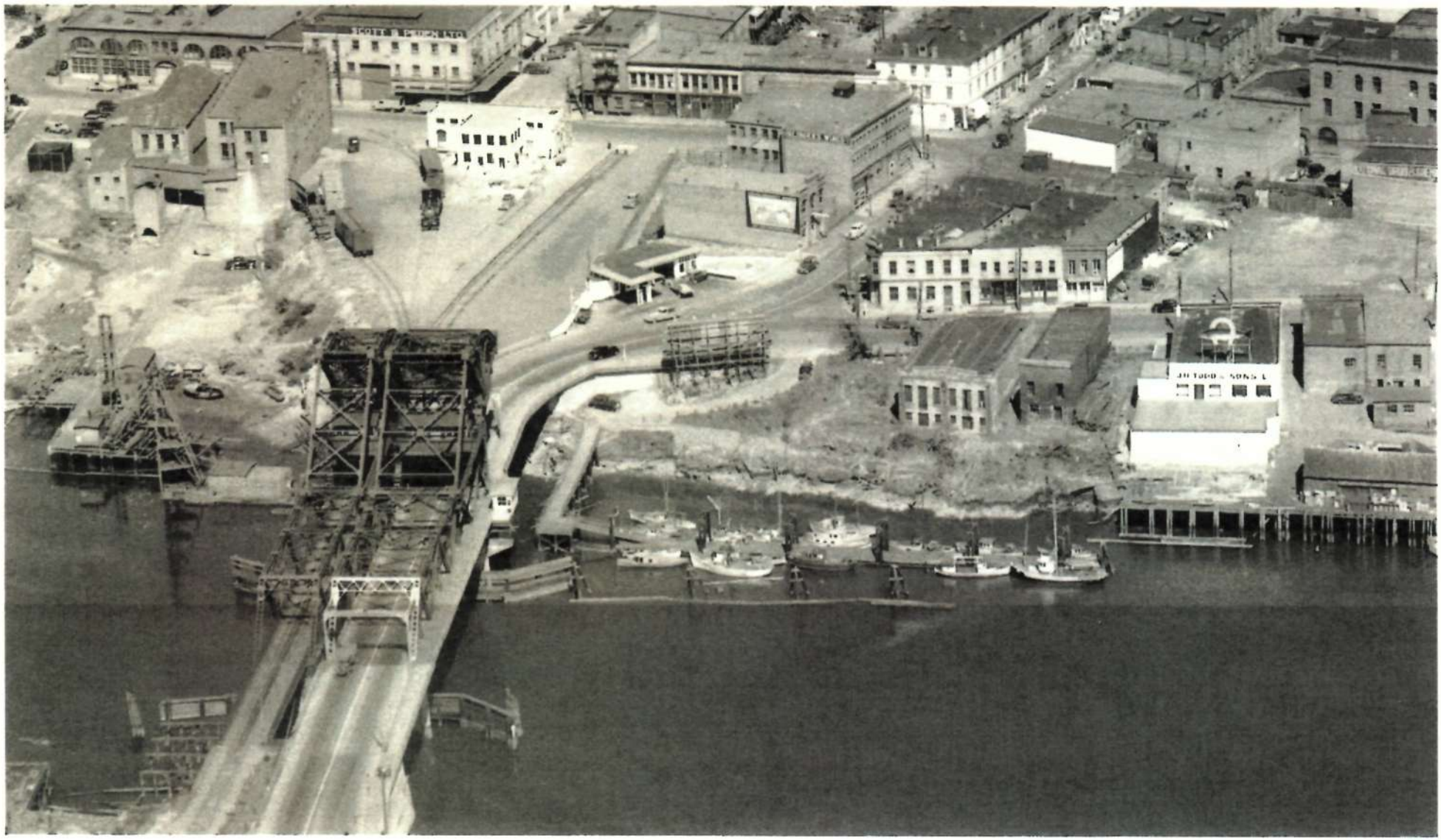
ATTACHMENT G



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1316-18 Wharf Street

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1316-18 Wharf Street

1316-18 Wharf Street, Victoria, British Columbia

Other Name(s)
n/a

Links
n/a

Image(s)


Front Elevation


Rear Elevation


View looking East

Statement of Significance

Description of Historic Place

1316-18 Wharf Street is a nineteenth-century vernacular stone commercial warehouse located within Victoria's Inner Harbour Precinct. It sits on a sloping bank between Wharf Street and the Inner Harbour waterway; it has one storey at street level and two storeys facing the water.

Heritage Value

1316-18 Wharf Street is valued as an important part of Victoria's early commercial waterfront. It provides insight into the continuum of commercial use of the Inner Harbour, and contributes significantly to the historic commercial streetscape comprised of other early warehouses and commercial buildings nearby. As one of the first buildings constructed on the waterfront side of Wharf Street, this nineteenth-century warehouse illustrates the early harbour-based commerce which dictated the development of the land along the shore, and fueled the growth of the city.

Architecturally, 1316-18 Wharf Street is a very good example of a utilitarian, vernacular style stone commercial warehouse dating to circa 1860. As one of the few commercial buildings of this type in Victoria, its heritage value lies in its stone construction, its waterfront situation, and in particular its waterfront facade, which contributes to the diversity of the city's historic shoreline as viewed from the Inner Harbour waterway.

Source: City of Victoria Planning & Development Department

Character-Defining Elements

The character-defining elements of 1316-1318 Wharf Street include:
- the character of the nineteenth century vernacular architecture of the building, as seen in such elements as the western roofline and building materials.
- the unobstructed views between the building and the water.
- the relationship between the building and the waterfront.
- the appearance of the building as a free-standing structure, as seen from the water and the street.
- the modest scale of the building, with one storey at street level, and two storeys facing the water.
- the historic fenestration pattern on the waterfront facade.
- the commercial use of the building.
- the character of the nineteenth-century stonework, as seen in such elements as the random rubble bearing walls, carefully dressed quoins, and granite lintels.
- the contiguous relationship between this building and the building at 1314 Wharf Street.

Location

Province/Territory
British Columbia

Street Address
1316-18 Wharf Street

Location
Capital Regional District
Victoria

Recognition

Jurisdiction
British Columbia

Recognition Authority
Local Governments (BC)

Recognition Statute
Local Government Act, s.967

Recognition Type
Heritage Designation

Recognition Date
3/13/1975

Historical Information

Construction Date(s)
1860

Significant Date(s)
n/a

Theme - Category and Type
Developing Economies
Trade and Commerce

Function - Category and Type

Historic	Current
Commerce / Commerce Services Warehouse	n/a

Architect / Designer
n/a

Builder
n/a

Additional Information

Related Listing(s)
n/a

Location of Supporting Documentation
City of Victoria Planning & Development Department

Cross-Reference to Collection
n/a

Fed/Prov/Terr Identifier
DcRu-326

Status
Listed

CONTEXT ELEVATIONS

Reeson Park | Parking | 1314 Wharf Street | Alley | 1316 Wharf Street | 1318 Wharf Street

WHARF STREET ELEVATIONS (EAST)

1318 Wharf Street | 1316 Wharf Street | Alley | 1314 Wharf Street

HARBOUR ELEVATIONS (WEST)

SITE INFORMATION AND HISTORY

The project site, located at the southeastern point of the Johnson Street Bridge between the Inner Harbour and Old Town, contains two separate buildings: the Caire & Grancini Warehouse at 1314 Wharf Street and the Fraser Warehouse at 1316-1318 Wharf Street. The buildings sit on a sloping escarpment between Wharf Street and the Inner Harbour, with one storey visible at the Wharf Street level and two storeys visible from the waterside. These heritage-designated buildings have been vacant for decades, and are currently in need of envelope remediation, structural repair, and seismic upgrading.

The building located at 1314 Wharf Street was built in 1860 by the Honorable Donald Fraser, Justinian Caire and Ermengildo Grancini as the Caire & Grancini Warehouse, and is among the oldest commercial warehouses facing Victoria's Inner Harbour. It is a rare surviving example of a design by architect John Wright and is among his earliest commercial projects in Victoria. Over time the warehouse has been subject to a number of renovations and alterations, reflecting the changing needs and uses by its occupants and the desire for modern amenities. The side and rear walls retain their early brick and stone construction including the historic fenestration pattern; the east façade has been altered with later claddings, and careful investigation will be required to determine what original façade and/or storefronts elements have survived.

The larger building located at 1316-1318 Wharf Street was built in 1864 and first owned by the Honorable Donald Fraser. The Fraser Warehouse is also considered one of the oldest commercial warehouses facing Victoria's Inner Harbour and is linked with the further development of Commercial Row (now Wharf Street). Designed by prominent local architect Thomas Trounce, its symmetrically-massed front and rear façades demonstrate a desire to create commercial spaces for two separate businesses. By 1915 the Victoria Junk agency occupied 1316 Wharf Street and over the years different tenants occupied the warehouse with its function continuing as a primarily utilitarian space. A number of alterations have occurred to the east façade, but the building form is still substantially intact. The side and rear walls of the building retain most of their character-defining elements, such as random rubble masonry, dressed quoins, stone lintels and sills, and regular fenestration pattern. The east façade has been stuccoed and altered, but a number of original elements can be discerned, such as the Salt Spring Island sandstone blocks of the columns and parapets. Careful investigation will be required to determine the best method of removing the stucco from the sandstone, and what repair techniques will be appropriate.

One existing early mooring ring has been identified, attached to exposed rock, and adjacent to the waterfront at the west side of the site; the date of the installation of the ring is unknown. It will not be affected by the current proposal, and will be retained in situ. It is unknown if there are any other similar historic features adjacent to the waterfront, as much of the escarpment is overgrown and inaccessible, but the waterfront area will be examined when possible.

65 Water Street, Vancouver

65 Water Street, Vancouver

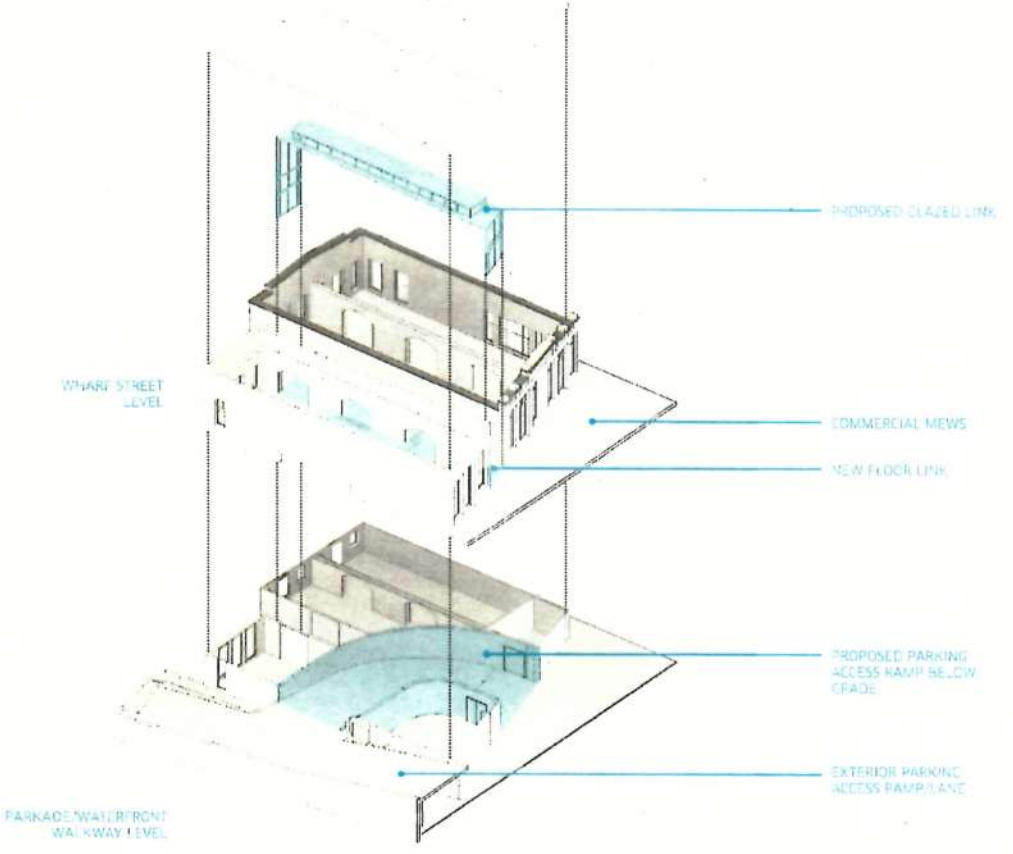
Mooring Ring

was successfully realized in a larger scale at 65 Water Street in Vancouver's Gastown, developed by Reliance Holdings Ltd., where a new infill steel and glass atrium building was added between existing heritage buildings. New openings were added into the wall of the 6-storey heritage building allowing occupants to view into the large, open 4-storey atrium space This proposed glazed link allows for a greater contiguous commercial space that will allow a range of tenant options and help to ensure the heritage buildings become an active, commercially viable part of the overall development.

A key aspect of the conservation of the two heritage structures is their integration within a historically consistent urban pattern of a commercial street. The old alignment of Wharf Street, which defines the geometry of the east faces of the two buildings traditionally faced similarly scaled buildings and together created an active, two-sided commercial streetscape. The placement of the proposed pavilion structure provides a similar context for the historical buildings by offering a parallel façade with active commercial uses and openings facing the older buildings, creating a human-scaled sense of enclosure and intensity to the new commercial mews. The façades of the pavilion that face the heritage buildings are rendered in a similar rough-textured stone masonry with large vertical openings cut into the masonry and framed by dark-coloured window/door surrounds to evoke iron shutters in a contemporary detail.

The north side of the Fraser Warehouse is similarly faced by commercial frontages at the base of the new residential building rendered in the same stone expression as the pavilion, and further east by brick masonry framed glazed openings with canopy weather protection. The pedestrian street includes a stair to the waterfront walkway and a new opening in the north wall of the Fraser Warehouse allows engagement between the interior spaces with the new public realm. Catenary lighting is used in this central alley to reinforce a sense of intimate scale. Together, the assemblage of structures reinforces the character-defining aspects of the Waterfront and Old Town by creating pedestrian paths, mews, and courtyards within / through blocks and glimpses of water seen between buildings, down alleyways and slips, and on street axes.

A rich palette of landscape elements including varied paving patterns, seating and planting further complements and animates the spaces surrounding the heritage building, helping to integrate them within a dynamic precinct composed of old and new elements that encourage their successful rehabilitation.



EXPLODED DIAGRAM OF PROPOSED RAMP AND GLAZED-LINK ELEMENTS

FRASER WAREHOUSE HISTORY

1316 -1318 WHARF STREET, 1864

Built in 1864, the warehouse structure located at 1316-1318 Wharf Street is among the oldest commercial warehouses in Victoria's Inner Harbour and is linked with the development of Commercial Row, the locus for commercial and retail ventures in the City.

Assessment records indicate that the warehouse was first owned by the Honorable Donald Fraser (1810-1897). Born in Scotland, Fraser came to Victoria in 1858 and shortly after his arrival became the unofficial advisor to Sir James Douglas (1803-1877), governor of the Colony of Vancouver Island. Fraser was a member of the Vancouver Island Legislative Council between 1864 and 1866. Not only was Fraser politically active, but he was also a wealthy speculative land developer, owning numerous lots in the downtown core. Following the collapse of the Vancouver Island Colony in 1866, Fraser returned to London, England, but continued with his speculative land development in Victoria.

An article in the Evening Express dated May 10, 1864 outlines the cost and scope of the warehouse and also Donald Fraser's reputation as a landowner in Victoria:

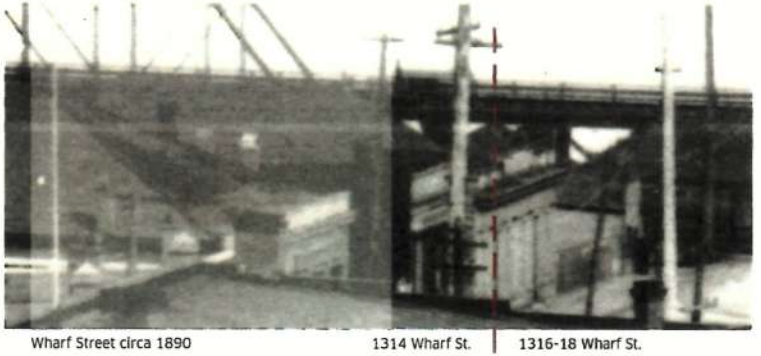
> Local Intelligence - City Improvements: The Hon. Donald Fraser recently pulled down and re-erected two wharves next adjoining the late Price's wharf. Two stone and brick stores will be immediately built on Wharf Street by the same gentleman, all under the superintendence of Mr. Thomas Trounce. The total storage accommodation will reach fifteen hundred tons, at a cost including the wharves, of $12,000. This large outlay will be by a gentleman who has been held up to the public as an incubus upon the City, as belonging to the "non-productive class."

Designed by prominent local architect Thomas Trounce (1813-1900), the warehouse is constructed of random rubble stonework; the structure exhibits quoins of the "Halifax" manner. With symmetrically massed front and rear façades, the warehouse at 1316-1318 Wharf Street demonstrates a conscious awareness on Trounce's behalf to create a dual commercial image for two separate businesses. The stonework is characteristic of early masonry structures in the City, and also typical of the work of Trounce, who designed and built many local stone structures. After following several gold rushes, Trounce arrived in San Francisco in 1850, and worked as a builder until 1858, when another gold rush in British Columbia brought him to Victoria. By 1861, he had completed Tregew in James Bay, one of the first stone houses in British Columbia, built of random rubble stonework with walls two feet thick. Most of Trounce's buildings were of masonry construction, an influence from his Cornish background. Trounce continued his architectural practice throughout the 1870s and 1880s, designing such buildings as Morley's Soda Water Factory on Waddington Alley, and a number of residential dwellings.

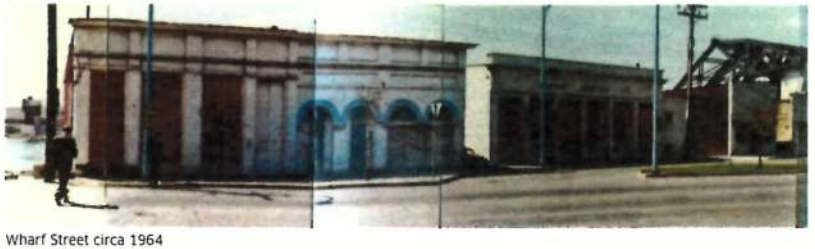
Donald Fraser's estate owned the building until 1898. According to directories, by 1894 R.P. Rithet & Company occupied the warehouse, along with the adjacent warehouse located at 1314 Wharf Street. The 1903 Fire Insurance Map shows that the building was utilized by manufacturing agents. By 1915, the Victoria Junk agency occupied 1316 Wharf Street and the Victoria Cartage Company occupied 1318 Wharf Street. A series of tenants subsequently occupied the warehouse over the years with it continuing to function as utilitarian space.

Over time the warehouse has been subject to numerous additions and alterations, reflecting the changing needs of its occupants and desire for modern amenities. In 1949, A. Worthington applied to have plumbing installed at the premises. A number of alterations have occurred to the front façade, but the building form is still substantially intact. The rear of the building retains most of its character-defining elements. Currently the building is vacant and is often referred to as one of the Northern Junk buildings.

Wharf Street circa 1880

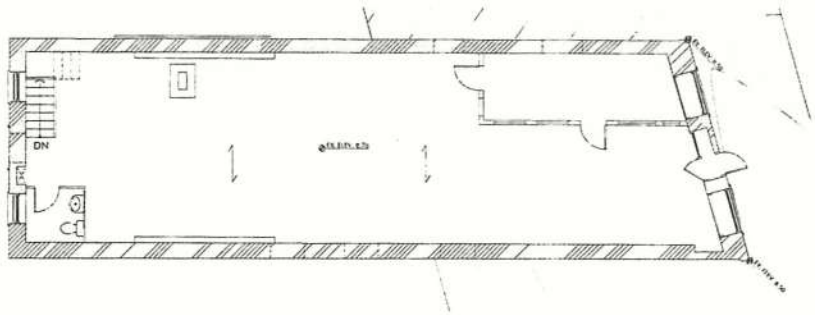


Wharf Street circa 1890 | 1314 Wharf St. | 1316-18 Wharf St.



Wharf Street circa 1964

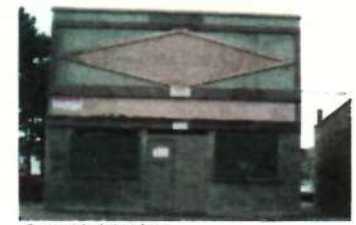
1314 WHARF STREET - EXISTING CONDITIONS
MAIN FLOOR PLAN



Existing Main Floor Plan

CONSERVATION NOTES

- Restore west wall masonry, stonework, and mortar as indicated as per the Standards and Guidelines for the Conservation of Historic Places in Canada, as per this Conservation plan, and as per the Heritage Consultant. Carefully rake out the mortar of deteriorated joints by using hand tools or appropriate means to avoid further damage to the masonry. New mortar to match original mortar joints in colour, texture, width and joint profile and must be compatible in strength, porosity, absorption and vapour permeability with existing. All new restoration work to be coordinated and reviewed by the structural consultant prior to starting work.
- Preserve all existing masonry and replace damaged and deteriorated masonry with reused masonry salvaged from the buildings. Existing mortar to be repointed and new mortar is to match original mortar joints in colour, texture, width and joint profile and must be compatible in strength, porosity, absorption and vapour permeability with existing.
- All brick infilled windows and/or door openings to be reinstated as per original opening size or rehabilitated to suit the new design intent (see proposed elevations). Restoration and rehabilitation of the original masonry openings to be as per the Standards and Guidelines for the Conservation of Historic Places in Canada. Carefully remove all infill brick within original opening and store for reuse as required. Strategy to use existing lintels and arches will be assessed with the structural engineer.
- Waterfront facing window designs will match the existing tall, narrow six paned windows unless noted otherwise. Original timber windows are in poor condition; the windows will be replicated / re-created to match existing. Security steel bars to be carefully removed, avoiding potential damage to existing openings.
- Existing sandstone lintels and sills to be preserved. If elements are beyond reasonable repair, re-creation of these elements may be required to match the original design intent (see proposed elevations).
- Restoration of the decorative elements will be carried out on the facade. External detailing such as brick chimneys, parapets, and brick cornices to be retained and restored. Where these elements are beyond repair, they will be replaced with new re-created elements matching the existing.
- All existing interior partitions, millwork, plumbing, mechanical and electrical equipment / conduit to be removed, unless otherwise noted. Hazardous materials report required to review and properly remove all hazardous materials including asbestos.
- Proposed new openings for natural light and access, provide new surround to retain existing stone or brick at all sides (see proposed elevations).



Symmetrical storefront

Brick infilled window

Interior brick arch lintel detail

Brick infilled openings on south wall

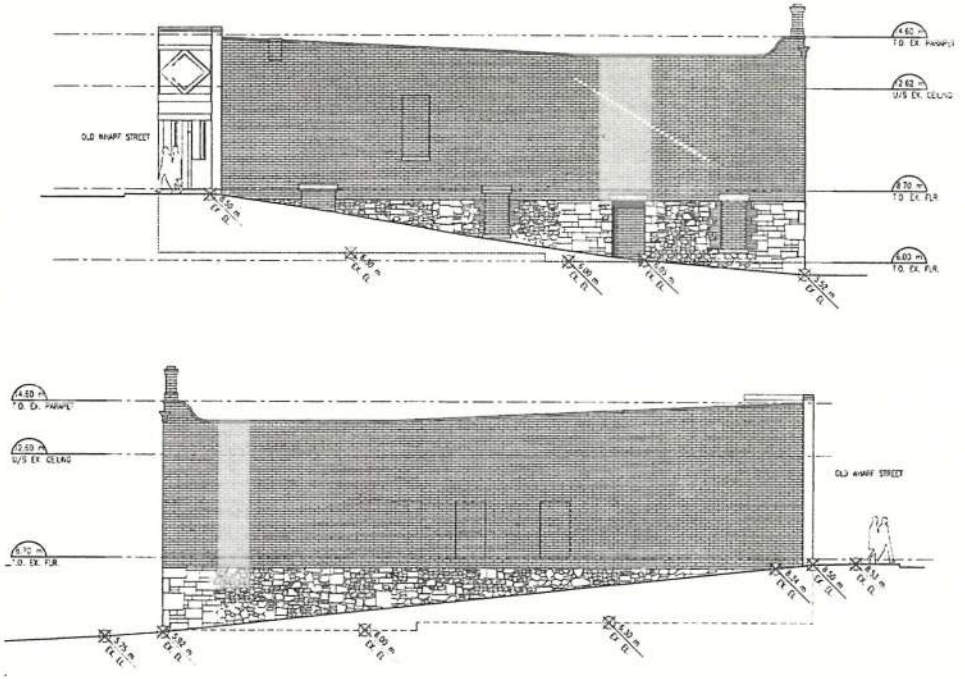
Built-in Fireplace

Mechanical equipment & millwork to be removed

Interior partition to be removed

Interior partition and plumbing fixtures to be removed

1314 WHARF STREET - EXISTING CONDITIONS
NORTH & SOUTH ELEVATIONS



Existing North & South Elevations

A.Corbelledchimney

B. Woodlintelinbricked opening

C.Blockeddoorway

D.Brickquoins

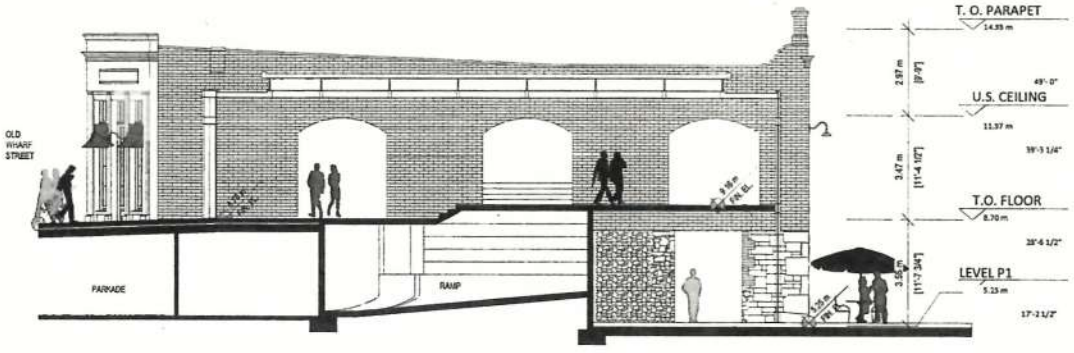
E.Sandstonesill

F.Bitumen-basedpaintcoveringstone

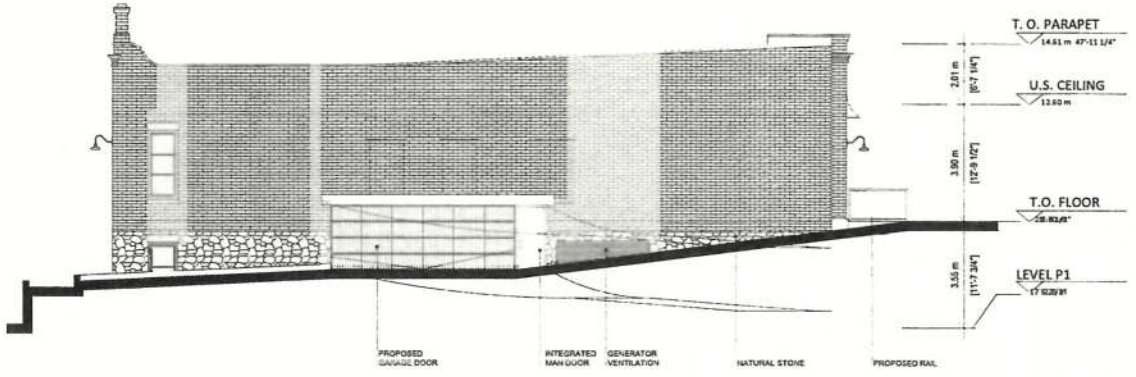
CONSERVATION NOTES

- Existing rubble stone foundation walls were once painted, likely used for waterproofing. Test samples will be conducted to determine the feasibility of paint removal. If paint can not be feasibly removed, it will be painted an appropriate colour.
- Investigative work to be carried out to safely remove later stucco finish.
- Preserve all existing masonry and replace damaged and deteriorated masonry with reused masonry salvaged from the buildings. Existing mortar to be repointed and new mortar is to match original mortar joints in colour, texture, width and joint profile and must be compatible in strength, porosity, absorption and vapour permeability with existing.
- Remove existing graffiti using techniques that avoids damage to the building and existing materials.
- All brick infilled windows and/or door openings to be restored or rehabilitated to suit the new design intent (see proposed elevations). Restoration and rehabilitation of the original masonry openings to be as per the Standards and Guidelines for the Conservation of Historic Places in Canada. Carefully remove all infill brick within original openings and store for reuse as required.
- Replace wood lintels and sills with sandstone to match if feasible, or select substitute material to be visually and physically compatible with the historical fabric to suit the new design intent.
- Existing sandstone lintels and sills to be preserved. If elements are beyond reasonable repair, re-creation of these elements may be required to match the original design intent.
- Restoration of the decorative elements will be carried out on the facade. External detailing such as brick chimneys, parapets, and brick cornices to be retained and restored. Where these elements are beyond repair, they will be replaced with new re-created elements matching the existing.
- Over time the ground level on the north has increased in height leaving existing openings unusable. Existing grade to be altered to match existing lower level floor height and newly exposed stone work to be rehabilitated to suit the new design intent (see proposed elevations).
- Proposed new openings for daylight and access, provide new surround to retain existing masonry at all sides (see proposed elevations).

1314 WHARF STREET - PROPOSED
NORTH & SOUTH ELEVATIONS



5 | 1314 PROPOSED NORTH ELEVATION
A5.04 | SCALE: 1 : 100



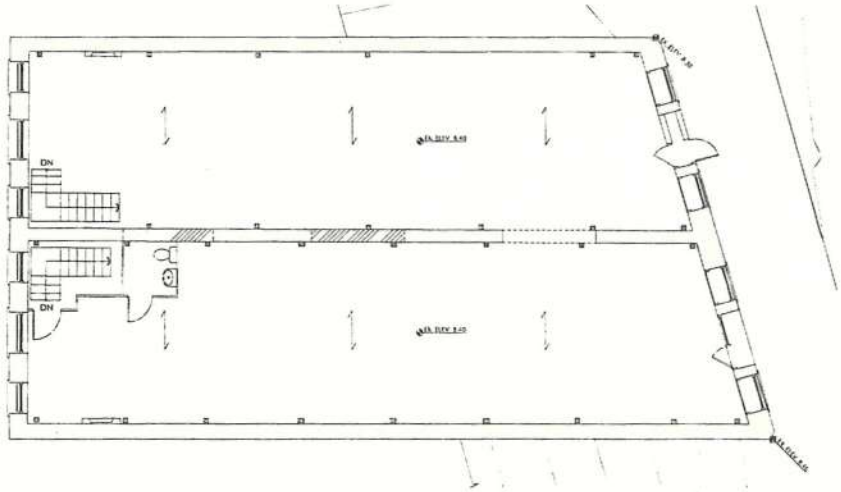
4 | 1314 PROPOSED SOUTH ELEVATION
A5.04 | SCALE: 1 : 100

Proposed North & South Elevations

CONSERVATION NOTES

- Proposed new grade level to restore existing blocked up openings. Carefully remove earth from existing foundation walls avoid damaging or destroying character defining elements.
- Proposed new openings, provide new surround to retain existing stone or brick at all sides.
- Proposed new steel and glass infill building with running skylight between heritage structures and internal stair to suit new design intent. Character defining elements will not be damaged or destroyed. Its form and materials will be physically and visually subordinate to and distinguishable from the historic building.
- Restore deteriorated sections of stonework and brick on the north and south walls as indicated as per the Standards and Guidelines for the Conservation of Historic Places in Canada, as per this Conservation plan, and as per the Heritage Consultant. Carefully rake out the mortar of deteriorated joints by using hand tools or appropriate mechanical means to avoid damaging the existing stonework. New mortar to match original mortar in colour, texture, width and joint profile and must be compatible in strength, porosity, absorption and vapour permeability to existing. All new restoration work to be coordinated and reviewed by the structural consultant prior to starting work.
- All brick infilled windows and/or door openings to be restored or rehabilitated in locations to suit the new design intent. Restoration and rehabilitation of the original masonry openings to be as per the Standards and Guidelines for the Conservation of Historic Places in Canada. Carefully remove all infill brick within original openings and store for reuse as required.
- Recreate metal cornice.
- Proposed new character appropriate exterior downlighting.
- Proposed access ramp to below grade parking.
- Parkade door.

1316-18 WHARF STREET - EXISTING CONDITIONS
MAIN FLOOR PLAN



Existing Main Floor Plan

CONSERVATION NOTES

- Restore deteriorated sections of stonework on the west, north and south wall as indicated as per the Standards and Guidelines for the Conservation of Historic Places in Canada, as per this Conservation plan, and as per the Heritage Consultant. Carefully rake out the mortar of deteriorated joints by using hand tools or appropriate mechanical means to avoid damaging the existing stonework. New mortar to match original mortar in colour, texture, width and joint profile and must be compatible in strength, porosity, absorption and vapour permeability to existing. All new restoration work to be coordinated and reviewed by the structural consultant prior to starting work.
- Preserve all existing masonry and replace damaged and deteriorated masonry with reused masonry salvaged from the buildings. Existing mortar to be repointed and new mortar is to match original mortar joints in colour, texture, width and joint profile and must be compatible in strength, porosity, absorption and vapour permeability with existing.
- Existing brick filled interior openings to be restored or rehabilitated to suit the new design intent (see proposed elevations). If openings are restored, infill brick to be removed within original openings and stored for reuse as required. Strategy to use existing lintels and arches will be assessed with the structural engineer.
- Existing sandstone lintels and sills to be preserved. If elements are beyond reasonable repair, replacement "in-kind" or substitute material to be visually and physically compatible with the historical fabric.
- Proposed new openings for more daylight, provide new surround to retain existing stone or brick on all sides (see proposed elevations).
- All brick infilled windows and/or door openings to be restored or rehabilitated to suit the new design intent (see proposed elevations). Restoration and rehabilitation of the original masonry openings to be as per the Standards and Guidelines for the Conservation of Historic Places in Canada. Carefully remove all infill brick within original openings and store for reuse as required.
- The existing timber stairs are neither historical nor acceptable to the current codes and will be demolished. A new stair will be built to meet current codes and located as per the proposed layouts on the architectural design drawings.
- All existing interior partitions, millwork, plumbing, mechanical and electrical equipment / conduit to be removed. Hazardous materials report required to review and properly remove all hazardous materials including asbestos.

Partial brick filled windows and fireplace

Structurally damaged wood floor and column

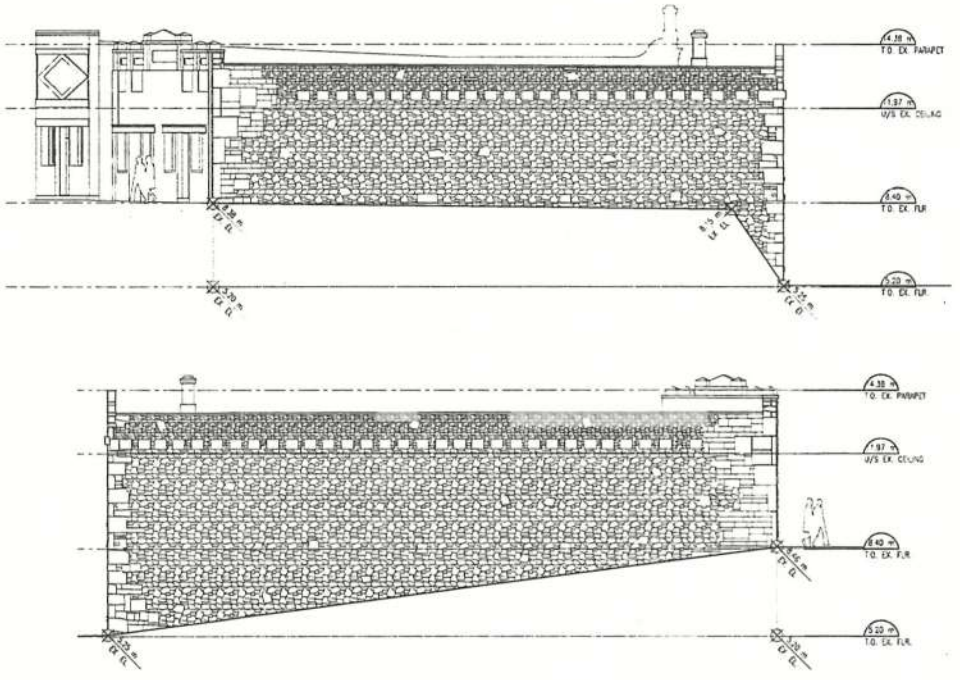
Partial brick filled window with new conc. sill

Millwork to be removed

Brick arch and wood column

Roof wood trusses

1316-18 WHARF STREET - EXISTING CONDITIONS
NORTH & SOUTH ELEVATIONS



Existing North & South Elevations

CONSERVATION NOTES

- Restore North and South wall masonry, stonework, and mortar as indicated as per the Standards and Guidelines for the Conservation of Historic Places in Canada, as per this Conservation plan, and as per the Heritage Consultant. Carefully rake out the mortar of deteriorated joints by using hand tools or appropriate means to avoid further damage to the masonry. New mortar to match original mortar joints in colour, texture, width and joint profile and must be compatible in strength, porosity, absorption and vapour permeability with existing. All new restoration work to be coordinated and reviewed by the structural consultant prior to starting work.
- Preserve or rehabilitate the existing masonry parapets, parapet elements, stone copings and chimneys.
- Restoration of the decorative elements will be carried out on the facade. External detailing such as, brick chimney and stone coping, to be retained and restored. Where elements are beyond repair, the elements will be replaced with new matching forms, material and detailing of the existing.
- Remove existing graffiti using techniques that avoids damage to the building and existing materials.
- Existing roof and flashings to be replaced including parapet gutters on the north and south walls. These elements will be rehabilitated and their design intent reviewed to ensure proper roof drainage while also shedding rainwater away to avoid further damage on the stone facade.
- Grade to be altered for new pedestrian access to waterfront and will need to be reviewed by structural. Assuming stone work lies beneath, once exposed it will be rehabilitated if feasible or materially & visually compatible with existing.
- Grade to be altered for new infill space and will need to be reviewed by structural. Character defining elements will not be damaged or destroyed. The exposed foundation walls may need to be braced and updated as required. New materials will be physically and visually subordinated or compatible and distinguishable from historic building.
- Proposed new openings for more daylight and access, provide new surround to retain existing stone or brick on all sides (see proposed elevations).

Brick Chimney

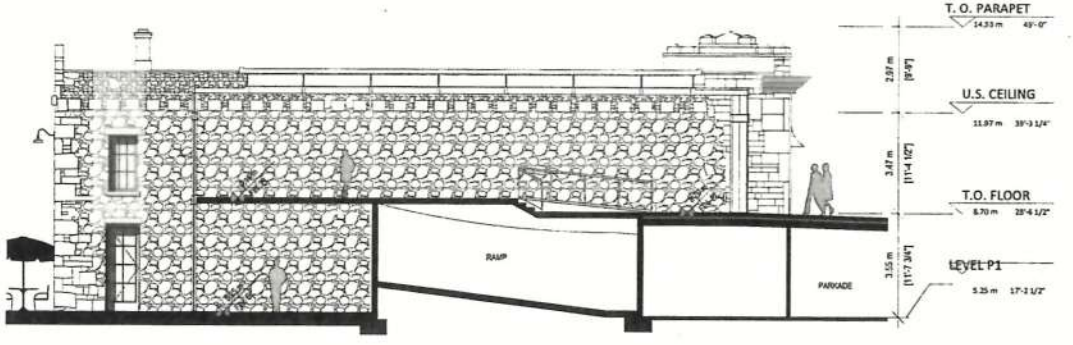
Random rubble wall and weathered mortar

Replace missing masonry

Rubble and dressed quoins

Stone coping and parapet

1316-18 WHARF STREET - PROPOSED
NORTH & SOUTH ELEVATIONS



6 A5.04 | 1316-1318 PROPOSED SOUTH ELEVATION
SCALE: 1 : 100

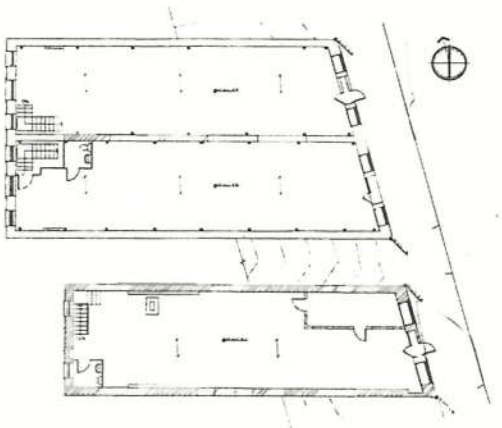
Proposed North & South Elevations

CONSERVATION NOTES

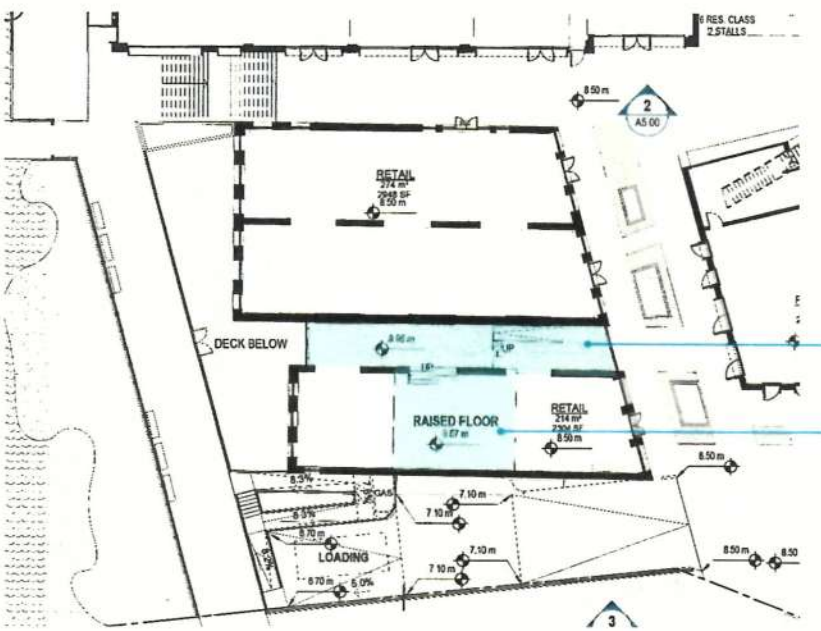
- Remove existing graffiti using techniques that avoids damage to the building and existing materials.
- Restore deteriorated sections of stonework and brick on the north and south walls as indicated as per the Standards and Guidelines for the Conservation of Historic Places in Canada, as per this Conservation plan, and as per the Heritage Consultant. Carefully rake out the mortar of deteriorated joints by using hand tools or appropriate mechanical means to avoid damaging the existing stonework. New mortar to match original mortar in colour, texture, width and joint profile and must be compatible in strength, porosity, absorption and vapour permeability to existing. All new restoration work to be coordinated and reviewed by the structural consultant prior to starting work.
- Restoration of the decorative elements will be carried out on the facade. External detailing such as brick chimneys, parapets and stone coping to be retained and restored. Where these elements are beyond repair, they will be replaced with new re-created elements matching the existing.
- Existing roof and flashings to be replaced including parapet gutters on the north and south ends. These elements will be rehabilitated and their design intent reviewed to ensure proper roof drainage while also shedding rainwater away to avoid further damage on the west facing stone facade.
- Grade to be altered for new pedestrian access to waterfront and will need to be reviewed by structural. Assuming stone work lies beneath, once exposed it will be rehabilitated if feasible or materially & visually compatible with existing.
- Grade to be altered for new infill space and will need to be reviewed by structural. Character defining elements will not be damaged or destroyed. The exposed foundation walls may need to be braced and updated as required. New materials will be physically and visually subordinated or compatible and distinguishable from historic building.
- Proposed new openings for more daylight, provide new surround to retain existing stone or brick on all sides. Dashed lines indicate potential light well locations.
- Recreate metal cornice.
- Proposed new steel and glass infill with running skylight an internal stair between the two heritage structures to suit new design intent. Character defining elements will not be damaged of destroyed. Its form and materials will be physically and visually subordinate to and distinguishable from the historic building.
- Proposed new character appropriate exterior downlighting.

MAIN LEVEL (WHARF ST.) LEVEL PLAN

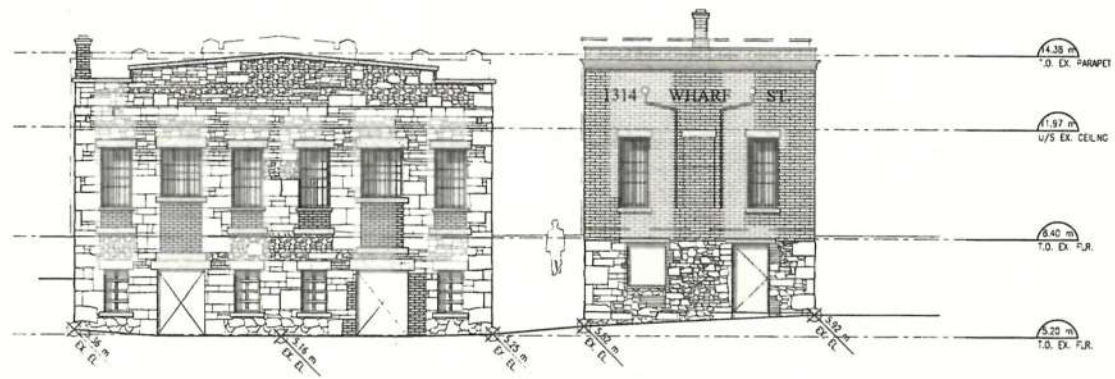
Existing Main Level Plan



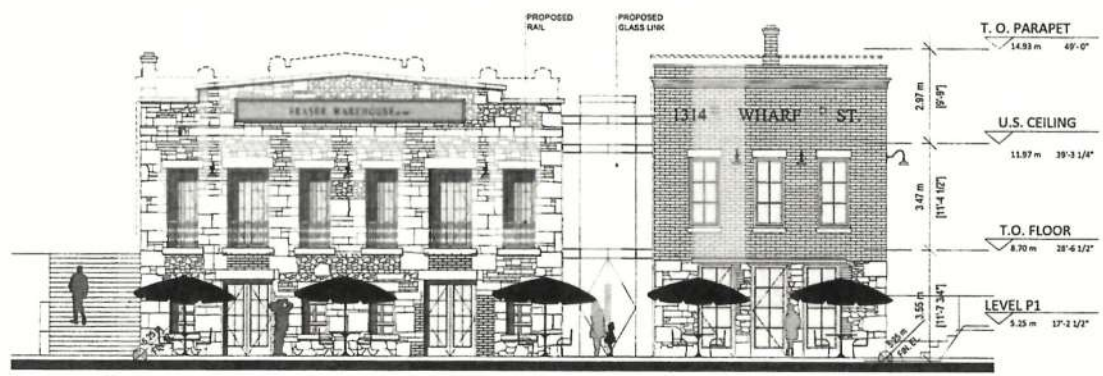
Proposed Main Level Plan



ELEVATIONS - EXISTING/PROPOSED
WEST ELEVATIONS

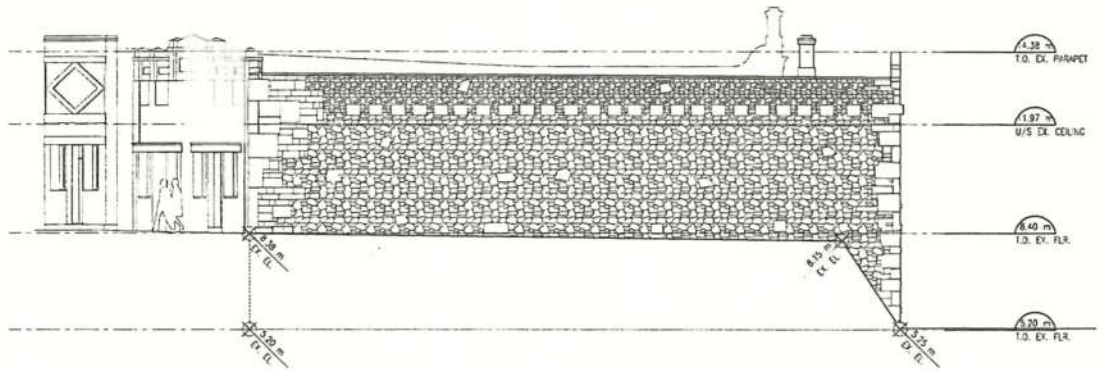


Existing West Elevations

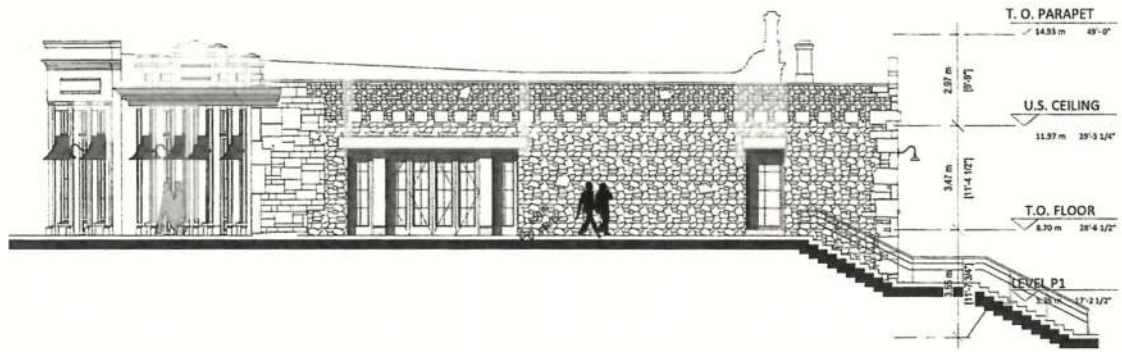


Proposed West Elevations

ELEVATIONS - EXISTING/PROPOSED
WEST ELEVATIONS



Existing North Elevation



Proposed North Elevation

APPENDIX A
CONSERVATION PLAN: CAIRE & GRANCINI WAREHOUSE

Victoria aerial, 1947 [Vintage Air Photos of BC BO-47-1455]

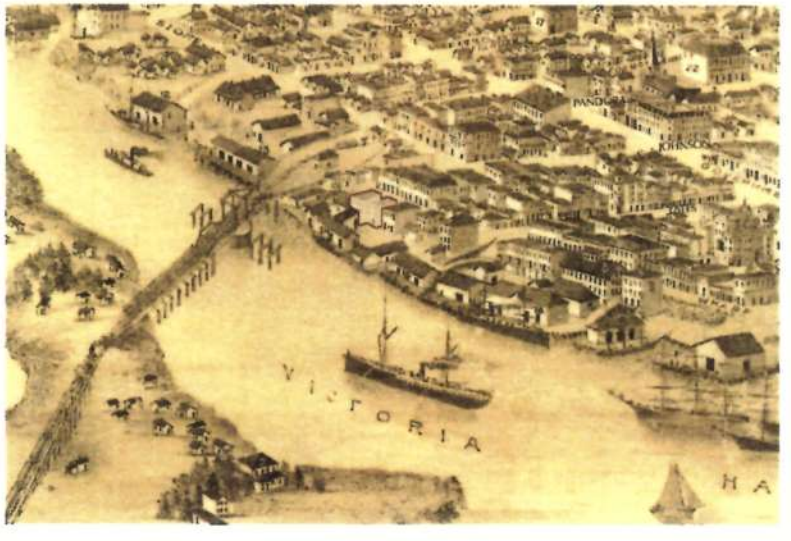
View of Victoria, George Fowler Hastings Album, 1866 [City of Vancouver Archives A-6-199]

Northern Junk Buildings, Wharf Street, Victoria - 1880

Assessment records indicate that the lot where the warehouse sits was originally jointly owned by the Honorable Donald Fraser (1810-1897), Justinian Caire (1827-1897) and Ermengildo Grancini (1827-1879). A tender call placed in the Colonist newspaper in 1860 by architect Wright indicates that the warehouse was purpose-designed for Caire & Grancini. As merchants, Justinian Caire and Ermengildo Grancini used the premises for their successful hardware firm, Caire & Grancini.

Their firm was first established in San Francisco shortly after Caire, who was originally from France, immigrated there in 1851. Caire's hardware business specialized in the sales of mining equipment and imported household items such as porcelain and plates. Caire later formed a partnership with Ermengildo Grancini, who hailed originally from Milan, Italy, but had immigrated to San Francisco in 1850. Capitalizing on the Fraser Gold Rush and Victoria's rapidly growing economy, Caire & Grancini opened a branch of their firm at 1314 Wharf Street in 1860. The Victoria branch specialized in the sales of iron, hardware, imported glassware and crockery.

Caire & Grancini's Victoria hardware firm grew rapidly and in 1864 the Victoria Daily Chronicle reports that an extension was completed to the building reflecting their prosperous trade and need for additional space. It appears that it was Grancini who ran the Victoria franchise with Caire remaining in San Francisco. Grancini married Blanche Chassang in 1875 and resided on Cormorant Street



Oblique View of Rear Façade - Northern Junk Buildings - 1870 (BCA A-03433)

Victoria Habour, Benjamin Baltzly, Photographer, 1871 (Collection Jennifer& Colin Barr)

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

1314 Wharf Street is a municipally designated building, and is a significant historical resource in the City of Victoria. The Parks Canada's Standards & Guidelines for the Conservation of Historic Places in Canada is the source used to assess the appropriate level of conservation and intervention. Under the Standards & Guidelines, the work proposed for 1314 Wharf Street as part of a group of buildings known as the Johnson Street Gateway includes aspects of preservation, rehabilitation and restoration.

> *Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*
>
> *Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*
>
> *Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Caire & Grancini Warehouse should be based upon the Standards outlined in the Standards & Guidelines, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Preservation/ Restoration/Rehabilitation of the exterior of the 1314 Wharf Street as part of the Johnson Street Gateway Site. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

Preservation Brief 4: Roofing for Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

As a listed building on the municipally designated site,1314 Wharf Street may eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of

alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The site should be protected from movement and other damage at all times during demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the masonry façades.

5.3 EXTERIOR MASONRY WALLS

The exterior walls are a mixture of rubble stone, found at the base on the bottom storey at the rear of the building, red brick which is the dominant material used on the main floor on the remainder of the building. The windows and doors are framed by inset sandstone headers and sills at each openings. In some locations the opening were bricked in and closed during later renovations to the building.

An later unsympathetic stucco façade was installed after the dressed wood frontage and canopy was torn out. If possible this stucco facing should be removed and the frontage should be restored to its original state.

Although the original design of the frontage is unknown and is only visible in one oblique photograph, similar frontage designs of the same period, in nearby locations, can be used to produce an appropriate and sympathetic design.

The removal of the unsympathetic stucco will provide further information as to the original cladding and finishes that were used and inform the restoration process moving forward. This will require testing to see if the stucco and related paint can be removed without causing significant damage to the brick surface that remains behind.

The entire brick and rubble stone structure of the exterior of the building should be assessed and carefully reviewed to ascertain the status and stability of the bricks and interlocking pointing. A preliminary review indicates that it has been poorly or not maintained and will required significant repairs, repointing, and replacement of field bricks, and stitching, patching and possible replacement of several stone sills and headers. Additional damage may be hidden behind the current stucco cladding on the front elevation of the building, and will require reviews as the removal and replacement/ repair process proceeds.

The contractor is to consult and provide mock-ups of any repair work for masonry work that will be required.

Conservation Strategy: Preserve / Rehab / Restore

- Preserve the brick and stone whenever possible, and repair with stitching and repoint with a mixed mortar at prepared sites as required.
- Undertake complete condition survey of condition of all exterior surfaces. Some distructive testing will be required.
- Cleaning, repair specifications to be reviewed by Heritage Consultant.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes, fissures, or cracks in the brick of stonework should be stitched, and filled as per best practices.
- Overall cleaning of the masonry and brickwork on the exterior façades should be carried out. Do not use any abrasive methods without prior consultation with the Heritage Consultant. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted for maintenance purposes.
- Determine whether or not it is feasible to remove the paint and stucco and expose the original brick or masonry work.
- Undertake test samples for paint and stucco removal in an inconspicuous area using only approved restoration products. If paint and stucco removal is determined to be feasible, prepare removal specification. If not, prepare to recoat with a masonry coating approved by the Heritage Consultant.
- Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial stitching repairs after test samples have been undertaken and only if approved by the Heritage Consultant.

Current Front Elevation of the Caire and Grancini Warehouse

Oblique View of Front Façade - Caire and Grancini Warehouse As Part of The Northern Junk Buildings - 1890s [BCA F-09561]

Frontage Mcquade & Son, Chandlers, Wharf Street, 1890s

- Repairs cracks and fissures joints with new mortar that matches existing in consistency, composition, strength, colour to match the existing finish; note the finely tooled profile of the original mortar joints where applicable.
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired.
- The colour treatment of the façade where appropriate will be determined by the Heritage Consultant.
- When preparing the existing painted surfaces for restoration or recoating, be aware of the risk of existing lead paint, which is a hazardous material.

5.5 ROOF

The Caire & Grancini Warehouse roof is a flat deck roof supported by a basic truss system with minimal slope and drainage to perimeter scuppers at the rear of the building. Based on initial conditions visible on the interior of the structure, water ingress from the roof has been an ongoing issue and indicates that the membrane has failed and should be replaced. Additional leakage may also be located at the interface condition near the parapets. The roof was not accessible. Although it is not visible at grade, the state of repair affects other components of the heritage asset and as such should be reviewed as part of the restoration process.

Conservation Strategy: Rehab and Restore

- Evaluate the condition of the roof membrane, support deck and structure to determine if remediation measures will be required.
- Review interface conditions at parapets and other related materials such as cap flashings, drainage scuppers, and venting stacks to insure the masonry work and other key heritage features are protected on the perimeter walls and chimneys.

5.5 PARAPET CAP FLASHING

The cap flashings on the Caire & Grancini Warehouse are limited and only visible on the front façade. Other parapet locations, and chimney do not indicate that flashing have been installed to shed water and protect the masonry façade or interface with the roof assembly. The existing cap flashings on the front elevation are oversized, are not sympathetic to the existing building, and are in a significant state of decay and should be replaced. In locations where the flashings are absent, new flashings should be installed to protect the brickwork, prevent water ingress into the interior of the building, and be in compliance with conservation requirements and guidelines.

Parapet at Rear of Building - No Cap Flashing Noted

The roof area and upper assembly conditions of the warehouse were not accessible. Further review of the conditions will be required to clarify what the appropriate profile and finishes should be for restoration. A mock-up of the flashing should be provided to the heritage consultant for review in situ.

Conservation Strategy: Restore

- Evaluate the overall condition of the parapet cap flashing to determine whether more protection is required, or replacement in kind is required.
- Repair or replace deteriorated flashing, as required. Repairs should be physically and visually compatible.
- If new flashings are installed, ensure that the colour is compatible with the overall colour scheme.

5.6 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. – Standards and Guidelines for the Conservation of Historic Places in Canada.

5.6.1 WINDOWS

The Caire & Grancini Warehouse Building featured relatively large windows and storefronts for the period in which the building was constructed. In both the front and back of the warehouse large

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Caire & Grancini Warehouse Building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the Caire & Grancini Warehouse is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

> *Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amounts of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible". Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the

- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors
- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts
- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof
- ☐ Are there water blockage points?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Are flashings well positioned and sealed?
- ☐ Is water ponding present?

INTERIOR INSPECTION

Basement
- ☐ Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- ☐ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ☐ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ☐ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ☐ Are there signs of insect or rodent infestation?

Commercial Space
- ☐ Materials: plaster, wood, metal, masonry – are they sound, or uneven, cracked, out of plumb or alignment; are there signs of settlement, old, or recent (bulging walls, long cracks, etc)?
- ☐ Finishes: paints, stains, etc. – are they dirty, peeling, stained, cracked?
- ☐ Are there any signs of water leakage or moisture damage? (Mould? Water-stains?)

Concealed spaces
- ☐ Is light visible through walls, to the outsider or to another space?
- ☐ Are the ventilators for windowless spaces clear and functional?
- ☐ Do pipes or exhausts that pass through concealed spaces leak?
- ☐ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- ☐ Infestations - are there signs of birds, bats, insects, rodents, past or present?

6.7.2 MAINTENANCE PROGRAM

INSPECTION CYCLE:

Daily

Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-Annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)
- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle
- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle
- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle
- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)
- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

luxury articles as Sheffield Plate from England, porcelains from France and dolls from Germany. It was the commercial city of Genoa, Italy that he learned the hardware business and acquired the capital to start his own mercantile venture in the new world."

Colonist, 1897-10-07 p.8 " Hon Donald Fraser, ex-MLA of BC, an active friend of the colony from 1858 to the early 1860s died at London, England.... friend of JS Helmcken.

FRASER, DONALD, journalist, businessman, and politician; b. 1810 or 1811 in Scotland; d. 2 Oct. 1897 in London, England. Dictionary of Canadian Biography (Accessed July 2010 http://www.biographi.ca/009004-119.01-e.php?&id_Nb=6106&interval=20&&PHPSESSID=q3t2r62l1mhfm1gps6sv43cvl7>)

PHOTOS: BC Archives: A-03433, F-09561, G-00925, A-04613, A-00175, A-03848

FRASER WAREHOUSE

1316-18 WHARF STREET, BC

CONSERVATION PLAN

MAY 2017

DONALD LUXTON
AND ASSOCIATES INC

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1.0 INTRODUCTION

HISTORIC NAME: Fraser Warehouse/ Northern Junk Buildings
CIVIC ADDRESS: 1316-18 Wharf Street, Victoria, British Columbia, V2P, Canada

ORIGINAL OWNER: *Donald Fraser*
CONSTRUCTION DATE: 1864
ORIGINAL ARCHITECT: Thomas Trounce
ORIGINAL BUILDER: Unknown

VISIBLE ALTERATIONS:
Unknown Date: Windows and doors were removed and changed

HERITAGE STATUS: Municipal Heritage Designation 1975

The Fraser Warehouse, located at 1316-18 Wharf Street, is a small solid masonry building built during a time of expansion and settlement in the Waterfront Area of Victoria. The building was built by Donald Fraser in 1864. The building has been under continues commercial use until the mid 1950s, and is know as one of the earlier commercial buildings in the Victoria, and the inner habour area.

The building has been through numerous upgrades and repairs over its lifespan, and has not been occupied for several decades. Despite these alterations the building has maintained the characteristic masonry features such as rubble stone footings and walls on all elevations, and potentially a masonry front façade hidden under stucco that may be able to be restored. Neglect of the building over the last two decades has resulted in water ingress and other weathering damage that will require remediation and repairs, however the overall heritage asset is intact.

The building and site are registered and protected under Municipal Legislation. The building is situated on a waterfront, some adjacent mature landscaping, parking, historic stone retaining wall, dock access prior to a substantial drop to the water's edge.

This Conservation Plan is based on Parks Canada's Standards & Guidelines for the Conservation of Historic Places in Canada. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed development.

2.0 HISTORICAL CONTEXT

Map of the City of Victoria - 1889

Built in 1864, the warehouse structure located at 1316-1318 Wharf Street is among the oldest commercial warehouses in Victoria's Inner Harbour and is linked with the development of Commercial Row, the locus for commercial and retail ventures in the City.

Assessment records indicate that the warehouse was first owned by the Honorable Donald Fraser (1810-1897). Born in Scotland, Fraser came to Victoria in 1858 and shortly after his arrival became the unofficial advisor to Sir James Douglas (1803-1877), governor of the Colony of Vancouver Island. Fraser was a member of the Vancouver Island Legislative Council between 1864 and 1866. Not only was Fraser politically active, but he was also a wealthy speculative land developer, owning numerous lots in the downtown core. Following the collapse of the Vancouver Island Colony in 1866, Fraser returned to London, England, but continued with his speculative land development in Victoria.

An article in the Evening Express dated May 10, 1864 outlines the cost and scope of the warehouse and also Donald Fraser's reputation as a landowner in Victoria:

Local Intelligence – City Improvements: The Hon. Donald Fraser recently pulled down and re-erected two wharves next adjoining the late Price's wharf. Two stone and brick stores will be immediately built on Wharf Street by the same gentleman, all

again during the 1849 California gold rush, and arrived in San Francisco on June 1, 1850. Trounce worked as a builder until 1858, when another gold rush in British Columbia's Fraser River valley worked its magic. Instead of travelling up the Fraser River to the gold fields, Trounce stayed in Victoria, where he first lived in a tent on Government Street, and worked as a builder. When the HBC sold off the land that provided access to his property, he established Trounce Alley in 1859, a convenient thoroughfare between Government and Broad Streets. Trounce had some means, and owned other property in both Victoria and Esquimalt. By 1859, Trounce had built a frame house on Kane Street, and by 1861 had built Tregew in James Bay, one of the first stone houses in British Columbia. Italianate in style, Tregew was built of random rubble stonework with walls two feet thick. The ceilings on the main floor were eleven feet high and embellished with simple plaster mouldings, and the fireplaces had horseshoe-shaped cast iron grates decorated with flowers. Most of Trounce's known buildings were of masonry construction, an influence from his Cornish background. Although he certainly designed buildings from his first arrival in Victoria, Trounce also continued to act as a contractor, notably for the construction of the St. Nicholas Hotel for architects Wright & Sanders in 1862.

Trounce was a favourite of Admiral Hastings, Commander-in-Chief at the Royal Naval Dockyard, and also developed a comfortable relationship with Paymaster Sidney Spark. From 1866 he was brought in to do the estimates for all work, which were then sent to London for approval. Spark was then supposed to tender the work but usually it was just given to Trounce. This changed when a new Paymaster put an end to "irregularities" and instituted tendering procedures. Trounce's activities at the Dockyard resulted in his best known building, St. Paul's Anglican Church in Esquimalt. Built in 1866, the Gothic-style wooden church is twenty-six by fifty feet in size, with a modest transept, and sixty-four feet to the top of its steeple. Associated from the beginning with the Royal Navy, the church was built with an Admiralty grant, and located on the rocky shoreline just outside the gates of the Dockyard; by 1904, the church was moved to a new site away from the potential damage of gunnery practice and storms. Trounce designed other churches including an extension to First Methodist Church in Victoria in 1872, and in 1874 a "Church and Day School for the use of the Indians" on Herald Street in Victoria. In 1867 he was awarded the contract to build the sandstone Holy Trinity Church in New Westminster, designed by H.O. Tiedemann, and opened for services the following year.

St Paul Anglican Church , Esquimalt - 1866 [City of Vancouver Archives A-6-176]

Trounce's most productive years, architecturally, were the 1870s. He built his largest and most impressive buildings during that period, including Armadale, the substantial residence of Senator William John Macdonald, named after the seat of Lord Macdonald in Skye and built on about twenty-six acres in James Bay in 1876-77 for $12,000, an enormous sum in those days. Trounce designed at least a dozen other substantial dwellings in this decade, in addition to what was probably his largest commission, the Hirst warehouse and docks in Nanaimo. This two-storey stone warehouse had a restrained classical frontage, and although much altered still serves as part of the Harbour Commission Building in Nanaimo. In Victoria, Trounce's 1879 Weiler Warehouse still stands at the corner of Broughton and Broad Streets. Trounce continued his architectural practice throughout the 1880s, designing such buildings as Morley's Soda Works on Waddington Alley, and a number of dwellings. In his eighties, Trounce continued to design smaller buildings, with his last known commission being a two-storey store and additions to its stables in 1891-92.

Trounce was well known for his horticultural interests, and in 1874 dropped off a basket of fruit at the offices of the Daily Colonist, which noted: "To Thomas Trounce Esq. We are indebted for a basket of the largest, prettiest and best flavoured peaches we have had the pleasure of trying in this or any other country. They were grown in the fine garden attached to that gentleman's residence at James Bay." In 1885, he sent off a basket of apples to the Colonial and Indian Exhibition in London and was awarded a prize for his exhibit.

Trounce served as alderman on Victoria City Council from 1874-77, and in 1885 became a Grand Master of Masons. His wife, Jane, who had travelled the world with him, died in 1888. Shortly after, Trounce, at the age of seventy-six, married Emma Richards, a widow twenty-seven years younger, and they honeymooned in Australia. Emma was Methodist like her husband, and they attended the nearby James Bay Methodist Church. Trounce died on June 30, 1900, after an illness of two weeks. Emma lived until the age of sixty-four, and died in 1902. Tregew survived demolition attempts by developers until 1967, when it was replaced with a forty-four-suite apartment building.

Trounce's success was partly based on being in the right place at the right time, and also on his ability to move between contracting and architecture, rather than on any exceptional skill as a designer. His buildings were generally competent, workman-like structures, and those that survive are rare examples of British Columbia's earliest architecture.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

Fraser Warehouse is a municipally designated building, and is a significant historical resource in the City of Victoria. The Parks Canada's Standards & Guidelines for the Conservation of Historic Places in Canada is the source used to assess the appropriate level of conservation and intervention. Under the Standards & Guidelines, the work proposed for 1316-18 Wharf Street as part of a group of buildings known as the Johnson Street Gateway includes aspects of preservation, rehabilitation and restoration.

> *Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*
>
> *Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*
>
> *Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Fraser Warehouse should be based upon the Standards outlined in the Standards & Guidelines, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Preservation/ Restoration/Rehabilitation of the exterior of the 1316-18 Wharf Street as part of the Johnson Street Gateway Site. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010. http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

Preservation Brief 4: Roofing for Historic Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns. http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.
***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

As a listed building on the municipally designated site,1316-18 Wharf Street may eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of

alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The site should be protected from movement and other damage at all times during demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the masonry façades.

Conservation Strategy: Preserve / Rehab / Restore

- Preserve the overall form, scale and massing of the building.
- The historic front façade with symmetrical frontage should be restored. Please refer to the historical reference materials for more detail.
- The parapet projecting up above the main roof line should be maintained at both the front and back of the building.

5.3 EXTERIOR MASONRY WALLS

The exterior walls are a mixture of rubble stone, which is the dominant material used on the building as a whole. The windows and doors are framed by inset sandstone headers and sills at each opening. In some locations the opening were bricked in and closed during later renovations to the building, or headers have been replaced with wide flange steel as a substitution and temporary support.

A later unsympathetic stucco façade was installed over the dressed stone and the canopy was removed. If possible this stucco facing should be removed and the frontage should be restored to its original state.

Although the original design of the frontage is unknown and is only visible in one oblique photograph, similar frontage designs of the same period, in nearby locations, can be used to produce an appropriate and sympathetic design.

The removal of the unsympathetic stucco will provide further information as to the original cladding and finishes that were used and inform the restoration process moving forward. This will require testing to see if the stucco and related paint can be removed without causing significant damage to the stone surface that remains behind.

The entire rubble stone structure of the exterior of the building should be assessed and carefully reviewed to ascertain the status and stability of the stones, corner quoining, and interlocking pointing. This facade is particularly unique given the variation and resulting complexity of mixed materials in terms of scale, hardness and stability. A preliminary review indicates that it has been poorly or not maintained and will required significant repairs, re-pointing, and replacement of field stone and blocks, stitching, patching and possible replacement of several stone sills and headers. Additional damage may be hidden behind the current stucco cladding on the front elevation of the building, and will require reviews as the removal and replacement/ repair process proceeds.

The contractor is to consult and provide mock-ups of any repair work for masonry work that will be required.

Conservation Strategy: Preserve / Rehab / Restore

- Preserve the stone whenever possible, and repair with stitching and re point with a mixed mortar at prepared sites as required.
- Undertake complete condition survey of condition of all exterior surfaces. Some destructive testing will be required.
- Cleaning, repair specifications to be reviewed by Heritage Consultant.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Any holes, fissures, or cracks in the brick of stonework should be stitched, and filled as per best practices.
- Overall cleaning of the masonry on the exterior façades should be carried out. Do not use any abrasive methods without prior consultation with the Heritage Consultant. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted for maintenance purposes.
- Determine whether or not it is feasible to remove the paint and stucco and expose the original brick or masonry work.
- Undertake test samples for paint and stucco

Victoria Harbour, 1880s. [BCA A-00175]

Oblique View of Front Façade - Fraser Warehouse As Part of The Northern Junk Buildings - 18##

Frontage Mcquade & Son, Chandlers, Wharf Street, 1890s

Historical Precedent Images for Retail Streetscape on Lower Yates Street Circa 1868 [BCA-A- 03038]

removal in an inconspicuous area using only approved restoration products. If paint and stucco removal is determined to be feasible, prepare removal specification. If not, prepare to re-coat with a masonry coating approved by the Heritage Consultant.

- Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial stitching repairs after test samples have been undertaken and only if approved by the Heritage Consultant.
- Repairs cracks and fissures joints with new mortar that matches existing in consistency, composition, strength, colour to match the existing finish; note the finely tooled profile of the original mortar joints where applicable.
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired.
- The colour of the façade where appropriate will be determined by the Heritage Consultant.
- When preparing the existing painted surface for restoration or re-coating, be aware of the risk of existing lead paint, which is a hazardous material.

5.5 ROOF

The Fraser Warehouse roof is a pair of slope decks roofs supported by a basic truss system with a front cricket directing drainage to perimeter scuppers at the rear of the building. Based on initial conditions visible on the interior of the structure, water ingress from the roof has been an ongoing issue and indicates that the membrane and asphalt shingle system has failed and should be replaced. Additional leakage may also be located at the interface condition near the parapets. The roof was not accessible. Although it is not visible at grade, the state of repair affects other components of the heritage asset and as such should be reviewed as part of the restoration process.

Conservation Strategy: Rehab and Restore

- Evaluate the condition of the roof underlayment and membrane, support deck, and structure to determine if remediation measures will be required.
- Review interface conditions at parapets and other related materials such as cap flashings, drainage scuppers, and venting stacks to insure the masonry work and other key heritage features are protected on the perimeter walls and chimneys.

5.5 PARAPET, CAP FLASHING, AND CHIMNEY

The cap flashings on the Fraser Warehouse are limited and only visible on the front façade. Other parapet locations do not indicate that flashing have been installed to shed water and protect the

Parapet And Chimney at Rear of Building - No Cap Flashing Noted

5.7 EXTERIOR COLOUR SCHEDULE (DETERMINED PAINT COLOUR ALREADY)

Part of the restoration process is to finish the building in historically appropriate paint colours. The following preliminary colour scheme has been derived by the Heritage Consultant. Further on- site analysis is required for final colour confirmation once access is available.

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

PRELIMINARY COLOUR TABLE: THE FRASER WAREHOUSE BUILDING, 1314 WHARF STREET, VICTORIA, BC

Element	Colour*	Code	Sample	Finish
Window Frames & Sashes	Black Watch Green	No Code		High Gloss
Metal Cap Flashings	Stone Grey (Vic West)	56071		Low Lustre

*Paint colours come from Benjamin Moore - *Colour Guide for Historic Homes*

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Fraser Warehouse Building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the Fraser Warehouse is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

> *Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amounts of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible". Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive

- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are foundation crawl space vents clear and working?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ Deflection of lintels?

Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-florescence present? Location?
- ☐ Need for pointing repair? Condition of existing pointing and re-pointing?
- ☐ Is bedding mortar sound?
- ☐ Are weep holes present and open?
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

Storefronts

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Are materials in direct contact with the ground without proper protection?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any surface damaged from UV radiation?
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Wood Elements

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials

- ☐ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

Windows

- ☐ Is there glass cracked or missing?
- ☐ Are the seals of double glazed units effective?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof

- ☐ Are there water blockage points?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Are flashings well positioned and sealed?
- ☐ Is water ponding present?

INTERIOR INSPECTION

Basement

- ☐ Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- ☐ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ☐ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ☐ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ☐ Are there signs of insect or rodent infestation?

Commercial Space

- ☐ Materials: plaster, wood, metal, masonry – are they sound, or uneven, cracked, out of plumb or alignment; are there signs of settlement, old, or recent (bulging walls, long cracks, etc)?
- ☐ Finishes: paints, stains, etc. – are they dirty, peeling, stained, cracked?
- ☐ Are there any signs of water leakage or moisture damage? (Mould? Water-stains?)

Concealed spaces

- ☐ Is light visible through walls, to the outsider or to another space?
- ☐ Are the ventilators for windowless spaces clear and functional?
- ☐ Do pipes or exhausts that pass through concealed spaces leak?
- ☐ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- ☐ Infestations - are there signs of birds, bats, insects, rodents, past or present?

6.7.2 MAINTENANCE PROGRAM

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning

- 1324 Wharf Street Newton & Greer Paint Co
- 1910-11: 1316 Wharf Street Mitchell Bros. comm. Merchants 1324 Wharf Street Newton & Greer Paint Co
- 1912: 1314 Wharf Street British Pacific Supply Co

1316 Wharf Street Mitchell Bros comm. Merchants

- 1915: 1314 Wharf Street Vacant
- 1316 Wharf Street Victoria Junk Agency
- 1318 Wharf Street Victoria Cartage Co
- 1318 Wharf Street Radiger & Janion Ltd (whse)
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OTHER REFERENCES:

Victoria Daily Chronicle May 3 1864 p.2 Tender Call " To Builders: Tenders will be received by Thomas Trounce at his office on Broughton Street, till 2 o'clock on Friday the 6th for the erection of two stone stories on Wharf Street"

The Evening Express May 10, 1864 "The Hon. Donald Fraser recently pulled down and re-erected two wharves next adjoining the late Price's wharf. Two stone and brick stores will be immediately build on Wharf Street by the same gentleman, all under the superintendence of Thomas Trounce. The storage accommodation will reach fifteen hundred tons, at a cost including the wharves of $12,000. This large outlay will be by a gentleman who has been held up to the public as an Incubus upon the City as belonging to the non-productive class."

Colonist, 1897-10-07 p.8 " Hon Donald Fraser, ex-MLA of BC, an active friend of the colony from 1858 to the early 1860s died at London, England.... friend of JS Helmcken.

FRASER, DONALD, journalist, businessman, and politician; b. 1810 or 1811 in Scotland; d. 2 Oct. 1897 in London, England. Dictionary of Canadian Biography (Accessed July 2010 http://www.biographi.ca/009004-119.01-e.php?&id_Nb=6106&interval=20&&PHPSESSID=q3t2r62l1mhfm1gps6sv43cvl7>)