A STRUCTURAL HISTORY OF THE ADMINISTRATION BUILDING,
DAWSON, YUKON TERRITORY

by
MARGARET E. ARCHIBALD

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Administration Building,
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As it stands today the Administration building cost the government approximately $120,000, but it is money well spent as a permanent home is provided in keeping with the dignity of those whom it shelters. It is a magnificent building, manificently finished and is one which would be a credit to any city in the Dominion of Canada.

Klondike Semi-weekly Nugget
30 November 1901
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1. Early Territorial Administration, 1898

On 13 June 1898 the Yukon Territorial Act was given royal assent, thereby creating a separate Yukon Territory that was no longer part of the older Northwest Territories. Clear lines of authority now ran between the Yukon and Ottawa. The territory, previously known as the Yukon Judicial District, had been in fact administered from Ottawa before this date, and certainly its administration then was very much a preview of the organization to emerge from the Yukon Act in 1898.

It had taken more than the discovery of coarse Klondike gold in 1896 to move the Canadian parliament to create the territory. It took the unprecedented mobilization of tens of thousands of fortune seekers in 1897-98 to drive home just what was at stake: Canadian sovereignty in a distant and theretofore inaccessible territory, where the richest placer streak ever discovered had attracted to Canadian soil an essentially American transient population. First to lay claim to the creekbeds were the relatively few prospectors who had throughout the 1890's been roaming the Yukon valley in search of good colours. A year later came the massive influx of outsiders, largely funnelled through the American ports of San Francisco and Seattle. In the face of such a population explosion, the need for immediate enforcement of Canadian law and firm administration of Canadian policies, especially those pertaining to customs and revenue collection, was obvious.

The very earliest protection of Canadian interests and implementation of Canadian policies in the Yukon valley was provided by the North-West Mounted Police. In 1894 Inspector Charles Constantine was sent to Forty Mile, a mining camp
close to the international boundary, to oversee the collection of Canadian customs and inland revenue, the registration of claims, and the application of the Dominion Lands Act along the Yukon River. He returned a year later with a detachment of twenty North-West Mounted Police. These men, like their successors in Dawson and along the upper Yukon river, performed not only their duties of law enforcement but many of the functions which later became the domain of various government agencies: the collection of customs and royalty, the recording of mining claims, the issue of licenses, fire and game protection, the provision of postal and telegraph services, timber and land registration and services as magistrates and coroners.

The first government officials appointed in the Yukon were naturally those whose presence would ensure the collection of national revenues: a collector of customs and a gold commissioner (who served as dominion land agent as well as mining recorder.) The incumbents, D.W. Davis and Thomas Fawcett, arrived at Dawson in the spring of 1897. In August of that year James Morrow Walsh was appointed first commissioner of the territory, and in September he and a complement of officials set out for the Yukon. By the time he arrived in Dawson the Yukon Act had been passed. According to its terms Walsh was to govern with an executive council consisting of up to six officials appointed by the Governor in Council. The first territorial council consisted of Commissioner Walsh, the legal advisor to the commissioner in council, the officer commanding the North-West Mounted Police in Dawson, the judge of the territorial court, and the registrar of the territory. The gold commissioner was added to the council in 1899. Until 1908 the commissioner presided over all sittings of this council, and territorial administration was based on ordinances passed by him as commissioner in council.

A salient feature of the Yukon Act was the immense power it afforded the commissioner of the territory. As Clifford
Sifton, Minister of the Interior, wrote to Walsh in 1898: "It is a power, so far as I know never given to any officer of the Government of Canada before..." While the commissioner may have initially appeared to possess very nearly dictatorial powers, he was still tied to Ottawa, for he was bound by the advice "from time to time" of the Minister of the Interior. Territorial ordinances could be (and were) disallowed by the Governor in Council up to two years after initial passage.

In 1899 the Yukon Act was amended to allow for two elected members of council, and in 1902 for three more. Not until 1908 was provision made for a totally elective council, thus a legislative assembly. After this date the commissioner did not sit in, but recommended legislation to council, and received bills passed by that body for his consent.

While the territorial council operated on a parliamentary (after 1899) and a committee system, the day-to-day business of administration was handled by civil servants paid by various departments in Ottawa. The majority worked for the Department of the Interior, although the federal departments of Trade and Commerce (customs and inland revenue), Justice, Public Works and the Post Office were represented as well. By the winter of 1898-99 administrative positions in Dawson were staffed with over sixty federal officials. When the new Administration Building opened its doors three years later the number had increased to 76. (Appendix A lists the federal officials in Dawson in 1898 and 1901.) There grew up as well a Yukon territorial public service, for the commissioner himself had the power to appoint officials to carry out the business of local government. In this way offices relating to education, public works, health, the issue of licenses, taxes and territorial finance were eventually filled in Dawson and paid for out of the territorial treasury. In some cases, for example that of the comptroller of the Yukon Territory and the territorial treasurer, one official performed both a federal and a territorial function.
The early years of territorial government were plagued with serious administrative difficulties. Commissioner Walsh failed to reach Dawson before freeze-up in 1897 and so administered the district over the winter of 1897-98 from his camp at Big Salmon River. When he reached Dawson the following spring, it was with his resignation in his pocket. When William Ogilvie arrived to replace Walsh as commissioner in September 1898, he was confronted with a massive buildup of administrative problems, not the least of which were the rampant charges of corruption in the gold commissioner's office. More sweeping than these were the claims that the whole federal revenue policy was designed to bleed the miner dry. The situation was understandable, if not outright predictable. Effective administration was obviously difficult to maintain over a distance of thousands of miles, and the federal government was, after all, totally inexperienced in administering mining legislation. It was no surprise then that the process of recording claims was unwieldy and corruptible, and the imposition of a federal gold royalty extremely unpopular. A commission was set up in 1898 under William Ogilvie to investigate the charges against the gold commissioner and his office. While its findings led to the demotion of the gold commissioner and the dismissal of some officials, blame was generally laid on the system itself rather than on specific corruption within it. Officials in the mining recording office were found to be too few and too inexperienced to be efficient. Of specific interest to this report is the commission's concern with working conditions as a function of efficiency. Officials were not just overworked, Ogilvie observed, but overworked in quarters which were cramped, noisy, ill-designed for the purpose and, like every other Dawson structure so hastily constructed in that period, fire traps. The following section looks more closely at the various buildings constructed and rented for government purposes in the period 1898-1900.
The first government reserve in the Yukon District was the North-West Mounted Police post at Fort Constantine, across the Yukon River from Forty Mile where Constantine had been sent in 1894 on behalf of the Canadian government. Upon hearing of the Klondike strike in 1896 Constantine recommended that the post be moved to a location nearer the new placer camp. Fort Herchmer, a 40-acre site, was chosen on the east bank of the Yukon River very near the mouth of the Klondike River and just south of the newly-staked Ladue townsite. The choices of both the townsite and the reserve beside it were fairly obvious decisions. Only ten miles from discovery claim on Bonanza Creek, this was the one site in the area where the Yukon River, the commercial artery of the district, was bordered by habitable flats. And so Dawson, the Yukon's newest boom-town, became the "capital" first of the district and then of the Yukon Territory. Fort Selkirk was considered a possible future capital, as it was midway along the Yukon River between the gold and the passes, but for the moment it was thought that Dawson would do. Dawson did very well indeed, so well in fact that the question of officially designating a capital did not come up until 1953 when the seat of government was moved to Whitehorse.

When Ogilvie arrived at the de facto capital in September 1898 there was no orderly cluster of administrative offices on the Government Reserve. The log office building of the gold commissioner, the registrar and the accountant had been built there, as had two government mess houses and residences for the custom's officer (on a site just north of the present
Commissioner's Residence). By this time the post office had known a number of locations both in small rented quarters on Front Street and in Fort Herchmer; on Ogilvie's arrival it was housed on Front Street in a log building rented from McDonald and Morrison (3-A-1 or 2). On 14 October 1898, just when a year's lease had been negotiated and 1600 new boxes and other fittings installed, the building went up in smoke in the first of several fires to ravage Dawson's core. The mail was saved and the post office eventually found quarters in one half of the Beaver and Lory building situated one block further south on Front Street (3-HA-8), one of the two downtown buildings in which Ogilvie had managed to rent office space.

At that time the commissioner, comptroller, secretary and clerks occupied half the ground floor of the Beaver and Lory building, while Commissioner Ogilvie himself had private living quarters overhead. There he suffered (understandably) from the noise coming from the Brewery Saloon Hotel in the other half of the building. To lease this much-desired hotel space over to the federal government for its post office (which was temporarily working out of the Fairview Hotel down the street) the owners more than doubled the rent, to $1700 a month. (Fig. 3)

The second building which Ogilvie managed to rent that fall was Binet's Block (extant, 2-HC-1), also situated on Front Street, just across Church Street from the Government Reserve (Fig. 4). Here was office space for the dominion lands office and the registrar of the territory, as well as upstairs living space for those officials. Like the Beaver and Lory building, Binet's Block had been constructed with commercial purposes in mind (the large storefront windows are still part of the building). Ultimately, of course, anyone who could pay the extraordinary rent could put the building to whatever use he chose. Ogilvie found his administration so short of workspace that he agreed to pay the full rent of $1000
a month for the privilege of occupying the building before it was actually completed.\textsuperscript{18} Even at that price a certain amount of refitting was necessary; public accounts for the Yukon relating to the government's two years' occupancy in this building indicate that heating was installed, partitions were changed and walls papered.

While most office space procured after Ogilvie's arrival was rented in buildings privately constructed over the summer of 1898 certain pressing government requirements did necessitate a limited government construction programme that fall. For instance, the territorial court had, until that time, been held literally wherever space could be found. Most often this was in the orderly room at Fort Herchmer, but locations such as the Pioneer Hall were rented when barrack space was not available. Realizing the utmost importance of proper law enforcement in the territory and preparing for the imminent arrival of the new territorial court judge, Ogilvie deemed a new court house and judge's residence to be one of his few construction projects that year.\textsuperscript{19}

By the winter of 1898-99 the Yukon administration was carried on in four Dawson locations: the court house (Fig. 5) and the gold commissioner's (or mining recorder's) office on the reserve, and Binet's Block and the Beaver and Lory building on Front Street. Already there was a history of as many more. Quite clearly the government's scramble for adequate quarters in the fall of that year had provided little more than a temporary solution to the problem of accommodation. A series of rented offices tucked in between hotels and saloons was hardly suitable for a government which was growing in size and, gradually, in prestige. Those buildings with the greatest public traffic, i.e. the court house, the post office and the gold commissioner's office, were already in need of more space. Rents paid for the two Front Street premises reflected the fact that lumber was still at a premium, for all cheechacos (or newcomers) who had not booked fall passage home
were seeking solid winter lodging. Such high rents put administration offices in the dense downtown core or strip where the fire risk was highest, a situation hardly conducive to the secure conduct of public business.
3. Enter the Department of Public Works, 1899

While Commissioner Ogilvie recognized the lack of proper office space as an obstacle to effective territorial administration, Clifford Sifton, Minister of the Interior, was extremely unwilling to see his appointee, already overworked, unnecessarily burdened by tasks that were more properly the responsibility of the federal Department of Public Works. As it was, by February 1899 the Department of the Interior had expended some $37,347.40 of Yukon government vote for public works, i.e. rents and construction, furnishing and maintenance of public buildings in Dawson.

At that time Sifton encouraged Joseph-Isréal Tarte, the Minister of Public Works, to send an agent, one of his "best and most competent officers", to the Yukon to consult with Commissioner Ogilvie on matters of public buildings - for which there would surely be a number of applications. Furthermore Sifton argued that a general appropriation for Yukon public works should be submitted by D.P.W. in order to carry out whatever public works might be planned in that territory. Based on Commissioner Ogilvie's estimates transmitted to D.P.W. on 15 May 1899, an appropriation of $134,000 was voted for the erection of public buildings in the Yukon Territory.

At the end of May 1899 Ogilvie was notified that J.B. Charleson, the new superintendent of public works for the Yukon Territory, was on his way north. Charleson arrived 3 July, accompanied by the young T.W. (Tom) Fuller who was to be resident architect in Dawson. (Fig. 6)
Fuller's hands were full from the start. As well as architect and foreman of his first construction project, that of the telegraph office and D.P.W. headquarters (once situated on the Government Reserve, now extant at 6-E-2) (Fig. 7), he found himself to be at the beck and call of every territorial official seeking repairs, improvements or additions. Charleson himself was largely occupied at this time with the construction of the Yukon telegraph. "I must say Mr. Ewart", Fuller reported to the chief architect after only two months in Dawson, "I have never worked so hard in my life". As soon as the telegraph/DPW building was completed, giving federal public works agents a roof over their heads, Fuller could turn his attention to the project that had really brought him to Dawson: the construction of a number of public buildings that would befit a territorial government and at the same time reflect the confidence and maturity generally felt in its capital, Dawson.
4. The Plans, 1899-1901

The buildings envisioned by William Ogilvie in 1899 (See Figs. 8 and 9) were certainly not those realized by T.W. Fuller in 1900 and 1901. In this brief time the plans evolved in several major aspects: in size, number, cost and location.

Perhaps better remembered for his surveys that for his administration, William Ogilvie was a man of practical considerations rather than a man of sweeping visions or a builder of empires. In keeping with his character, Ogilvie's intentions were modest, and a good deal more restrained in scope than those plans finally executed after his resignation and departure from the Yukon in the spring of 1901.\(^2\)

The modifications that took place between the submission of Ogilvie's first estimate in 1899 and the construction of the buildings in 1900-1901 are most obviously reflected in the difference in costs. As it turned out, the D.P.W. vote based on Ogilvie's original estimate of $134,700 for the construction of all public buildings in Dawson was closer to the amount finally paid for the construction of just one: the Administration Building. The total expenditure for public building construction in Dawson was nearly $300,000.\(^2\) It should be noted that the period under consideration (1899-1902) was one of decreasing prices in Dawson.

A second evolution, conceptual in nature, can be traced from Ogilvie's initial proposal of a larger number of buildings each with a specific function to the policy espoused by Fuller and ultimately accepted: the consolidation of as many offices as possible under one roof in order to save on long-term maintenance costs. In the case of the Administration
Building, for example, two previously-planned structures were combined as one.

A third variable over this period was location. While Commissioner Walsh was in Dawson there was still a possibility that the waterfront would be used for government buildings. Minister Clifford Sifton, although he had never visited Dawson, had once suggested that Klondike City, across the Klondike River from Dawson, might make a suitable location for the buildings - totally isolated as it was from Dawson's commercial entrepôt and its constant threat of fire. While the Government Reserve had been set aside in 1896 for "the use of the Police Dept. and other Govt. purposes", it could not be said in 1898 to represent the actual physical centre of government. Obviously the diaspora of government offices had been a matter of necessity in the gold-rush period, and in 1899 Fuller and Ogilvie readily agreed that the reserve was the obvious site for the new structures. In the case of the Commissioner's Residence and the Administration Building, however, the question of their exact situation on the reserve was decided only days before construction began.

In this two year period Fuller prepared two basic sets of plans. Of the first set, drawn up in the fall of 1899 and submitted to the chief architect in January 1900, only the Post Office and the Court House were realized. From the second set, submitted in the spring of 1901, the Administration Building and the Commissioner's Residence were constructed.

The first set of plans very much reflected the initial small-scale thinking of Ogilvie's office. Fuller worked hard to prepare specifications that would both suit the needs of the various officials (not all were as modest in their needs as was the commissioner himself) and at the same time keep within the $134,000 appropriation for Yukon public buildings: no easy task given that the many problems of northern construction had not been taken into account in the initial estimate. The buildings of highest priority, and the only
ones actually constructed, were the Court House and the Post Office, the latter containing work space for the registrar of the territory, the crown lands agent, and the telegraph office. Construction of both was started in the 1900 building season, but only the Post Office was completed that year. Drawn up at the same time, but never realized, were plans and specifications for a commissioner's residence (on a smaller scale than the one finally constructed), a residence for other chief officials; a recording office (for the gold commissioner and surveyors) (Fig. 8); and a building to provide offices for the commissioner, comptroller, legal advisor, territorial license inspector, and a council chamber. (Fig. 9).

The second set of plans emerged in March 1901 and firmly reflected Fuller's belief that as many offices as possible should be constructed under one roof. This time Fuller submitted plans for the new Administration Building which combined both administrative and recording offices - previously planned as two separate buildings - as well as plans for the new, much grander Commissioner's Residence. (Exactly when these latter plans were drawn up is difficult to determine, because there are no plans for the Commissioner's Residence in D.P.W. files). At the same time it was decided that the Court House, whose foundation had been constructed the previous season, should be continued as planned, and that the chief officials' residence proposed in the first set of plans should be dropped in favour of purchasing an existing structure.
5. The Administration Building

The sketch plans submitted to Chief Architect Ewart on 19 February 1901 were for a building considerably larger than any theretofore envisioned by Commissioner Ogilvie. Essentially, Fuller's idea was to combine the functions of two smaller buildings from his 1899 plans - the recording office and the administration building - under one considerably larger roof. The 1899 plans had proposed an administration building of 52 ft. 8 in. by 34 ft. 2 in. and a recording office 57 ft. 8 in. by 36 ft. 10 in. The 1901 sketches (Figs. 10-12) called for a building almost 160 ft. long and 43 ft. wide. In this way Fuller could argue convincingly that a single structure would ultimately economize on light, fuel and maintenance while at the same time providing an additional 3000 sq. ft. of floor space.

By March 12 the actual plans and specifications for the Administration Building (Figs. 14 to 20) had been completed and were shipped off to Ottawa for Ewart's comments and approval. Somewhat apprehensive that plans on this scale and costing $95,000 would not be acceptable to his superiors, Fuller hastened to defend himself, and in so doing displayed the kind of optimism that was so prevalent in Dawson in 1901. The largest room in the building, he pointed out, would be designated the recording office; its 1600 sq. ft. of floor space was the very minimum required, for "since throwing open certain mining localities here the rush at the gold commissioner's office has been very great, and at present shows no prospect of decreasing; in fact some think it will become greater from day to day."37 The one other large room
in the building was to be the council chamber (40 ft. by 25 ft.), the first room to be constructed or even used in Dawson expressly for that function. Like those of the territorial court, the earliest sessions of council had been held virtually wherever space was available. From 1899 on, the court room of the log court house on the Government Reserve had been used for the purpose. While there was never any argument against the provision of such a chamber, Fuller again defended the moderation of his proposals. He insisted that the room was "as small as can possibly be made for the purpose."

The Administration Building would house both federal officials working for the Department of the Interior as well as some local and territorial officers. T.W. Fuller and other agents of the Department of Public Works would have office space there as well. The initial list (February 1901) of offices to be provided read as follows: offices for the commissioner, territorial secretary, comptroller, and legal advisor; a recording office and six smaller offices for the gold commissioner, chief surveyor and other officials of that department; a gold commissioner's court room; a council chamber and committee rooms; as well as office space for the territorial license inspector, municipal tax collector and federal agents of D.P.W. It is not known exactly how many officials Fuller anticipated, but when the structure was completed over fifty took up new quarters in it.

The Yukon Sun, the official newspaper of the territorial administration, proudly reported on 24 April 1901 that Fuller's plans and specifications had been approved in Ottawa "without any reconstruction or change whatever"; in fact, Fuller and Ewart had already corresponded fully in 1900 in order to come to terms over Ewart's suggestions for improvement in Fuller's first set of plans. In this way, such general alterations as the reduction in diameter by 2 in. of all foundation posts had already been made. At the same time Fuller had had a chance to explain to the chief architect those allowances that
he had made for the peculiarities of northern conditions. On these grounds, for instance, Fuller defended his use of larger beams than would be employed in southern Canada, saying that native timber was of such inferior quality in terms of its strength that this modification was necessary.\textsuperscript{40}

On the subject of the building's somewhat elaborate facade the architect made it clear in his covering letter that the eight fluted pilasters were of a mere 2 in. reveal, and that all gable ornamentation was intended to be of stock fretwork. Back and side elevations were as plain as he could manage to make them.\textsuperscript{41}

Like the completed Post Office and the Court House still under construction, the Administration Building was to be entirely of wood, which, given the combined limitations of natural resources, permafrost and costly shipment, was something of a foregone conclusion in Yukon construction. The entire building would be erected on posts and mud sills, with two small cellars, one at each end, to house the furnaces. Overall dimensions would be 160 x 40 x 30 ft. from the sidewalk to the eaves. A 14 ft. high pitched galvanized roof would allow for attic rooms in addition to the two clear storeys. Extending from the rear ground floor were two brick vaults on stone foundations 11 x 15 ft., one of which would hold the valuable records of the Gold Commissioner and those of the other departments.\textsuperscript{42}

As was to be the case in Fuller's other public buildings, the Administration Building would have an interior finish of British Columbia fir or cedar, oiled, shellacked and varnished. Despite the fact that it darkened any interior, such a finish was a hallmark of elegance in Dawson and an alternative to either wallpaper on muslin or simple rough boarding; The inevitable settling caused by permafrost precluded the use of lath and plaster. On the basis of Fuller's plans, the \textit{Yukon Sun} predicted that the building would be "a beauty and an adornment to Dawson."\textsuperscript{43}
In any event the plans for a $95,000 administration building were accepted and on 18 June 1901 Fuller received word from Ottawa that this project and that of the Commissioner's Residence were authorized to proceed. Construction on the Administration Building would begin 4 July, and on the Commissioner's Residence three days later.44

Not until he had been fully authorized to proceed did Fuller, in consultation with Judge Dugas and Commissioner Ross, arrive at the one decision obviously required before construction could begin: the precise location of the two new buildings on the Government Reserve.

It is not clear to what extent one ought to view Fuller's collection of public buildings as an intended complex. Partly because of a reasonable consistency in their overall design - they represent after all a mere 2½ year segment of one man's output - and partly because they easily dominate Dawson's limited sample of public architecture, one readily accepts them as a unit. While the modern visitor to Dawson may not be struck by the architectural unity on the Government Reserve, certain early photos of that area do seem to point out what might well have been a studied arrangement of the Court House, the Commissioner's Residence and the Administration Building. (See Figs. 21, 22) On the other hand, Fuller's reports and correspondence give no indication that he treated his own buildings as an indivisible group. The somewhat piecemeal process of federal authorization would probably have fragmented whatever unity of design the young architect might have intended. Indeed the drawings submitted early in 1900 do show a remarkable consistency in design that is lost in the final (March 1901) plans, for during that year the Administration Building and the Commissioner's Residence had grown, literally, out of proportion with the other buildings.

The final positioning of the three buildings does seem to work visually. The photographs that show this the most clearly, however, are those taken after the N.W.M.P. buildings have
begun to fall away. The visual impact of the three in 1901 was not nearly as obvious and was, of course, based on a last-minute decision. We are left to guess at Fuller's own site proposals (if he had any) and at the extent to which the senior officials took account of the opinion of their resident architect. Fuller's references to the June 1901 conference on the matter of location clearly lay the final decision, the reversal of Ogilvie's original policy, in the lap of Ogilvie's successor, as of 11 March 1901, James A. Ross. 45
The Site

Commissioner Ogilvie had originally intended the Administration Building to stand just north of the N.W.M.P. barracks and the existing gold commissioner's office on First Avenue (1-R-1), i.e. on the spot where the Commissioner's Residence stands today. Once Fuller's proposed administration building had "grown" to a length of 160 ft., however, this site was problematic. While the increase in office space provided by this building meant that the original gold commissioner's office could be torn down along with the two old government mess houses (See Fig. 1), this would still leave only a few feet between the new building and the structures on either side: the custom collector's residence on the north and the Canadian Bank of Commerce mess house on the south (Fig. 13). The choice was either to convince the Canadian Bank of Commerce to move its quarters downtown or to adjust the plans to the smaller site - something the Dawson officials were unwilling to accept now that suitably large quarters seemed within their reach.

The problem at one point threatened to hold up the whole project, but the arrival of Commissioner Ogilvie's replacement, James Hamilton Ross, in April of 1901 shed new light on the issue. The disputed site, Ross felt, was far too close to the thoroughfare; First Avenue was a busy street connecting the creek roads to the Dawson waterfront, and since the building was to be constructed as close to the river as possible for drainage purposes, it would stand only 13 ft. from the sidewalk. Ross decided instead upon a site further back from the river, the barracks and the main street. Still
facing east, the building was to front on Fifth Avenue, a street that had been pushed across the reserve and over the slough in 1899. 48

At that time there were already three existing structures on the site (1-L-1), all on Church Street near the corner of Fifth: the Salvation Army barracks, Masonic Hall #79 and J.B. Tyrrell's cabin. Eventually arrangements were made for the removal of all three. 49 A more serious problem associated with Ross' site was that of drainage. While the Ogilvie site was less than 50 ft. from the river, this one was located on what was sometimes referred to as the flats, essentially a bog which managed to trap any surface water. To build anything there a special surface drain would be necessary to prevent a permanent pool of water around the foundation of the structure. 50 (See section 8-1 Foundation and Drainage).

In the end the wishes of the new commissioner prevailed, and on 4 July 1901 construction of the Administration Building began on the Fifth Avenue site. On 7 July the Commissioner's Residence was started just north of the N.W.M.P. barracks on First Avenue, on the site that had originally been intended for the Administration Building.
7. The Construction - General

As soon as he had been authorized to proceed, Fuller moved to place his large orders for lumber and hardware, most of which would come from the outside. The shipping season was short and one had to act quickly. As had been the case in the previous Fuller buildings the largest single order, for lumber, was given to a local company endorsed by both the commissioner and the Minister of Public Works in Ottawa: the Canadian-Yukon Lumber Company (hereafter the C.Y.L. Co.). Initially the order was for rough lumber only, but the company offered to supply the imported dressed lumber and B.C. fir as well. Their figure seemed high, but in obtaining prices from other firms Fuller decided that the C.Y.L. Co. price, $160 for 1000 ft. of dressed lumber that was "good seasoned stuff", was the best that he could do.\(^{51}\)

Despite pressure brought to bear in Ottawa the previous year by the North American Transportation and Trading Company, a Chicago-based firm in Dawson, D.P.W. stuck to its policy that prices being reasonable, the order should go to a Canadian firm "friendly to the present government", i.e. to a Liberal.\(^{52}\) While the C.Y.L. Co. received the lion's share, presumably on the basis of this patronage, smaller orders for lumber in the Administration Building were given to William McCarter, the Yukon Sawmill Co., McLennan McFeely & Co., the Klondike Mill Co., and the Joseph Ladue Gold Mining, Trading and Development Company.\(^{53}\)

While D.P.W.'s initial intention had been to call tenders for the construction of the various buildings, the attempt to do so in 1900 for the Post Office had not been a successful
one. In that instance instructions were issued to accept lowest tender unless it was felt to be in the public interest to proceed by day labour under D.P.W. supervision. After considerable delay it was decided that work should at least be started, even though the tender had not been chosen. Hence work on the building proceeded under Fuller as foreman, and as the season wore on it was finally deemed cheaper and more reliable to continue under day labour until the building was completed. Subsequently, all construction on federal buildings was carried out under the general supervision of the architect, and as much material as possible ordered through local business houses. In the case of the Administration Building the only major components contracted out were the excavation and foundation (to D.A. Matheson for $2,741.44), the brick and stonework in vaults and chimneys (to M.J. McNamara for $9,275.00), and the provision and installation of the heating apparatus (to McLennan McFeely and Co. for $4,830.00). The electrical system was installed by the Dawson Electric Light and Power Company, the only such incorporated firm in the city. All other work was done by day labour, paying 70 cents an hour to labourers, $1 to carpenters and painters, $1.10 or $1.25 to foremen and $2.00 to roofers.

By 29 July all work was moving well; the frame was complete to the rafters and ready for the galvanized sheets. The month of August, however, was plagued with delays and halts: first the B.C. lumber needed for finishing failed to arrive, then the lumber for sashes and frames did not come. On 27 August the entire load finally arrived in Dawson, but by then workers had been laid off and Fuller considered that the work was a full month behind schedule.

In the second week of September the hardware and the second vault were landed (the first vault having been ordered the previous year), and by the sixteenth of the month Fuller could say that the outside of the building was finished, and the inside very nearly so. Especially after the unforeseen
delay in August it was feared at this point that winter might force construction to a premature close. The thousand or more lights of glass required did not arrive until late in the fall, a time when low water made river shipping risky indeed and left many an anxious client waiting for goods until spring. While the building had received its coat of primer, the application of the remaining coats of paint was a day to day race against the onset of heavy frost. With some luck, the building was completed that fall and ready for occupancy 1 December 1901.\(^5\) (Figs. 24, 25).
8. Elements of Construction

Introduction
A more detailed study of the construction of this building than that offered in the preceding sketch is best approached systematically by element. Three main sources provide most of the material available for such an examination:

1. Fuller's reports submitted to the Minister of Public Works over the period of construction,
2. Fuller's plans for the building submitted 12 March 1901,

Fuller's bi-monthly reports to the Minister (not all of which are available) tend to dwell on particular problems encountered, rather than to document progress in any systematic fashion. References to his own plans are infrequent, but when these occur they do highlight certain problematic aspects. Unfortunately his specifications for the Administration Building have not yet come to light. The third source, the auditor general's annual account, is by definition concerned with a detailed listing of materials and their sources. While many entries are highly descriptive, it is not always possible to determine precisely the intended function of each kind of material listed. Such is the case, for example, in the various lumber accounts.

To best examine the structure of the Administration Building, the following descriptive categories have been delineated. While there is some obvious overlapping of structure and
materials (e.g. under frame and lumber), these categories combine and exploit the available data most productively.

1. foundation and drainage
2. frame
3. roofing
4. vaults
5. lumber
6. finishing
7. glass and hardware
8. heating
9. lighting
10. water and waste
11. telephone
12. fire protection

8-1 Foundation and Drainage
The problem for Fuller, as for every architect and builder in Dawson, was permafrost. First recorded by Fuller at a depth of 18 in., the frozen muck made drainage impossible and cellars a great risk, as the water "runs into any hole at any time". He reported ruefully that the Post Office site, chosen prior to his Dawson appointment was surely the lowest point in town; indeed compound problems of foundations and heating (since the furnaces were housed underground) persisted in that building.

It would appear that the lesson of the Post Office site had been learned, for the plans for the Administration Building took drainage even more seriously into consideration. This was an easy enough matter as long as the building's proposed site was less than 50 ft. from the river. Once Ross' 5th Avenue site was adopted, however, there was increased talk among officials of the desirability of draining the entire swampy Government Reserve. During construction a surface drain was built on the site to carry off standing water, but
not until 1904 was a major drainage project undertaken, at which time a contract was let for the construction of a box drain to the south of the Administration Building. At the same time a 47 ft. wooden drain was built and the whole site filled and levelled. 62

In the meantime Fuller’s response to soil conditions was the obvious one. No masonry foundation was constructed except where absolutely necessary: in the case of the Administration Building, under the two exterior vaults. There is one reference to the need for a stone foundation around the two basements housing the furnace, but plans and accounts do not bear this out. Instead, Fuller followed the example of preceding builders of large structures in Dawson, i.e. posts were driven to a depth of three to five feet below ground level where they rested on level mud sills or sleepers. Once on solid gravel and below the active layer of mud, the posts and sills were expected to resist further settlement. As a result of his experience with the Post Office Fuller decided to drop the posts and sills a full five feet rather than three (and a full ten feet under the cellars); From his observation of other large structures he determined that for the greatest stability over a long period posts should be centred at no more than four feet; and from his correspondence with the chief architect he was forced to reduce the size of his 10 in. posts to 8 in. and his 8 in. posts to 6 in. 63 Fig. 14, 64 showing the distribution of posts and sills indicates that the main building was supported on 8 in. posts resting on 19 rows of sills across the building. The rear extension and front steps took only 6 in. posts. Posts under the outer walls were centred at 4 ft., those under the steps and extension at 3½ ft., and all others at 5 ft.

8-2 Frame
The Administration Building's platform frame had outer measure-
ments 159 ft. by 46 ft. 8 in. The interior vertical measurement of the first floor was 13 ft 10 in., of the second 13 ft., of the attic 8 ft., and of the cellars 10 ft. 4 in. Main floor sills were constructed on posts (See 8-1) a full five feet above ground, (hence a full ten feet above the corresponding mud sills), so as to insulate the building from the intense ground cold.

The line of outer posts was encased with 2 in. planking so that interstices could be filled with sawdust for further insulation. Plans indicate an outer sheeting around the foundation of what appears (in Figs. 24, 25 and 26) to be vertical plank finish. Subsequent photographs indicate that the final siding was of pressed metal (See 10-4). (Fig. 27)

Ground floor joists of 3 in. x 10 in. ran lengthwise at 20 in. centres, as did those under the two cellars. First floor joists of the same size and centres ran lengthwise at the north and south ends of the building, and crosswise through the midsection. Attic joists of 2 in. x 10 in. ran laterally at 20 in. centres, those under the landing of the main staircase were 2 in. x 6 in. at 16 in. centres. Rafters were constructed of 2 in. x 6 in. at 24 in. centres with collar ties of the same size. Outer walls studs of 2 in. x 6 in. were placed at 16 in. centres.

The finished exterior walls were lined with two thicknesses of building paper, then rough boards. The interior finish was of B.C. fir, oiled and varnished.

Final measurements of the extension (west wall, centre) were 18 ft. 2 in. x 16 ft. Interior height was 9 ft. 6 in. Joists 2 in. x 8 in. ran lengthwise at 20 in. centres, rafters 2 in. x 6 in. at 24 in. centres. This extension rested on posts and sills placed 5 ft. deep. (See 8-1)

8-3 Roof
Once in Dawson Fuller seemed impressed with the practical use
made there of galvanized metal. Presumably the fire- and weather-resistant qualities, the relatively risk-free shipping and storage and the straightforward application of this material accounted for its early presence and subsequent popularity in gold-rush Dawson. One Vancouver hardware outfitting firm, McLennan McPeely & Company (Mc & Mc), opened up a branch in Dawson at the height of the rush, thus becoming one of the first tinshops in the town.65

At one point Fuller had contemplated the use of galvanized metal siding in place of brick veneer for the Post Office, but finally decided upon the galvanized material for the roof only.66 While the Court House roof was contracted out to George T. Apple, a local tinsmith, the work on both the Post Office and the Administration Building roofs was done by Mc & Mc. In the case of the Administration Building an arrangement was made whereby D.P.W. would provide the metal and Mc & Mc would put it on for $7 per square laid. When the D.P.W. order turned out, on arrival, to be somewhat short, Mc & Mc provided material from their own stock.67 The 1901 account with that firm for galvanized metal was as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>350 square feet rim ridge</td>
<td>@ .07)</td>
<td>68.32</td>
<td></td>
</tr>
<tr>
<td>626 &quot; &quot; eves</td>
<td>&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>130 &quot; &quot; hips</td>
<td>@ .14)</td>
<td>50.82</td>
<td></td>
</tr>
<tr>
<td>233 &quot; &quot; valleys</td>
<td>&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>117 hours labour</td>
<td>@ 2.00</td>
<td>234.00</td>
<td></td>
</tr>
<tr>
<td>109 squares roofing</td>
<td>@ 7.00</td>
<td>763.00</td>
<td></td>
</tr>
<tr>
<td>140 lbs. galvanized iron (of unspecified function)</td>
<td></td>
<td>22.4068</td>
<td></td>
</tr>
</tbody>
</table>

The following year $515.56 was paid out of the construction account to Blair and Johnston for evestrouthing. 554 ft. gutter, 328 ft. conductor pipe and 40 elbows were used. A curious entry follows: $10 to B. Hunt for examining and report on Blair and Johnston's work.69

8-4 Vaults
One is made aware of the importance of proper vaults in govern-
ment offices in Dawson simply by the surprising amount of correspondence on this matter between the federal departments of the Interior and Public Works. What was at stake was not so much the money collected as revenue (the N.W.M.P. and the Canadian Bank of Commerce provided security for that), but rather the vulnerable mass of records, especially in the gold commissioner's office, which kept track of the complex system of claim registration and revenue collection.

The need for a fire-proof and (of lesser importance) a burglar-proof vault had been made known in Ottawa before the arrival of Fuller and Charleson in Dawson. In fact, the first estimate for Dawson public buildings included nearly $20,000 to have such a vault shipped north for the gold commissioner's office. When Fuller eventually decided to house that office in the Administration Building, one of his defending arguments was that a new vault in the old log gold commissioner's office would constitute a clear case of new wine in old skins.

While Fuller's sketches (February 1901, Fig. 10 to 12) for the Administration Building indicated one exterior and one interior vault, final drawings showed both vaults symmetrically extended from the east side of the north and south wings, 15 ft. 4 in. x 11 ft. Vault floors were constructed of concrete, walls of two layers of brick, 8 in. and 12 in., separated by a 14 in. air space. It is not clear whether the bricks were of local manufacture, which Fuller found to be "soft and rather loamy", or imported. It would appear that the north vault interior was fitted in wood, for accounts indicate that three carpenters were paid $16 each for "lining the vault". Doors from the ground floor of the Administration Building to the vaults were of steel, 2 ft. 6 in. x 6 ft. 6 in., shipped from the outside.

Drawings indicate that the top of the vault was formed of concrete, probably over a vaulted brick ceiling, all of which was covered by a frame pitched roof (2 in. x 4 in. rafters at 24 in. centres) sheeted in galvanized iron.
The vaults stood on the only masonry foundations of the building, 2 ft. 6 in. wide and 16 ft. long (Fig. 26). These were sunk some 16 ft. into the ground and rested on footings 3 ft. 6 in. wide and 12 in. high. The space under the vault between the concrete floor at ground floor level and the level of the site was filled with broken stone. A brick and stone-work contract was let to M.J. McNamara who, for $9,275.00, provided both vaults and chimneys. In each wing a 2 ft. 2 in. x 2 ft. 8 in. chimney abutted the west end of the vault at the outer wall of the building.

8-5 Lumber
While wood was the one building material of proven reliability under Yukon conditions, and certainly the only readily accessible building resource in Dawson, it was not without its problems. As was to be expected from the construction boom that followed the rush of 1897 and 1898, milling became a lucrative and 24-hour-a-day enterprise; By 1901 there were still six competing firms in Dawson. To start with, native trees were small and not entirely suitable for frame construction on a large scale. The sudden and persistent demand for the stuff accentuated the problem since, for the most part, boom-town millowners were all too willing to sell their lumber unseasoned. Fuller himself was ill-disposed towards using the native lumber which he found to be inferior in strength as well as "green, poor and entirely unfit for any finishing work" since it tended to twist and shrink. He complained as well that local stuff was apt to be badly sawn so that it was hard to obtain long straight lengths. The first Post Office doors served as a case in point: those ordered were not of dry enough material and had to be left to stand and season for the first winter, while temporary doors were used. The experience did, however, provide the architect with another lesson in adapting to Dawson conditions, one that was ultimately useful
in making orders for the remaining buildings the next year. In the end, native spruce was used as rough material only.\textsuperscript{78}

Fuller reported making the following adaptations to local conditions and materials. Moulded stops rather than raboted frames for the doors were suggested as the stops could be moved to fit more tightly in the eventuality of shrinkage. To make the best use of badly-sawn lumber he attempted to use shorter lengths wherever possible; to this end floor joists under the first floor were supported on plates rather than on ribband pieces. On the whole Fuller preferred beams slightly larger than would normally have been the case had stronger timber been used.\textsuperscript{79}

It was to the Canadian Yukon Lumber Company, on the instructions of the Minister of the Interior, that Liberal patronage was extended for the rough and finished lumber order of $21,123.07 for the Administration Building.\textsuperscript{80} The main millwork order was given to the Yukon Sawmill Company, although Fuller felt that he could count on any one of three "fair" planing mills in Dawson, each with facilities for running sashes and doors. Much of the ornamental fretwork required was of a stock nature as well. The interior finishing of B.C. fir was oiled, shellacked and varnished after installation. (Fig. 28)

A newspaper report of 1902 claimed that $1\frac{1}{2}$ million feet of lumber were used on this building. According to Fuller himself some $3,000 worth of good seasoned stuff was left over at the end of construction. He recommended that this be kept for the making of furniture and fittings.\textsuperscript{81}

The following is a general description of the lumber employed in construction and maintenance of the Administration Building and placed on the accounts for 1901-1902 and 1902-1903. More complete listings of accounts pertaining to the construction of the Administration Building appear in Appendix B.
1901-1902: Construction

Canadian Yukon Lumber Co.: lumber dressed four sides, dressed two sides, rustic, sized, rough; moulding; 6 x 10 m. sills; 6-8" x 10-14" posts, flatted posts; 41' flag pole, 16 loads sawdust. $21,123.07

William McCarter: sashes, storm sashes. 1,375.25

Yukon Sawmill Co.: fir, mouldings, sash rails, white cedar turned and fluted columns, carved ionic caps, turned fir balusters, hand rails, turned newels, turned caps, rosettes, white cedar scrolls, cash tills, cedar doors, redwood panel doors, sundries. (Approx.) 4,789.88

Klondike Mill Co.: four cedar doors 48.00

Mc & Mc: pair of outside doors, B.C. fir. 65.00

1901-1902: Maintenance and Repairs

Yukon Sawmill Co.: lumber. 59.24

1902-1903: Construction

Joseph Ladue Gold Mining and Development Company: flooring, shiplap, rough lumber. 1,417.26

1902-1903: Maintenance and Repairs

Canadian Yukon Lumber Co.: fir ceiling, dressed lumber, rough lumber, sawdust. 383.08

Yukon Sawmill Co.: cedar rail, rough lumber, round base blocks. 100.00 (Approx.)

Klondike Mill Co.: dressed cedar. 100.00
8-6 Painting and finishing

Fuller initially intended to let a contract for the exterior painting of the Administration Building, but due to the late-ness of the season when this work was ready to begin the idea was rejected in favour of painting by day labour. A total of 22 men were hired at $1 an hour to do the work under the supervision of T. Delage, to whom the contract for painting the Court House had been let the previous year. In all, $6,731.50 was spent on this labour. 83

The majority of the material required for the job was ordered from the Dawson Hardware Company, as was the oil, shellac and varnish for the interior finishing. The relevant part of that order follows:

Dawson Hardware Co.: white lead, 850 lbs. at 20¢; varnish 3 galls. at $8, 51 @ $5.50; white shellac, 17½ galls. @ $8; boiled oil 107 galls. @ $2.40; turpentine, 28 galls. @ $2.40; pale gold size japan, 5 galls. @ $7; met. spirits, 5 qts. @ $4.84

As well, some material was ordered from Mc & Mc and from T & A Delage (contractor and painter). Further entries in the auditor general's accounts indicate that the various signs required for such a collection of offices were painted by Percy G. Overton, and the exterior lettering "Administration Building" was gilded by Cox & Cloe for $20. The following year Anderson Brothers were paid $5.20 for lettering 13 doors.

8-7 Glass and Hardware
By the time construction began on the Administration Building there was very little glass available in town. July was, after all, later in the year than most seasoned northerners would want to start construction, largely because any orders sent out that late in the season risked being trapped by the perils of fall shipping, namely low waters and early freezing. Fuller sent the majority of his hardware order out 19 June 1901 and his glass order nine days later. Both orders were made directly
through D.P.W., presumably, to be filled and delivered by eastern firms. Most of the hardware, for instance, was shipped from the Edward Cavanaugh Company in Montreal. The name of the outside firm from whom the glass was ordered is not recorded, but when the order arrived late that fall a great deal had been broken in transit, necessitating replacements at higher prices from existing Dawson stocks. Despite the fact that allowances had been made for the probability of such breakage 237 more lights were purchased in Dawson for $787.50. The original order was filled both in 21 oz. glass and in 16 oz. glass, the latter for storm windows. While sashes were milled in Dawson (See 8-5), no mention is made in federal accounts of the glazing process that must have taken place.

The following are the glass and hardware orders submitted by Fuller to Ewart on 19 June 1901.

**Glass.**

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>lights of glass</td>
<td>36&quot; x 24&quot;</td>
</tr>
<tr>
<td>36</td>
<td>&quot;</td>
<td>36&quot; x 18&quot;</td>
</tr>
<tr>
<td>20</td>
<td>&quot;</td>
<td>32&quot; x 24&quot;</td>
</tr>
<tr>
<td>96</td>
<td>&quot;</td>
<td>36&quot; x 16&quot;</td>
</tr>
<tr>
<td>88</td>
<td>&quot;</td>
<td>30&quot; x 16&quot;</td>
</tr>
<tr>
<td>12</td>
<td>&quot;</td>
<td>32&quot; x 18&quot;</td>
</tr>
<tr>
<td>8</td>
<td>&quot;</td>
<td>30&quot; x 14&quot;</td>
</tr>
<tr>
<td>4</td>
<td>&quot;</td>
<td>24&quot; x 16&quot;</td>
</tr>
<tr>
<td>254</td>
<td>&quot;</td>
<td>12&quot; x 12&quot;</td>
</tr>
<tr>
<td>24</td>
<td>&quot;</td>
<td>10&quot; x 12&quot;</td>
</tr>
</tbody>
</table>

**Hardware.**

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Store door set complete (not rabeted, of the heaviest kind for Main Entrance Doors)</td>
</tr>
<tr>
<td>1</td>
<td>Store door set (not rabeted), for vestibule doors</td>
</tr>
<tr>
<td>60</td>
<td>Sets of Mortice locks complete, remaining doors</td>
</tr>
<tr>
<td>7</td>
<td>&quot; locks, complete (common) for attic</td>
</tr>
<tr>
<td>6</td>
<td>Pairs of 5&quot; x 5&quot; plain bronze pin butts, for entrance doors</td>
</tr>
<tr>
<td>116</td>
<td>&quot; 4&quot; x 4&quot; &quot; &quot; &quot; &quot; &quot; &quot; &quot; for internal doors</td>
</tr>
<tr>
<td>12</td>
<td>&quot; pin butts (common) for attic</td>
</tr>
<tr>
<td>4</td>
<td>&quot; large Chicago spring butts for double doors</td>
</tr>
<tr>
<td>6</td>
<td>&quot; top and bottom bolts (bronze) 12&quot; long</td>
</tr>
<tr>
<td>6</td>
<td>Grip handles for W.C. doors</td>
</tr>
<tr>
<td>6</td>
<td>Springs for W.C. doors</td>
</tr>
<tr>
<td>6</td>
<td>Brass barrel bolts for W.C. doors</td>
</tr>
<tr>
<td>86</td>
<td>Sash fasts (bronze)</td>
</tr>
</tbody>
</table>
28 Pairs of 3" pin butts for casement windows (common)
9 " " " " (bronze) for cloak closets
172 Sash lifts (not counter sunk)
90 Patent catches for holding sashes at any height
20 Iron centres for fan lights
20 Wollensacks patent transome openers
2 Doz Yale lock catches for doors of offices

FITTINGS

12 Doz drawer and cupboard locks
12 " drawer pulls
12 " knobs for cupboard hooks
24 " Brass hat and coat hooks
6 " 2½" x 1½" brass hinges for cupboards
6 " pairs of 2" x 1½" brass hinges for cupboards

8-8 Heating

Having decided on hot air heating for his public buildings, Fuller requested catalogues of hot air furnaces as early as August 1899. Because of its size the Administration Building was to be heated by 4 furnaces (the Post Office had only 2) housed in 2 partial cellars. As was the case for the Post Office and Court House the contract for installation went to Mc & Mc, the only Dawson firm considered by Fuller to be capable of undertaking the job. The firm was paid $4,830 for the contract and a further $1,627.85 for additional material and labour on the heating system. It is known that the first furnaces installed in the Post Office were manufactured by Clare Brothers and Company of Preston, Ontario, but not whether this firm also supplied the furnaces for the Administration Building.

Furnace installation in the public buildings had been generally fraught with difficulties throughout 1901. First it was discovered that the posts in the Post Office cellar had not been carried deep enough to ensure a solid foundation. When this fault had been altered the original furnaces were removed to the Court House and replaced by "ones of a lower pattern". Unfortunately the necessary installation of asbestos was neglected when the new furnaces were put in, with
the nearly-disastrous result that on 1 November 1901 boards and sawdust filler beneath the furnaces caught fire. No serious damage was done to the Post Office. A newspaper report of the accident simply stated that the basement was fireproofed that same day. One might reasonably assume that Mc & Mc took the same precaution, if they had not already, with their furnaces in other public buildings. In fact, this might account for the 440 lbs. of asbestos paper (from Mc & Mc) in the Administration Building maintenance and repairs account for 1902-1903.

It was estimated that 600 cords of wood would be required to heat the four public buildings for one season - an enormous amount, Fuller readily admitted, but necessary since the local spruce was soft and burned quickly. The lowest of 20 tenders would provide the wood at $11/cord, and for an additional $4/ cord a party with a steam-saw would saw, split and pile. As winter tended to drive the price up to $18 or $20/cord the order was submitted as soon as the river closed. The entire load was piled behind the Administration Building, a more efficient measure than seeking storage near each individual building.

Fuller reported by January of the first winter of operation that it took all four furnaces in the Administration Building going full blast to produce sufficient heat for the building; in fact, it appears that the Administration Building itself required 56½ cords of wood over the amount estimated for that winter. As carrying wood and keeping the furnaces going was considered a full-time job in itself, the staff of caretaker, nightwatchman and 2 charwomen was augmented by a fireman who worked over the heating season.

In 1900 Fuller had been persuaded by the manager of the N.A.T.& T. Co. (a company which happened to have a vested interest in coal in the territory) to try out coal as an alternative fuel to wood. To this end a small stove was installed in the Post Office W.C., a portion of the building
that had been found to be exceedingly cold. The experiment was obviously successful, because by the end of the following year the W.C.s in all the public buildings were heated by this method. In the small Administration Building extension the N.A.T.& T. Co. installed stove, pipes etc. for $86.03, and the Klondike Mill Company (a subsidiary of the N.A.T.& T. Co.) delivered 4½ tons coal to the building for $112.00.

8-9 Lighting and Electricity
All the public buildings were wired for electricity. While the bill for lighting the Administration Building during construction (October and November 1901) was $800, the Dawson Electric Light and Power Company (hereafter DELPCo.) agreed to a lower flat rate once the building was occupied. The account follows:

DELPCo.: lighting during construction - October 1901
54 lamps 10 days
3 lamps 7 days @ 20¢/day $ 112.20
Nov. 1 - Dec. 1, 1901, incandescent lights, 16-candle power @ 20¢ each night 662.80
1 arc lamp Nov. 21-30 1901 25.00
installation 3,000.00
December 1 to May 31 1902;
205 16 cp 3 nights @ 20¢
209 " 59 nights @ 20¢
2 32 cp 62 nights @ 40¢
arc lamp 2m. @ $100
meter Feb. 1, 779,000 x 4.25 @ 40¢ 1,163.10

What appears to be a battery-run annunicator bell system was installed that year for a total of $61.50. A switch-board was installed the following year for $125, but it is not clear whether or not it was intended for the call-bell system.

While Fuller did consider the negotiated DELPCo. rates to be the lowest obtainable, he nevertheless supported the idea in 1902 that an electric light plant be constructed in Dawson to supply current exclusively for the government buildings,
where lighting was required on a 24-hour-a-day basis for three months of the year.\(^{102}\) The chief architect agreed to the plan in principle, asking S.A.D. Bertrand, the DPW Superintendent in Dawson in 1903, to prepare an estimate of the costs to ship, install, maintain, and supervise the running of a dynamo.\(^{103}\) Nothing seems to have come of the idea, however, and yearly bills continued to be paid to DELPCo.

So far, no documentation has come to light that in any way describes the actual methods of wiring the Administration Building for electricity. An ordinance of 7 November 1901 amending the fire prevention ordinance of the previous year does, however, offer some indication of the city's first wiring standards. (See Appendix C).

8-10 Water and Wastes
At the time of Fuller's construction Dawson was serviced by two distinct water systems. The more sophisticated of the two was managed by the Dawson City Water and Power Company (here-after the DCWPCo.), incorporated in 1900, which opened a pumping station in that year.\(^{104}\) Some pipes had already been laid in 1899 and on 27 September of the next year permission was given to extend the town's one main across the Government Reserve, so that at the time of construction water was convenient to government buildings.\(^{105}\) It was initially hoped that the pipes could be kept open all winter by virtue of introducing a steam-filled coil into the reservoir. The attempt failed, and Dawson was forced back on its more primitive winter water system: a hole in the Yukon River ice from which water was taken and delivered by carts.\(^{106}\) By 1902 Fuller requested that authority be given to the DCWPCo. to connect the various public buildings to the water main so that, in summer at least, they might be directly supplied. Not until 1904 was the DCWPCo. able to offer water service from the main line 12 months a year.
Whatever sewage system the Administration Building had seems to have been used during the cold weather, for the 1902-1903 account includes the rent of a boiler to thaw the sewer. This and other accounts follow, divided into Water Supply and Plumbing.

**Water Supply: 1901-1902 and 1902-1903**

- **DCWPCo.: rates July 1 to Oct. 1 1901** 30.00
- **Crawford J.J.: supplying water Nov. 15 to Dec. 17 1901** 32.00
- **Davidson and Bruhst: water to public buildings June 1 to May 31 1902** 1,367.89
- **DCWPCo.: 5 months to Sept. 30 1902 @ $30.00**
- **W.S. Paddock: 3 months 21 days water to May 21 1903** 128.70

**Plumbing: 1901-1902 and 1902-1903**

- **Anderson Bros.: 5 water barrels** 17.50
- **Apple, Geo. T.: 4 galvanized water tanks** 64.00
- **DCWPCo.: making truck, labour 14 Hours @ $1.50, material $13.20,**
  - Pipe:
    - $1\frac{1}{2}''$ 432' @ 30¢
    - 1'' 100' @ 25¢
    - 3/4'' 111' @ 20¢
    - 1'' 233' @ 15¢
  - elbows, unions etc., 8 stop cocks, rent of boiler for thawing sewer 2 days, moving boiler, hauling pipe, plumber 66\frac{1}{4} hours at $1.50, helper 6 hours at $1.00, labourer 21 hours at 80¢ 433.50

One report indicated that most of the water used was needed for furnaces and scrubbing.

Scavenging for the Administration Building was done by jail convicts, a service for which their N.W.M.P. guard was paid an extra $30 a month. In locations not so accessible to the jail the work was done by the city scavengers. 108

8-11 Telephone

Over the period of construction 2 telephones were rented at
the Administration Building site from the Yukon Telephone Syndicate Limited. Telephones were maintained in the building, but accounts relating to them are sporadic and do not indicate their number or exact locations in the building.

**Construction 1901-1902:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yukon Telephone Syndicate Ltd.: rent, 2 telephones</td>
<td></td>
</tr>
<tr>
<td>July-Nov. 30 1901</td>
<td>241.68</td>
</tr>
<tr>
<td>conversations</td>
<td>3.00</td>
</tr>
</tbody>
</table>

**Maintenance and Repairs 1901-1902 and 1902-1903:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yukon Telephone Syndicate Ltd.: June 1901</td>
<td>20.00</td>
</tr>
<tr>
<td>Dec.-Jan. 1902</td>
<td>50.00</td>
</tr>
<tr>
<td>May 5-31 1902</td>
<td>16.00</td>
</tr>
<tr>
<td>2 months rent to 31 Aug. 1902</td>
<td>40.00</td>
</tr>
</tbody>
</table>

**8-12 Fire Protection**

The menace of fire in Dawson was familiar to any sourdough, for Dawson's core had been fully ablaze twice since the height of the rush and had suffered smaller fires as well. Fuller himself had emphasized the problem in an early report to his supervisor, noting that all houses were of wood construction and that stovepipes were carried right up through the roof sending sparks in all directions. There was nothing, he continued, to prevent yet another terrible blaze in Dawson.  

A 1900 fire prevention ordinance laid down certain specifications that would have had implications for the construction of the Administration Building: most notably that all heat-conducting pipes be surrounded by a thimble and by a chimney. The three chimneys in the building clearly fulfilled the necessary conditions, but it is not known if there were any auxiliary heaters in the structure, and if so, how safely they were maintained. It does seem that one section of the ordinance was either ignored or overlooked until after Fuller's departure from the Yukon, for it was not until 1903 that the requisite iron ladders were affixed to the galvanized metal roof of the building. (See Fig. 27)
The one precaution upon which Fuller did insist was that all vaults be fireproof rather than necessarily burglarproof. As a result the brick vaults were founded upon the only masonry in the government buildings. It may be of some significance that in the revised drawings of March 1901 both the Administration Building vaults were designed to be external to the building proper, rather than internal, as they had been constructed both in the Post Office and the Court House. (For construction details see 8-4).
9. Occupancy, 1901-1953

9-1 Journalistic Impressions
Commissioner Ross' official move into quarters in the new Administration Building was scheduled for Thursday 28 November 1901, the American Thanksgiving holiday in Dawson. As it happened, a faulty furnace in the Beaver and Lory building smoked out the offices of the commissioner and comptroller on Wednesday the 27th. The decision was taken to begin the general removal immediately. The gold commissioner, his staff of thirteen and their vast accumulation of mining records were moved over that weekend, so by Monday morning 2 December 1901 all federal and territorial offices were expected to be open for business as usual.¹¹³

The public reaction to the new building, if we can gauge it by the response of the local press, reflected, not unexpectedly, a kind of pride befitting the unveiling of a monument to community progress. This was, after all, the fourth in a line of Fuller public buildings to have opened in less than a year. Of these the Administration Building was by far the largest; in fact, as the News pointed out, it was probably the largest building ever constructed in the north.¹¹⁴ That it would consequently be the hardest to heat was discovered shortly thereafter.

Never known as a supporter of the federal government's Klondike policies, the Nugget nevertheless recognized the occasion by roundly congratulating the government on its conspicuous expenditure of public funds in Dawson:

...but it is money well spent as a permanent home is provided in keeping with the dignity
of those whom it shelters. It is a magnificent building, magnificently finished and is one which would be a credit to any city in the Dominion of Canada.

In substantiating this theme of material progress and growth in civic status, both newspapers pointed out, as must have nearly every worker and citizen entering the new building for the first time, what a marked improvement it was over the "cramped, dirty, dingy" quarters that had been abandoned. It was, in fact, these very cramped conditions which were officially considered by William Ogilvie to be partly responsible for the gross inefficiency of early Yukon administration. The News reporter in particular took flight in response to this vast improvement, hailing the architect Fuller as "the federator of the dismembered offices of government which have been scattered at reckless distances from one another all over town in garret, hall, hovel and hut". The days of crude and hastily improvised quarters were definitely part of the city's brash gold-rush past. Instead, the Administration Building, like its sister structures, was a visible investment, a model of the kind of modern and permanent architecture that marked Dawson as an enterprising city with a future. "A credit to any city in the Dominion" was an increasingly applicable epithet in Dawson after the turn of the century.

Reports to both major newspapers chose to take their readers on an armchair tour of the new building, pausing in those rooms which most impressed them, hence merited more detailed descriptions. Not surprisingly, the mining recording office, the commissioner's office and the council chamber were singled out. The News reporter considered the council chamber to be "the most elaborate and most pretentious room in all the building", while his counterpart at the Nugget preferred the mining recording office for its elaborate finishing. The reader's attention was drawn to the carpeting and electric chandeliers in the commissioner's office, the handsome central staircase and the elegantly carved panels in the ceiling of
the recording office, but the one feature that stood out in both accounts was the glossy finish of oiled and varnished B.C. fir found throughout the building. Indeed, the modern electric lighting must certainly have highlighted the ornate detail of the work to be found on the staircase and on the carved panels of the recording office ceiling. Furniture and railings in the council chamber and gold commissioner's court, counters in the recording office as well as desks, partitions and file cabinets throughout the building were fashioned in the same grained B.C. fir. On opening day it was recorded that every surface gleamed "like a polished mirror". "Resplendent", said the News reporter. Fuller himself was pleased, for by having carpenters construct appropriate office appointments he had been able to put his surplus finished lumber to good and practical use.117

Writers for both papers were favourably impressed by the bright atmosphere of a number of rooms. Considerable light was captured by large windows in the commissioner's office, the mining recording office and the surveyor's draughting office, and artificial lighting was provided through the building by "hundreds" of electrical fixtures. Electricity was not new to government offices in Dawson, but presumably the light from previous fixtures had never succeeded in dispelling the dark and dingy image associated with the older buildings.118

That the building was finished by its estimated date of 1 December 1901 was not regarded by the press as particularly noteworthy. In fact, while the vagaries of northern shipping had certainly strained Fuller's schedule, the construction project had on the whole been remarkably free of major disputes or problems of any kind. Certainly there were some construction and finishing jobs that were either completed after occupancy or carried over until the following spring. One early photo showing the ice-bound building without its storm windows suggests that these were late being installed. (See Fig. 29).
Nearly 60 civil servants moved into the building in December. Spacious from the very start, the building never did become overcrowded, for Dawson's population of administrators dwindled steadily until, when it came time to conduct the 1953 move to Whitehorse, only a handful remained. As positions were cut, merged or discontinued, offices were shifted, consolidated or simply closed off to accommodate the change. The first instance of the actual physical closing down of office space appears to have been as early as 1907. The many structural alterations that accompanied these administrative changes are recorded in Section 10-Subsequent Construction. What follows here is an attempt to trace the occupancy pattern of the various rooms in the building. Where they have come to light, specific descriptions of offices have been incorporated. The numbering system used in this inventory is an arbitrary one. It is based on the original pattern of partitions, and additional designation has been given in cases where rooms have been subsequently divided: e.g. where 5 was partitioned from east to west, the new rooms are designated 5N and 5S. Figs. 30 and 31 provide the room numbering system used hereafter.

9-2 Accommodation

1. Mining recording office. This was originally the largest (40 ft. x 40 ft.) room in the building. Its actual function was highly significant for it was here that mining claims were recorded, renewed and transferred. It formed one part of the gold commissioner's branch which dominated the north end on two storeys and which employed over half the staff in the building. For recording purposes the room was divided by a 90 ft. U-shaped counter and screen whose panels of silvered netting and frosted glass formed nine wickets. From south to north these were identified as follows: filing of bills of sale (2 wickets), free miner's certificates, relocation recorder, placer recorder, renewals, certificates of work (2 wickets) and abstracts. The workspace behind the counter
gave access to the brick vault where all valuable records were stored after working hours. The original north end vault was enlarged and eventually replaced by the single vault that now leads off this room. (See 10-2 Vaults and masonry) Envisioned for the public side of the counter were writing tables where miners could stand and work and a blackboard on which to post official notices. There is no record of their realization.

Upon entering the recording office by the double doors from the central hallway, one might have been impressed, as the Nugget reporter obviously was, by the fir ceiling panels "of the most exquisite design". One of the larger and more elaborate electroliers purchased for the building may have dominated the ceiling, but again documentation is not specific.

Adjoining this room by a 12 ft. counter was the examination room (7) which a client could enter from the main hall and where he might request specific records for his perusal.

At some time between 1922, when the post office took winter quarters in the building, and 1924, when this seasonal arrangement became a permanent one, the recording office was subdivided by the 8 ft. partition that still runs along the western side of the room. This partition created two rooms, (1NW and 1SW), into which clerks and stenographers, displaced from their south end offices (10 and 11) could be relocated along with correspondence files associated with the offices of the commissioner and comptroller. To allow for the new partition the U-shaped counter was abbreviated and shifted back. The reduced area defined by this counter was used continuously for mining recording purposes until the last civil servants left the building in 1961. After 1924 the land titles office shared this space as well.

2. Chief clerk's office. As supervisor of the many workers behind the horseshoe counter the chief clerk had access to the workspace in 1 by a door as well as by a window. In 1909 his position was not refilled, and the office space was probably used initially for one or more of the other clerks of
the branch. The partition between this room and 3 was eventually removed.

3. Assistant Gold Commissioner's office. As this position was transferred from Dawson to Whitehorse in 1907, this room was passed on to the accountant of the gold branch (who until 1910 worked in 21). At some point thereafter the partition between 2 and 3 was removed, most likely in preparation for the general move of postal, custom and telegraph facilities from the King Street Post Office to the Administration Building, 1922-24. Contemporary newspaper reports indicate that the move brought the customs office into the large survey room on the second floor (19) and that the survey office then moved downstairs. It seems reasonable to associate the opening of the partition between 2 and 3 with this shuffle. When the accountant who previously occupied office 3 died in 1924 his position was not refilled, but seems to have been merged with that of timber and land agent, also in this office.

4. Office. At first associated with the quartz and hydraulics office (5), this room seems to have become the domain of the gold commissioner's stenographer sometime after 1912. When the 1922-1924 move shifted the gold commissioner (who by then had become the chief executive of the territory) to the north end, his steno/secretary used this office.

5. Quartz and hydraulics office. From a counter facing into the main recording room this office dealt with all gold mining transactions not of a placer nature. That the quartz and hydraulics department warranted a separate office very much reflected the optimism surrounding these gold mining methods "of the future". It is not clear at what date this space became the office of the gold commissioner himself. At one point the office was divided (5N and 5S) so that the south half provided a waiting room, from which a doorway was cut into the hallway. The partition was later removed. After the move from the Post Office the gold commissioner certainly occupied this room in his newly-elevated position as chief executive.
of the territory. Thereafter this office was associated with chief executives under whatever title: gold commissioner, comptroller, controller and commissioner. (It appears that the traditional designation "commissioner" was continuously applied by many.)

6. Waiting room. This area is, in fact, an extension of the hallway leading into the building from the north end doorway, and was used initially as a waiting room for those wishing to do business with the gold commissioner whose offices along with the gold commissioner's court were situated directly overhead.

7. Examining room. See 1.

8. Commissioner's office. This office was used by the last five commissioners of the historic (1901-1918) period: J.H. Ross, F.T. Congdon, W.W.B. McInnes, A. Henderson, and George Black. In October 1916, when Black left the Yukon with a contingent of troops, this office, like the official residence, was left vacant. In 1918 an amendment to the Yukon Act reduced the territorial executive by cutting the council to three and by discontinuing the office of commissioner. Designated as chief executive, Gold Commissioner G.P. Mackenzie took over this corner office.

The newspaper descriptions of 1901-1902 suggest that the room was a sunny one, but brightly lit by three-lamp electroliers in the winter season. The room was carpeted, lined with portraits of statesmen, and furnished with an "elaborate" oak desk topped with birdseye maple as well as several easy chairs. The one and only reference in public accounts to a Brussels carpet, to a leather cushion and to a footstool in the building may well apply to the furnishings of this office.124 (Fig. 32)

One door in the room led to a private lavatory and another into the office of the territorial secretary. Public access to the commissioner's office was gained from the waiting room (15) and the main corridor. A stairway just north of the commissioner's office gave him access to the legal advisor and the council chamber on the second floor.
It seems likely that when the position of commissioner was cut and the gold commissioner designated chief executive in 1918 that the gold commissioner moved into this office.

After 1922, when the King Street offices were moved to the Administration Building, the gold commissioner was moved to room 5 and this particular room (8) was designated the telegraph office. As such, it was left relatively intact, structurally, during the renovations which gutted the south end ground floor at that time. Some work did take place along the east wall of the office where lavatory, entrance hall and part of the territorial secretary's office (9) were claimed for storage space. In 1937-38 further renovations were carried out in this wing, one of which was the cutting of a new entrance to the room through the north partition so as to allow proper access to the staircase (which was reversed at the same time.) The partition now in this office is probably a more recent alteration, likely associated with the period during which these quarters were used as a radio broadcasting station.

9. Office of the territorial secretary. Next to the commissioner was the office of his most valuable assistant through whom all his correspondence and visitors were channelled. One of the later commissioners, it is not clear which one, had this room turned into a waiting room, the office of the territorial secretary having moved into 11 and 12. What use the post office made of this room immediately after their takeover of the east half of the wing in 1922 is not known, for this room was not opened out as part of the post office's enlarged workspace until 1937.

10. The commissioner's clerks. Created under the direction of the territorial secretary in 1902 a correspondence file system was maintained in this room. In 1922 clerks, sténos, files and documents were moved to the large recording office (1) to make way for the post office. At that point a door was cut in the east wall leading to a newly constructed
covered mail platform at the rear of the building.

11. Comptroller's clerks. This room too was occupied by clerks and records, in this case those associated with the comptroller (or accountant). The south end vault leading from the room served both its records and those from the commissioner's clerks next door. The *Nugget* considered this office to be "well lighted"; the *News* reported that public accounts were transacted here over a "fine counter". By 1918 the room was occupied by the staff of the territorial secretary and territorial treasurer, (by then a combined position), and by the territorial superintendent of roads. After 1922 all clerical staff was displaced by the post office to the north end. (1)

12. Office of the comptroller. While the original office of the comptroller still exists, its dimensions have been much reduced, for the renovations of 1937-38 altered the size of this room from approximately 11 ft. by 15 ft. to its present size of 11 ft. by 10 ft. In 1910 the comptroller and the territorial secretary-treasurer (14) switched offices, and when the wing was taken over by the post office in 1922 the secretary-treasurer was moved upstairs to rooms 23, 24 and 25, vacating this space for the incoming post master.

13 and 14. Department of Public Works offices. While the majority of administrative branches in the territory were operated by the Department of the Interior, the construction and maintenance of working quarters, roads and bridges, and river improvements and the telegraph were all the responsibility of the Department of Public Works. Prior to gaining office space in the Administration Building in 1901, D.P.W. offices had been housed first in the original Telegraph Office and, upon its completion in 1900, in the new Post Office on King Street. Since much of the day-to-day office work of this department involved the payment of wages and materials accounts, at least one of the D.P.W. offices was fitted with a counter along the front. Behind it and in the other main
office were draughting tables "of native manufacture" and cabinets for files and drawings. By 1918 the D.P.W. staff was confined to room 13 which had been somewhat reduced to enlarge 14. The comptroller, who occupied 14 at that date, acted then as both D.P.W. agent and accountant. It is not clear if the public works function was still being handled in this office by 1937 when the post office was enlarged to take up the entire wing.¹²⁷

15. Waiting room. This room (or alcove) was initially designed to accommodate those waiting to see the commissioner and had seating for 10 to 15 people along two walls. Eventually it became a stenographer's office associated with the commissioner's and later the gold commissioner's office in the corner. This change probably occurred sometime prior to 1918.

16. Messenger's office. This designation remains constant in all plans from 1901 to 1936. Initially the messenger responded to a call-bell system, but this may have been made obsolete by the increased use of telephones in the building.

17. D.P.W. office. This was originally the private office of the D.P.W. superintendent or agent in Dawson. Over the winter of 1901 and spring of 1902 he shared the office with the building's architect, T.W. Fuller, who was finishing up the work on his Dawson public buildings project before returning to Ottawa. Once offices 13 and 14 came under the supervision of the comptroller, this room was used as a stenography office.

18. Toilets. The present addition, constructed in 1937, stands on the site of an earlier one which also housed washroom facilities. Outside the building proper and accessible by a passageway under the central staircase, this area was heated by coal-burning stoves rather than by the central heating system.

19. Surveyor's draughting room. This room reflects the kind of minor changes that Fuller was obviously prepared to make to suit the specific needs of a given department. In this room the number of windows was increased from 3 to 5, turning
this into one of the best-lighted workrooms of the building.\textsuperscript{128} Long draughting tables are mentioned in one newspaper report and confirmed in Fig. 28, one of the rare photographs of the interior of this building. An annual report of the director of surveys for 1912 indicates a public counter right across the south end of the room, and a drawing table provided at that end for public use. By this time the overhead lighting had been improved (see section 10-7), a locking cabinet for drawing materials had been provided and all draughting table surfaces refinished. The annual report of the following year indicated that the office had been supplied with a technical library of "50 valuable volumes". Whether these volumes were actually shelved in the draughting room is not known.

The survey branch was perhaps the hardest hit by the staff reductions caused by World War I recruitment. By 1919 the branch had disappeared totally. A few years later when the King Street Post Office was closed the customs branch was moved from that building into this office as well as into 20. The income tax office, a fledgling branch of the same department, was at that time installed in the corner room (21). As the branch grew in size, income tax eventually replaced customs in this large room (19).

20. Chief surveyor's office. Access from the chief surveyor's office to the draughting room (19) is clear in Fig. 28. Customs took over this office as well as 19 in 1922.

21. Accountant. Until 1910 this room formed part of the gold commissioner's branch. In that year the Court House was closed down and its office relocated in this building. This room was chosen and refitted as the judge's chamber, probably moving the accountant downstairs to 3. After World War I this room was used as the first office of the income tax branch. It seems that in the twenties the functions of rooms 19 and 20 were reversed so that this office became customs, and income tax took over the larger room. By 1937 21 and 22 were combined to form a larger and more accessible customs office.
22. Ante room to the gold commissioner's office. Indicated as a stationery closet in Fuller's sketch plans, and an ante room of increased dimensions in the final drawings, the room was described in 1902 as the office of the clerk of the gold commissioner's court and was apparently fitted with a counter and walls of shelves. Since the gold commissioner's court heard its last case in 1906, the reference on a later plan to the "clerk of court" in this room may be a reference to the clerk of the territorial or police courts, both of which were then situated in this building. Vacant by 1936, this room provided space for the expansion of the customs branch the next year.

23. Gold commissioner's office. It is likely that the gold commissioner left this room and moved downstairs to 5 following the closing of the gold commissioner's court in 1907, for it seems that this room was one acquired as judge's chambers after the court re-location in 1910. The plan of ca. 1922 (Figs. 34 and 35) shows this room to be vacant, as it may have remained until 1937 when the further expansion of the post office forced the territorial secretary/treasurer from his quarters (12) to this corner (23, 24, and 25).

24. Stenographer's office. For as long as the gold commissioner's court was in use, this room provided office space for the court stenographer and access to the court room from the gold commissioner's office. By 1937 the territorial secretary/treasurer was occupying this room as well as 23 and 25.

25. Gold commissioner's court. Performing a function peculiar to a mining territory, this court was described by the *Nugget* as looking remarkably like a miniature version of the territorial court room itself. The *News* account places the bench at the north end, to one's left on entering from 24. This bench and the witness box were constructed of BC fir finished in "native tint". The small court room was still an improvement over the first gold commissioner's court in the
old log building on Front Street, for this one apparently allowed sufficient space for a gallery at the rear for principals, witnesses and spectators. In his annual report for 1906-1907 G.C. Senkler was critical of the limited success of this court, saying that settling disputes under that current system was "costly, cumbersome and unsatisfactory". The case coming to court in August 1906 seems to have been the last one tried under this system.\textsuperscript{130}

It is quite probable that when Dawson was first incorporated, its city council made use of this chamber for its regular weekly meetings. Newspaper accounts indicate that the first few meetings were held in the gold commissioner's court, and also that that room was small for the purpose. Subsequent articles do not indicate in which room in the building city council meetings were held, so one might suppose that the gold commissioner's court continued to serve the purpose, despite its limitations. It is also possible that the council chamber (28) was used for some council meetings. On at least one occasion however, both Yukon and municipal council meetings fell on the same night, thereby relegating, one would assume, the city council to another room. City council meetings only took place in the Administration Building until more suitable quarters were procured in the new fire department/city hall on Front Street. This new building was occupied in November 1903, and on the twenty-third of that month the first session of city council was held in the premises on the second floor.\textsuperscript{131}

After the move of judicial facilities from the Court House to the Administration Building in 1910, this room was used for police court and other minor cases until 1922.\textsuperscript{132} When the office of the territorial secretary/treasurer was moved from the ground floor in 1922 this was one of the rooms acquired. A counter whose outlines are still visible in the south-east corner of the room was used for the payments of accounts to this office.

\textsuperscript{26} Office of the chief preventative officer of the territory.
This room seems to have run through a number of varied uses. In 1902 it appears that the office was turned over to A.J. Beaudette, mining engineer, when his original office (31) was closed off. Later references are made to the auditor (ca. 1922) and to the territorial superintendent of roads and buildings (ca. 1922).

27. Tax collector. This large room at the head of the central staircase was set aside in 1901 as Dawson's municipal office. It was occupied by the tax collector and his assistant and by the licence inspector (fisheries) and the officer in charge of issuing liquor permits. Prior to 1901 it was occupied by the city clerk and assistant and by the head of the public works department and assistances. (This latter reference is not clear: it may refer to the federal D.P.W. agent, or it may refer to the territorial superintendent of roads and buildings). In 1907 three officers were moved from 31 to this office: the license inspector, the inspector of weights and measures, and the mining engineer. When the closure of the Court House in 1910 moved the entire Justice Department to the Administration Building, this room was designated as the new law library: the south half as stacks, the north half as reading room.

28. Council chamber. While the Yukon territorial council chamber may have appeared to the Dawson Daily News reporter as "the most elaborate and most pretentious" room in the building, very little concrete evidence has come to light to support his claim. Walls and moulding appear similar to those in other rooms and, while the ceiling is vaulted, no elaborate panelling was undertaken. A low balustrade enclosed the chamber proper, beyond which was seating for the press along the right hand side and for distinguished guests along the left. A public gallery ran along the back. The 1902 News account implies that the row of benches was continuous along the entire outer edge of the room. The chamber itself seems to have consisted of a speaker's chair on a slightly raised
dais backed by a "high decorated frame", and eight desks for the council members arranged in a circle, four on either side of the clerk's desk in the middle. Each member was assigned his own desk.134

The decorated backdrop referred to is probably not the screen presently behind the dais, for the latter screen bears a somewhat modern appearance, quite unlike the rest of the interior millwork in the building. If not the original, this is probably one of the court room fittings, perhaps dating from the period after 1910. The original desks, however, "in fir of native tint", may well be the desks still to be found in this room.

In 1902 the number of elected members on council was increased from two to five, eleven councillors in all, so additional desks must have been procured. After 1908 the council stabilized at ten all-elected members, and in 1918 was drastically reduced by amendment of the Yukon Act to three.135 The territorial council remained this size, and continued to hold its meetings in this room, for as long as it sat in Dawson.

With the introduction of a fully elective territorial council in 1908, the commissioner's executive function was separated from the legislative powers of council. Until 1908 the commissioner had presided as speaker over all territorial council meetings. As chief executive after that date, however, he not longer sat with that body, so the role of speaker, and the chair, were thereafter filled by a member elected from council.

The first Yukon territorial council, appointed in 1898, had met whenever events necessitated a meeting, possibly several times a week. By 1899 there were two elected members on council, so meetings took on a parliamentary form and were opened to the public.136 When the council took over its new quarters in the Administration Building in 1901, its meetings were officially set for the first Thursday evening of every month, although additional sittings were called whenever deemed neces-
sary by the commissioner. In practice, a pattern of monthly meetings was never strictly adhered to, especially after Dawson's incorporation was proclaimed in January 1902. At that point the day-to-day burden of municipal government passed from territorial hands to those of the city's own elected mayor and council. Relieved of the duties of local government, the territorial council returned to a tradition of ad hoc sessions. The details of territorial administration were managed by various department heads and their staff, who reported to council through a parliamentary committee system. In 1904, for instance, council was called once, for a session which ran for two summer months. Twenty-four 3:00 p.m. sittings were held that year, for a total of approximately forty hours. This particular pattern of spring or summer sessions held out at least until 1920. Quite possibly informal winter sittings were held as well, but if this was so, it is not known if the council chamber was used for the purpose.

As the closing of the Court House in 1910 brought the territorial court to the Administration Building, it seems reasonable to expect that the court sat in this room. Certainly by 1918 this was the case.

The problem of fixing the exact location of Dawson city council meetings in 1902 and 1903 has already been encountered. While the gold commissioner's court (25) is the most likely meeting room, there is a possibility that some meetings took place in this council chamber. Dawson was an incorporated city until 1904, and then reincorporated in 1914, when it was governed by the commissioner and four members of the territorial council. During this second period of incorporation (1914-1919), municipal council meetings probably took place in the Administration Building, perhaps even in this room. As a result of the territorial council's reduction to three members in 1919, an ordinance was passed vesting the commissioner alone with full authority for municipal government. In his hands it remained until 1949.
It is clearly the case that the council chamber had varied uses and associations. In the period after 1920 the steady decline in territorial court transactions and the relatively high cost of heating must have left the room unused for months at a time. Victoria Faulkner, a government employee in this building from 1918 to 1953, recalls that during these years this room was used beyond its official functions to accommodate the meetings of various local groups.

29, 30 and 31 Committee rooms. Initially designed as three committee rooms in association with the council chamber, it appears from the 1902 News description that in fact only one (29) was actually used for the purpose. The other two were occupied by territorial staff: 30 by the officer of the local improvements branch and 31 by the territorial mining engineer. Room 30 later became the office of the license inspector and inspector of weights and measures. In 1907 occupants of both rooms were moved to the centre of the building so that this corner might be closed off. The move from the Court House in 1910 made use of such surplus space, so this corner was reopened and designated the office of the clerk of territorial court. To further accommodate the offices of the Department of Justice, the north end vault was extended to the second floor. To reach it a passageway was constructed, reducing room 29 by about 5 ft. The floor plan of ca. 1922 indicates that 29 was by then a lobby.

32 and 33 Legal advisor. This office was designed to be close both to the commissioner and to the council chamber. It appears, however, that the legal advisor may have been displaced by the move from the Court House. More likely, these rooms were not taken over by the Department of Justice until after 1918 when the position of legal advisor was abolished by amendment to the Yukon Act. The ca. 1922 plan indicates the sheriff to be in 32 and a stenographer next door. Miss Faulkner recalls the Judge's chambers in the far corner and thus it appears in the 1936 plan (Fig. 37). This later
plan indicates that the sheriff continued to occupy 32.

Both plans indicate a curious north-south partition in 33, one that is borne out neither by Miss Faulkner's account nor by a study of the building itself.
10. Renovations and Repairs, 1902-1961

Since its completion in 1901, the Administration Building has undergone, in addition to yearly maintenance and repairs, several major structural changes. For the most part these have been interior changes necessitated by the closing of various public buildings in Dawson and by the resulting realignment and consolidation of office space within this one building. By the mid-twenties all administrative services of both a federal and territorial nature were combined under one roof, so that with the exception of the Public School and R.C.M.P. headquarters, no other public building was maintained in Dawson by either government.

The gradual closing and consolidation of offices in Dawson was inevitable, given the grandiose public building scheme that had been undertaken in 1900-1901, at a time when Dawson's size and stature were at something of a plateau. As long as "permanence" was the watchword, few could or would predict the inalterable decline to follow. Yet early in 1902, a mere two months after the completion of the Administration Building, there was talk of a reduction in expenses in order to accommodate the 17% cut in funds voted federally for Yukon government in the next fiscal year.141 Reductions continued over the next eight years during which time various local agents of the Department of the Interior were either cut or simply not replaced on leaving.

While the Department of the Interior may have been cutting its Yukon expenditure, the Department of Public Works, who bore the responsibility for the upkeep of the Administration
Building, the Court House and the Post Office, were not able to reduce maintenance costs as long as the shrinking staffs continued to occupy all three buildings. Especially oppressive were the yearly fuel costs, for while cordwood prices had certainly levelled off over the years, the heating systems themselves were never efficient; furnaces in the Administration Building required major repairs and replacements almost yearly.

Thus the Department of Public Works arrived at a logical policy of sharing facilities, so that first the Court House and then the Post Office was closed and offices moved to the Administration Building. In the second instance the need to consolidate was all the more acutely felt after First World War recruitment and a 1918 Order-in-Council abolishing the position of commissioner had combined to reduce severely the administrative staff. In this way, the positions of commissioner, administrator, registrar, director of surveys, mining inspector, territorial treasurer and assistant territorial treasurer, as well as numerous rank and file offices, were either cut entirely or absorbed by existing positions.\footnote{142} As a result, by 1920 there was considerable vacant space in the Fifth Avenue building.

Each of the major moves to the Administration Building triggered a round of renovations which will be examined in a more detailed review of public works activities over the life of the building. This should show in some detail what work was done to accommodate the consolidation process.

While a large proportion of renovations to the Administration Building can be traced to major changes in occupancy, the building obviously required a great deal of maintenance to keep it operating continuously from 1901 to 1961 as well as to preserve it as a the kind of public building befitting a capital city. In documenting and analyzing these various changes, the auditor general's annual report is most useful in providing a yearly account not just of routine
maintenance costs, but of larger periodic expenditures as well.

The following is a chronological outline of major renovations, additions, installations and repairs undertaken in the Administration Building. Except where indicated to be otherwise, sources are the appropriate yearly reports of the auditor general. Years represent the actual building season, eg. in the fiscal year 1903-1904, it is assumed that construction took place in the 1903 building season.

1902-1904: Major contracts were let for the clearing, drainage and beautification of the grounds surrounding the Administration Building. Such ground improvements as the planting of grass, trees, and flowers continued over the next three seasons. (Figs. 39 to 43) Fire protection equipment (including exterior ladders) was installed as were new furnaces. In the latter case the system required overhauling four years later. New plumbing service was installed, for the Dawson City Water and Power Company was able by this date to provide this building with running water on a year-round basis.

1905: A larger L-shaped vault was built to replace the original north-end vault. (Fig. 44)

1909: The heating system at the north end of the building was replaced by a hot-water system. Boilers and radiators were installed.

1910: On 19 October the Court House was closed, initially just for the winter months. The resulting move of officials of the Department of Justice to the Administration Building turned out to be a permanent one, however, as it was decided that not enough cases were tried in a year to warrant the upkeep of a separate building. To accommodate the records of the territorial court and its related officers the south-end vault was extended upwards a second storey and made accessible from one of the southeast rooms (30) by a small
staircase. At the same time the large room facing the top of the central staircase (27) was subdivided for use as a law library and reading room.

1911: Over the next three years new lighting fixtures were installed, probably throughout the building.

1912: The south end of the building was refitted with a hot-water heating system.

1913: The building was painted inside and out and the foundation repaired. A new flush plumbing system was installed.

1918: A smoke pipe was replaced.

27 November 1922: All offices previously housed in the Post Office building at King and Third opened for winter business in the Administration Building. For three consecutive winters the post office, telegraph office and customs office were shuttled to these quarters, returning to the original Post Office building each spring. The third move to Fifth Avenue in October 1924 was a final one, and there, under considerable local protest, the offices remained. The Daily News editorialized in vain that this was "one of the most disappointing occurrences in the city's experience", but Dawson hopes that better economic times would result in the reopening of the more central downtown post office were never realized. To accommodate the move from the old Post Office, what was originally the commissioner's (and later the gold commissioner's) office was refitted as a telegraph office and the offices along the east side of the ground floor south wing were opened out to provide the post office with 66 ft. x 16 ft. of work space. A covered mail platform was constructed along the rear outside wall immediately south of the south vault. To house the gold commissioner's staff, the recording office (1) was sub-divided by an 8 ft. screen running about 12½ ft. from the west wall. To make room for this subdivision, the horseshoe-shaped screened counter was
shortened and refitted. It was probably at this time that the central staircase was sealed at its foot. (It remained accessible by a small central doorway.)

1937: In the fiscal year 1937-38 the single largest vote for the maintenance and repair of this building made $25,000.00 available for renovation. The following projects were undertaken: a) a concrete structure was constructed at the rear of the building to house boiler room, vault, and lavatories; b) the ground floor south wing was renovated to allow the post office to spread into the entire wing. (The southwest corner room still housed the telegraph office). The post office area was repainted a light colour and fitted with new screen, counter and light fixtures. The direction of the south-end staircase was reversed so that access to the court room from the ground floor no longer disrupted the business of the post office. (Thereafter this staircase was referred to as the "prisoner's staircase"). The doorway at the south end of the court room may have been sealed at the same time.

c) new boilers were installed and the heating system renovated; d) new plumbing was installed to allow for hot running water; e) the post office area was rewired in conduit; f) the old north-end vault and chimney were removed.

1938: The interior and exterior of the building were painted white; the metal covering of the exterior base of the building, grey. The previous year's project of rewiring in conduit was continued to include the whole building. At some point in the 1937-39 period (alternatively in 1947-48) many interior walls were covered in tentest and most of the floors tiled. (The memories of Miss Faulkner and the fire chief are not in accord on the date of tentest application.)

1947-1953: At an unspecified time in this period the building's heating was converted to a coal-burning system. The fact that a new smoke stack was installed in 1951 may pinpoint the date of conversion.
16 March 1953: Following a federal decision to move the Yukon territorial capital from Dawson to Whitehorse, the Administration Building was emptied of most of its federal and territorial employees. The Post Office was left behind, as was a handful of agents to represent various departments. The second floor was probably closed off at this time.

21 June 1957: With only a few days remaining in the school year, the Dawson Public School burned to the ground. It was decided that the nearly 150 pupils would be temporarily housed in the vacant second floor of the Administration Building until the new structure was ready. The existing plumbing would be reconnected and a salvaged steam pump installed. Interior changes would be minimal: washrooms installed in the north-west end (23), and the council chamber/court room subdivided, probably with a central north-south corridor. New lighting fixtures would be installed and fire escapes mounted at the north and south ends of the second floor. The public school's occupation of the Administration Building ended late in 1958 and the new school officially opened 6 January 1959. It appeared in June 1976 that the second floor of the Administration Building had been left by the public school more or less as they found it; that is to say, all schoolroom fittings had been removed, the council chamber/court room had been opened out to its full original dimensions, and both fire escapes had been removed and the corresponding exists blocked.

In 1960, following a fire that destroyed their premises in the Dawson fire hall, the Dawson Museum and Historical Society requested permission to store remaining artifacts in the basement of the Administration Building. Their intentions were to move into the ground floor of the structure as soon as the post office took over the quarters in the new Federal Building to be constructed three blocks north on Fifth Avenue. Permission was granted, so that the Museum moved in after the post office had vacated the premises in October 1961,
and still occupy that space. With the exception of the removal of most of the post office fittings, i.e. screens, counters and boxes, changes made by the Dawson Museum have been minimal; the organization has repainted, erected a small furnace room on the ground floor, installed some false ceilings on the ground floor, and covered over some walls, counters, cupboards and screens (such as those in the recording office area (1)) with wallboard suitable for display purposes.

Now that the chronological framework of structural changes has been established, a more specific analysis can be made of the various kinds of works undertaken over a given period of time. Six areas have been outlined on which to conduct such a study of major maintenance and repair projects of the period 1903-1976.

1. vaults and masonry
2. carpentry and foundations
3. roofing and metal work
4. painting and finishing
5. heating
6. electric lighting

10-1 Vaults and masonry
The importance of adequate and fireproof vault facilities in this city of log and frame has already been outlined (See Section 8-4). One of the few alterations in Fuller's sketch plans was in fact the enlargement of one of the vaults, a change undoubtedly encouraged by the officials who would be using that facility.

Built at a peak of administrative expansion, the office building itself provided more than ample workspace; however, records continued to accumulate so that available storage space was soon considered inadequate. In 1904 the north-end vault (housing the records of the mining recorder's department) was
replaced by an L-shaped structure which increased the initial space by nearly 75%. The decision in 1910 to consolidate judicial and administrative functions under one roof required further extension of secure storage space, hence the south-end vault was expanded to include a second storey. After 1922 the lower half of this vault served the post office, whose workspace opened out from that east wall. From that time to 1937 the record storage space of the federal administrative branch was confined to the north-end vault.

The life of these vaults and chimneys was seriously shortened by the continual deteriorating effects of frost action and by the inferior quality of bricks initially used. The use of masonry had been reduced to those components where it was absolutely necessary, but even so, foundation settling had cracked the vault walls and where the north-end vault was settling away from the building the adjoining chimney wall had cracked as well. By 1927 the whole masonry component was considered to be unsafe. Not until 1937, when considerable funds were made available for renovating the building, was the masonry problem tackled. A concrete boiler room was designed for the rear of the building, economically planned so that its upper concrete slab carried both the new vault and new washrooms. (Fig. 39) The faulty chimney and vault at the north end were dismantled and a new window fitted where the door to the vault had been. The total cost of labour, supplies and equipment for the dismantling and construction was $8,766.64, and the resulting structure was touted as the first concrete building ever constructed in the Yukon Territory. The south-end vault and chimney were left standing, although possibly unused after 1937. At some later date this chimney was dismantled as well, leaving the lower portion of the vault as the only original masonry in the building.
Because the building was constructed of wood and on wood foundations, the amount of repair in this material was naturally considerable; accounts indicate that several thousand feet of lumber were purchased each year. Unfortunately, as lumber came to be a yearly expense that seems to have been taken for granted - at least by the accountant - the uses to which it was put were not always designated, and as a result the specific nature of alterations for a given date are not always known. Most exterior carpentry projects were highly visible, so photographs give us some idea of the changes that took place and of their chronological sequence. Most interior changes were directly related to office transfers of known dates, so here too there is some specific information from which to work. Once a chronological framework has been established, descriptive documentation such as plans, newspaper articles and personal and official accounts provide additional detail. This kind of documentation was corroborated by an inspection of the building in June 1976. The result is an examination of three kinds of carpentry projects: (a) those involving interior changes (b) those involving exterior changes and (c) those related to foundation repairs.

(a) In identifying interior changes, it was possible to trace one prevailing method of finishing - namely the use of centre-V matchboard - from 1901 to the 1930's. Slight stylistic deviation in the kind of panelling and corresponding moulding used was isolated and whenever possible attached to specific dates. In this way it was possible to follow the effects of any one period of major renovation throughout the building. What seems to have been the case is that a general preference was maintained for the use of centre-V matchboard, even though materials available some twenty years later could not precisely match the original. It also appears to have been the case that original matchboard, and more noticeably, moulding was re-used whenever possible. For this reason the
application of neat dating distinctions is not always possible. Not until after 1937 at least did \( \frac{1}{2} \) in. wallboard begin to replace the varnished matchboard. (Figs. 45-48)

The office transfers from the Court House in 1910 and the Post Office in 1922 stirred up considerable interior carpentry activity - the most pertinent details of which have been outlined earlier in this chapter. Of the major structural changes associated with these two moves, all but the work in the ground floor south wing remained visible in 1976.

The 1922-24 alterations, to accommodate the post office and telegraph office in the south wing, themselves underwent subsequent changes in 1936. The most important of these changes was that workspace allotted to the post office was doubled, by virtue of completely opening up the west (front) half of the wing. The opening of rooms 13, 14, and 15 was clearly not undertaken as part of the initial post office transfer; rather, it is likely that the work was done at some time between 1924 and 1937. The newly enlarged post office was divided by a right-angled counter screened to the ceiling. Along its north side, business was conducted in money orders, registered mail and parcel post. A dutch door was installed on this side "three feet from the corner." Letterboxes lined the west side and the general delivery wicket and pigeon holes for newspapers were fitted near the corner. The 1936 floor plan gives an outline of the intended counter, as well as a brief specification for its construction. (Fig. 36) The 15 ft. north-end counter, including wickets and screen, is extant and was used in 1976 as a part of one of the museum displays.

The main doorway to this wing was by 1937 no longer located centrally but rather, closer to the front of the building. Possibly, it was in order to gain more convenient access to the post office after 1922 that the central doorway was closed and the new one opened. The 1937 renovations maintained the more westerly doorway. Mention of alterations to cupboards
and closets most likely refers to cupboards in that part of the post office workspace sharing a wall with the telegraph office. A comparison of as-found drawings and the 1936 plans of this area indicates that some renovations planned for the telegraph office were never undertaken.

(b) Exterior structural changes over the period 1903-1976 are somewhat easier to trace, both because they are relatively few in number and because considerable pictorial data exist from which to determine chronological sequence. On the whole, the exterior of this building has been altered very little indeed, so that the front facade and end walls gave much the same impression in 1976 as they did in 1901. (Compare Figs. 27 and 49) Quite obviously the rear facade, because of its several vault additions and alterations, has undergone considerable visible change.

Changes to the end walls have been largely a matter of added windows and exits. It was probably in 1903 that an additional exit was cut into the south wall where the window of room 10 had been, and steps built leading up to it. This door was probably intended as further access for the various clerks who worked in that corner of the building rather than for public use. Curiously, Miss Faulkner never recalls the door being used. Certainly the function of the room in that corner - the storage of records - was not one requiring public access. A second southern window into room 33 may have been cut at the same time, for it too shows up for the first time in fig. 27 (ca. 1904). At some time between 1910 and 1919 an extra window was cut into the north wall immediately to the right of the existing doorway. Intentions here are something of a mystery, as the small office affected (4) already had one large window. Possibly as early as 1907 a window was cut in the south wall of the commissioner's office. Fig. 40, in which the new window is quite clear, shows all too plainly that of all exterior changes to this date, this was the least in keeping with Fuller's design, being much
shorter and wider than the originals. When the north-end vault was demolished in 1937, what was originally its doorway was replaced by a window. Like the window in the old commissioner's office, this one was not of the same size as the originals, however its proportions were more generally in keeping with the original window line. During the building's occupation by the Dawson school, two windows in the second storey were enlarged so that fire escapes might be added to the building at either end of the upper hallway.165

The one major alteration to the front facade of the building only became apparent upon inspection of the building itself. The central outside double doors were initially designed and fitted so that their fielded panels faced outwards. At some point, however, these doors were reversed, so that the more elaborate panels now face inwards. A 1947 photo (Fig. 50) shows that the reversal must have taken place at some point after that date.

(c) The third area of structural renovation includes those repairs made to foundation posts and sills. As these are much less visible than interior and exterior changes they are consequently more difficult to date. Given the common northern problem of wood rot from poor drainage, and seeing that a number of added foundation posts show up in the As-found drawings, one is tempted to assume that foundation repair was the kind of ongoing project which consumed a large part of the non-designated lumber order each year. A more cautious statement, based only on actual references to foundation repair in D.P.W. reports and accounts, is that such repairs were made only three times.166 The first seems to have been as early as 1902, the second in 1913, when the foundations of all public buildings were renewed, and the last in 1937 when excavation for the new boiler room exposed the need for immediate foundation renewal. Beyond these three specified dates, however, annual references to "general repairs" and
the considerable yearly use of lumber combine do suggest the possibility of fairly frequent foundation repair.

10-3 Roofing and metal siding
Galvanized metal products were used both in roofing the Administration Building and in sheeting the 5 ft. base of the building. Early photos indicate that the foundations were originally enclosed in vertical sheeting of rough lumber. Subsequent photos, especially Fig. 27, shows that rock-face metal siding with pedestal detail at corners and under the eight pilasters was added in the period 1903 to 1906. Again, annual accounts do not designate specific use for certain supplies, so it is difficult to be precise about materials used. One entry from the auditor general's accounts does seem indicative of this kind of work: in 1904-05 the Dawson Hardware Company supplied, for $250, 6 and 45/79 squares of 7 in. and 9 and 84/111 squares of 5 in. galvanized shingle stone. A photograph taken as late as 1947 shows the rock-face covering, however, the metal has since then been stripped and replaced by a plain metal sheeting.

While galvanized metal was undoubtedly considered successful building material for Yukon conditions, the roof of the Administration Building required repair at fairly regular intervals. By 1903 roof and gutter already required repair at the same time as four metal fire ladders were bracketed to the roof and walls. Accounts indicate that thereafter the roof underwent repairs in 1904, 1905, 1910, 1918, 1922, 1928 and 1938.

It should be noted that all vaults were roofed in galvanized metal but that the concrete structure of 1937 was given a built-up asphalt roof. (See Fig. 38) At some time after 1938 the roof of the entire building was shingled, but sparse accounts and reports for this period make it nearly impossible to date the singling precisely.
10-4 Painting and finishing
The interiors of all Fuller's federal buildings in Dawson were finished in centre-V matchboard of B.C. fir. An elegant if somewhat dark interior finish, this panelling was an ideal replacement, under northern conditions, for lath and plaster. While the walls and ceilings of most residences and many commercial establishments were finished by a method of securing wallpaper to muslin and then to lumber sheeting, the Fuller buildings made exclusive use of grained fir - which by all accounts was oiled, shellacked and varnished. Construction accounts for 1902 show the purchase of the following materials for the process: 54 gallons varnish, 17½ gallons white shellac, and 107 gallons boiled oil.

Accounts show that interior refinishing was carried out 1913, 1917, 1919, and 1920; and of course alterations relating to the Court House and Post Office transfers of 1910 and 1922 required additional refinishing work. Not until the renovations of 1937-38 was it decided to do away with the dark interior imposed by the fir panelling. First, the woodwork was cleaned to flatten the varnish, then three coats of white paint were applied. A 4 ft. wainscotting of the original finish was preserved. At some time in the next ten year period tentest was applied to much of the interior in order to facilitate painting and upkeep.

Although plaster was initially considered unsuitable in northern construction some limited use was made of it in various refinishing projects. The first reference made to plastering, in 1923 does not specify in which room the work was done; however, the evidence of a thin coat of plaster covering the masonry (chimney) in room 29 may represent the work of that year. The second, and probably only other, use made of plaster was in the interior finishing of the concrete addition of 1937.

The original flooring of the Administration Building was of wood and was maintained by oiling rather than by waxing.
One reference to this process indicates that in 1918-1919 at least some of the floors and stairs were varnished as well as oiled.\textsuperscript{171} It is not known how often the oiling took place, but an interesting reference to the process appears in the report on the building submitted by the Dawson fire chief to the territorial engineer in 1957. The floors were definitely considered by him to be an element of the building's general inflammability. They had been oiled, the chief observed, to the point of saturation.\textsuperscript{172} Whatever underlying danger this may have presented, the flooring by that date was tile, and hence no longer required oiling. Then, as in 1976, very little of the original flooring was visible.

10-5 Heating
The building's heating system has caused more problems and has been replaced more frequently than any other single component. The onslaught of Yukon winters on an uninsulated frame building of this size would undoubtedly be enough to strain any heating system to its limit. The fact that furnaces were housed next to the frozen ground meant that they were constantly threatened by settling and cracking, basic stresses that may well have been compounded by weaknesses in design, manufacture and installation. The four furnaces installed by McLennan McFeely and Co. in 1901 had to be kept fired to capacity all winter in order to maintain sufficient heat. The building consumed some 549 cords of wood over its first full heating season, 1902-03.\textsuperscript{173}

The round of yearly replacements and overhauls began almost immediately. New Hillbourne furnaces (#55 and #63) were installed in 1903\textsuperscript{174} but soon proved unsatisfactory. On the advice of the fire commissioner, Public Works agent S.A.D. Bertrand was encouraged to consider steam heating as a safer and more efficient system for the building. At least two Dawson firms, Perry Sheet Metal Works and the Dawson Electric
Light and Power Company, submitted proposals for such a system, but not until 1909 was money voted for furnace renewal, and then only enough for the north wing of the building. Figs. 34 and 35 indicate the placement of radiators after this date. The Dawson agent continued to pressure Ottawa for funds to extend steam heating, the building's first successful system in ten years, to the south wing as well. In 1912 a contract for $10,449.47 was awarded to the Yukon Sheet Metal Works for the job. Thereafter fuel consumption evened out to an average of 250 cords of wood a year, fed into one boiler under the south half of the building and two smaller boilers at the north end.

By the 1920's the settling and cracking of the two chimneys (discussed in section 12-2) had once again rendered the heating system unsafe. In response to this problem (which was compounded by the absence of bricklayers in Dawson to rebuild the chimney), agent G.A. Jeckell suggested a plan which was eventually adopted ten years later, namely that a detached compartment be erected to house a boiler large enough to heat the entire building. By October 1937 the new heating plant was erected on foundations that held vault and washrooms as well, and by December was reported working to satisfaction and with noticeable fuel economy and more efficient service.

The new heating plant continued to burn wood at an average rate of 225 cords per year, but by the mid-forties the building was again reported to be "uncomfortably cold". On one extremely bitter morning in 1947 the building had to be closed to public business, for no room was warmer than 55°F and the post office could not be raised above 38°F. In fact, this time the mechanical problems were compounded by an economic factor. Since the war years, it had been nearly impossible to find tenders for a full year's wood contract, so that the yearly supply had to be scrounged from a number of sources. In 1947, the agent started the winter with only 100 cords; he borrowed 50 more and by February was down to 25 cords - none of which
were seasoned enough for the purpose.

The continued use of wood was clearly not economically feasible for a building of this size, hence it was decided to convert the system to coal on a trial basis. After the trial period of one winter in 1949-1950, it was announced that one season's use of coal had saved the government $3,500. Coal was immediately adopted and in the following two years automatic coal stokers and a new smoke stack were installed to complete the conversion.\(^{182}\)

It was with some concern and considerable precaution that this building was chosen in 1957 as the temporary quarters for the Dawson public school. The school building that had been destroyed by fire that June was a sister structure, of Fuller design, to the Administration Building. As the school had been, the Administration Building was considered, after fifty-seven winters of central heating, to be tinder dry. Even after only nine seasons of coal consumption the building was reported to be filled with coal dust "in every crack ... from basement to attic".\(^ {183}\)

The last of the government employees was moved from the Administration Building to the new Federal Building in 1961. For the subsequent tenants, the Dawson Museum and Historical Society, the maintenance of the existing coal-burning heating plant was never a realistic possibility, thus the central system was abandoned and replaced by a small hot-air system in the south wing.

10-6 Electric lighting
The Administration Building was wired for electricity from the start. An early interior photograph (Fig. 28) of the draughting room (19) shows suspended lamps, glass shades and knob and tube wiring of the type commonly seen both in local commercial and public building interiors of the same period. In fact, not until 1938 was the whole building rewired in conduit.\(^ {184}\)
The fixtures themselves were replaced several times over, but the absence of interior photographs leaves as documentation only those brief entries provided in the auditor general's accounts.  

The newly completed building was fitted with some 50 electroliers, most holding only two lamps but some containing up to eight. The fact that only one 8-light and one 7-light electrolier were ordered suggests their probable destinations may have been the council chamber and Commissioner's office. Rewiring seems to have taken place in 1906-07 at which time wire, casing, covering and 100 rosettes were purchased, but there is no mention that the electroliers themselves were replaced. In 1911 and 1912 a total of 230 new lamps were purchased of 25-watt, 40-watt and 60-watt power. In 1913-14 the entire system was replaced with mazda lights.

A 1910 editorial in the Dawson Daily News heralded the advent in Dawson of the tungsten lamp. While the initial cost of these lamps was three times that of the common carbon lamp, the paper reported, and the tungsten filament was easily broken (hence the lamp was of limited used as a portable light source), the overall saving in electricity was said to be considerable, for the tungsten bulb required a fraction of the current necessary for the carbon. A clear reference to the use of tungsten lighting in this particular building does not show up until 1916 when 75 "tungstens" were purchased. In the next ten years both tungsten and nitrogen lamps were used.

Not until the thorough renovation of 1937 and 1938 was the building rewired in conduit and modern fixtures installed. The post office work area was the first priority, because their "very cramped and awkward conditions ... necessitate the using of electric light all day long, as they have very little natural light." Possibly the opening up of the west half of the south wing in 1937 served the purpose of increasing natural light.
Some changes in lighting were made upstairs to accommodate the Dawson school in 1957, and conceivably some were made downstairs to suit the Museum's purposes in the 1960's and 1970's.

10-7 Conclusion
Over the 75 years of renovation and repair that have so altered the interior of the Administration Building, the front facade has changed almost not at all. With the reversal of the main doors, the restoration of the original name plate and the application of original paint colours, the building's facade would be very nearly what it was in the first decade of the century. Only the metal roofing and foundation skirting have gone. At both ends of the building new doors and windows have been added, of which only one - the south window of the commissioner's office - is sharply out of keeping with the original style.

Quite obviously, Fuller's building was designed to be viewed only from the front. He himself claimed that while the front facade showed off the best of imported millwork, the building's other facades were as plain as could be made. Moreover, the rear facade was a clear concession of design to utility, for the various service components were clustered there: vaults, washrooms, fuel supply, furnace room entrance and, later, the mail platform. Certainly the profile of this facade changed every few years, but its functional associations have remained constant.

While the building's major facade may have survived, its original interior layout has in some areas changed beyond recognition. Most acutely altered is the first floor, which shows very few traces of its original design. As the most heavily used part of the building, it has borne the brunt of many renovation projects. The south wing has been gutted of its original eight offices to make way for the post office.
Neither of the two remaining offices in that wing (12 and 8) are of the original size. In the north wing the mining recording office, once the largest open space in the building, has been divided by 8 ft. partitions. The arrangement of counter space observed in that area in 1976 was the only remaining evidence of the large U-shaped counter which originally defined the space in that room.

By contrast, the far north end of the ground floor shows some partition changes, but represents on the whole the office arrangement of 1901. Similarly, the layout of the second floor is largely what it was at the time of construction, despite general conversion to a court house in 1910 and four months' occupation by the Dawson school in 1957. Partition changes have been made at both ends of that floor, but the majority of rooms in between have suffered little alteration.

Because offices were consolidated on the ground floor for reasons of heating, by mid-century the second floor was seldom used. Least affected by structural renovations have been the central staircase and hallway, the chief surveyor's office (21), the surveyor's draughting room (19), the gold commissioner's court (25), and the council chamber (28). Ultimately one must look to the north end of the ground floor and to the second floor for original layout and materials.
11. Conclusion: A credit to any city in the Dominion.

As a potential object of our preservation and commemoration, the Administration Building should be considered for its merits under several criteria: its architectural significance and physical context, its historical functions and associations, and its present condition and use.

Architecturally, the building represents the early work of Thomas W. Fuller, a young architect sent to Dawson by D.P.W., who later in his career (1927) became Canada's dominion architect. Six public buildings were completed by Fuller during his Dawson term: the Telegraph Office, the Post Office, the Court House, the Administration Building, the Public School and the Commissioner's Residence. All but one, the Public School, still stand. In the case of the Administration Building, the majority of the building's interior has been thoroughly altered to keep abreast of changing needs in accommodation. The front facade, however, has remained essentially as Fuller designed it. Like the other Fuller buildings in Dawson, the Administration Building is a superb model of the substantial and elaborate "imported" classical style of frame buildings that characterized Dawson post-gold-rush stability.

A perusal of special editions of various local newspapers and souvenir material published after the turn of the century uncovers a recognizable emphasis on progress, urban development and, of course, permanence. Nothing exhibited these virtues quite as successfully as Fuller's public architecture. Its style, its scale and its visible detail reflected a successful mastery both of the northern climate and of Dawson's
early image as a rough gold town. The impression created by these buildings was definitely that no cost had been spared. Indeed, Fuller recognized the need for materials of high quality to withstand climatic stress; yet he had as well a sense of pleasing detail and an eye for the kind of elegant millwork which would undoubtedly satisfy Dawson's taste for sophistication. (The surfeit of gingerbread exhuberantly applied to the Commissioner's Residence after Fuller's departure, however, can only be seen as a misinterpretation of or deliberate departure from his initial intentions.) (Fig. 59)

Unfortunately the price attached to what was hailed "the largest building in the north" was a high one, and one that had to be paid yearly. Annual accounts for maintaining the building's heating system bear this out in formidable detail. Built to house a constantly shrinking staff, the Administration Building was for the most part an enormous, partitioned and uninsulated shell which had to be heated through eight months of the year.

The fact that the Administration Building was the physical centre of administration in Dawson was reinforced by its location on the Government Reserve. Set aside for police and government purposes in 1896, the Reserve did not really become the active centre of government until the complex of Fuller buildings was completed there in 1901. The removal of private structures on the reserve, the drainage and landscaping around the new buildings, the construction of a grandstand, ball park and tennis courts, all worked to maintain a physical unit that soon became a social and recreational focal point in Dawson. The development of Minto Park (just north of the Administration Building) and the placement at its centre of Dawson's World War I cenotaph emphasized the ceremonial associations of the Government Reserve.

Not in all matters was the Administration Building considered central. The removal in 1922 of the post office from King and Third to the south end of town was greeted by general
dismay. Obviously the commercial advantages of a downtown location could not be matched by the Administrative Building, but once the post office was permanently established there it engendered its own public traffic. One of the members of the Royal Canadian Corps of Signals operating a radio station in the R.C.M.P. barracks in 1935 spoke enviously of the location of the government telegraph station in the Administration Building, at the "very centre of considerable daily activity".

The building's predominant historical associations are naturally to federal and territorial administration, as it was from 1901 to 1953 the centre of federal and territorial activities in the Yukon, and from 1924 to 1961 the only active government building in Dawson. A total of twelve of the Yukon's eighteen commissioners had their offices here. Another, William Ogilvie, was instrumental in triggering the D.P.W. building scheme in the first place and kept in close touch with the architect as he designed the building. The visible results of the growth of responsible government in the Yukon can be seen here, for the first territorial council with any elective representation at all convened while the Administration Building was under construction, and the first wholly elective council sat here in 1908. The Yukon territorial council, the Dawson city council, the Yukon territorial court and the Yukon gold commissioner's court all sat in this building at one time or another. It has, for a period, housed all the federal departments operating in the Yukon before 1953, has seen long public service as a post office, a telegraph station, and more recently as a public school, a radio station and a museum.

The building was planned, however, when optimism in Dawson was high, was occupied when administrative staff was at its largest, and so within a very few years was clearly larger than staff warranted. As early as 1907 a small section was closed off to eliminate unnecessary heating. This problem was evidently applicable to Dawson's other public buildings, and
it was undoubtedly because of its size that the Administration Building was chosen as the central facility when other buildings closed or, in the case of the public school, burned down. Beyond the scope of its role in Dawson, the Administration Building should be viewed in the full historical context of the federal government's initial decision to construct Yukon public buildings on this scale. Significantly, the scheme is associated not with the hectic gold-rush period of Yukon history, but with a later phase of development in which a relatively stable population, heavy capital investment, and gradually increasing territorial autonomy all played a part. Optimism was high in 1900. It was generally thought that "quartz" was to be the key to the future, that because of it gold was going to last, and that the city built on that gold was therefore a permanent one. Although such optimism was widely felt, it is hardly likely that the federal government acted on popular feelings of that kind. In 1900 the Liberal government was still suffering from its unsavoury reputation gained in the early days of Yukon administration, a reputation that threatened to follow it into the federal election of that year. Quite possibly it was felt that the public buildings project would be recognized as a visible investment and a public statement of the government's good faith in the Yukon. If the unanimous praise of the local press is any indication, the buildings engendered just the kind of effective public image that the government needed. In fact, the construction period of these public buildings coincided with a plateau in the rise and eventual fall of Yukon fortunes: gold revenue figures began their decline just at that time, and the body of civil servants working in Dawson was never again as large as it was when the new buildings opened their doors in 1900 and 1901.

Owned in 1976 by the Yukon territorial government and inhabited since 1961 by the Dawson Museum and Historical Society, the Administration Building might still be considered
a viable public building. A feasibility study would undoubtedly indicate that a thorough rehabilitation will be required to keep the building functioning, for foundations are rotting, the building is not insulated, and its heating and plumbing systems have not been used for over ten years. Nevertheless, the building continues to offer substantial workspace, even beyond the requirements of the museum. Parts of the second storey could be aptly used for the interpretation of a general theme relevant to the building's history, such as the government presence in Dawson. Spacious and sunny rooms could provide excellent quarters for the museum's library and reading room, and by extension for the stacks and reading room of the Dawson public library.

It seems that the council chamber was often used in its later years for various public meetings. Perusal of current issues of the Dawson news bulletin, the Klondike Korner, indicates that various public interest groups are still holding meetings wherever they can find space. While the community certainly does not lack such space, there seems to be no location specifically adapted for this use on a year-round basis. Such a meeting room in the Administration Building could provide facilities for museum presentations and official Parks Canada functions as well. Given that this building was used essentially as an office building, such use by Parks Canada would also seem appropriate.

On the whole the Administration Building has been and still is among the most familiar buildings in Dawson. It is the only Fuller building in the town to have been used continuously as a public building, and indeed one of the few buildings in Dawson to have known seventy-five years of continuous occupancy. Its present use as a museum and recent past as a post office mean that its associations as a public building are still strong. Whatever ill feelings Dawson citizens bore towards the building when it was chosen as an alternative post office in the 1920's have certainly dissipated in the intervening years.
Endnotes

1 Canada. Public Archives (hereafter cited as PAC), RG 2, Orders in Council, PC 1852, 11 May 1896 and PC 1190, 21 May 1897.
2 Ibid., PC 2529, 26 August 1897.
3 PAC, RG 2, Orders in Council, PC 1813, 7 July 1898.
4 Thomas Fawcett, around whom swirled the maladministration charges in 1898, was noticably absent on the first round of council appointments. His successor, E.C. Senkler, did not arrive in Dawson until December 1898.
5 PAC, MG 27, II D 15, Sifton Papers, Volume 226, p. 274, Clifford Sifton to Major James Morrow Walsh, 4 April 1898.
7 Yukon Territory. Laws, Statutes, etc., Consolidated Ordinances of the Yukon Territory, 1902, (n.p.: printed by direction of the Commissioner of the Yukon Territory, 1903), No. 16.
PAC, RG 91, Yukon Territorial Records, Volume 18, File 4607, Constantine to White, 24 September 1896. Ladue's application for what became known as Dawson City was probably made as early as 27 August 1896. (RG 91, Volume 13, file 2877, Joseph Ladue Gold Mining and Development Company to William Ogilvie, n.d.).


The Yukon Act gave no indication of the location of the territorial capital.

Canada. Parliament, "Report of Mr. William Ogilvie" in Sessional Papers 1900, p. 8; Department of the Interior 1898, Report of Major J.M. Walsh, p. 322; Craig, Benjamin, Unpublished diary, 15 September 1898. This entry indicates that at this date Davis' house was next door to the government mess house on The Reserve.


Craig, Benjamin, Unpublished diary, 14 October 1898.


Ibid., pp. 2-3.

Ibid.


PAC, RG 11, Department of Public Works, Volume 1261, File 198925.

PAC, RG 11, Volume 1268, file 199967, Sifton to Tarte, 2 February 1899.

Auditor General, 1900, p. C-35.

26 Ibid.
27 PAC, RG 11, Volume 278, Main Estimates of Canada, Fiscal Year ending 30th June 1901, Public Works, Yukon Provisional District Public Buildings. pp. 126-134. Even the 1900-1901 estimate was $43,877.42 over the initial $134,000.
28 PAC, RG 11, Volume 3281, Supplementary Estimates of Canada, Fiscal Year ending 30th June 1902, Public Works, Yukon Territory Public Buildings, pp. 9, 10.
30 PAC, MG 27, II, D 15, Volume 228, p. 396, Sifton to Ogilvie, 20 September 1898.
31 PAC, RG 91, Volume 12, file 4607, Constantine to White, 24 September 1896.
32 The location of the Post Office at the corner of Third Street (King St.) and Third Avenue had been decided prior to D.P.W. involvement in Dawson.
33 PAC, RG 11, Volume 1405, file 229447, Fuller to Tarte, 2 July 1901. The implication of this letter is that the final decision as to site was not made until after 18 June 1901. Certainly a newspaper article of early April (The Yukon Star, 3 April 1901, p. 3) still referred to the initially intended waterfront site.
34 PAC, RG 11, Volume 1321, file 211592, Ewart to Gobeil, 15 February 1900.
35 PAC, RG 11, Volume 1384, file 224807, Fuller to Ewart, 12 March 1901.
36 PAC, PARC, RG 11, Volume 9, file 1994-2-E, E.A. Gardner to Sister March Mark, 8 June 1950. At this point, the chief architect could locate no plans of the Commissioner's Residence in Dawson.
37 PAC, RG 11, Volume 1384, file 224807, Fuller to Ewart, 12 March 1901.
38 PAC, RG 91, Volume 79, Commissioner's Office Letterbook, 24 September 1900 to 19 January 1901. passim.

39 PAC, RG 11, Volume 1380, file 223876, Proposed Recording Office and Administration Building, Dawson Y.T., sketch plans sent from Fuller to Ewart, 19 February 1901.

40 "Lights and Shadows of a great city," Yukon Star, 24 April 1901, p. 4; PAC, RG 11, Volume 1325, file 212296, Fuller to Ewart, 27 March 1900.

41 Ibid., Volume 1390, file 223876, Fuller to Ewart, 19 February 1901.

42 Ibid.

43 "Lights and Shadows of a great city," Yukon Star, 24 April 1901, p. 4.

44 Ibid., Volume 1405, file 229447, Fuller to Tarte, 2 July 1901.


47 Ibid., Volume 1380, file 223880, Fuller to Ewart 14 February 1901 and file 223876, Fuller to Ewart 19 February 1901.

48 Ibid., Volume 1437, file 238231, Ewart to Tarte, 11 January 1902, p. 11.

49 Auditor General, 1904, p. L-165.


51 Ibid., p. 2-3 and Volume 3900 p. 399 Ewart to Fuller, 26 February 1901.

52 Ibid., Volume 1346, file 216263, William Barwick to William Mulock, 27 July 1900 and volume 3900 p. 399, Ewart to Fuller, 26 February 1901.


Ironically, the one surviving set of specifications is for the judge's residence in Dawson. Of Fuller design contemporary with his other Dawson plans, this one was never executed.

The 1972 "Report on Subsurface Conditions" indicates a very deep active layer at the Post Office site. In the face of that situation in 1900 Fuller found it necessary to drop deeper foundations at that site than would normally be required in Dawson. Even so, six months after the building's completion he had to lower the Post Office foundations even further than he had initially excavated. (PAC, RG 11, Volume 1413, file 231331, Fuller to Tarte, 12 August 1901).
Specifications lacking, all references in Section 8 to structural detail come from the plans of March 1901. Only references to sources other than these plans are annotated.

"Worst is known," Klondike Nugget, 29 April 1899, p. 1; PAC, National Photography Collection, PA 13497.

PAC, RG 11, Volume 1437, file 238341, Fuller to Ewart, 13 Aug. 1899. Brick veneer was never used on any Fuller building in Dawson.

Op. cit., Volume 1405, file 229447, Fuller to Tarte, 2 July 1901 and Volume 1413, file 231331, Fuller to Tarte, 12 August 1901.

Auditor General, 1902, p. V-63.


PAC, RG 11, Volume 3261, p. 204, Supplementary Estimates of Canada, Fiscal Year ending 30 June 1900, Public Works, Public Buildings, Yukon District.

Ibid., Volume 1380, file 223876, Fuller to Ewart, 19 February 1901.

Ibid., Volume 1437, file 238341, Fuller to Ewart, 13 August 1899; and Dawson, Yukon Territory: The Gold City in the Land of the Midnight Sun. The Mining and Commercial Metropolis of the Far North, ed. A.S. Allen (Dawson Y.T.: American Journal of Industry, 1901), p. 38. This source claims that "All of the brick buildings, vaults, chimneys, etc., in use in Dawson were built from the product of this establishment", namely, the Hobbs Mill. Given Fuller's reluctance to make use of local brick, however, one cannot assume that the contractor did actually purchase bricks manufactured in Dawson.
91

74 Ibid., p. V-63.
76 PAC, RG 11, Volume 1437, file 238231, Fuller to Tarte, 11 January 1902, p. 3; and Volume 1325, file 212296, Fuller to Ewart, 27 March 1900.
77 Ibid., Volume 1437, file 238231, Fuller to Tarte, 11 January 1902, p. 5.
79 Op. cit., Volume 1325, file 212296, Fuller to Ewart, 27 March 1900. The date of this letter clearly associates these adaptations with Fuller's work on the Post Office and Court House.
80 Auditor General, 1902, p. V-63.
82 Auditor General, 1902, p. V-63, V-186; 1903, p. V-65, pp. V-158, 159. This is a general summary of accounts, hence by no means an transcription of the Auditor General's accounts as they actually appeared. For such transcriptions see Appendix B. It is not clear that all lumber appearing in the accounts shown was used for building construction. Some was used for furniture.
84 Ibid., p. V-63.
85 PAC, RG 11, Volume 1402, file 228419, Fuller to Ewart, 19 June 1901.
86 All local orders for glass from Auditor General, 1902, p. V-63.
87 PAC, RG 11, Volume 1404, file 228969, Fuller to Ewart, 28 June 1901.
Ibid., Volume 1402, file 228419, Fuller to Ewart, 19 June 1901.

Ibid., Volume 1437, file 238341, Fuller to Ewart, 13 August 1899. Which catalogues were requested is not known.

Ibid., file 238341, Fuller to Tarte, 11 January 1902, p. 12.

Ibid., Volume 1405, file 229447, Fuller to Tarte, 2 July 1901.

Auditor General, 1903 p. V-159.

PAC, RG 11, Volume 1413, file 231331, Fuller to Tarte, 12 August 1901.


PAC, RG 11, Volume 1419, file 232945, Fuller to Tarte, 16 September 1901; and volume 1437, file 238231, Fuller to Tarte, 11 January 1902, p. 12. (See also fig. 52).


Ibid., Thereafter, as a rule, a fireman was employed for 6 or 7 months of the year.

PAC, RG 11, Volume 1380, file 223880, Fuller to Ewart, 14 February 1901; and volume 1437, file 238231, Fuller to Tarte, 11 January 1902.

Auditor General, 1902 p. V-186 and 185. Pipe installation cost included labour.


PAC, RG 11, Volume 1437, file 238231, Fuller to Tarte, 11 January 1902.

Ibid., Volume 3902, p. 739. D. Ewart to S.A.D. Bertrand, 1 June 1903.


108 PAC, RG 11, Volume 1437, file 238231, Fuller to Tarte, 11 January 1902, p. 22.


110 PAC, PARC, RG 11, file 2144-6, Fuller to Ewart, 30 September 1899.

111 Yukon Territory, laws statutes etc. Ordinances 1898-1901. Ordinance #25, 1900 and ordinance # 35, 1901 (amendment).

112 Auditor General, 1904 p. L-164.


114 "Dawson Public Buildings", Dawson Daily News, Golden Clean-up Edition, 9 March 1902, p. 69. All subsequent references to News reports on the Administration Building are to this article.

115 "Administration Building," Semi-weekly Nugget, 30 November 1901, p. 3. All subsequent references to Nugget reports on the Administration Building are to this article.


117 PAC, RG 11, Volume 1437, file 238231, Fuller to Tarte, 11 January 1902, pp. 3, 6.

118 Auditor General, 1901, pp. V-47, 48 and 49. Electric lights were installed in the commissioner's and comptroller's offices (Beaver and Lory building) 12 September 1900, in the old court house in June 1900, in the Commissioner's residence in January 1901, and in Judge Dugas' residence in October 1900.
119 Ibid., 1902, pp. L-43, L-44.

120 "Offices changed," Dawson Daily News, 30 March 1907, p. 4. The article suggests that the office in the s.e. corner of the 2nd floor, (See Fig. 31) was closed.

121 Information regarding room usage in this building has come from the newspaper accounts discussed in the foregoing section, as well as from four sets of floor plans drawn up over the period 1901 to 1936. In all four cases the accommodation designation for each room has been registered on the plan itself. The first two sets, (Figs. 10 to 12 and 14 to 20) the sketch plans and the final plans of the Administration Building were submitted to the Department of Public Works by resident architect T.W. Fuller in February and March 1901 respectively. In terms of office accommodation these plans differ very little from the arrangement described in newspaper accounts on the subject of the newly-opened building. The third set of floor plans (Figs. 34 and 35) appears to date from 1 September 1922, but the actual origin of the plans is unclear. They do indicate in a very general way the basic pattern of office use for the period before the series of moves from the Post Office to the Administration Building in 1922, 1923 and 1924. The latest set of floor plans (Figs. 37 and 38) dates from March 1936 and sets out the pattern of accommodation as it was just before the renovations of 1937-38 were undertaken. Documentary evidence, however, does point out certain omissions and contradictions in these two later sets of plans. The set dating from ca. 1922 is especially ambiguous as its various elements can be associated with a number of dates in the period 1904-1916. Fortunately, interviews were conducted with Miss Victoria A.B. Paulkner who worked continuously in this building from 1918 to 1953 and who was able to clarify most of the seeming contradictions of this particular set of plans. Contemporary newspaper
accounts and the annual accounts of the Auditor General were useful as well in pinpointing dates of various moves and changes.


123 "Offices to be moved to the Administration Building," Dawson Daily News, 31 October 1922, p. 4.


127 The public works function remained in the hands of the comptroller from 1916 to 1936. In that year the position, designated controller, became the chief executive post for the territory. The public works agency remained with this position throughout these changes.

128 PAC, RG 11, Volume 1437, file 238231, Fuller to Tarte, 11 January 1902, p. 12. Reference is made here to such "alterations... to meet the requirements of the different Departments." The earliest photographs of the rear of the building (e.g. Fig. 29 ca. 1902) and indicate that the number of windows in this room is greater than initially indicated in plans and drawings. In the same way, rooms 10 and 31 gained a window each.

129 "Court will be moved," Dawson Daily News, 2 September 1910, p. 4.

"Dawson's First Council," Daily Klondike Nugget, 4 March 1902, p. 6. (The first council meeting in April was recorded by the Nugget to have taken place in the gold commissioner's court as well. Subsequent accounts are not specific); B.H. Moran, "History of the Dawson Fire Department," Dawson Daily News, 15 November 1903, p. 3; "All have incomes," Yukon Sun, 24 November 1903, p. 4.


"First Council Meeting," Daily Klondike Nugget, 6 December 1901, p. 4. "Registrar Girouard occupies the seat of honour, that immediately to the right of the commissioner, he being in point of service the senior member of council; alongside Mr. Girouard to his right is Mr. Justice Dugas. In the rear row is Legal Advisor Newlands. On the left side of the commissioner in the front row are Councilmen Wilson and Prudhomme; in the rear row are Gold Commissioner Senkler and Major Wood."

2 Ed. Cap. 34; 7-8 Ed. Cap. 76; 8-9 Geo. Cap. 50.


Yukon Territory. Journals of a Session of the Council of the Yukon Territory...July 21st to August 24th...1904. (n.p.; King's Printer, [1904]).


No floor plans indicate this 8' screen, but Miss Faulkner has confirmed that a 1922 newspaper reference to "some alterations necessitated" in room 1 does in fact refer to the construction of this screen and the abbreviation of the mining recorder's U-shaped counter.


This particular modification is especially difficult to date. The doorway appears sealed in the 1936 plans, but there is no reference to its being closed in any accounts or descriptions of the renovations of that date. The ca. 1922 plans show the doorway still open, but the
ambiguous dating of those plans make it impossible to say until what date the doorway actually remained in use. It is quite possible, in fact, that the closing took place with the court's move in 1910.

152 Ibid.
154 PAC, RG 85, Volume 1375, File 630-201-1, Fire Chief's Report to Territorial Engineer, 24 June 1957.
155 PAC, RG 22, Volume 255, File 40-11-3. J.E. Gibben to R.A. Gibson, 17th November 1948. It was suggested then that postal officials, customs officials, mining recorder and territorial agent stay on. This was confirmed to have been the case by Miss Faulkner and J.A. Gould, Dawson resident at that time.
156 Op. cit., Memo of superintendent of schools to commissioner, 24 June 1957; and memo from commissioner to territorial engineer, 26 June 1957.
157 PAC, RG 85, Volume 1369, file 572-2-1, M. Munroe to Territorial Treasurer, 15 March 1961.
160 Ibid., Statement of Expenditures, Vote No. 115, Alterations and Repairs, Administration Building, Dawson Y.T.
161 Ibid., G.A. Jeckell to C.F. Dawson, 23 December 1937.
162 Ibid.
163 Fig. 27 shows the new door. Auditor General, 1904, p. L-164 makes mention of storm sash for correspondence room and of two new doors; YA, CR temporary 2 file 367, P.T. Congdon to S.A.D. Bertrand, 13 August 1903. This rather vague memo from the commissioner to the superintendent of public works in August 1903 suggests a south-end door be cut in the records room and records be put on castors. That memo probably refers to room 10.
Fig. 51 (ca. 1910) does not show the new window. Victoria Faulkner, who began working in the Administration Building 1 August 1918, recalls that there were two windows in that north-end room for as long as she worked there.


YA, CR file 34926, British America Paint Co. Ltd. to G.A. Jeckell, 11 June 1937.


Ken Elder, Restoration Services Division, Engineering and Architecture Branch, Department of Indian and Northern Affairs, in conversation 14 June 1977 from his investigations of July 1976.

YA, CR file 34926, British America Paint Co. Ltd. to G.A. Jeckell, 11 June 1937.

Auditor General, 1919, p. V-116. The process took 34 hours labour and cost $175. How much floorspace was covered is not specified.


Auditor General, 1903, pp. V-158, 159.

Ibid., 1904, p. L-165; and YA, uncatalogued CR file 631, Department of Public Works: heating public buildings, furnace inventory, 26 June 1903.

YA, uncatalogued CR file 631, Dawson Electric Light and Power Company to J.T. Lithgow, 8 February 1907; and W.H. Perry to S.A.D. Bertrand, 15 February 1905.

177 Ibid., 1913, p. V-200.
179 Ibid.
180 Ibid., G.A. Jeckell to C.D. Sutherland, 10 December 1937.
181 PAC, RG 91, Volume 59, file 34362. J.E. Gibben to R.A. Gibson, 6 February 1947. Gibben suggested the following reconditioning to ensure more efficient heating of the building:

1. roof repair
2. wall insulation
3. window refitting
4. conversion to oil heating

184 YA, C.R. File 34926, G.A. Jeckell to J.A. Heisler, 18 January 1939. There is, however, evidence in room 8 of an earlier wood covering for some electrical wiring.
185 Subsequent data in section 10-6 is taken from the auditor general's accounts for the years specified, unless otherwise indicated.
186 "Federal Buildings Revised," Yukon World 1 March 1907, p. 4. The indications here are that the new wire was rubber-coated, and that "a new kind of fittings" was used.
188 YA, C.R. File 34926, C.F. Dawson to T.W. Fuller, 9 October 1936.
Appendix A. Federal Officials in Administration Building, 1 December 1901.

Commissioner's office
Brown, J.N.E.
Harrison, W.G.
Leclair, J.B.
Ross, J.H.
Warrington, F.W.
Watson, A.

Comptroller's office
Hinton, T.H.
Lithgow, J.T.
McGregor, C.C.
MacLean, G. Ian

Gold Commissioner's office
Bennett, L.G.
Bolduc, J.E.
Boyce, A.R.
Coffin, G.W.
Donald, J.A.
Finnie, O.S.
French, Mrs. C.B.
Fuerst, Wm.
Gold Commissioner's office (cont'd)
Grant, V.G.
Hamilton, W.R.
Herbert, H.G.
Hoge, Mrs. M.J.
Hurdman, R.A.
Hyles, F.B.
Lamb, W.
Little, W.R.
Longpré, J.A.
McClelland, D.A.
McKay, T.M.
McLagan, J.C.
McLennan, D.R.
MacKay, J.W.
Middleton, T.W.
Munro, G.D.
Nash, P.G.
Noble, W.C.
Pattullo, T.D.
Petre, Gerald
Senkler, E.C.
Spence, F.C.
Watt, Norman A.
Walker, J.H.

Legal Advisor's office
Newlands, H.W.
Shannon, C.V.

Department of Public Works
Fuller, T.W.
Appendix B. Construction accounts for the Administration Building, 1901-1903; from the Auditor General, Annual Report, 1902 and 1903.

1901-1902

Administration Building, Dawson ($96,596.05)

Pay-lists, July 3-Nov. 30, 1901 ($47,547.06)--

Foreman, A.P. Schroeder, 1,302 ½ h. at $1.25. . . . . . . . . . . 1,628 12


Foreman painter, T. Delage, 650 h. at $1.10 . . . . . . . . . . . 715 00
Painters, hours at $1: G. Anderson 299, Ls. Bisson 33,
T.H. Brooker 392½, E. Brunelle 180, W.H. Burger
425, W. Clark 169, W.C. Creamer 194½, G. Driver
318½, Jos. Filion 111, F. Garon 346½, C.B. Johnson
542½, J.D. Lawton 306½, H. Léonard 564, Thos. Milne
171½, W.L. McKenzie 35, E. Nollet 83, A.H. Parkhurst
363, J.S. Rosburg 25½, E. St. Jean 590, A. Thibaudeau
243, J. Welton 44½, R.J. Willis 579 .................. 6,016 50

Labourers, hours at 70c: 0. Beaudet 55, José Boutin
1,162½, W.R. Day 126½, J.E. Deslauriers 70, Pitre
Dion 153, S. Dupuis 25, R. Freeman 45, Ernest Joyal
153½, John Kenna 451, T. Lachance 10, S. Lavoie 54,
A. LaFille 25, J. Marion 10, W. Misner 40, W. McAdam
McGee 340, W.L. McKenzie 273½, K. McRae 253½, J.
Omez 20, V. Omez 20, J.H. Pottinger 280½, Jos.
Robichaud 488½, F.E. Soule 341½, J.W. Wilson 1,172. .. 4,565 74

Carried forward .......................... 46,652 36

Yukon Territory: Public Buildings—Continued.

Brought forward .......................... 46,652 36

Administration Building—Continued.

Pay-lists—Concluded.

Overseer of masons, John Newlands, 311½ h. at $1. ...... 311 50
Night watchman, W.E.B. Macdonell, Aug. 12-Nov. 30, at $1.60 . 583 20

Lining vault at Gold Commissioners' office, Jan. 1902, 16 h.
each at $1: James Brass, J.A. Courtemanche, A.P. Schroeder .......... 48 00

Canadian Yukon Lumber Co.: lumber, 6,050 ft., dressed 4 sides,
at $115, 1,600 ft. dressed 2 sides, at $105, 15,500 ft.
rustic, at $105, 36,652 ft., sized, at $80, 189,627 ft.,
rough, at $75; moulding, &c., 2,600 lengths at 10c.; 6 x 10
m. sills, 1,450 l. ft. at 30c.; 6 to 8 in. x 10 to 14 in.
posts, 3,280 l. ft. at 12c., flatted, 572 l. ft. at 25c.;
41 ft. flag pole, 6 x 6 at bottom, 78 ft., $11.70;
sawdust, 16 loads at $4, 34 at $5 ............................ 21,123 07

Cavanagh, The Edward Co., Montreal: door sets, 1 heavy bronze
$7, 1 medium $5.25, 60 inside at $1.60; bronze butts, 6 prs.,
5 x 5, at $2.80, 116 prs. 4 x 4 at $1.85, 9 prs., 3 x 3, at
$1.25; bronze barrel bolts, 12 x 12, 6 prs. at $3; sash
fasts, 86 at 27c.; bronze bar lifts, 172 at 30c.; bronze
shutter knobs, 12 at $1.20; bronze draw pulls, 12 at $2;
sundries, $6.30 ................................. 488 42

Couture, C.A., installing annunciator and bells, Nov. 1901,
23 h. at $1.50 .................................. 34 50

Cox & Cloes, gilding lettering on building .......................... 20 00

Dawson City Water and Power Co., water rates, July 1-Oct. 1, 1901 30 00

Dawson Electric Light and Power Co., lighting during con-
struction, Oct. 1901: 54 lamps, 10 d., 3 lamps, 7 d. at
20c. a day each .............................. 112 20

Dawson Hardware Co.: white lead, 850 lbs. at 20c.; varnish,
3 galls. at $8, 51 at $6, 95 at $5.50; white shellac, 17½
galls. at $8; boiled oil, 107 galls. at $2.40; turpentine,
28 galls. at $2.40; pale gold size japan, 5 galls. at $7;
met. spirits, 5 qrts. at $4; 157 lights glass, $387.50;
putty, 125 lbs. at 18c.; 2 and 2½ in. tin nails, 23 kegs
at $16; T. and B. paper, 16 rolls at $4.25; butts, 4 prs.
Chicago spring at $8, 48 prs. brass at 50c., 32 prs., 3 in.
at 40c.; 8 prs. 10-in strap hinges at $1.50; 26 doz gate
locks, $19.83; 12 gross screws, $15; wire netting, 10 yds.
at $4; Yale night latches, 5 at $4.50; doors, 5 at $5.50;
53 doz. sand paper, $26.50; sundry hardware, &c., $131.03 .............................. 2,750 66

Delage, T. & A.: 2 3/4 lbs. aluminum, $17; 2 galls. best
rubbing varnish, $16; 3/4 gall. liquid bronze, $2.50;
3/4 gall. French polish, $3.50; error, 50c. .................. 38 50

Elliott, Fred., small frame cabin to be used as tool house and
office ........................................... 100 00

Klondike Mill Co., 4 cedar doors at $12; Milne, Chas., 3 pkts.
pearline, $1.25 ................................ 49 25
Liebman, Edward, glass, 48 lights, 28x36, 32 lights, 28x32 at $5 each ................................................. 400 00
Matheson, D.A.: excavating, &c., for foundation for Administration Building, contract, $2,741.44; hauling lumber from beach, 8 h. at $3 ........................................ 2,765 44
Meyers, H.L., opening and setting large vault door on Recording Office .............................................. 20 00
McCarter, Wm.: sash, 182 at $2.50, 69 at $2.25, 33 at $3; storm sash, 148 at $4.50 ........................................ 1,375 25
McDonald Iron Works Co.: 4 stirrups, $95.25; smithwork, $21.85 117 10
McLennan, Jas. P., 19½ yds. felt at $2; Saule, John, altering pipe rings, $5 ........................................ 44 00
McLennan, McFeely & Co.: boiled oil, 55 galls. at $2.40; turpentine, 25 galls. at $2.40; hard oil finish, 50 galls. at $5; gold size japan, 5 galls. at $7; hard rub varnish, 2 galls. at $7.50; white lead, 400 lbs. at 20c.; soft putty, 530 lbs. at 18c.; 74 doz. sand paper, $37; 31 brushes, $53.50; P. and B. paper, 42 rolls at $6; tar paper, 200 rolls at $5; Chicago spring butts, 6 prs. at $10; Columbia door springs, 2 at $15; nails, 88 kegs at $14; 37 night latches, $116.67; locks, 8 chest at $2, 13 cupboard at $1.50; 30 drawer, $42.50; barrel bolts, 34 at 75c.; galv. iron, 140 lbs. at 16c.; pair of outside doors, B.C. fir, $65; closet boxes, 8 at $10; ventilators, 6 at $3; sundry paint, hardware, &c., $143.68; labour, putting on roof, 350 sq. ft. of rim ridge and 626 of eaves at 7c., 130 sq. ft. hips and 233 of valley at 14c., 117 h. at $2, 109 squares roofing at $7 ........................................ 4,997 29
McNamara, M.J., contract complete for brick and stone work, vaults, chimneys, &c. .................................. 9,275 00
North American Transportation & Trading Co., 10 5/6 yds of green felt at $3 ........................................ 32 50
O'Connor, J.P., scavenging, July 15-Nov. 30, 1901, 4½ m. at $6.50 ......................................................... 29 25
Overton, Percy G., supplying material and painting in gold on black japanned tea signs: 1 at $15, 2 at $8, 3 at $6, 2 at $5, 1 at $4, 2 at $3.50, 41 at $2, 5 at $1, 4 at 75c., 16 at 25c. .......................... 164 00

Yukon Saw Mill ($4,789.88) --

Fir, 2,200 ft. at $165, 5,835 1. ft. at 10c., 208 1. ft., $91.58; bandsawing, $15 .......................... 1,053 08
Mouldings, sash rails, &c.: 1,316 1. ft. at 20c., 786 at 18c., 1,100 at 15c., 1,624 at 14c., 3,094 at 12c., 3,255 at 10c., 3,000 at 7c., 1,608 at 6c., 6,482 at 5c. 2,124 40
Four white cedar turned and fluted columns, $300; 4 carved Ionic caps, $160 .......................... 460 00
Turned fir balusters, 94 at $1, 84 at $1.75; hand rail, 84 1. ft. at $1. .......................... 325 00
Turned newels, 8 at $12; turned caps, 7 at $3; rosettes, 48 at 50c. .......................... 141 00
White cedar scrolls, 6 at $12, 5 at $5; cash tills, 16 at $3 145 00
Doors: cedar, 6 at $8; redwood panel, 21 at $8, 21 at $10 426 00
Turned table legs, 44 at $1.50; sundries, $49.40 115 40

Yukon Telephone Syndicate, Ltd.: rent of 2 telephones, July-Nov. 30, 1901, $241.68; conversations, $3 244 68
Carried forward .......................... 96,596 05

Blair & Johnston, Dawson, eave-troughing: gutter, 554 ft. at 62c.; conductor pipe, 328 ft. at 46c.; elbows, 40 at 53c. 515 56

Cavanagh, Edward, Co., Montreal: Chicago butts, bronze, 2 pr. at $6.50, 4 pr. at $10.50; cylinder cupboard locks, Yale, 6 doz. at $15; drawer locks, Yale, 6 doz. at $13; Yale door latches, 2 doz. at $19.75 262 50

Dawson Electric Light and Power Co. -
Electroliers: 8-light, 1, $55.25; 7-light, 1, $46.75;
5-light, 4 at $29.75 ................................. 221 00
Electroliers: 4-light, 2 at $29.75; 3-light, 2 at
$46.75, 2 at $25.50, 4 at $21.25, 1 at $17.85. ........... 306 85
Electroliers: 2-light, 1 at $29.75, 5 at $19.12½, 2 at
$17.85, 2 at $17, 2 at $15.72½, 4 at $15.30, 15 at
$14.87½, 1 at $14.45, 1 at $14.02½ .......................... 539 32
Lacquering electroliers, $88.50; labour, 82½ h. at $1.50 1,329 75
Arc light, $65; switchboard, $125; switches, 38 at $1.25;
double pole switch, $2 ................................. 239 50
Cord pendants, 46 at $2.05, 7 at $1.50; wall receptacles,
12 at $1.50; rosette, 1, 50c ............................... 123 30
Shades and holders, 192 at $1; cut-glass balls and holders,
2 at $7.50; tin shades and holders, 5 at $2.50 ........... 219 50
Wire, 54 lbs. at 50c.; iron pipe, $19; conduit, 164 ft.
at 30c. ............................................. 95 20
R.C. wire: No. 6, 777 ft. at 10c.; No. 8, 1,000 ft. at 8c.;
No. 10, 3,788 ft. at 6c.; No. 12, 170 ft. at 5c. .......... 393 48
Cleats, 80 pr. at 5c.; knobs, 208 at 5c.; porcelain tubes,
1,020 at 10c. ........................................ 116 40
Screws, 41 doz. at 25c.; tape, 2 lbs. at $2, 20 rolls at
$1; solder, 1 lb., 50c. ................................... 34 75
P. & B. compound, 1 pint, $1; cartage, $1 .................. 2 00
Lighting building, Nov. 1-Dec. 1, 1901: incandescent
lights, 16-candle power, at 20c. each a night, $662.80;
1 arc lamp, Nov. 21-30, $25 ............................. 687 80
Ewart, H.E., Dawson, making detail of door for commissioner's
office .............................................. 10 00
Hunt, B., Dawson, examining and reporting on work of Blair &
Johnston ............................................. 10 00
Joseph Ladue Gold Mining and Development Co., Dawson, lumber:
flooring, 5,311 ft. at $80; shiplap, 9,311 ft. at $80;
rough lumber, 4,500 ft. at $55 .......................... 1,417 26
McLennan, McFeely & Co., Ltd., Dawson, heating apparatus for
building, as per tender ............................... 4,830 00
Appendix C. Excerpts from Yukon Territorial Ordinance No. 40 of 1901.

3. That the following provisions be added to said Ordinance for the purpose of regulating the wiring of buildings using electricity.

(a) Whenever a connection is made between a larger and a smaller conductor at the entrance to or within a building some automatic device must be introduced in the circuit of the smaller conductor whereby it shall be interrupted whenever the current passing through it is in excess of its safe carrying capacity:

(b) The wires passing through the exterior walls of a building must be firmly encased in substantial tubes of non-conducting material, not liable to absorb moisture.

(c) Whenever wires are carried through walls, floors or partitions in buildings they must be surrounded by a special insulating tube of substantial material.

(d) Exposed wires must be covered with at least two coatings, one of insulating material next to the wire, and another outside of this, of material calculated to protect the former from injury.

(e) In running along walls and the like wires must be rigidly attached to the same by non-conducting fastenings and must be placed at a distance from each other of eight inches for arc lights and two and one-half inches for incandescent lights, and whenever they approach any other wire or conducting body capable of furnishing another circuit or ground connection, they must be tightly secured and separated from the same by some continuous solid non-conductor of at least one-half inch in thickness.

....
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Birdseye view showing relationship of government buildings foreground) and N.-W.M.P. barrack square, 1900. (Public Archives Canada C 22346.)
3 Dawson post office (1898-1900), government offices (1898-1901) and commissioner's residence (1898-1899).
(Public Archives Canada PA 13324.)
Binet's Block, ca. 1899. (University of Toronto, J.B. Tyrrell Collection.)
Dawson court house, 1899. (Captain T.G. Fuller collection.)
Government officials 1900, T.W. Fuller is No. 15.

(Yukon Sun and Klondike Pioneer, The Dawson of To-Day.)
Government Telegraph Building ca. 1899. (Captain T.G. Fuller collection.)
1899-1900 plan for the recording office, Dawson Y.T. (Department of Public Works.)
1899-1900 plan for the administration building, Dawson, Y.T. (Department of Public Works.)
Proposed recording office and administration building, February 1901. (Department of Public Works.)
Proposed recording office and administration building, February 1901, ground floor. (Department of Public Works.)
12 Proposed recording office and administration building, February 1901, first floor. (Department of Public Works.)
13 Sketch plan of site for administration building, Dawson, Y.T. February 1901. (Department of Public Works.)
14 Administration Building, March 1901. Plan of posts and sills. (Department of Public Works.)
Administration Building, March 1901. Plan of main sills.
(Department of Public Works.)
ADMINISTRATION BUILDING.
DAWSON, Y.T.

PART PLAN
SCALE 1:90

DETAIL OF W.C.

DETAIL OF PLATFORM IN REAR

DETAIL OF FRONT STEPS

PLAN OF MAIN BILLS
SCALE 1:90
16 Administration Building, March 1901. Plan of ground floor.
(Department of Public Works.)
17 Administration Building, March 1901. Plan of first floor and attic. (Department of Public Works.)
Administration Building, March 1901. Sections.
(Department of Public Works.)
19 Administration Building, March 1901. Front and rear elevations. (Department of Public Works.)
Administration Building, March 1901. End elevations.
(Department of Public Works.)
ADMINISTRATION BUILDING
DAWSON, Y.T.

END ELEVATION

SCALE 1" = 10 FEET

END ELEVATION
21 Government Reserve, ca. 1902. (Public Archives Canada PA 22343.)
22 Government Reserve from the east, 1904. (Public Archives Canada PA 16729.)
23 Administration Building under construction, August 1901.
(Public Archives Canada PA 16310.)
24 Newly-completed Administration Building. (University of Toronto, J.B. Tyrrell Collection.)
Newly-completed Administration Building. (Roy Minter collection.)
26 Rear of Administration Building showing vaults, 1902.
(Public Archives Canada, PA 53173.)
27 Administration Building ca. 1904. (Dawson Museum and Historical Society.)
28 A rare interior shot of the building. The survey office (19). (Dawson Museum and Historical Society.)
Administration Building in winter, probably 1901-1902.

(Public Archives Canada C 18638.)
Plan showing room numbering system, ground floor.
(Drawing by P.P. Pratt, 17 June 1976.)
31 Plan showing room numbering system, first floor.
   (Drawing by P.P. Pratt, 17 June 1976.)
This photograph of Commissioner Henderson was most probably taken in the commissioner's office (8).

(Department of the Interior, The Yukon Territory: Its History and Resources, 1909.)
33 William Ogilvie's office, either in the barracks or in the Beaver and Lory Building, ca. 1898. (University of Washington.)
Administration Building, plan of ground floor, ca. 1922.
(Department of Public Works.)
35 Administration Building, plan of first floor, ca. 1922. (Department of Public Works.)
36 Administration Building, repairs and alterations, 1936. First floor plan. (Department of Public Works.)
37 Administration Building, repairs and alterations, 1936. Second floor plan. (Department of Public Works.)
38 Administration Building, repairs and alterations, 1937. Concrete addition, plans and elevations. (Department of Public Works.)
39 The Administration Building after landscaping, ca. 1907.  
(Post card, Japanese Bazaar Publishing Co.)
The Administration Building after landscape, ca. 1907. Note new window. Postdates fig. 39. (Public Archives Canada PA 46695.)
41 Plantings immediately south of Administration Building, 16 August 1907. (Public Archives Canada PA 53174.)
42 Flowerbed in Minto Park, immediately north of Administration Building, ca. 1910. (University of Washington.)
Flowerbed in Minto Park, looking north. (Public Archives Canada PA 44673.)
Administration Building and ball park before 1937. (Post card, Ken Elder collection.)
45 Interior of Post Office 1901. Shows use of match-board in a Fuller building. (University of Alaska, Lulu Fairbanks Collection, Cantwell photographer.)
Interior of Telegraph Office ca. 1899 shows use of matchboard in a Fuller building. (Captain T.G. Fuller collection.)
Example of match-board used in Administration Building, 1922-24 renovations. (Administration Building As-Found Drawings: Photo Report, No. 219-70.)

Example of original match-board (rear wall) and wallboard (right wall) replacing it. (Administration Building As-Found Drawings: Photo Report, No. 260-84.)
49 Administration Building ca. 1950. (Alan Innes-Taylor.)
50 Vancouver Board of Trade on steps of Administration Building, 1947. (Vancouver City Archives.)
51 View of north end of Administration Building, ca. 1910. (University of Washington.)
52 Rear view of Administration Building 1914 showing landscaping layout, tennis courts and woodyard. (Glenbow-Alberta Archives.)
53 First wholly elected territorial council on Administration Building steps, showing steps detail, 1909. (Yukon Archives).
Dawson Post Office, T.W. Fuller, architect; opened 25 December 1900. (Yukon Archives.)
55  Dawson Court House, T.W. Fuller, architect: completed 26 August 1901. (Public Archives Canada PA 16324.)
56 Administration Building, ca. 1910; completed 1 December 1901. (University of Washington.)
Dawson Public School, T.W. Fuller, architect; completed October 1901. (Public Archives Canada PA 16340.)
Commissioner's Residence, Dawson, T.W. Fuller architect; completed 1 November 1901. (Public Archives Canada, PA 13451.)
Commissioner's Residence, ca. 1904, showing generous application of fancy millwork, 1903-04. (Department of the Interior, the Yukon Territory: Its History and Resources, 1907.)