

## 3.0 STATEMENT OF SIGNIFICANCE

### THE Duck's Carriage Factory 1324 BROAD STREET, VICTORIA, BC

REVISED FEBRUARY 2018

#### Description of the Historic Place

The Duck's Carriage Factory is represented by a surviving two storey high, rubble masonry wall with random window openings, facing Duck's Alley, which runs south of Johnson Street between Broad and Government Streets in Victoria's Old Town District.

#### Heritage Value of the Historic Place

The west wall of the Duck's Carriage Factory is a valuable surviving masonry feature that dates from the early development of Victoria. A few older masonry structures survive on the waterfront, notably the Caire & Grancini and Fraser Warehouses on Wharf Street, the warehouses on Fort Street, and Congregation Emanuel-El on Blanshard Street, but many of the downtown commercial buildings built prior to British Columbia joining Confederation in 1871 were constructed in wood. The construction of a number of new federal buildings, such as the Custom House on Wharf Street, set a new standard for the growing city. When Simeon Duck commissioned a new building for his expanding carriage manufacturing business, he hired Thomas Trounce to design and build a substantial, two-storey fireproof structure.

Although the original 1874 building has lost its original facade, this surviving masonry wall is a valuable representation of construction techniques in the early city. Furthermore, the development of the later First Duck's Carriage Factory to the east and the adjacent 1892 Duck's Building to the south, all constructed for local entrepreneur and politician Simeon Duck, represents patterns of real estate speculation and development which occurred in Victoria in the late nineteenth century, which ebbed and flowed with economy. The Carriage Factory is also valued as a demonstration of Duck's entrepreneurial activities, who purchased two adjacent lots in the 1860s and developed them over time to house a variety of businesses, including manufacturing, industry, commercial and lodgings.

#### Character-Defining Elements

The heritage character-defining elements of the Duck's Carriage Factory include its:

- location facing Duck's Alley, which runs south of Johnson Street between Broad and Government Streets in Victoria's Old Town District;
- rubble stone construction, with random window openings with massive stone sills and lintels;
- multipaned, double-hung wooden sash windows; and
- its contiguous relationship with the 1892 Duck's Building to the south.