

BY-LAW NO. 3637

A by-law of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories to designate the Original Weaver & Devore General Store as a heritage site of historic and architectural value as interest and worthy of protection as a heritage resource.

Pursuant To:


- a. Sections 106, 107 and 108 of the Cities, Towns and Villages Act, R.S.N.W.T., 1988, c.C-8, C.4 and the Planning Act, R.S.N.W.T. 1974C. P-8.
- b. By-law No. 3445, a by-law to provide for the protection of Yellowknife's heritage resources.

Whereas the Council of the Municipal Corporation of the City of Yellowknife adopted a Policy for the Preservation and Development of Yellowknife's Heritage Resources, by resolution on July 27, 1987; and,

Whereas the Council of the Municipal Corporation of the City of Yellowknife adopted a General Plan whose goals and objectives including policies G.11.2, G.11.3, G.12.2, G.14.1 and G.14.2 make reference to various aspects of preservation of historical resources.

Now, therefore, the Council of the Municipal Corporation of the City of Yellowknife, in regular session duly assembled, hereby enacts as follows:

APPLICATION

1. That the real property known as the Original Weaver & Devore General Store more particularly described in "Schedule A" hereto, is of historic and architectural value or interest and worthy of protection as a heritage resource and is therefore designated as a heritage site in accordance with By-law #3445.
 2. Prior to Second and Third reading of this by-law a public hearing shall be held in accordance with By-law No. 3445, Sections 4, 5, 6 and 7.
 3. Following Third reading of this by-law the City Clerk is authorized to add the aforementioned property to the list of sites designated as heritage sites and forming a schedule to By-law No. 3445 in accordance with Section 7 (3) of that by-law.
 4. Following Third reading of this by-law the Planning & Lands Department is authorized, in accordance with By-law No. 3445, Section 11, to:
 - a. register against the aforementioned property in accordance with the forms of the Land Titles Office, a copy of this heritage designation; and,
 - b. enter on all zoning maps of the City indications of designated heritage sites; and,
 - c. serve notice of the enacted by-law on the owner and on the occupant of the property.
 5. Following Third reading of this by-law the Senior Administrative Officer is authorized to provide financial assistance to the sympathetic renovation of heritage property as provided for in By-law No. 3445, Section 16(1).
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EFFECT

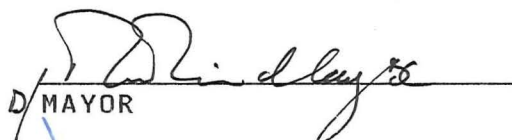
6. THIS by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 57 of the Cities, Towns and Villages Act.

READ a First Time this 8 day of June A.D., 1992.


MAYOR

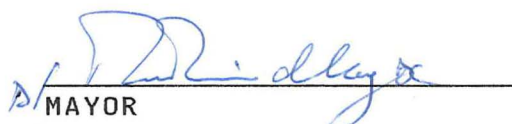

SENIOR ADMINISTRATIVE
OFFICER


READ a Second Time this 13 day of July A.D., 1992.


MAYOR


SENIOR ADMINISTRATIVE
OFFICER

READ a Third Time this 27 day of July A.D., 1992.


MAYOR


SENIOR ADMINISTRATIVE
OFFICER



Site Evaluation Form

Name of site: Weaver & Devore General Store (original) 3535 Wylie Road

Built: 1938

Location: Lot 17, Block 2, Plan #71 as illustrated on Sketch #1

Current owner: Irma Weaver family

The Heritage Committee has done a preliminary evaluation of the property using criteria drafted in February 1988 and reviewed by Council at that time. A detailed report is attached, and the following summarizes the reasons the Heritage Committee recommends this site be designated as a Heritage Resource in the City of Yellowknife:

1. The original Weaver and Devore General Store dates from Yellowknife's early years as a city.
2. The building's log construction clearly identifies it to residents and visitors as one of the city's early buildings. Like the Wildcat Cafe, this building has been the subject of drawings, paintings and photographs because it typifies Yellowknife's heritage.
3. The building remains in its original location and is evidence of the type of commercial activity that once surrounded "the rock". It's proximity to the road and other older buildings are important aspects of its heritage value.
4. Every effort should be made to encourage the owners to restore this building: incentives offered by the city should include tax freeze (grant/refund), relaxation of zoning restrictions, assistance with funding and advice necessary to restore and rehabilitate this building.

1.0 Historic Considerations

- 1.1 Built in the summer of 1938 by Harry Weaver and Bud Devore. Still owned by the Weaver family who have continuously operated a general store in the vicinity.
- 1.2 Not related to any particular event
- 1.3 One of the first general stores (Hodgsons General Store and the Bay) traded furs, supplied food to exploration camps - a number of items from its early days remain in the building including: scales and cabinets
- 1.4 same as above
The building is an important heritage property in Yellowknife.

2.0 Architectural Considerations

- 2.1 Example of common log construction - still exposed logs (many other log buildings were subsequently covered by siding)
- 2.2 Example of economical building approach when materials were scarce and expensive, logs hauled in by scow which was then taken apart to use for the floor.
- 2.3 The building was built in 1938 by Harry Weaver and Bud Devore.
- 2.4 Visible log structure clearly dates old town, and has a picturesque quality very attractive to visitors to the area. A number of photographs, sketches and paintings are taken/done by local or visiting artists.
- 2.5 Bud Devore was a finish carpenter and built the display shelves, counter and cabinets for the store - much of which remains intact inside the building.
- 2.6 Structure is one of the few of its age remaining in a prominent location. Others include the Wildcat Cafe, the Gold Jewellery cabin on Bretzlaff, and the log assay office across the street.
- 2.7 The original design has not been altered significantly; a kitchen was added on in 1939.

Building structure should be retained without significant alterations. Interior should be retained as closely to its original character as possible (similar to Wildcat Cafe) and interior finishes restored wherever possible. Sympathetic additions should be allowed to accommodate any need for plumbing, mechanical systems necessary for any re-use.

3.0 Environmental Considerations

- 3.1 A very key building that contributes to the character of the area and street because it is so obviously from the early days of the city. Contributes to the understanding of the Old Town as a whole area, ie. one of several commercial buildings- gives a sense of area as a commercial core in the "heart" of old Yellowknife (along with England's Hardware and Hodsons store)
- 3.2 The setting, including parking area and outbuildings, contributes to the haphazard character of the area.
- 3.3 Set close to roadway as a commercial building and close to the lake because supplies arriving by boat are unloaded just across the street.
- 3.4 Important visual landmark: located at a bend in Wiley Road which is well used by pedestrian and vehicular traffic, particularly during the summer months (coming from the Wildcat Cafe, or from the present Weaver & Devore store).
- 3.5 The site is an important element in the character of Yellowknife.
- 3.6 Occupies original site
- 3.7 Deterioration and owners considering redevelopment of site
The building should be retained and restored in its original location

4.0 Use Considerations

- 4.1 Original use is compatible with current land use and zoning. The new store opened in 1961 and this building has become used for storage only. It has potential to be used as a commercial outlet, or could continue to be used for storage.
- 4.2 Rehabilitation of this building would be similar to the experience of the Wildcat Cafe (which has since become an undisputable community landmark). The small size of the building means cost of restoration would not be prohibitive, though uses may be limited.
- 4.3 Would broaden understanding of the area - particularly because of contents: old merchandise and equipment
- 4.4 Very easily accessible, adequate parking space might be difficult- electrical servicing easy, but upgrading and probably an addition necessary to accommodate any mechanical plumbing systems
- 4.5 In fair condition - but becoming poor
- 4.6 Not at present

Assistance should be provided or sought for the owners of this building to ensure its retention on its original site and its restoration.

SKETCH NO.1

