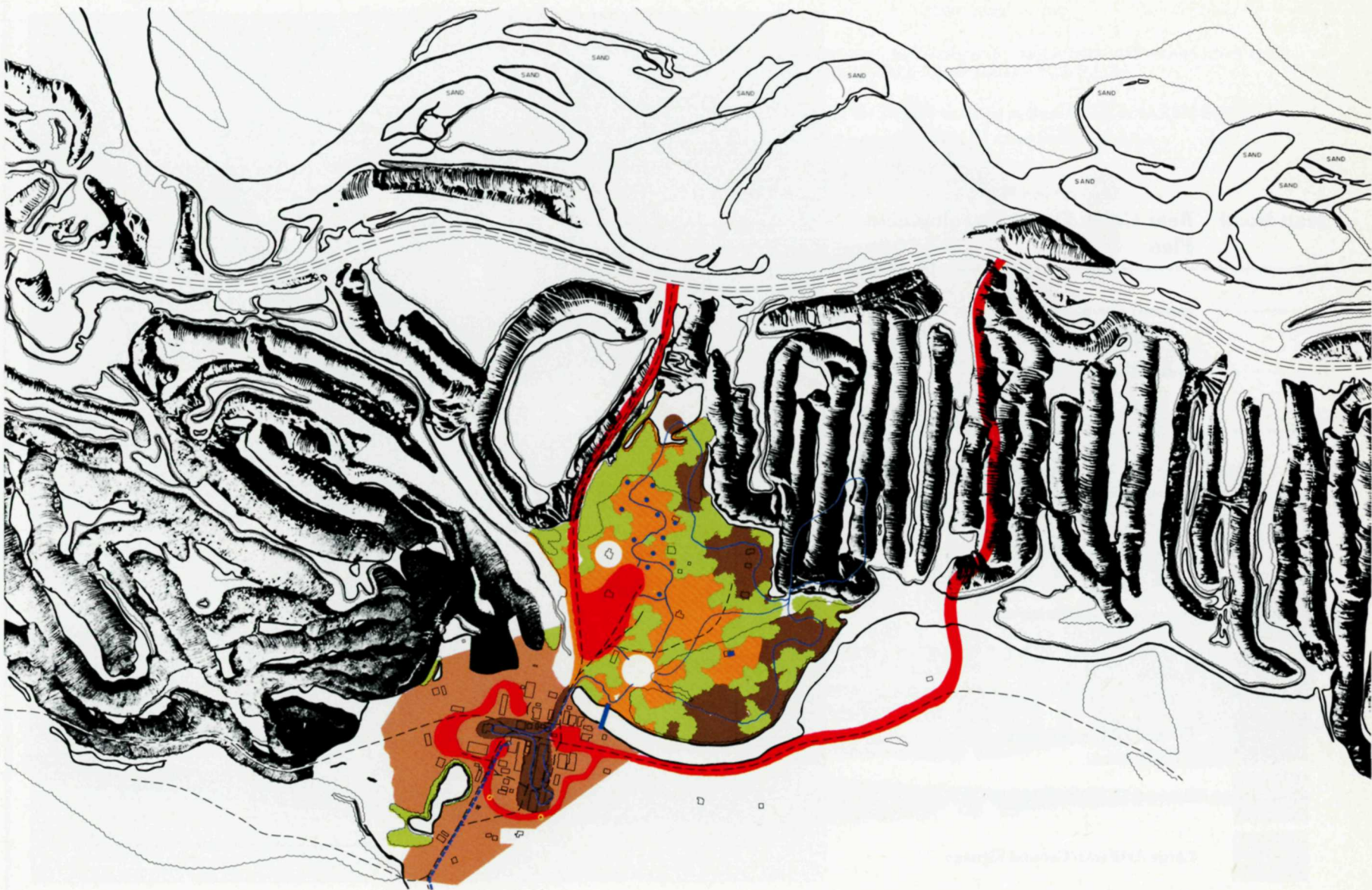
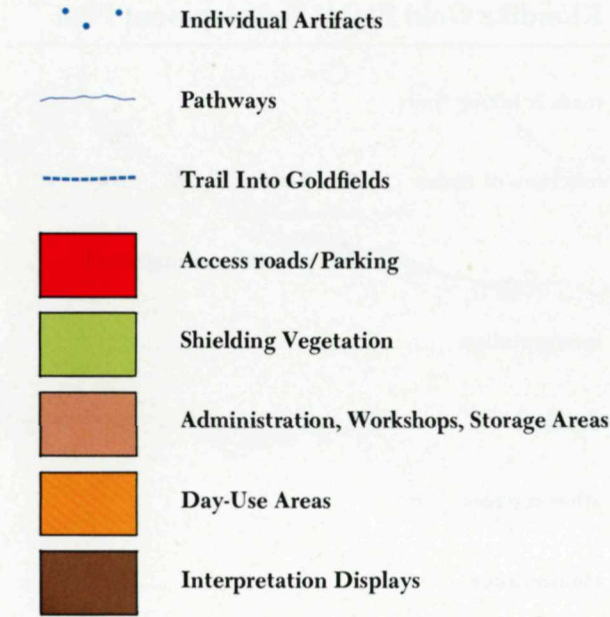
iii) The YCGC Depot

The very magnitude of the Yukon Consolidated Gold Corporation's maintenance facility dictates that the visiting public be given access, via

guided tours, to some of these impressive structures. Map No. 9 outlines a possible route, leading from the Interpretation Centre past the siphon into the blacksmith shop, the machine shop, the tinsmith shop, the liquid air plant, alongside the derricks and through the Gold Room back to the Interpretation Centre. The type of commemorative or other developments proposed for these and other facilities are listed in Table No. 2. Parks Canada's project of historic conservation throughout the Klondike Historic Sites requires that many of the Bear Creek Depot buildings be used for construction and maintenance requirements, and the storage of artifacts. (Map No. 9, Table No. 2)

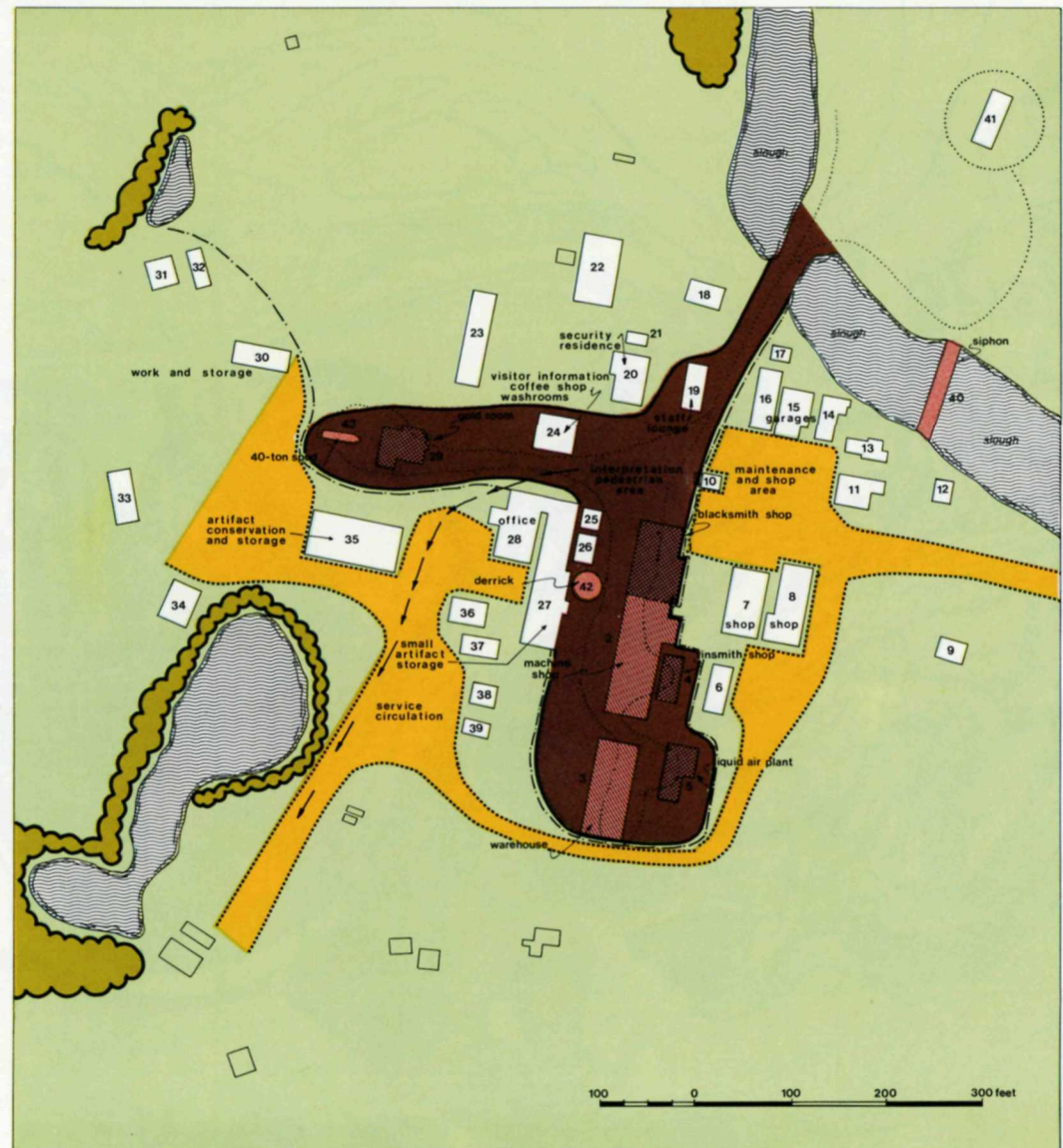
In order to achieve the full intent of the area development, it will be necessary to ensure provision of new road access for residents of the Bear Creek Settlement. The Settlement, located on the east side of the Depot, is now accessible only through the Depot. A new road would (a) provide direct highway access for Bear Creek residents without passing through the complex and (b) allow access by Parks Canada vehicles to their Bear Creek shops without disruption of visitor flow.

Map No. 8 Bear Creek Complex Development Plan



Map No. 9 Bear Creek Depot Development Plan

- Internal circulation – Vehicles
- Pedestrian circulation
- Dividing line – Staff & Storage
- - - Boundary of area accessible to Visitors
- Internal Vehicular Circulation
- Pedestrian Circulation Area
- Foliage
- Living/animated Display
- Revived Historic Function
- Large Artifacts/Ground Signage





Commissioner's Residence Circa 1906

Table No. 2

Bear Creek Complex: Use of Existing Structures

REFERENCE NUMBER	BUILDING	FUNCTION
1.	Office Building	a) Office for administrative curatorial, archaeological, construction and maintenance and interpretation activities related to Bear Creek and the Gold Fields b) Housekeeping stores c) Reporting centre and facilities for all staff working at Bear Creek or in Gold Fields.
2.	Office Warehouse	a) Conservation laboratories and artifact storage for Gold Fields material.
3.	Storage & Machine Shop	a) Artifact storage and/or general supply storage.
4.	Light Machine Shop	a) Machine workshop, for work on large metal artifacts and for maintenance.
5.	Cat House	a) Garage, including grounds maintenance equipment.
6.	Carpenter's Shop	a) Carpenter's Shop.
7.	Open Lumber Shed	a) Construction materials and equipment storage.
8.	Lumber Shed	a) Construction materials and equipment storage.
9.	Owner's House	a) House.
10.	Guest house	a) Duplex for single people.
11.	Small bunk house	a) Office facilities for Bear Creek guides/animators/site attendants.
12.	Mess Hall & Bunk House	a) Bunk house for 10 single people.
13.	Blacksmith & Machine Shop	a) Interpretive display.
14.	Machine Shop Warehouse	a) Reserve/study collection of machines.
15.	Tinsmith Shop	a) Tinsmith Shop b) Animated display.
16.	Liquid Air Plant	a) Animated display.
17.	Gold Room	a) Animated display.
18.	Warm Storage Building	a) Coffee shop, lunch room for staff b) Information/orientation to the Gold Room.
19.	Bear Creek Visitor Service Centre	a) Office for attendants, and trail registry. b) Exhibit work and maintenance shop, graphics room, exhibit receipt and storage area, greenhouse and garden stores. c) Information, orientation bookstall, refreshments, washrooms.
20.	Klondike Gold Fields Interpretation Centre	a) Office for interpreters attendants. b) Interpretive displays.

For the remaining structures of the Bear Creek Island, a selection will be made to accommodate (as yet unidentified) displays and amenities, and also to accommodate security facilities.

2. Dawson City

The Dawson City component of the Klondike National Historic Sites includes two Historic Sites Development Areas: The Government Reserve and Downtown Dawson. These two areas were chosen on the basis of their concentration of surviving structural resources (Map No. 5) as well as their existing capability to serve as foci for visitor attraction and service (Map No. 10). The areas' resources are also suited to the Commemoration and Operations Objectives of the Plan.

a. The Government Reserve Historic Sites Development Area

The goals of the development envisioned for this area are:

- 1) to recapture some of the architectural and landscape character of the Government Reserve during the defined Klondike Gold Rush Period, when the Reserve was the administrative and social centre of the new territory;
- 2) to preserve and revitalize where necessary the historic buildings within the Reserve; and,
- 3) to interpret for the visitor the functions and structures historically sited on the Reserve, especially the role of the Northwest Mounted Police and their now vanished station of Fort Herchmer.

In a general sense, the visual effect of the development will be that of a loose grouping of buildings, of a more or less public character and sharing broadly similar architectural treatment, located in a landscape setting of open spaces and formal gardens (Map No. 13). Although the buildings themselves may be partly or wholly used for interpretation, private residences or other modern adaptive uses, their exterior treatment and landscape setting must be historically appropriate.

It is essential to the achievement of these goals that Parks Canada be in a position to control or directly influence development of the land and buildings within the Reserve. Title to the greater part of the land is already vested in Her Majesty (though in the jurisdiction and occupation of various federal and territorial governmental departments). Where a transference of jurisdiction to Parks Canada is neither realistic nor desirable, satisfactory development is dependent on suitable agreements with these other departments, and with the other agencies or individuals occupying the area.

i) Building Use

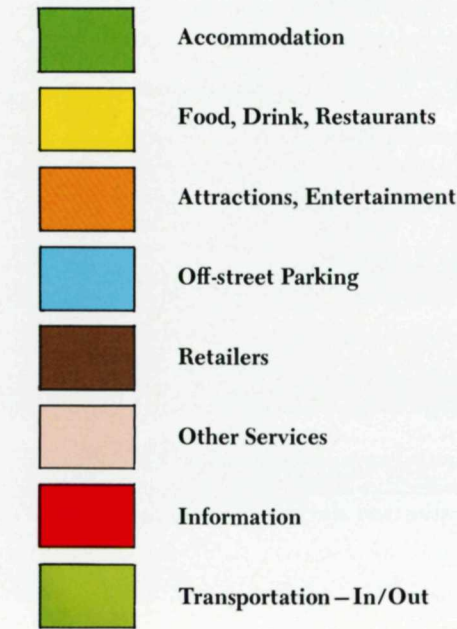
Table Nos. 3, 4 further explain the developments, illustrated by Map No. 13, envisioned for buildings owned or to be owned by Parks Canada. Part A describes the uses that are recommended for Parks Canada properties; Part B describes those that are presently occurring, or expected to occur, in other buildings not owned by Parks Canada, located on the Government Reserve.

ii) Landscape Treatment

The landscape treatment of areas surrounding the various historic structures has been carefully chosen a) to reflect — but not necessarily reproduce — the landscape that existed during the defined Gold Rush Period, b) to illustrate and strengthen the historic juxtaposition of buildings and c) to augment the historic or adaptive uses proposed for buildings or areas.

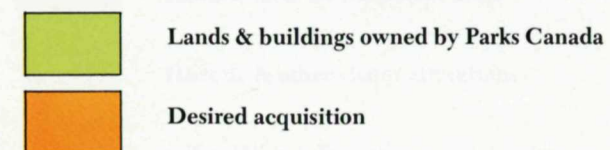
It is expected that the various landscape treatments will merge together to form a pleasant but varied experience for visitors exploring the historic resources and other attractions located in the Government Reserve.

Map No. 10 Existing Visitor Facilities: Dawson City





Map No. 11 Properties owned by Parks Canada or Recommended for Acquisition



b. Downtown Dawson Historic Sites Development Area

The general location of the Downtown Dawson Historic Sites Development Area is based upon a combination of:

- i) the relative density of surviving historic buildings;
- ii) the diversity and authenticity of the commercial, professional and residential activities represented by those historic buildings;
- iii) the activities and structures selected by the Commemoration Program for telling the Story of Dawson City;
- iv) the location of existing commercial, professional, institutional and recreational facilities;
- v) the location of the properties owned or recommended for acquisition by Parks Canada; and,
- vi) the location of the buildings selected for housing infrastructure functions.

Application of these criteria delineated three major clusters of historic structures located, at or near: (i) the intersection of Princess Street and Third Avenue, (ii) the intersection of King Street and Third Avenue, and (iii) the waterfront including the S. S. Keno. This triad of development nodes forms a triangular area that roughly encompasses the previously identified historic resources. In so doing, it also suggests boundaries for the Downtown Dawson Historic Sites Development Area (Map No. 14)

i) Princess Street Cluster

Klondike Historic Sites Visitor Reception Centre is to be established on the corner of Third Avenue and Princess Street on the two lots presently occupied by the Red Feather Saloon, the Third Avenue Blacksmith Shop and a machine shop. This site will provide sufficient space for a contemporary structure housing interpretive exhibits, orientation facilities and office and work space. The restored facades of the Red Feather Saloon, the Blacksmith Shop and the machine shop will enhance the streetscape. A further facade, perhaps one of a harness shop typical of the time and area, will further serve to conceal the contemporary structure of the Interpretation Centre.

Public entry is to be through the Red Feather Saloon — a foyer restored to represent a saloon — into the exhibition area, thence, through the orientation area to exit onto Third Avenue via the machine shop door. Orientation information provided to the visitor will direct him to the various visitor attractions existing in Dawson City proper, the Government Reserve, Bear Creek and the Gold Fields. This corner, Third and Princess, offers an ideal central locality from which the visitor can set out on the tour of his choice.

The surrounding grounds will be landscaped to unify, in a visual sense, the major structures located within the Princess Street cluster, especially Harrington's Store and Ruby's Place. The historic character and atmosphere of the Princess Street cluster will be accentuated by the restoration and interpretation of Billy Bigg's Blacksmith Shop and Harrington's Store and the period construction of the historic facade of the 3rd Avenue Hotel. The latter development will be used as a works compound and marks the most southern extent of the Downtown Dawson Historic Sites Development Area.

ii) King Street Cluster

The primary intent guiding the development and use of structures and properties in the King Street Cluster is the fostering of the creation of



Map No. 12 General Development Plan: Dawson City

- Preservation Priority 1
- Preservation Priority 2
- Preservation Priority 3
- Streetscape development
- Historic Sites Development areas
- Historic & other visitor attractions
- self-guiding walks with ground signage

a streetscape atmosphere reminiscent of the Gold Rush Period. Development of properties under Parks Canada's control, or proposed for acquisition, are illustrated by Map No. 14. The latter also depicts proposals suggesting compatible developments on properties owned by other agencies or individuals.

Private interests are to continue to use the Lucky Inn (Building 3-M-1) for some type of compatible commercial activity, i.e. ice cream parlor, confectionary, restaurant, etc. The Lucky Inn is an integral component of the King Street cluster, defining jointly with Madame Tremblay's and the NCPC Building, the eastern end of the "streetscape" area and the northern end of the Downtown Dawson Historic Sites Development Area. The possible introduction of a commercial activity that cannot be blended into a "Gold Rush" atmosphere will seriously affect the total effect. Hence, assistance by Parks Canada to entrepreneurs willing to establish a desirable business will be considered seriously.

Developments for Madame Tremblay (3-L-10), the NCPC Building (3-H-8a), the Old Post Office (3-I-11), the Telegraph Annex (3-I-11a) and the Palace Grand (3-H-8) are described in Tables 4 and 5. Their rehabilitation/restoration will go far towards the recreation "of a historic streetscape appearance and atmosphere." In association with the above, the New Bonanza Hotel will replace the destroyed Bonanza Hotel. The new building is to be a replica of the former structure so far as its street facades are concerned. The café infill, a structure of appropriate period appearance will be located between the Palace Grand and the new Bonanza.

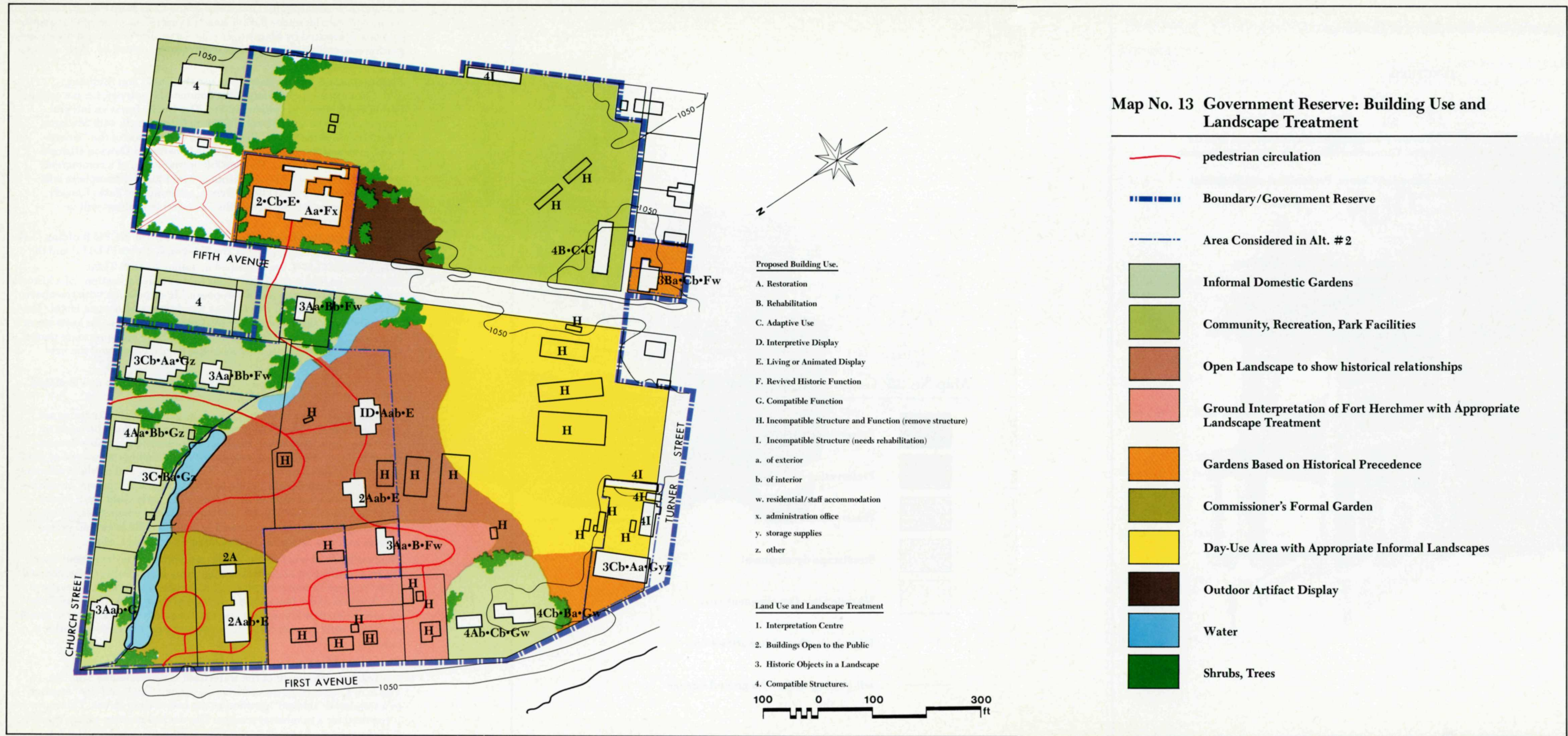
Figures 4 and 5 show the general lay-out and uses of the new Bonanza and the café infill as well as the adjacent lands.

The lots across King Street from the Bonanza and café structures are at present vacant. The Plan purposes that serious efforts be made to encourage, and assist where feasible, historically compatible developments and use. Minimum development could include some type of public garden or landscaped area complete with parking and public washrooms. For a more positive contribution to streetscape development, structures similar to those that existed there during the early Gold Rush Period could be constructed to house contemporary but compatible activities. For example, sufficient space could be made available behind period facades to house Diamond Tooth Gertie's Gambling Casino.

The feasibility of much of the streetscape proposal is dependent upon the total restriction of car travel along King Street between Second and Third Avenue and later between First and Second Avenue. Because of the shortness of the blocks, the existence of back lanes, the possibilities for service yard developments and the capability of York Street to handle re-routed traffic, no hardships to property owners or their activities is foreseen.

iii) Waterfront Cluster

A major redevelopment of the waterfront is illustrated by Map No. 14. The S. S. Keno is to be moved from its present "high and dry" location to a simulated "docked" position at the end of King Street. This move is required for a number of reasons. The docked position places the S. S. Keno in a more appropriate elevation with respect to both the Yukon



River and the land. It allows for greater scope in interpreting activities associated with river transportation, it frees developable land, and provides an attractive visual ending to the streetscape development along King Street.

The basic problems related to this move are technical in nature. The move may be a difficult undertaking in itself and once in place the

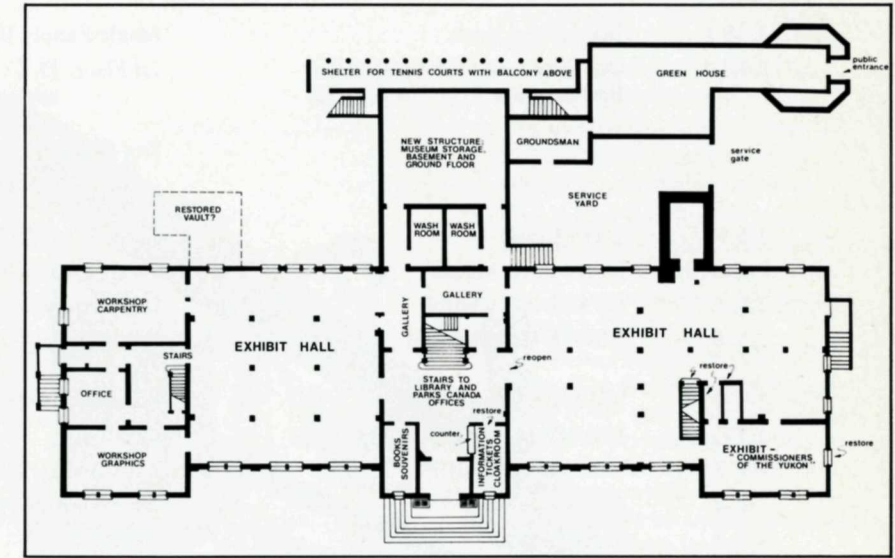


Figure No. 2 Adaptation of Old Territorial Administration Building - Ground Floor

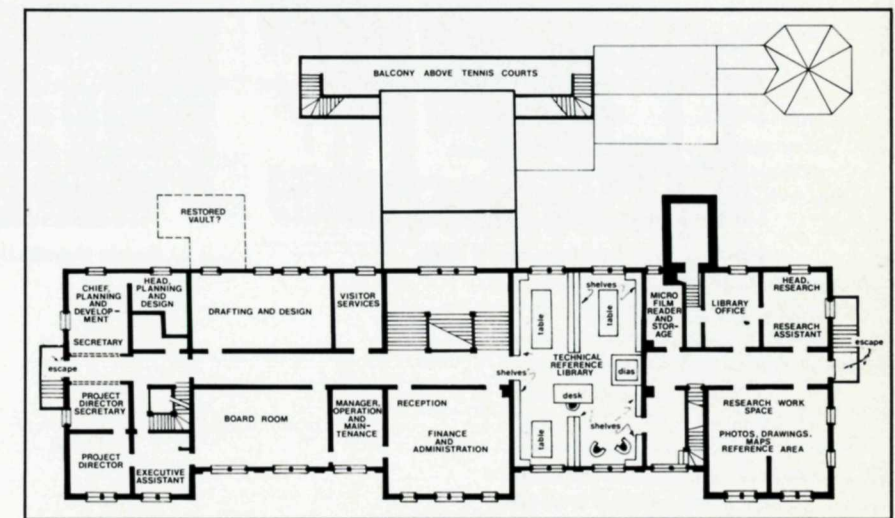


Figure No. 3 Adaptation of Old Territorial Administration Building - First Floor

Table No. 3

Government Reserve Historic Sites Development Area: Functions of Buildings

REFERENCE NUMBER	BUILDING	FUNCTIONS
Part A		
1-15-1	Blacks Residence	Single Family Residence.
1-L1-1	Old Territorial Administration Building (See Figs. 2 & 3, p. 22)	<i>1st Floor:</i> D. C. Historical Museum and Office, Museum workshop and graphics studio, artifact storage, greenhouse potting shed and stores. Groundsmen lounge facilities, washrooms, changing rooms for sports? <i>2nd Floor:</i> Klondike National Historic Sites Administration Centre, Professional and Technical Reference Library, Historic Research Centre. <i>3rd Floor:</i> D. C. Historical Society Office.
1-S-1	C.O's House	Apartments (2).
1-C-2	St. Andrews Manse	Single Family Residence.
1-C-1	St. Andrews Church	Use open; no suitable function yet proposed requiring accommodation in this building.
1-V-5	NWMP Hospital/Jail	Government Reserve Interpretative Centre, Information/Orientation Centre Animated/Living Display.
1-V-4	NWMP Stables	Interpretive display.
1-V-1	MWMP Married Quarters	Residence.
1-P-1	Old Court House	Apartments/Townhouses (4).
1-P-2	Carpenter Shop	Equipment & supply storage.
1-P-3	Storage Shed	Garage ?
1-P-4	Storage Shed	Garage ?
1-R-1	Commissioner's Residence	Townhouse or Apartment Greenhouse, potting shed & stores Animated displays & special functions.
Part B (functions proposed for buildings not under Parks Canada's control)		
1-V-13	RCMP Office	Office and jail.
1-V-12	RCMP Residence	Family residence.
1-A-1	St. Paul's Anglican Church	Church services.
1-B-1	Good Samaritan Hall	Seasonal accommodation for single staff.
1-B-2	Rectory/Thrift Shop	Single Family Residence.



Commissioner's Residence Circa 1907

Table No. 4 Structures Selected For Living/Animated Displays

REFERENCE NUMBER	NAME	EXTENT AND PURPOSE OF DISPLAY	REFERENCE NUMBER	NAME	EXTENT AND PURPOSE OF DISPLAY
6-K-1	Robert Service Cabin	The entire cabin is to be restored to: a) commemorate Robert Service and b) to portray in a general way a common lifestyle of the 1909-1912 period.	3-L-5	Dawson Daily News	The building is to be restored to after 1910 as an operating printing/publishing shop. The display may be animated and the building serve as a distribution point for facsimile period newspapers.
1-U-5	NWMP Jail	Part of the building will be restored to show its use as a jail (post 1910). The remainder will house interpretive displays telling the story of the NWMP at Fort Herchmer and give an overview of the government functions as related to the reserve.	3-L-10	Madame Tremblay's	The ground floor (or part) is to be restored to 1914 period and furnished as a Ladies' Dress Shop.
1-R-1	Commissioner's Residence	The building will be restored to a selected period (1901-1907) to: a) portray the state and private lifestyles of the senior representative of the Federal Government and b) to interrelate lifestyles with functions associated with the office of Commissioner.	3-I-11	Old Post Office	The ground floor is to be restored to 1900-1905 period, furnished as a post office and operational, symbolizing scope and process of governmental activity.
3-HE-10	Billy Bigg's Blacksmith Shop	This building will be interpreted as an operating blacksmith shop of the 1907-1915 period, either as an animated display or under concession.	3-H-8	Palace Grand Theatre	The Palace Grand Theatre is restored to the 1899-1900 period when it was operating as the Grand Opera under Arizona Charlie Meadows. The present evening performances echo the burlesque, the opera and the community plays of the Gold Rush Period.
3-HB-11	Red Feather Saloon	Although it is to be incorporated into the Interpretive Centre, part is to be restored as a saloon typical of the 1901-1906 period.	3-J-14	Lowe's Mortuary	The building is to be restored and furnished to the 1910-1915 period to portray multiple commercial functions, including a furniture store and undertaking parlor.
3-J-20	Harrington's Store	The ground floor is to be restored to 1906-1916 time period as a general merchants' store.	3-B-19	Winaut's Store	Restoration of the main floor to 1900-1905 period and furnished to portray a number of commercial and societal functions including restaurant, shoemaker, barber and circulating library.
3-J-2	Ruby's Place	The building will be restored to the 1903 period and furnished partially as a laundry and partially as a rooming house.	WF-3-2	S. S. Keno	The S. S. Keno is an artifact commemorating the stern-wheelers of the Gold Rush Period. It is to be placed in a more appropriate location and furnished to portray levels of occupancy and activity.
3-K-7	K.T.M. Building	It is suggested to restore part of the interior to 1904 period as Rosenthal's Groceries, Produce and Feed Store.	Bear Creek #1	Blacksmith Shop	This portion of the great machine shop is to be restored and partially animated to illustrate the diversity of activities/processes required in maintaining gold-mining equipment.

Table No. 4 continued

Structures Selected For Living/Animated Displays

REFERENCE NUMBER	NAME	EXTENT AND PURPOSE OF DISPLAY			
Bear Creek #4	Tinsmith Shop	It is suggested that this building be restored and furnished as a tinsmith. Animation of the display is to be investigated.	Gold Fields #8	Henderson's Cabin	The cabin is to be reconstructed to the time period of Henderson's occupancy to show lifestyle of a prospector/miner.
Bear Creek #5	Liquid Air Plant	The living display will interpret the process for producing acetylene and oxygen for industrial purposes.	Gold Fields #16	Dominion	Possibly a restoration of a residence/commercial operation relevant to the Gold Fields?
Bear Creek #29	Gold Room	The Gold Room is to be restored and partially animated illustrating techniques and processes required in the refining of placer gold.	Gold Fields #27	Dredge #4	Interior repair and stabilization with refurbishing of as much of the machinery as possible.

Table No. 5

Downtown Dawson Historic Sites Development Area: Functions of Buildings

REFERENCE NUMBER	BUILDING	FUNCTIONS
3-HE-10	Billy Bigg's Blacksmith Shop	a) Exterior & interior restoration, animated displays (perhaps leased/concession).
3-HE-7-8	3rd Avenue Hotel	a) Two Single apartments/bed-sitting rooms. b) Office space for Head, Conservation/Construction Supervisor, General Works Manager, operation and maintenance. c) Architectural and furnishing joinery, storage of materials for joinery and for short term building maintenance needs, operation and maintenance workshops. d) Reporting and facility centre for construction and maintenance crews, except for those seasonally employed at Bear Creek.
3-HB-11-12	Red Feather Saloon, 3rd Avenue Blacksmith Shop, Machine Shop	a) Office for attendants and security staff. b) Exhibit work and maintenance shop, exhibit receipt and storage area. c) Information, orientation and Klondike Historic Sites Interpretation Centre, special displays & audio-visual programs, restrooms.
3-J-20	Harrington's Store	a) Two single bed-sitting rooms. b) Leased for appropriate retail.
3-J-2	Ruby's Place	a) Exterior and interior restoration. Animated displays.
3-K-7	K.T.M. Building	a) Storage ? b) Window interpretive display, exterior restoration.
3-L-5	Dawson Daily News	a) Exterior restoration, interior rehabilitation, animated display (concession?), information centre.
3-L-10	Mme. Tremblay's	a) Four single bed-sitting rooms. b) Wardrobe Mistress Office. c) Guide and animator's wardrobe and sewing and cutting room. d) Exterior restoration, interior restoration of store, animated display.



Mme Tremblay's Store

Winaut's Store

Table No. 5 continued Downtown Dawson Historic Sites Development Area: Functions of Buildings

REFERENCE NUMBER	BUILDING		FUNCTIONS
3-I-11	Old Post Office	a)	Office space for senior interpretation staff. Graphics designers (2nd floor).
		b)	Exhibit design and graphics studio.
		c)	Reporting and facility centre for interpretation staff.
		d)	Exterior restoration, interior restoration of first floor, animated display. Postal services, restrooms?
3-I-11a	Telegraph Annex	a)	Bed-sitting room, overnight accommodation for night security.
		b)	Security office with fire/security monitors.
		c)	Centre and facilities for security staff.
		d)	Information, book sales.
3-H-8	Palace Grand	a)	Booking office.
		b)	Stage and scenery shop.
		c)	Centre for theatrical staff.
		d)	Interpretation display, stage shows, special productions & functions.
3-H-1-2	Bonanza	a)	Townhouse and 14-16 bed-sitting rooms.
		b)	Café kitchen.
		c)	Refreshments, restored bar, café gardens, restrooms, special art displays.
3-H-8a	N.C.P.C. Building*	a)	Three bed-sitting rooms.
		b)	Animator/guide headquarters, office space for head guide, housekeeping staff.
		c)	Short-term housekeeping stores, interpretation stores.
		d)	Reporting centre and facilities for guides/animations/site attendants, housekeeping staff. Staff Lounge and rest areas.
3-J-14	Lowe's Mortuary	a)	Interior, exterior restoration, animated display.
3-B-19	Winaut's	a)	Four single bed-sitting rooms.
		b)	Exterior, interior restoration ground floor, animated displays, lease and concession arrangement.
3-A-11	Bank of B.N.A.	a)	Four single bed-sitting rooms (2nd floor).
		b)	Lease for banking or other appropriate service (1st floor).
3-A-11a	Cassiar Building*	a)	Two apartments or one apartment and four single bed-sitting rooms.
3-F-10	NCC Co. Warehouse*	a)	Offices for curatorial and archaeological staff.
		b)	Conservation laboratories, storage for curatorial and archaeological artifacts.
		c)	Reporting centre and facilities for curatorial and archaeological staff.
WF-3-2	S. S. Keno	a)	Restoration and animated displays.
WF-4-1	G.N.A. Ticket Office*	a)	River tour booking office, marina supervision office.
		b)	Visitor reception for Keno tour.
3-LB-20	McCauley's Residence	a)	Single family residence.
6-K-1	Robert Service Cabin	a)	Restoration and animated display.

*Buildings not in Parks Canada ownership, recommended for acquisition.

S. S.Keno will have to be protected from water and ice damage. Preliminary investigations have shown, however, that no serious engineering or technical obstacles are anticipated.

Interpretive programs and security operations can be controlled from the GNA Building (WF 4 1). It is ideally located to provide space for attendants, guides, maintenance equipment and stores and to serve as a place from which to organize formal tours of the S. S. Keno. The GNA Building can also contain a ticket office for river tours and marina administration facilities. The marina is envisaged as a seasonal structure, removable for winter storage, and having sufficient space and services to accommodate future recreational traffic in the Yukon River.

The space vacated by the S. S. Keno and the remainder of the waterfront between King and Queen Streets is to be redesigned as a day-use area containing benches, tables, planting beds and viewing stations from which the S. S. Keno can be photographed. Parking facilities for the Bank of Commerce and other Front Street businesses may also be incorporated in the design to minimize the on-street parking problem.

iv) **Between Cluster Developments**

The development of the clusters described by this plan will strengthen the existing visitor movement pattern accentuating primary flows along Third Avenue, King Street, First Avenue and Queen Street. These corridors encompass most of the commercial district of Dawson City. Since the visitors will be moving to and from clusters having definitive historic character, efforts to maintain the historic atmosphere along these corridors through appropriate developments and activities will result in greater overall visual impact, and visitor satisfaction.

Map No. 14 marks all the buildings or sites included within the circulation pattern and suggests an evaluation of the appropriateness of their appearance and use (if the overall aim of a revitalized and historically appropriate downtown area is to be achieved). Only four properties are in Parks Canada ownership. No further acquisition outside of the cluster area is recommended. The general goals of historic character and atmosphere development is to be achieved through liaison with, encouragement of, and assistance to, the other property owners in the area. In this context, the proposed program of technical and/or financial aid by Parks Canada becomes important to the implementation of these proposals. (See Program Policies and Guidelines, Page 00)

3. Visitor Information System

Physically, the various components of the Klondike National Historic Sites are dispersed, some widely so. The general concept central to the overall development plan requires that they be unified through the establishment of a network of information outlets, so that the visitor has constant and easy access to information which will orient him to the history, the activities and the facilities of the City and the Klondike Gold Fields.

Map No. 15 shows the network as it applies to the City itself. It is of course centered on the major interpretation and orientation activity proposed for inclusion in the Princess Street Cluster, with sub-centres in the Government Reserve and the Bear Creek complex. These are supplemented by the various specialized interpretation and other information outlets in historic buildings and visitor accommodation facilities.

**Map No. 14 Downtown Dawson Development Plan:
Cluster Detail**

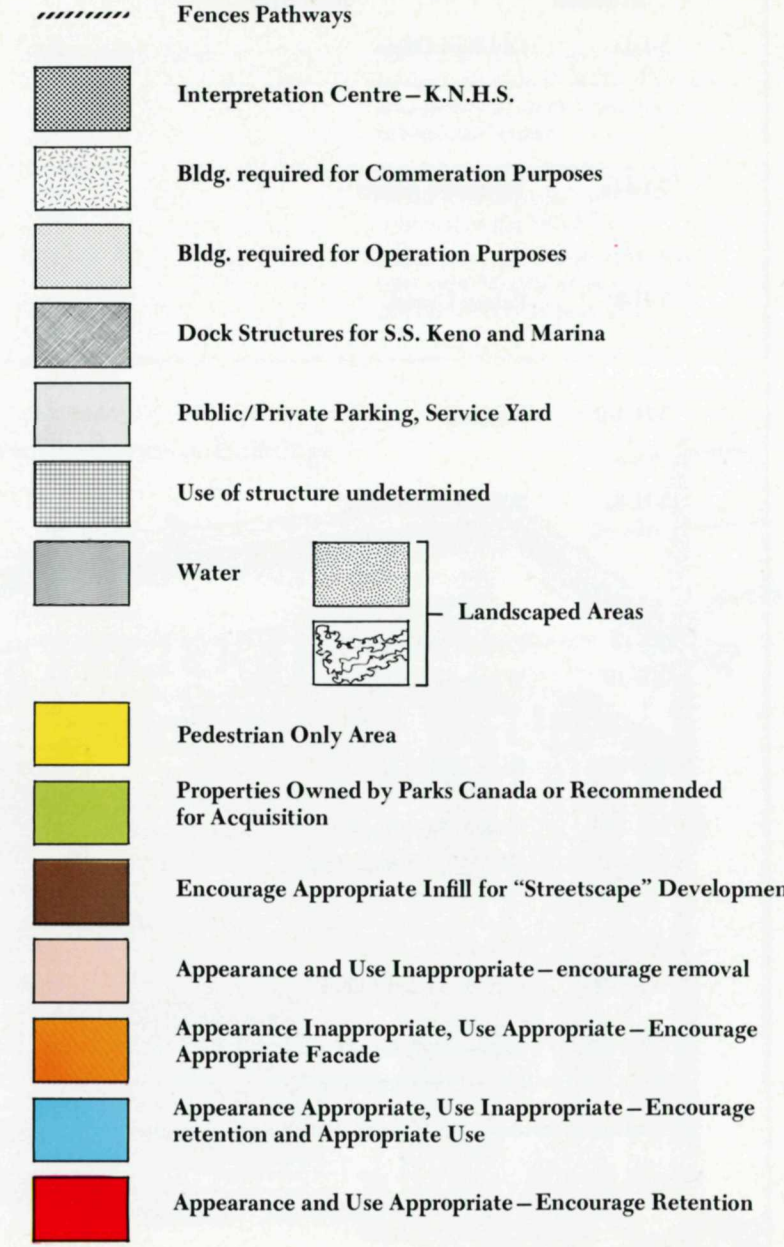


Table No. 6 lists the type of general and specific information about aspects of the Klondike National Historic Sites that is expected to be available to the public. All will be offered in the major Interpretation/Orientation Centres, the Tourist Information Centre and the Bookstore. Brochure dispensers containing Category III type material may be located in all of the major hotel, motel and campground facilities. In addition, the brochure(s) describing the history, significance and restoration process of restored buildings will be available to the visitors entering that building.

Included in the visitor information network are proposed outlets run by other agencies but in which Parks Canada would participate through the renting of space or provision of information. These include the City Tourist Information Centre located at the southern entrance to Dawson City, or the Territorial/City/Federal Information Centre and Bookstore located in the Telegraph Annex of the Old Post Office on King Street. (Map No. 14)

The primary purpose of the City Tourist Information Centre is to provide information on all facilities in Dawson City and the Gold Fields of interest to the visitor. Not only will this information describe the characteristics of the facilities, but will also provide a daily description of the availability of accommodation, vacancy rates, special activities, festivals and plays, city ordinances and so on. In addition, the Centre will provide the local entrepreneurs with an opportunity to advertise the nature and location of their facilities. The design, construction and administration of the City Tourist Information Centre should be the result of co-operative efforts between the local businesses, the City of Dawson, the Territorial Government and the Federal Government, each contributing according to their capability. It may be necessary to assign ultimate responsibility for its operation to one organization, but each of the above parties should have a say in its establishment and a responsibility for its perpetuation.








The Bookstore can also be the result of a co-operative effort. In addition to free information regarding City, Territorial and Federal concerns, it will be possible to purchase, in this centre, material specifically related to the past or present significance of the Klondike National Historic Sites. The material is to be made available by the three levels of government, and Table No. 6 lists as examples, the type of information that should be placed in the Bookstore by Parks Canada, especially Categories I, II and IV. Additional material could include such items as reproductions of historic maps, photographs and other graphic memorabilia.

The purpose of the Bookstore is to provide a wide range of information related to government programs and activities within the confines of the Klondike National Historic Sites. The intent is not to compete with existing book outlets, hence efforts will be made not to duplicate material offered for sale. The possibility of operating the "Bookstore" through concession arrangements will also be explored.

4. Trail Systems

An interconnecting system of hiking trails links the separate units of the Klondike Historic Sites. Parts of the network are depicted by both the Klondike Gold Fields Development Plan (Map No. 7) and the General Development Plan: Dawson City (Map No. 12). Although their development and maintenance may be based upon a series of co-operative agreements between Federal, Territorial, Municipal or private agencies or individuals, the Klondike National Historic Sites administration must recognize the need for their proper identification, control and maintenance. It is especially necessary to have a co-ordinated approach to the registry of trail use and the patrolling of the system to ensure visitor safety.

Map No. 15 Visitor Information System

-   Major Interpretation Centres
-   Specialized Interpretive Information
-   Brochure Dispenses
-  "Primary Entrance" to Dawson City

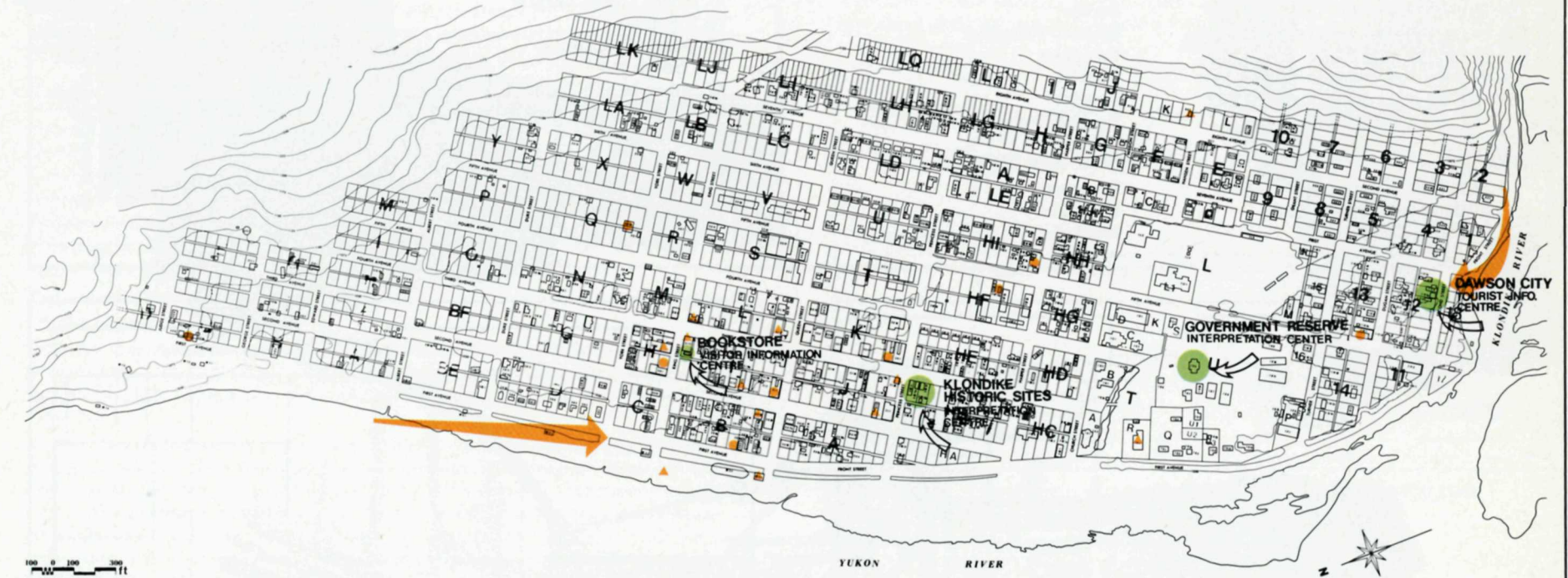


Table No. 6

Commemoration Program: Type and Scope of Printed Matter

Category I

1. Klondike National Historic Sites
2. Zaccarellis' Guide Book
3. Current Issues/News

General Information

Book/Magazine Binder
Book; reprint
Simulated Period
Newspapers/Handbills

Category II

1. History of Dawson City
2. History of Government Reserve
3. History of N.W.M.P.
4. History of Moosehide Village
5. History of Klondike Gold Fields
6. History of Bear Creek Complex

Histories: General

Booklet
Booklet/Pamphlet
Pamphlet
Booklet
Booklet
Booklet/Pamphlet

Category III

1. N.W.M.P. Jail/Hospital
2. Commissioner's Residence
3. Robert Service Cabin

Histories: Site Specific

Brochure
Brochure
Brochure

4. Billy Bigg's Blacksmith Shop
5. Harrington's Store
6. Ruby's Place
7. K.T.M.
8. Winaut's Store
9. Lowe's Mortuary
10. Dawson Daily News
11. Madame Tremblay's
12. Post Office
13. Palace Grand Theatre
14. S. S. Keno
15. Discovery Claim(s)
16. Dredge #4
17. Miner's Cabin
18. Sequential Mining Exhibit
19. Road House(s)

Brochure
Brochure
Brochure
Brochure
Brochure
Brochure/Period Newspaper
Brochure
Brochure
Brochure
Brochure
Brochure
Brochure
Brochure/Walk guide
Brochure

Category IV

1. Dawson City and environs
2. Klondike Gold Fields

Walks/Trail Guides

Booklet
Booklet

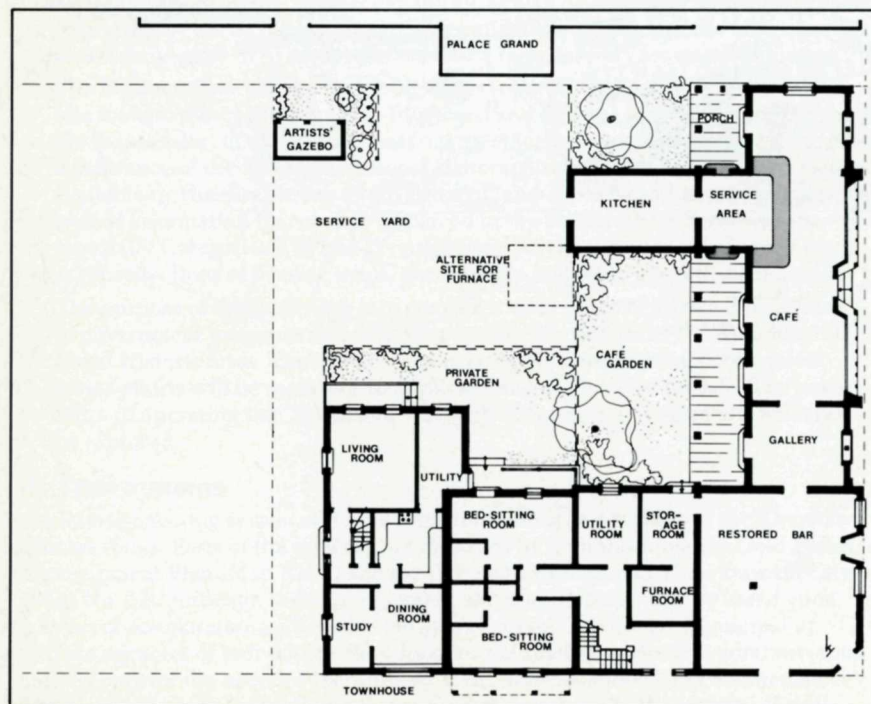


Figure No. 4 New "Bonanza": Ground (First) Floor and Cafe Infill.

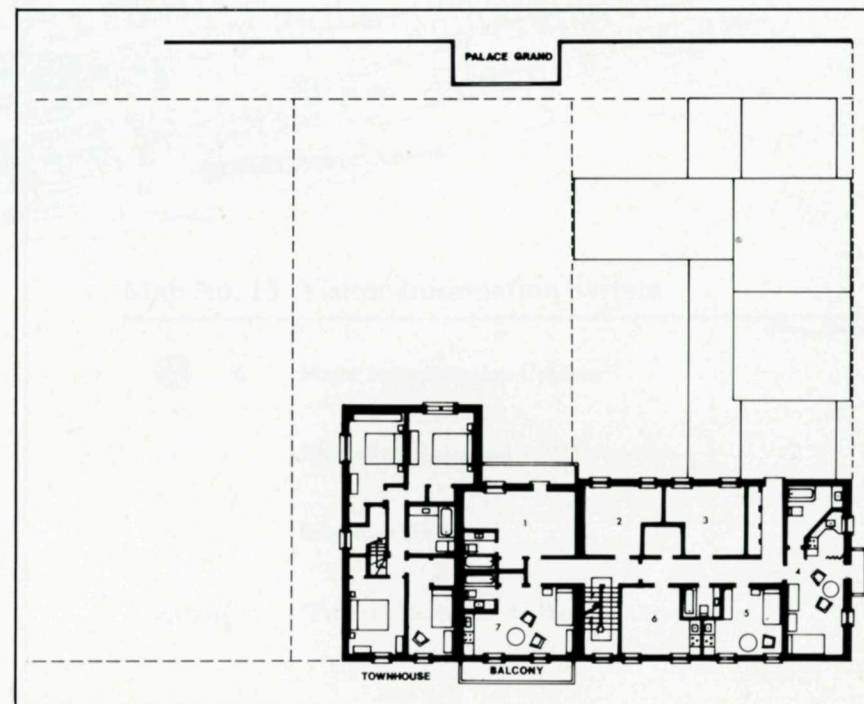
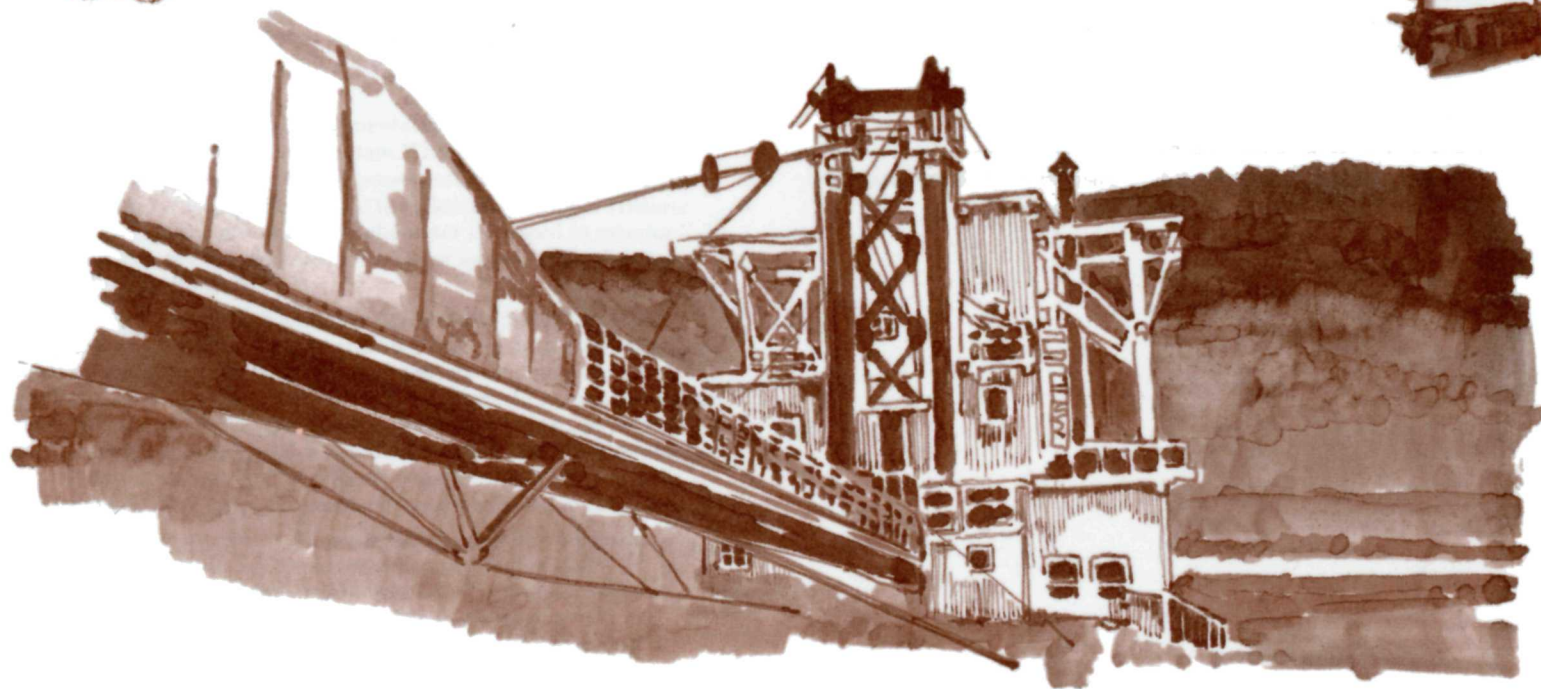
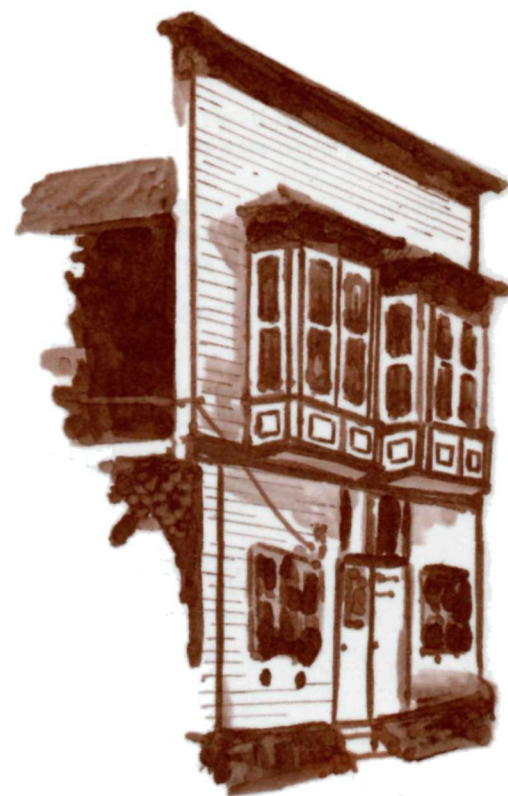


Figure No. 5 New "Bonanza": First (Second) Floor



Corner of 3rd Ave. and Princess St.
Dredge No. 4, Bonanza Creek

Ruby's Place

Plan Implementation

Alternative Implementation Programs

The Master Development Plan, in its entirety, is large in scale and complex in scope. Its implementation, if not carefully integrated with the absorptive and growth capacities of Dawson City and the human and financial resources of Parks Canada, could have serious detrimental or disruptive effects. Hence the Planning Team was directed to explore the implications of different implementation programs based on two governing criteria: alternative levels of funding and program flexibility.

In general, Alternative 1 was to be built around the lowest level of investment possible over a 15-year period and still satisfy the themes and objectives of the Master Development Plan. Alternative 2 was to represent the program and project phasing that was possible with relatively little increase in the current level of professional and technical staff and an investment of roughly \$20 M. The full implementation of the Master Development Plan was to form the funding basis for Alternative 3.

Program flexibility was defined as having the capability to move from one level of funding to another, or to terminate the program, if so decided during major review years without incurring excessive change or termination costs.

The results of the investigation are summarized in Tables Nos. 7 and 8, and Figure No. 6.

Table No. 7 describes the projects possible under each level of funding, the type of work performed under each project, and in what phase that work is to occur. Specific program implications of the alternative levels of funding are detailed in Table No. 8.

As illustrated in Figure No. 6, Alternative Implementation Program I has one 10-year phase followed by a 5-year phasing out program. This program illustrates the minimum level of development necessary for the preservation of nationally significant heritage resources, and for telling the story of the Klondike National Historic Sites. The recreation of an historic atmosphere or character is limited to exterior restoration of some of Parks Canada's properties. Living or animated displays are reduced to those already in existence.

Alternative 2 has two 10-year phases and a shorter phasing-out period. A major review of the program is scheduled for year 10 at which a decision to terminate the program, to continue as scheduled or to enrich the program to achieve full implementation of the Master Development Plan will be made. To ensure that these options remain open till year 10, the projects completed during years 1 to 10 are common to the first phase of both Alternative 2 and Alternative 3. If the Implementation Program is terminated at year 10, the projects completed to that time will be fully viable, contributing their expected part to the commemoration program.

Compared to Alternative 1, the monies made available by Alternative 2 makes possible a much greater emphasis on the implementation of a high quality, diversified Interpretation Program not only in Dawson City but also throughout the Klondike Gold Fields. The visitor will be given many more opportunities to experience the atmosphere of the Gold Rush era through living and animated displays and special events.

The implementation program of Alternative 3 is expected to last approximately thirty years. Again, Years 10 and 20 are major review years to determine continuation of the program. The basic difference between Alternative 2 and 3 is the emphasis that each place upon the preservation and commemoration of historic resources located throughout the Klondike Gold Fields. Alternative 3 during the latter part of the program focusses much more heavily upon developing visitor opportunities along the Gold Creeks.

Consideration of the above program implications, detailed in Table No. 8, resulted in the decision to proceed initially with implementation of Alternative 2. Alternative 1 was deemed inappropriate to the level of significance of the historic resources and themes of the Klondike National Historic Sites. Enrichment to the level of Alternative 3 will remain a feasible option for at least 10-15 years, without reworking of the Master Development Plan.

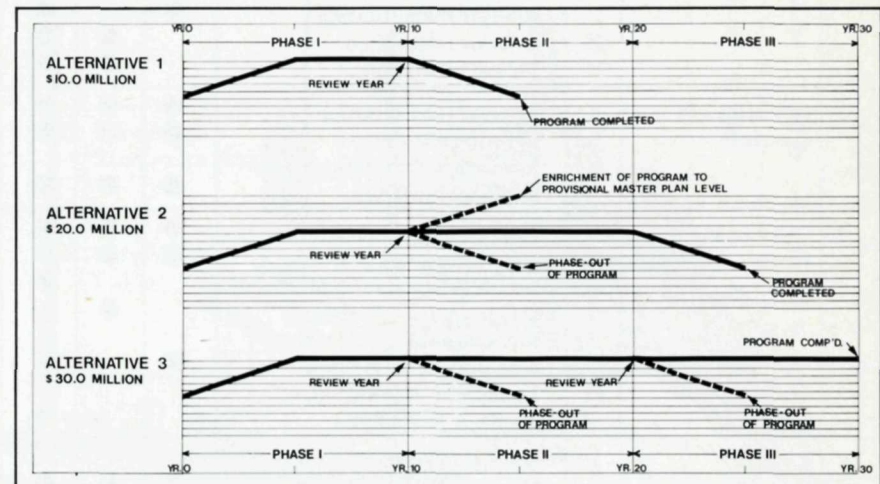


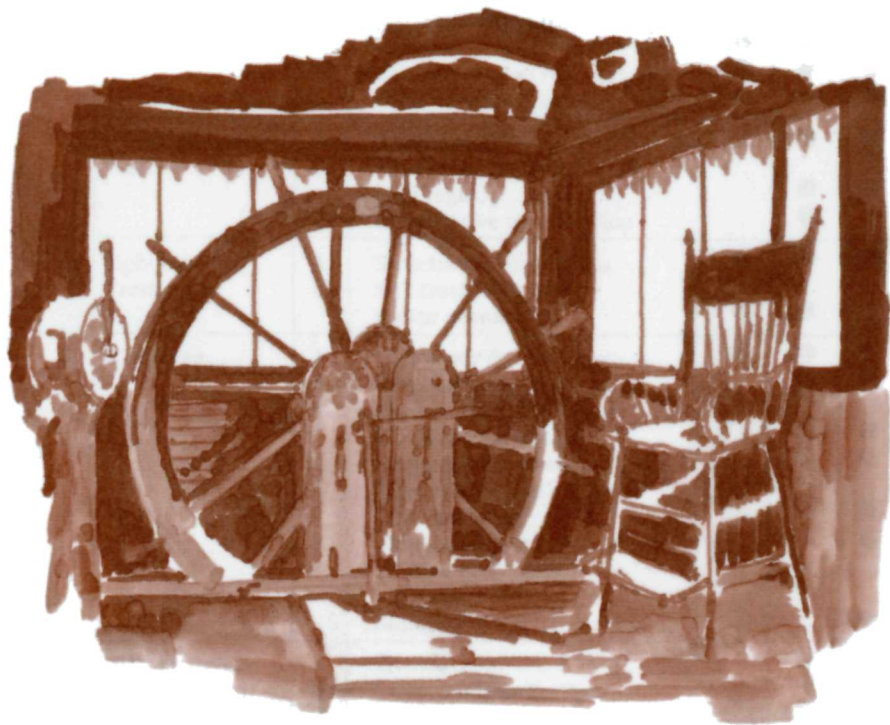
Figure No. 6 Comparison of Alternative Levels of Funding, Program Phasing and Reviews

TABLE NO. 7 PROJECTS AND WORK STAGES: COMPARISON OF WORK PERFORMED UNDER ALTERNATIVE LEVELS OF FUNDING

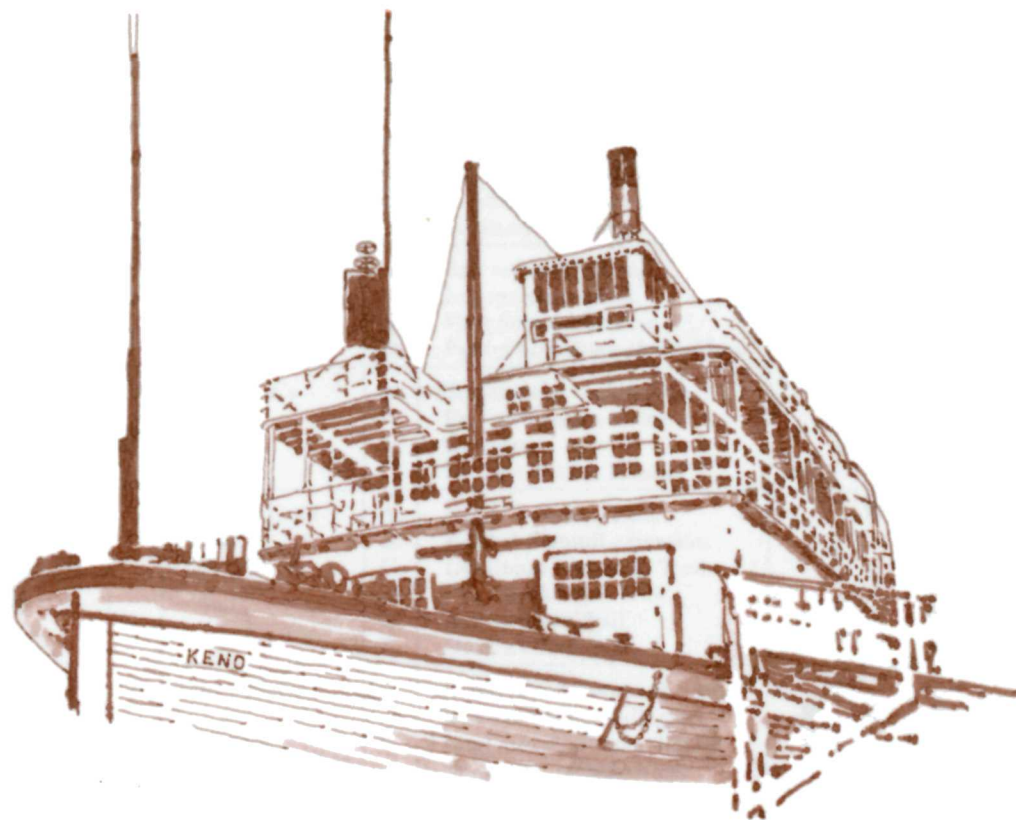
Proj. No.	Project	Work Stage		Alternatives Levels of Funding		
		No.	Content	1	2	3
1	Black Residence	A.	Ext. restoration, interior rehabilitation.	●	●	●
		B.	Landscape restoration, ancillary buildings.	●	●	●
2	Wynaut's Store	A.	Foundations.	●	●	●
		B.	Exterior restoration.	●	●	●
		C.	Interior rehabilitation.	●	●	●
		D.	Interior restoration.		●	●
		E.	Period furnishings.		●	●
3	NWMP CO's Quarters	A.	Interior rehabilitation	●	●	●
		B.	Exterior restoration.	●	●	●
		C.	Landscape restoration, ancillary buildings.	●	●	●
4	Old Court House	A.	Interim office renovation.	●	●	●
		B.	Ext. restoration.	●	●	●
		C.	a Int. adaptation for P.H. *		●	●
			b Int. adaptation for S.H.			
			c Int. adaptation for A.O. with add. to workshops.	●		
		D.	Landscape restoration, ancillary buildings.			●
5	Klondike Historic Sites VRC	A.	Interim exhibit, Harrington's.	●	●	●
		B.	Red Feather, Ext. Rest. & interior adaptation.	●	●	●
		C.	VRC main structure.	●	●	●
		D.	Red Feather. Int. rest. & adaptation as foyer.	●	●	●
		E.	Main exhibits, offices & work rooms.	●	●	●
6	Mme. Tremblay's	A.	Int. rehabilitation, 1st Floor.	●	●	●
		B.	Ext. rest. & window display.	●	●	●
		C.	Wardrobe office & workrooms.	●	●	●
		D.	Shop area rest. & furnish.		●	●
		E.	Landscape rehab. & ancillary buildings.			●
7	Bank of British North America	A.	Int. rehab. first floor.	●	●	●
		B.	Exterior restoration.	●	●	●
		C.	Period rehab. ground floor	●	●	●
		D.	Landscape rehabilitation.			●

* PH = Permanent Housing SH = Seasonal Housing AO = Administrative offices

Proj. No.	Project	Work Stage		Alternatives Levels of Funding		
		No.	Content	1	2	3
8	3rd Avenue Hotel Complex	A.	Ext. rest. & ground floor rehab. as workshops.		●	●
		B.	First & Second floor rehab. as offices & summer housing.			●
9	Bonanza	A.	Bonanza period construction; ext. reconst. int. adapt.		●	●
		B.	Pavillion infil. & garden.			●
10	NLC Co. Warehouse	A.	Exterior restoration, int. adaptation.	●	●	●
11	Bear Creek Interim Interp. Centre	A.	Building & utility renovation & car park.	●	●	●
		B.	Ground floor exhibits, first stage, artifact garden.	●	●	●
		C.	First floor exhibits.	●	●	●
		D.	Additional structures.	●		
12	Depot No. 6 Carpentry Shop	A.	Renovation of facilities for operational use.	●	●	●
13	Depot No. 27 Office Warehouse	A.	Renovation for small artifact storage.	●	●	●
14	Depot No. 35	A.	Renovation for large Artifact conservation.	●	●	●
15	Bear Creek By-Pass Road	A.	Road construction.	●	●	●
16	Gold Bottom Road House	A.	Repair & consolidation.		●	●
		B.	Exterior restoration, Int. rehabilitation.		●	●
		C.	Int. display on road house system.			●
		D.	Final site treatment.			●
17	Slough	A.	Landscape concept plan for West Reserve area.	●	●	●
		B.	Clean and re-excavate slough.	●	●	●
		C.	Install water circulating equipment.		●	●
		D.	Planting.		●	●
18	Dawson City Walks & Signs	A.	Delineation of historic walks & installation of signs.		●	●



Wheel House



S.S. Keno 1977

Proj. No.	Project	Work Stage		Alternative Levels of Funding		
		No.	Content	1	2	3
19	Sequential Mining Exhibit	Ø	Artifact acquisition.		●	●
		A.	Artifact selection & rest.		●	●
		B.	Artifact installation.		●	●
		C.	Interpretive/Visitor control landscaping.		●	●
20	K.T.M. Building	A.	a Ext. restoration front section.	●	●	●
		B.	b Ext. restoration rear section.	●	●	●
		B.	Shop window display.	●	●	●
21	Upper Bonanza Reserve	A.	Area/Site plan.		●	●
		B.	Visitor facilities incl. trail registry.		●	●
		C.	Interpretive presentation		●	●
22	Siphon & Trestle	A.	Structural stabilization	●	●	●
		B.	Site treatment incl. visitor access.	●	●	●
23	S. S. Keno	Ø	Hull study & area plan.	●	●	●
		A.	Preparation of new site.		●	●
		B.	Preparation & moving of S. S. Keno to new site.		●	●
		C.	Restoration of vessel.		●	●
		D.	Wharf/dock incl. GNA Building.		●	●
		E.	Landscaping of Front Street.			●
		F.	Marina, incl. partial adaptation of GNA Building.			●
24	Old Territorial Administration Building	A.	Foundations.		●	●
		B.	Structure stabilization and exterior restoration.		●	●
		C.	Ground floor adaptation for museum.		●	●
		D.	1st & 2nd floor adaptation for Admin. offices incl. partial rest. of Council Chambers.		●	●
		E.	New wing & landscaping.			●
25	Hunker Summit	A.	Area plan.		●	●
		B.	Consolidation of extant structures.		●	●
		C.	Visitor facilities (interim) incl. trail registry.			●
		D.	Rest. of selected structure.			●
		E.	Interpretive presentation & final visitor facilities.			●

Proj. No.	Project	Work Stage		Alternative Levels of Funding		
		No.	Content	1	2	3
26	Old Post Office & Telegraph Annex	A.	Int. adapt. of 1st floor incl. fire escape.	●	●	●
		B.	Ext. restoration of both.	●	●	●
		C.	Int. restoration of Post Office Ground Floor.		●	●
		D.	Int. adapt. of Telegraph annex.			●
27	St. Andrew's Manse	A.	Foundations.	●	●	●
		B.	Ext. restoration.	●	●	●
		C.	Int. restoration & rehab.	●	●	●
		D.	Landscape restoration & ancillary buildings.	●		●
28	Billy Bigg's Blacksmith Shop	A.	Ext. reconstruction.	●	●	●
		B.	Int. reconstruction.		●	●
		C.	First floor adaptation.		●	●
		D.	Period furnishing ground floor.		●	●
29	Henderson's Cabin	A.	Structural consolidation.		●	●
		B.	Ext. restoration & site treatment.		●	●
		C.	Int. restoration, Interp.		●	●
30	Klondike Gold Fields Hiking Trails	A.	Upper Bonanza Trail.		●	●
		B.	Hunker Summit extension.			●
		C.	Dominion Mountain Trail.			●
		D.	Flat Creek View Trail.			●
		E.	Indian River Trail.			●
		F.	Quartz Creek Trail.			●
31	Ruby's Place	A.	Exterior restoration of main house & back buildings.	●	●	●
		B.	a Inter. adapt. of main house.	●	●	●
		C.	b Inter. rest. of main house.		●	●
		C.	Int. rest. of back bldgs.		●	●
32	Dredge No. 12	A.	Move to Bear Creek Island.	●	●	●
		B.	Hull overhaul and repair of superstructure.	●	●	●
		C.	Restoration.		●	●
		D.	Landscaping.		●	●
33	NWMP Jail/Hospital	A.	Ext. rest. & structure stabilization.	●	●	●
		B.	Interior exhibit area.		●	●
		C.	Int. rest. of selected part.			●
34	NWMP Stables	A.	Ext. & Int. restoration.	●	●	●
		B.	Interpretation.	●	●	●

TABLE NO. 7 PROJECTS AND WORK STAGES: COMPARISON OF WORK PERFORMED UNDER ALTERNATIVE LEVELS OF FUNDING (continued)

Proj. No.	Project	Work Stage		Alternative Levels of Funding		
		No.	Content	1	2	3
35	Bear Creek Area Plans	A. B. C.	Island. Depot. Artifact Garden.	● ● ●	● ● ●	● ● ●
36	Lowe's Mortuary	A. B. C. D.	Foundations. Exterior restoration. Interior restoration. Furnishings.	● ● ● ●	● ● ● ●	● ● ● ●
37	Dawson Daily News	A. B. C.	Foundations. Exterior Restoration. Interior restoration & Furnishings.	● ● ●	● ● ●	● ● ●
38	Harrington's Store	A. B.	Exterior restoration. Interior rehab. or restor.	● ●	● ●	● ●
39	Commissioner's Residence	A. B. C. D. E. F. G.	Foundations. Exterior restoration. Rehab. of rear section for townhouse. Int. restor. ground floor. Int. rest. first floor. Furnishings. Commissioner's Gardens.	● ● ● ● ● ● ●	● ● ● ● ● ● ●	● ● ● ● ● ● ●
40	Gold Room	A. B.	Structure repair & rest. Exhibit acquis. & display	● ●	● ●	● ●
41	NCPC Building	A.	Exterior rest. & int. renovation.	●		
42	Dredge No. 4	A. B.	Consolidation of structure. Interpretation.	● ●	● ●	● ●
43	Blacksmith/ Machine Shop	A. B. C. D. E.	Repair & rest. of structure. Rest. of blacksmith area. Rest. of tool & die area. Repair/rehabilitation of extant fittings & artifacts in machine area/shop. Further artifact acquis. & display installation.	● ● ● ● ●	● ● ● ● ●	● ● ● ● ●
44	Robert Service Cabin	A. B.	Final restoration. Period Landscaping.	● ●	● ●	● ●
45	Bear Creek Res.	A.	Structure repair & Int. renovation.			●

Proj. No.	Project	Work Stage		Alternatives Levels of Funding		
		No.	Content	1	2	3
46	Bear Creek Project Office	A.	Structure repair & internal rehabilitation.			●
47	Klondike Gold Fields Visitor Reception Centre	A. B. C.	Building design & constr. Exhibit design & constr. Landscaping		● ● ●	● ● ●
48	Cenotaph gardens	A.	Design & construction.			●
49	Sports Field East of Old Terr. Admin. Bldg.	A.	Design & construction.			●
50	Open Air Museum	A.	Area design & rehab. of artifacts.			●
51	St. Andrews Church	A. B.	Foundations. Exterior repair/ stabilization.	● ●	● ●	● ●
52	NWMP Married Quarters	A. B.	Exterior restoration. Interior adaptation.	●	● ●	● ●
53	Machine Shop Warehouse	A. B.	Repair/restoration. Artifact Installation.			● ●
54	Building No. 19	A.	Repair & inter rehab.			●
55	Derrick	A. B.	Restoration. Interpretive displays.			● ●
56	Warm Storage Bldg.	A.	Repair & int. adaptation.			●
57	Fort Herchmer	A. B. C.	Negotiations/acquisition. Archaeological invest. Interpretation/site clearing & landscaping.			● ● ●
58	Day-Use Area	A. B. C.	Negotiations/acquisition. Clearing & site preparation. Planting.			● ● ●
59	Tinsmith shop	A. B.	Structure repair & rest. Exhibit acquisition & display.			● ●



Dawson Daily News, Circa 1913 (?)

NWMP Jail, Government Reserve Circa 1899

Program Policies and Guidelines

*The program policies and guidelines provide direction in the type of actions or mechanisms required to assist in the realization of the concepts described in the Master Development Plan.

I. Commemoration

a. Functions

The type of conservation treatment for each building owned or used by Parks Canada is dependent upon its assigned commemorative function as outlined in Tables No. 3, 4 and 5:

- i) *Function:* The preservation and enhancement of the general historic character of an era.
Conservation Treatment: This function requires that the building be repaired, stabilized and maintained so as to prevent further deterioration, and that interior rehabilitation or adaptation works not alter the basic historical character of the building.
- ii) *Function:* Assistance in the development of an "historic" streetscape.
Conservation Treatment: This function requires that the building be externally restored or rehabilitated in a manner appropriate to the 1896-1918 period; and that those parts of the building normally open to the public be treated in an historically sympathetic manner.
- iii) *Function:* The accommodation of a "reminiscent" function.
Conservation Treatment: This function requires that the building be externally rehabilitated or restored, and that the interior works minimize alteration of the existing historic fabric subject to the essential requirements of the activity to be housed.
- iv) *Function:* The accommodation of a "revived" historic function.
Conservation Treatment: This function requires that the building be fully restored on the exterior to the time period during which the relevant historic function occurred, and that the interiors accessible to the public have an appearance representative of the time period under consideration.
- v) *Function:* The accommodation of a living or animated display.
Conservation Treatment: This function requires full restoration of the exterior of the building, and full restoration of those internal portions of the building open to the public.

b. Streetscape

An *Area Plan for the "Streetscape"* is to be prepared to consider and co-ordinate all elements of land-use and activity to enhance or recreate a visual character, activity pattern and atmosphere reminiscent of the Gold Rush Period along those streets designated by the Master Development Plan.

2. Preservation

a. Inventories.

Relevant historic structures and artifacts are to be inventoried. These inventories are to indicate the historic, architectural, technical or interpretive inter-

Proj. No.	Project	Work Stage		Alternative Levels of Funding		
		No.	Content	1	2	3
60	Dominion Development Node	A.	Area/site plan.			●
		B.	Design & const. of visitor facilities.			●
		C.	Design & construction of interp. presentation.			●
61	Indian River Development Node	A.	Area/site plan.			●
		B.	Design & constr. of visitor facilities.			●
		C.	Design & constr. of interp. presentations.			●
62	Auto Routes	A.	Brochures/direction signs.	●	●	●
		B.	Co-operative agreements and development plan.	●	●	●
		C.	Interp. presentations at accessible key points.			●
		D.	Upgrading of roads.			●
		E.	Interp. presentations at secondary key points.			●
		F.	Upgrading of signage.			●
63	Dredge No. 11	A.	Interp. presentation at viewpoint/overlook.			●
64	Dominion General Merchant	A.	Reconstruction of building			●
		B.	Interpretation.			●
65	Operating Dredge	A.	Negotiations.			●
		B.	Program implementation.			●
66	Mining Operation	A.	Negotiations.			●
		B.	Program implementation.			●

Table No. 8

Comparison of Three Alternative Levels of Funding in Terms of Issues and Problems

PROGRAM OR ELEMENT	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
A. INTERPRETATION			
1) Dawson City			
<i>General Interpretation</i>	Interpretive activity in Dawson is limited to the currently open structures and to presentations in a 3400 sq. ft. VRC. The historic resource represented by the other buildings in Parks Canada's ownership is utilized interpretively only through their contribution to the visual aspect of historic Dawson and through references in brochures. The historic resources of the Fort Herchmer site are ignored except for the external restoration of the jail, stables and the married quarters.	Interpretive activity in Dawson occurs in the currently open structures, in a 5000 sq. ft. VRC and through a comparatively comprehensive development of the "Downtown" Area and an adequate development of the Government Reserve (GR). On site interpretation of the GR's historic resources is limited to exterior restorations of all buildings owned by Parks Canada, the jail exhibit and the restoration of part of the Commissioner's Residence and the Old Territorial Administration Building.	This alternative fully develops the visitor information and interpretation network in accordance with the Master Development Plan concept that this is the appropriate way of integrating the commemoration of the many major and minor Klondike Historic Sites. Full development includes site interpretation of Fort Herchmer and the restoration of the Slough, Commissioner's Gardens, Cenotaph Gardens, Old Territorial Admin. Gardens and the open air museum.
<i>Signs & Walks</i>	Alternative 1 excludes the "guided walk" system in Dawson City, any period landscape works except for the Commissioner's Garden and any archaeological presentations.	Interpretation also occurs through a self-guide brochure/ground signage interpretation along a series of historic walks in Dawson City.	Interpretation also includes the self-guide brochure/grounds signage historic walk system through Dawson City and connecting with longer walks through the areas immediately adjacent to Dawson City i.e. cemeteries, Midnight Dome.
<i>Streetscape</i>	The presentation/recreation of a streetscape atmosphere is limited to exterior restoration of Parks Canada's own buildings along King Street; interior activity in these buildings are restricted to those now open, and with the reconstruction of the new "Bonanza" being omitted. The streetscape will be very patchy and inanimate.	Reconstruction of the Bonanza exterior together with the repositioning of the Keno, the work to Mme. Tremblay's and the Old Post Office, plus the existing reconstruction of the Palace Grand, gives a basic framework on which an evocation of the historic atmosphere of King Street can just be carried out. Reconstruction of the café infil is excluded.	The possibility of evoking the appropriate period street atmosphere is strongest in the King Street area, supported by Parks Canada's work at the Kind/Third intersection and the repositioning of the Keno, reconstruction of the Bonanza and the "Café" infil and the possible support from the Co-op Program for appropriate infil between 2nd and 1st Avenue.
2) Bear Creek Island	Interpretation is limited to a 2400 sq. ft. VRC within the existing Community Hall with an expanded "artifact garden," but with the exclusion of a sequential exhibit of mining technology.	Alternative 2 suggests an interpretive system for the Bear Creek area that includes a "new" VRC of 5000 sq. ft. an open air sequential exhibit of mining techniques and equipment, and other visitor service facilities.	Alternative 3 is very similar to Alternative 2 with a "new" Gold Fields VRC, a sequential mining exhibit an artifact garden and other visitor service facilities.



Old Post Office Circa 1903



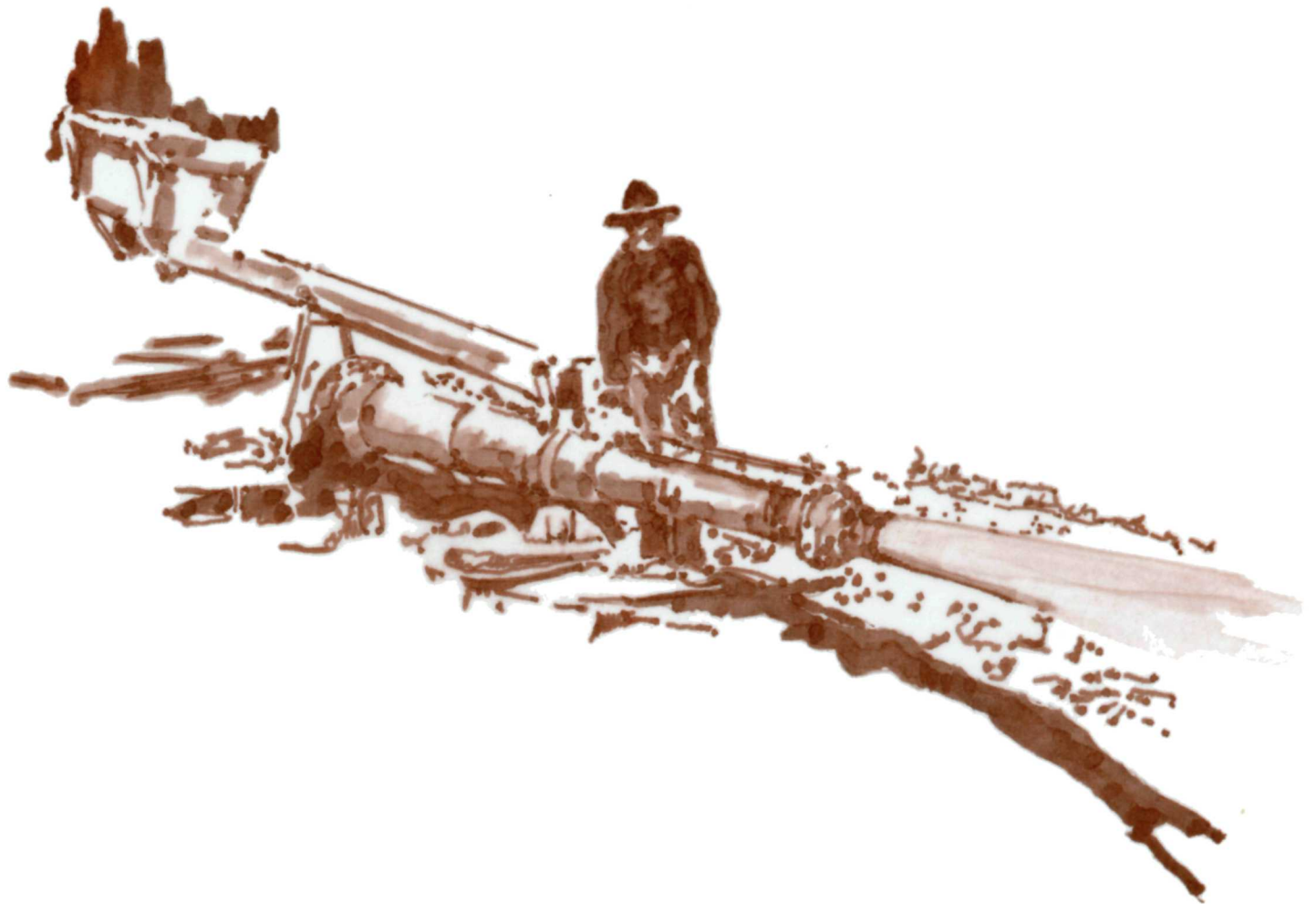
King Street

Table No. 8 continued Comparison of Three Alternative Levels of Funding in Terms of Issues and Problems

PROGRAM OR ELEMENT	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
<i>Depot</i>	Alternative 1 excludes any visitor access to, or on-site interpretation of the Bear Creek Depot.	There is limited access to the Bear Creek Depot, including the blacksmith shop and the Gold Room.	Access to Bear Creek Depot is through guided tours of a number of repaired restored facilities, culminating in the Gold Room. A visitor rest and refreshment area, combined with a specifically Gold Room-oriented displays are in the Warm Storage Building, as an introduction/holding area for visitors to the Gold Room.
	In general both the island and depot's historic resources are scarcely utilized.	The island is fully developed but the Depot's historic resources are interpreted in a limited manner through VRC and restricted tours.	
3) Gold Field			
<i>Auto-routes</i>	Interpretation of the Klondike Gold Fields is limited to a self-guide brochure with spot signage along existing Gold Field roads. On-site interpretive displays/presentation in the Gold Fields are excluded, save for existing interpretation of Dredge #4. No other historic resources are interpreted.	Interpretation of the Klondike Gold Fields is limited to those described for Alternative 1, plus consolidation/preservation of the structural remains of Hunker Summit buildings, Henderson's Cabin and Gold Bottom Road House. No other historic resources are interpreted.	Alternative 3 recommends specific site/theme oriented interpretive presentations on various Gold Field locations including Gold Bottom Road House: Upper Bonanza Reserve, Hunker Summit, Henderson's Cabin and the Dominion, Indian River, Readford development nodes. The program includes the upgrading of existing gold field roads, together with ground signage at significant sites.
<i>Hiking Trails</i>	Alternative 1 excludes any hiking trails in the Gold Fields.	Alternative 2 excludes hiking trails in the Gold Fields except the Bonanza trail from Bear Creek to Hunker Summit.	Development of a network of hiking trails for exploration of the miner areas of the Gold Fields, connecting the system of facilities provided at the major Gold Field sites.
B. PRESERVATION			
1) Dawson City	Alternative 1 excludes all acquisitions for preservation of structures, sites or major artifacts (other than those required for the VRC purposes and the "artifact garden"). The exclusion of these historic resources, in particular the Old Territorial Administration Building, the 3rd Avenue Hotel Complex and archaeological remains of Fort Herchmer, from the Parks Canada Development Program puts the survival of these historic resources in jeopardy.	Alternative 2 includes the acquisition of artifacts and structures such as the Old Territorial Administration Building, the 3rd Ave. Complex and the St. Andrews Church and Manse but excludes the preservation of the archaeological resources of the Government Reserve, particularly in the Fort Herchmer area, not presently owned by Parks Canada.	Alternative 3 includes for preservation the acquisition of all structures/sites/major artifacts of historic interest now in Parks Canada's possession, plus St. Andrews Church and Manse, the Old Territorial Administration Building, the 3rd Ave. Hotel Complex, the GNA Building and the NCP Building. All of the archaeological and historical resources of the Government Reserve are included in the preservation program.

Table No. 8 continued Comparison of Three Alternative Levels of Funding in Terms of Issues and Problems

PROGRAM OR ELEMENT	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
2) Bear Creek			
<i>Preservation of Historic Resources</i>	All structures and major artifacts presently in Parks Canada's ownership are considered for preservation. Only artifacts required for the Community Hall exhibits and the artifact garden are considered for acquisition.	All structures and major artifacts presently in Parks Canada's ownership are considered for preservation. Artifacts required for the new VRC, the sequential mining exhibit, the artifact garden, the Gold Room and the blacksmith area are considered for acquisition.	All structures and major artifacts presently in Parks Canada's ownership are considered for preservation. Artifacts required for the new VRC, the sequential mining exhibit, the Artifact Garden, the Blacksmith-Machine Shop area and the Gold Room are considered for acquisition.
3) Gold Fields	Alternative 1 excludes from preservation all structures, sites and major artifacts located throughout the Klondike Gold Fields except Dredge #4.	Alternative 2 excludes from preservation all structures, sites and major artifacts located throughout the Klondike Gold Fields except Dredge #4, Henderson's Cabin, the Gold Bottom Road House and the remains on Hunker Summit.	Alternative 3 includes the preservation of all structures, sites and major artifacts selected for interpretive presentations, including Henderson's Cabin, Gold Bottom, Hunker Summit, Dominion Development Node, Indian River Development Node and Readford and Upper Bonanza Reserve, plus those at secondary key interpretation sites.
C. OPERATIONS <i>Staffing</i>	<p>The exclusion from the program of further live interpretation of structures and sites other than as present will require expansion of present guide and attendant staff only to serve the two VRC's. Site staffing otherwise is assumed to be reduced to an essential minimum, for which an outside-Dawson recruitment of 5-6 permanent staff will be adequate.</p> <p>The design and planning resources will have to be provided mainly from outside Dawson, by PRO, E.&A and consultants.</p> <p>The annual level of project implementation required to complete even the minimal project list within 15 years will require professional and technical support beyond the current forecast of manpower for Dawson, the Prairie Regional Office and E&A Branch, and will therefore require major use of consultants, even for restoration projects.</p>	<p>Site operation will require a large increase in guide/site attendant staff from the present 12-15 to approx. 50. The administration of this staff, of the house and the grounds keeping staff or contractors, and the interpretive and curatorial effort required to maintain two VRC's and 17 restored buildings or vessels interiors, will also require a considerable increase on current manpower allocations.</p> <p>The implementation of Alternative 2 is so phased that the current manpower resources available from Dawson, PRO and E&A together with consultants will be able to cope with the design and construction workload. The work phasing necessitated a considerable increase in total program length in order to accomplish limited manpower increases for the capital development plan.</p>	<p>Between 100 and 130 guides/site attendants will be required to support the commemoration programme in Dawson, in Bear Creek and throughout the Gold Fields. This manpower load, plus the necessary administrative and technical staff required to maintain the interpretive exhibits, and to carry out the planning and design for the implementation of the programme require major rethinking of staffing as currently proposed in Dawson and PRO.</p> <p>In particular, the currently available professional and technical manpower resources must be increased by up to 7-10 man-years to allow implementation of the capital development program as proposed.</p>



Hydraulic Mining

Table No. 8 continued Comparison of Three Alternative Levels of Funding in Terms of Issues and Problems

PROGRAM OR ELEMENT	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
<i>Staff Accommodation</i>	Alternative 1 requires approx. 6 units of year-round, family-type staff accommodation, and 18 units of summer, bed-sitting room staff accommodation, easily provided by existing structures.	Alternative 2 requires approx. 7 units of year-round family-type staff accommodation and roughly 38 units of summer, bed-sitting room staff accommodation: for the latter purpose, reconstruction of the Bonanza is very important.	Approximately 12–15 units of year-round family-type staff accommodation as well as between 80–90 units of summer type accommodations area required by alternative 3. The family accommodation can in the full development program be provided in rehabilitated structures, but a pressing need for summer accommodation will occur during the middle to the end of the development program requiring solution by further purchases of property or co-op agreement.
<i>Visitor Services</i>	Excluded from the program are provisions for visitor rest, refreshment and washroom facilities other than those occurring in day-use picnic areas, the VRC's and the present Palace Grand facilities. Visitor information is limited to the two VRC's, the Old Post Office and the Old Court House (Administration Offices). Heavy dependence will be placed upon existing facilities in the commercial and public establishments of Dawson City.	Visitor rest and refreshment facilities proposed or potential are located in the VRCs, the reconstructed Bonanza, and in the "day-use" areas on the waterfront, the Slough Gardens, in and besides the Old Territorial Administration Building and at the Gold Bottom Road House in the Klondike Gold Fields. Dependence upon private and city facilities will be quite heavy.	Visitor rest and refreshment facilities are more plentiful and more broadly distributed throughout the Klondike Gold Fields and Dawson City but great emphasis will still be placed upon provisions provided by the City and commercial establishments.
<i>Grounds</i>	Provision for grounds maintenance infrastructure, such as greenhouses or nursery spaces is excluded from Alternative 1.	Provision for grounds maintenance infrastructure such as greenhouses or nursery spaces is excluded from Alternative 2.	Alternative 3 provides a greenhouse and grounds maintenance in the Old Territorial Administration Building's new wing. This alternative assumes that even if the grounds personnel should be on contract, the buildings such as greenhouses and stores will have to be provided by Parks Canada. It also considers that greenhouses are such traditional elements of ornamental parks that emphasis on restored landscapes in the Government Reserve justifies the introduction of a greenhouse in a position where it is visible to and accessible to the visitor.

est of the various items by systems of grading. The inventories required, together with appropriate grading systems are:

- i) an inventory of all buildings, structures and monuments in Dawson City of historic or architectural interest;
- ii) an inventory of all buildings and structures in the Bear Creek Complex of interpretive interest;
- iii) an inventory of all buildings and structures in, or associated with, the working of the Gold Fields, of historic, technical or interpretive interest;
- iv) an inventory of artifacts located in Dawson City, Bear Creek Complex and in the Gold Fields of historic, technical or interpretive value.

b. Priority Areas.

The Planning Team recommends the following priorities.

- i) Areas of *First Priority* for the preservation program are the following Historic Site Development Areas: Downtown Dawson, Government Reserve, Bear Creek Complex.
- ii) Areas of *Second Priority* for the preservation program are: in Dawson as outlined on Map No. 12; in Klondike Gold Fields, sites identified as points of special historic, architectural or technical interest included in the Master Development Plan (Map No. 7).
- iii) Areas of *Third Priority* for the preservation program are: in Dawson as outlined on Map No. 12.
- iv) Areas of *Fourth Priority* for the preservation program are: in Dawson all sites outside the areas defined above, on which are located listed structures or monuments; in the Klondike Gold Fields, all sites on which stands listed structures or major artifacts, or sites whose landscape appearance demonstrates well the effects of mining operations.

c. Priority Items.

Within the priorities established in accordance with their location in the above areas, that priorities for individual items are to be defined by their grading in the Building and Artifact Inventories. The establishment of these grading systems have a high priority.

d. Value of Historic Structures.

High priority is to be placed on the development of a value scale which will give a relative indication of the value of historic structures under consideration and a measure for determining the appropriateness of cost required to protect and preserve any listed historic structure.

e. Co-operative Efforts for Preservation.

Parks Canada is to establish liaison mechanisms with other agencies to inform them of Parks Canada's general objectives for preservation, to consult with them on ways and means of implementing these objectives, and to co-ordinate with Parks Canada's own activities preservation activities that other agencies may carry out.

3. Co-operations

- a. Parks Canada is to establish a project team to prepare a series of prototype programs giving criteria and guidelines for the initiation of specific co-opera-

tive projects. These prototype programs are to be used as a basis for discussion between Parks Canada and appropriate organizations and individuals. On the basis of these discussions, formal organizations, agreements and programs are to be established between Parks Canada and appropriate groups to direct and implement specific co-operative projects.

- b. Although full responsibility for the preservation and use of structures owned by Parks Canada rests with Parks Canada, its developments will be fully co-ordinated with the wider projects of historic sites planning and development in the Klondike area, and Parks Canada's intentions for these structures will be fully discussed with all relevant parties.
- c. The City through its Planning Board, Council or Special Committee will be a party to, or at least an observer of, all co-operative projects having an impact upon Dawson City.
- d. Parks Canada's resources will be involved only in co-operative projects which will assist in a) the protection of Parks Canada's properties, b) the facilitation of Parks Canada's operations, c) the preservation or evocation of the historic character of the Klondike National Historic Sites, d) leading the visitor to a better understanding of the life, business and industry of the historic period, and e) the enrichment of the visitor's experience of an historic site, particularly within the Historic Sites Development Areas.

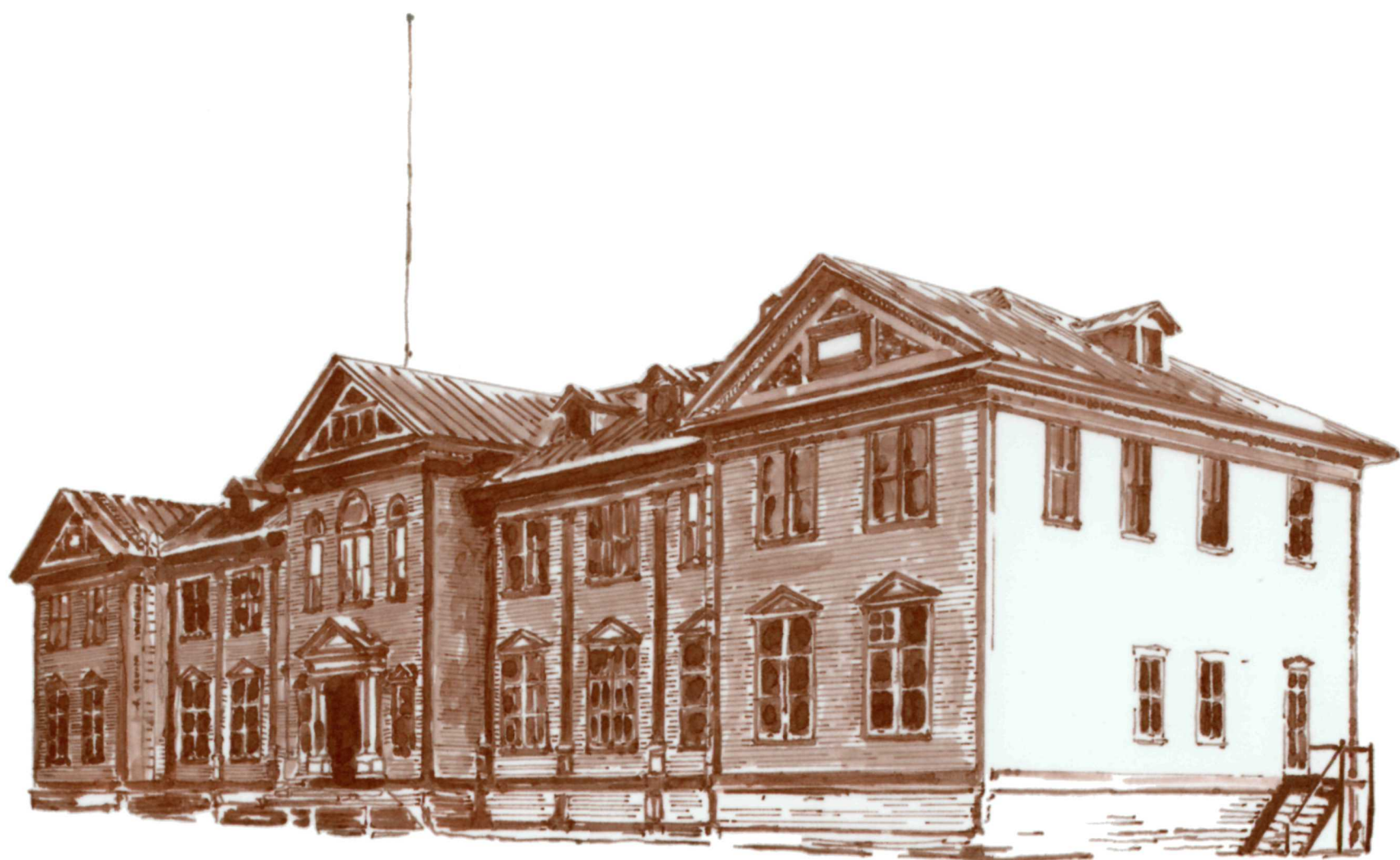
4. Areas Plans

a. Klondike Gold Fields

- i) High priority is to be given to the establishment of a process and program through which the concerns and requirements of Parks Canada, the Yukon Territorial Government and the private landowners or miners can be considered, evaluated and merged into an *Area Plan for the Klondike Gold Fields*.
- ii) In association with recommendation 4.a.i., the process established must facilitate the conduction of an appropriate *Historical and Archaeological research program, covering the Klondike Gold Fields*.
- iii) An *Area Plan for the Bear Creek Complex* — including both the Island and the Depot Areas — is to be prepared as soon as possible to guide the implementation of interim and long-term development proposals.

b. Dawson City

- i) An *Area Plan for the Government Reserve* is to be prepared as soon as possible to integrate the elements of the Master Development Plan dealing with landscape treatments with those for building development and use, and to guide the activities of existing and future project teams.
- ii) An *Area Plan for the Streetscape* is to be prepared as soon as possible. (See Recommendation 1 b)
- iii) *Site Development Plans for the Princess Street Cluster and the S. S. Keno Cluster* are to be prepared to guide development activities and integrate the work of existing and future project teams.



Administration Building Circa 1902

Acknowledgements

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Steering Committee (Est. 1974)

Dawson City Task Force on Alternative Development Concepts
(Est. 1974)

*Report: Conceptual Development Proposals for Dawson City
Historic Sites and Klondike Gold Fields (1975)*

Klondike National Historic Sites Planning Team (Est. 1975)

*Master Development Plan for Klondike National Historic Sites.
(1978)*

