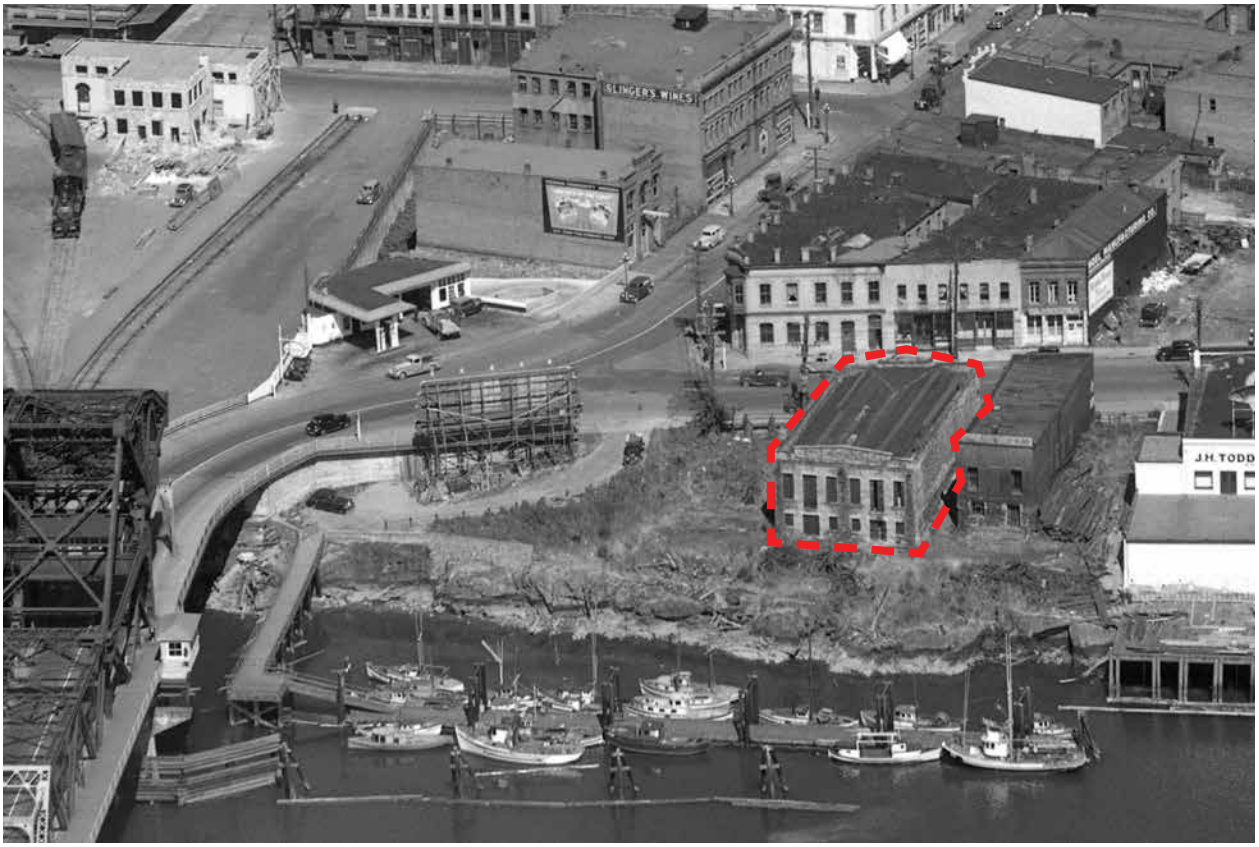
FRASER WAREHOUSE

1316-18 WHARF STREET, VICTORIA, BC

CONSERVATION PLAN

MAY 2019

DONALD LUXTON
AND ASSOCIATES INC



Victoria aerial image showing Fraser Warehouse (in box) and adjacent Caire & Grancini Warehouse referred to now as the Northern Junk, 1947 [Vintage Air Photos of BC BO-47-1455]

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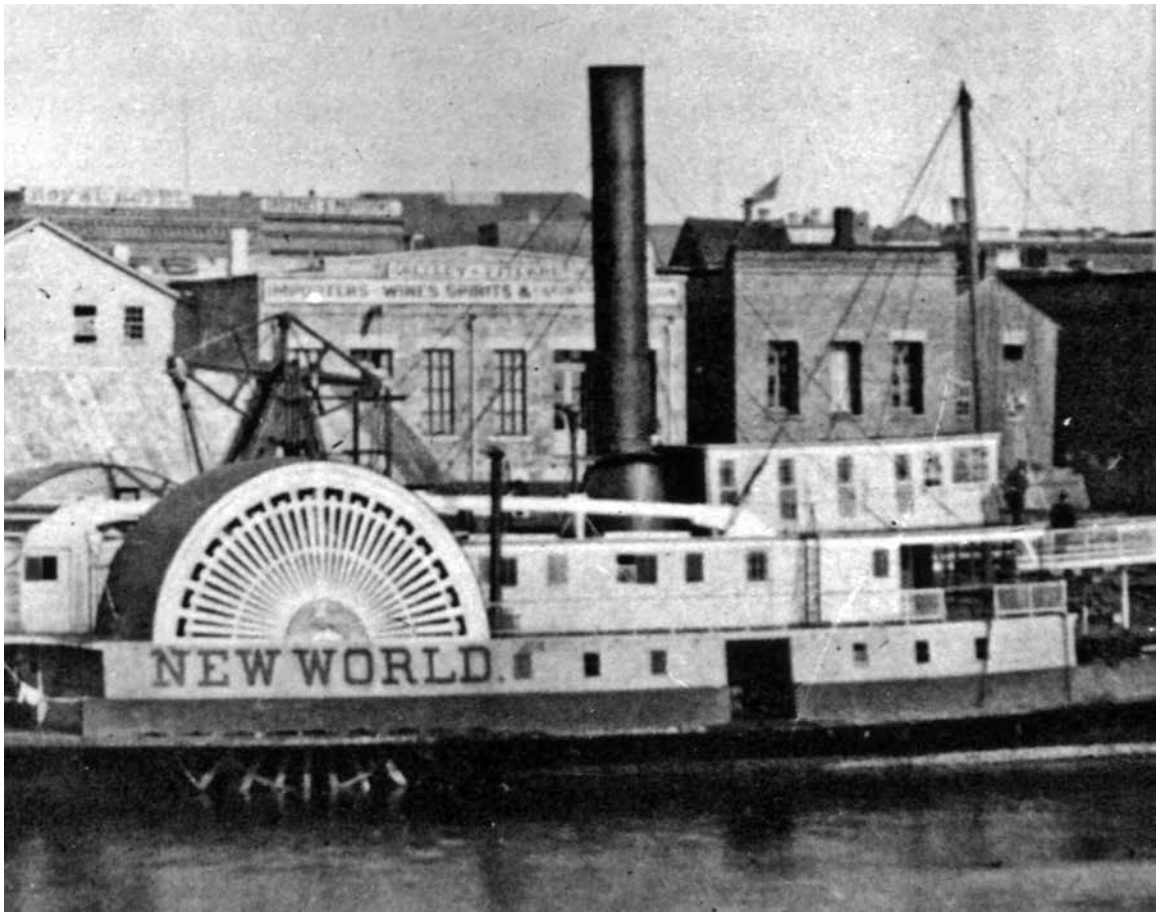
View of Victoria, George Fowler Hastings album, 1866 [City of Vancouver Archives A-6-199]



Fraser Warehouse (left) and adjacent Caire & Grancini Warehouse (right) viewed from Victoria's inner harbour, Victoria - 1880

1.0 INTRODUCTION

HISTORIC NAME: Fraser Warehouse/ Northern Junk Buildings
CIVIC ADDRESS: 1316-18 Wharf Street, Victoria, British Columbia, Canada
ORIGINAL OWNER: *Donald Fraser*
CONSTRUCTION DATE: 1864
ORIGINAL ARCHITECT: Thomas Trounce
ORIGINAL BUILDER: Unknown
HERITAGE STATUS: Municipal Heritage Designation 1975

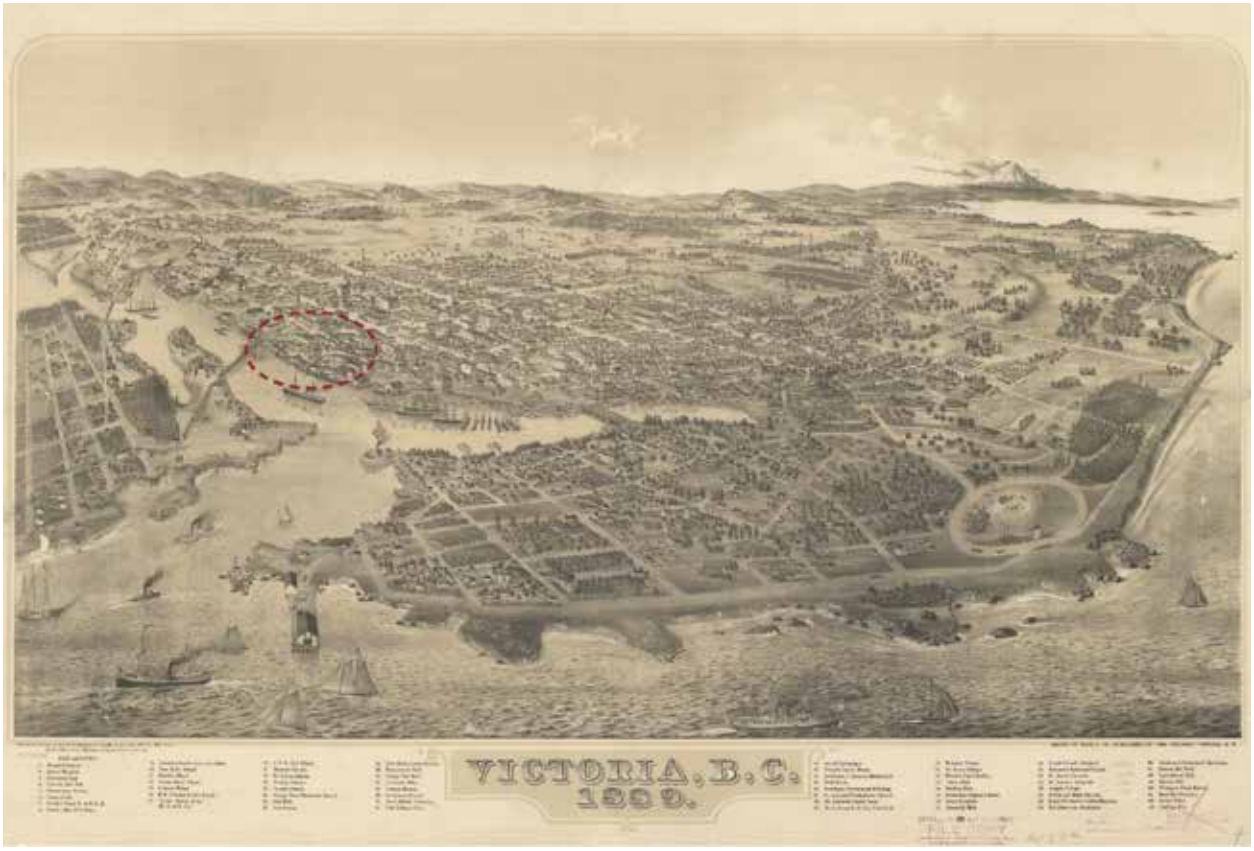
The Fraser Warehouse, located at 1316-18 Wharf Street, is a solid masonry building built during a time of expansion and settlement in the Waterfront Area of Victoria. The building was built by Donald Fraser in 1864. The building has been under continues commercial use until the mid 1950s, and is known 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 on Wharf Street hidden under later installed stucco. Neglect of the building over the last decades has resulted in water ingress and other weathering damage that will require remediation and repairs, however the overall heritage asset remains intact.

The building and site are registered and protected under Municipal Legislation. The building is situated on a roughly rectangle lot with Inner Harbour at the rear, Wharf Street at the front, a parking lot to the north, and the historic Caire & Grancini Warehouse directly south. The Fraser Warehouse together with the Caire & Grancini Warehouse are now known collectively as Northern Junk.

This Conservation Plan is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). 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. Location of the Fraser Warehouse and Caire & Grancini Warehouse noted.

2.1 FRASER WAREHOUSE CONTEXT

Built in 1864, this stone warehouse 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.

The warehouse was built for 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.

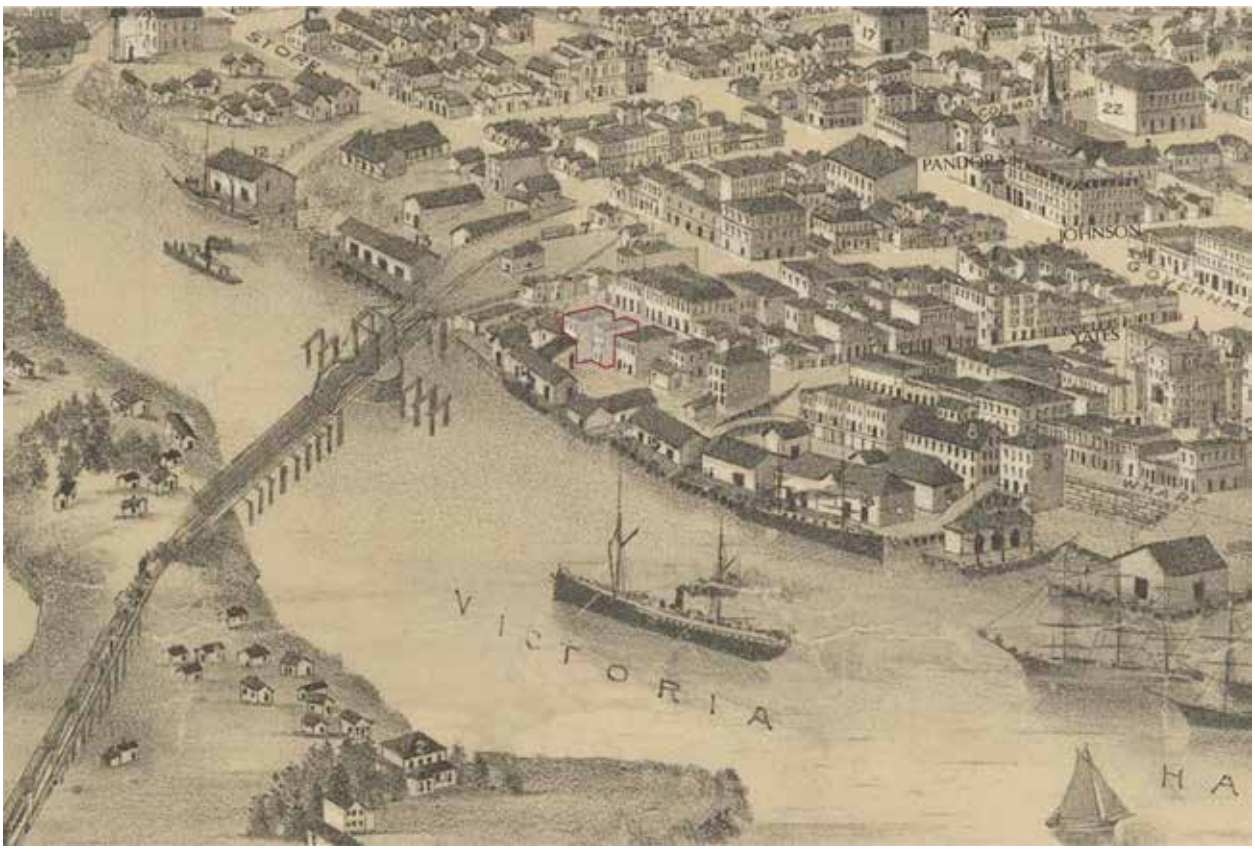
An article in the Evening Express dated May 10, 1864 outlines the cost and scope of the warehouse and also Donald Fraser's reputation as a landowner in Victoria:

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 built 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 for 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



Map of the City of Victoria - 1889. Location of the Fraser Warehouse and Caire & Grancini Warehouse noted.

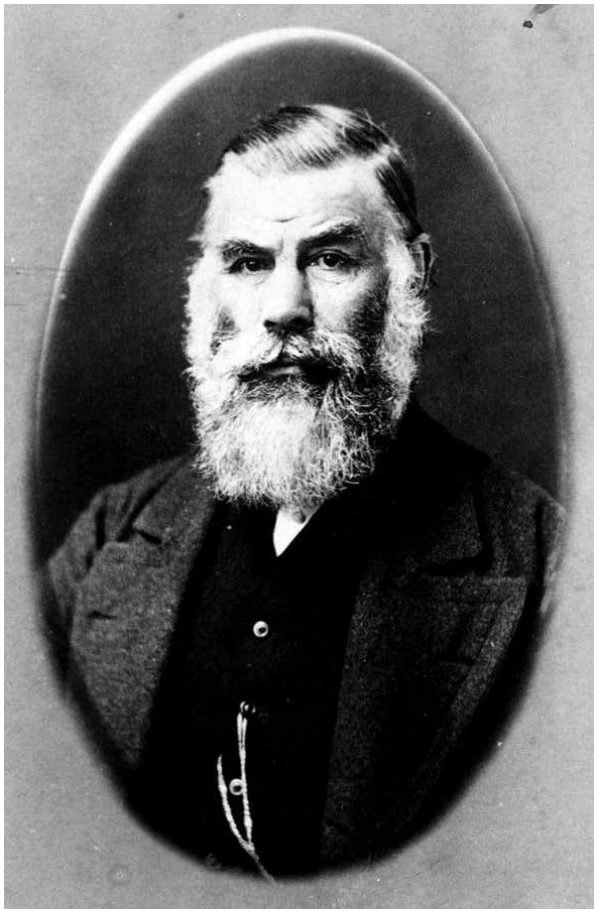
applied to have plumbing installed at the premises. A number of alterations have occurred to the front façade, but the building form is still substantially intact. The rear of the building retains most of its character-defining elements. Currently the building is vacant and is often referred to as one of the Northern Junk buildings.

2.2 ORIGINAL OWNER: DONALD FRASER

Little is known of Donald Fraser's early life. He grew up in Inverness, Scotland, where he was a schoolmate of Alexander Grant Dallas, future governor of Rupert's Land, and John Cameron Macdonald, later manager of the London Times. Fraser studied law in youth and then "engaged in business and made money" in Chile and California, where he went in 1849 as a special correspondent for the Times to cover the Gold Rush. In the spring of 1858, when he heard from returning miners about the Fraser River Gold Rush, he decided to go to Victoria, and arrived in June armed with an introduction to Governor James Douglas from the British consul in San Francisco.

From the outset Douglas was impressed with Fraser, and he emerged quickly as the governor's trusted confidant and unofficial adviser. In October 1858 the governor made Fraser a member of the Council of Vancouver Island, a position he held until March 1862. His articles appeared periodically in the Times until the fall of 1860 and resumed the next year when gold strikes occurred in the Cariboo. He also sat on the Legislative Council from April 1864 to July 1866.

In Victoria, Fraser pursued a variety of business opportunities, speculating heavily in land until he owned more lots than any other resident. After Vancouver Island was terminated as a colony and taken over by British Columbia in 1866, Fraser returned to England, and spent the remaining thirty years of there, until his death in 1897.



Thomas Trounce [BCA-A-01866]

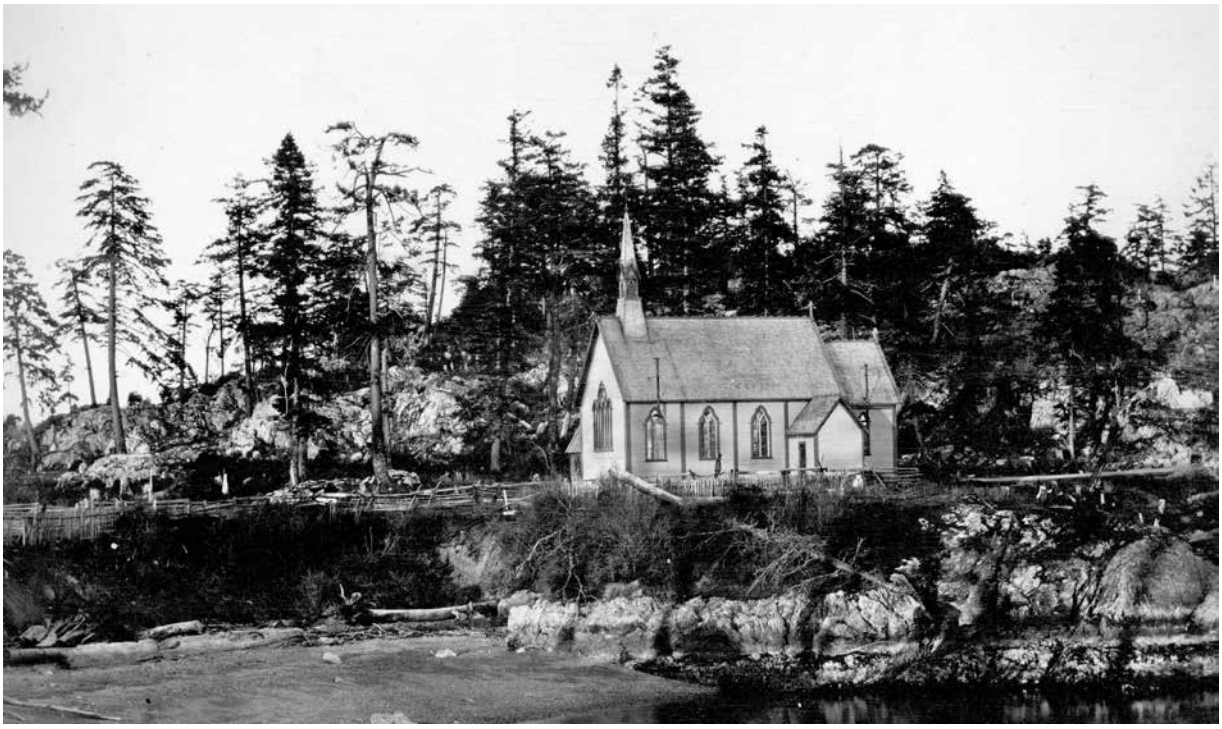
2.3 ORIGINAL ARCHITECT: THOMAS TROUNCE

Stuart Stark - Excerpt from Building the West: The Early Architects of British Columbia.

Thomas Trounce was one of the pioneer Cornishmen who contributed much to the life of early British Columbia. Born at Tregero Farm, Veryan, Cornwall, United Kingdom, Trounce later spent five years in London. Then, with his wife, Jane, he departed for New Zealand in 1841 and arrived, via the SS Clifford, on May 11, 1842. Trounce worked in New Zealand as a carpenter and joiner, but after a few years, he left for Tasmania, and was later drawn to the Australian gold rush. He caught "gold fever" 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



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

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.

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.

3.0 STATEMENT OF SIGNIFICANCE

1316-18 Wharf Street, Victoria, BC

Description of the Historic Place
The Fraser Warehouse is a mid-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. The front and rear façades are symmetrical, and represent two stores separated by an interior wall. Due to the slope, there is a one-storey frontage facing Wharf Street, and two exposed storeys facing the harbour.

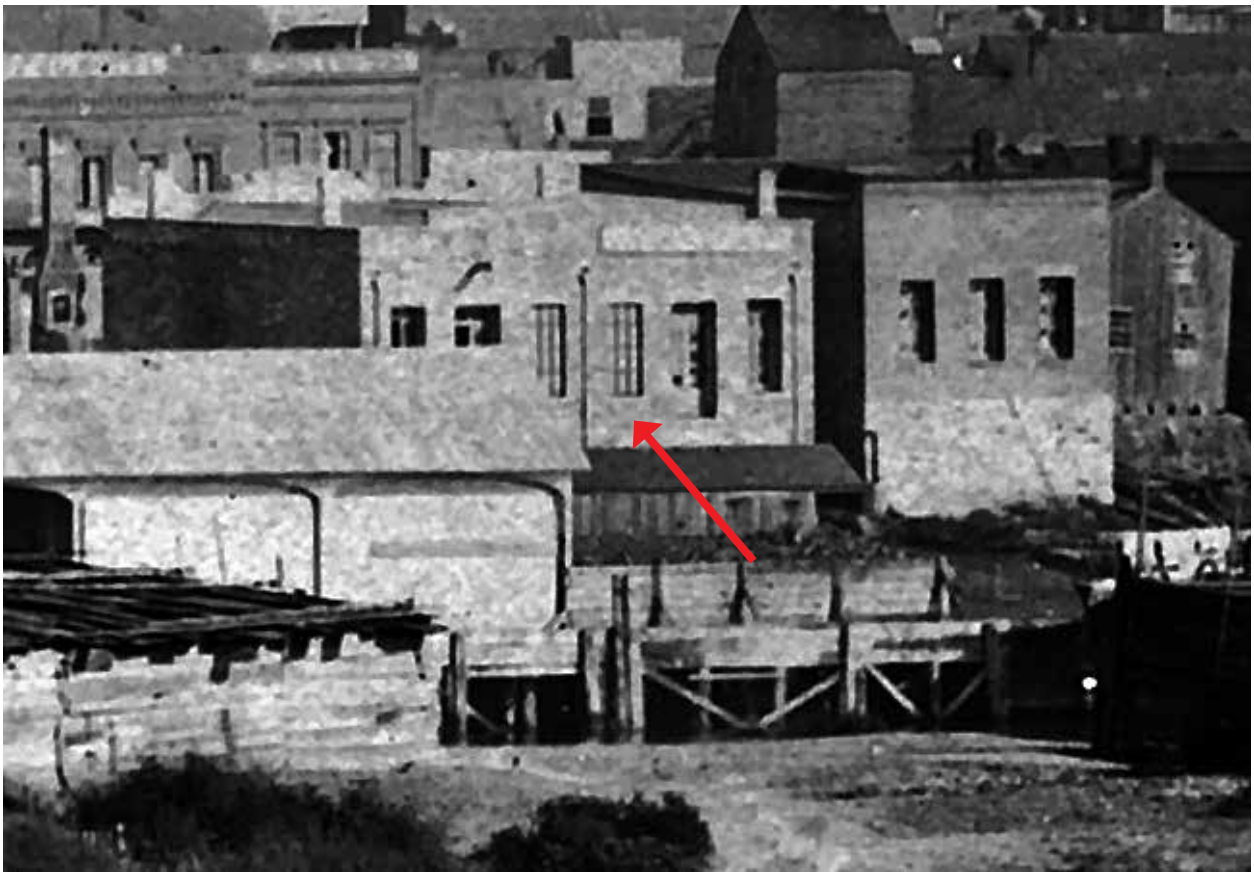
Heritage Value of the Historic Place
Built in 1864, the Fraser Warehouse is among the oldest commercial warehouses on the Inner Harbour and is linked with the Colonial-era development of Commercial Row, the original locus for commercial and retail ventures in Victoria. The development of Commercial Row was spurred by the advent of Victoria's resource-based economy and the Fraser River gold rush, during which time Victoria became the primary supply town for miners. This stone warehouse forms an integral component of the early harbour streetscape. It is situated on a sloping bank between Wharf Street and the Inner Harbour waterway, and represents the commercial activity that fuelled the initial growth and development of the city. This warehouse was built for 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. Fraser was also a wealthy speculative land developer, and owned numerous lots in the downtown core.

This warehouse is also valued as one of the earliest known commercial projects and a rare surviving example of the work of prominent local architect and contractor Thomas Trounce (1813-1900). Trounce arrived in Victoria at the time of the 1858 gold rush; the majority of Trounce's buildings were of masonry construction, an influence from his Cornish background.

The heritage value of the Fraser Warehouse also lies in its vernacular construction and building materials, its waterfront situation, and in particular its waterfront façade, which contributes to the diversity of the city's historic shoreline as viewed from the Inner Harbour. The functional design takes advantage of the sloping site, with a utilitarian lower floor used for warehousing and accessed from the water side, and an upper floor with a commercial storefront facing Wharf Street. The Fraser Warehouse has been subject to additions and alterations, reflecting the changing needs of its occupants and its adaptation to different uses over time.

Character-Defining Elements
The character-defining elements of 1316-18 Wharf Street include:

- waterfront location within Victoria's Inner Harbour Precinct, unobstructed views between the building and the water and views of the rear façade from the harbour
- continuing commercial use
- commercial form, scale and massing including its two storey configuration, with lower level access at the water side and upper level access at the Wharf Street side, symmetrical configuration of the front and rear façades, double-gabled roof structure and division into two halves with a central wall
- industrial vernacular character and detailing, as seen in robust construction materials such as the rubblestone foundations and walls, dressed quoins, granite lintels, shaped raised front and rear parapets, sandstone façade pilasters and interior timber structure
- historic fenestration pattern on the waterfront façade, and other random window openings that indicate alterations over time
- contiguous relationship between this building and the adjacent Caire & Grancini Warehouse, 1314 Wharf Street.



Fraser Warehouse (arrow), Benjamin Baltzly, Photographer, 1871 [Collection Jennifer& Colin Barr]

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The 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* (2010) 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 is one of a pair of buildings, the other being the Caire & Grancini Warehouse at 1314 Wharf Street, known today as North Junk buildings. The anticipated conservation work will include 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 primarily preservation and rehabilitation of 1316-18 Wharf Street as part of the redevelopment of the extant building and the adjacent historic warehouse directly south. 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

Preservation Brief 15: Preservation of Historic Concrete.
http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm

Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.
http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm

Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches.
http://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm

Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron.
http://www.nps.gov/tps/how-to-preserve/briefs/27-cast-iron.htm

Preservation Brief 31: Mothballing Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm

Preservation Brief 32: Making Historic Properties Accessible.
http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm

Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.
http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.
http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm

Preservation Brief 38: Removing Graffiti from Historic Masonry.
http://www.nps.gov/tps/how-to-preserve/briefs/38-remove-graffiti.htm

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.
http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm

Preservation Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone.
http://www.nps.gov/tps/how-to-preserve/briefs/42-cast-stone.htm

Preservation Brief 43: The Preparation and Use of Historic Structure Reports.
http://www.nps.gov/tps/how-to-preserve/briefs/43-historic-structure-reports.htm

Preservation Brief 44: The Use of Awnings on Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for commercial and community uses. As part of the scope of work, character-defining elements will be preserved and repaired in-kind. Missing or deteriorated elements will be restored where archival images are available or reference materials exist. Where no evidence of original materials or design is evident, these components will be rehabilitated using historic precedents. An overall rehabilitation and development scheme for the property has been prepared by Dialog Architects.

The major proposed interventions of the overall project are to:

- Rehabilitation of fenestration;
- Preservation and rehabilitation of exterior masonry façades including parapets;
- Rehabilitation of Wharf Street and Inner Harbour Waterway frontages;
- Multi-floor addition above the building and connection to the historic building to the south above the extant building's parapet level.

Any proposed addition to the historic building, all new visible construction will be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places. The proposed design schemes should follow these principles:

- Design a rehabilitation of the exterior of the existing buildings that will be sympathetic to heritage character-defining elements.
- Design additions in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work should be contemporary, but should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façades.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is "intended to establish a common pan-Canadian 'how-to' approach for practitioners, professionals, building owners, and operators alike."

The following is an excerpt from the introduction of the document:

> *[**Building Resilience**] is intended to serve as a "sustainable building toolkit" that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*
>
> *These guidelines are primarily aimed at assisting designers, owners, and builders in 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, the Fraser Warehouse at 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.

5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Fraser Warehouse was carried out during a site visit in December 2016. In addition to the visual review of the exterior of the building, masonry samples were taken from exterior building materials and examined, and documented. The recommendations for the preservation and rehabilitation of the historic façades, are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

The following chapter describes the materials, physical condition and recommended conservation strategy for extant masonry building based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The 1316-18 Wharf Street building known as the Fraser Warehouse is on of a pair of former warehouses known today as the Norther Junk buildings. The building is situated on the southeast side of Wharf Street in Old Town east of Victoria's Inner Harbour. The building resides on a sloping lot retained by a masonry wall between Wharf Street and the Inner Harbour Waterway. The site is south of the Johnson Street Bridge. All buildings on the site are characterized by a one storey frontage visible at the street level, and two storeys visible from the water side. Both the Fraser and Caire & Grancini warehouse buildings are characterized by a one-storey frontages visible at the street level, and two-storeys visible from the water side. The official recognition of this site refers both buildings and property on which they reside.

Conservation Strategy: Preservation and Rehabilitation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the main frontage of the building on Wharf Street and secondary frontage on the rear of the building facing the water.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- It is recommended that any new addition be designed in a manner in alignment with **Standard 11**.

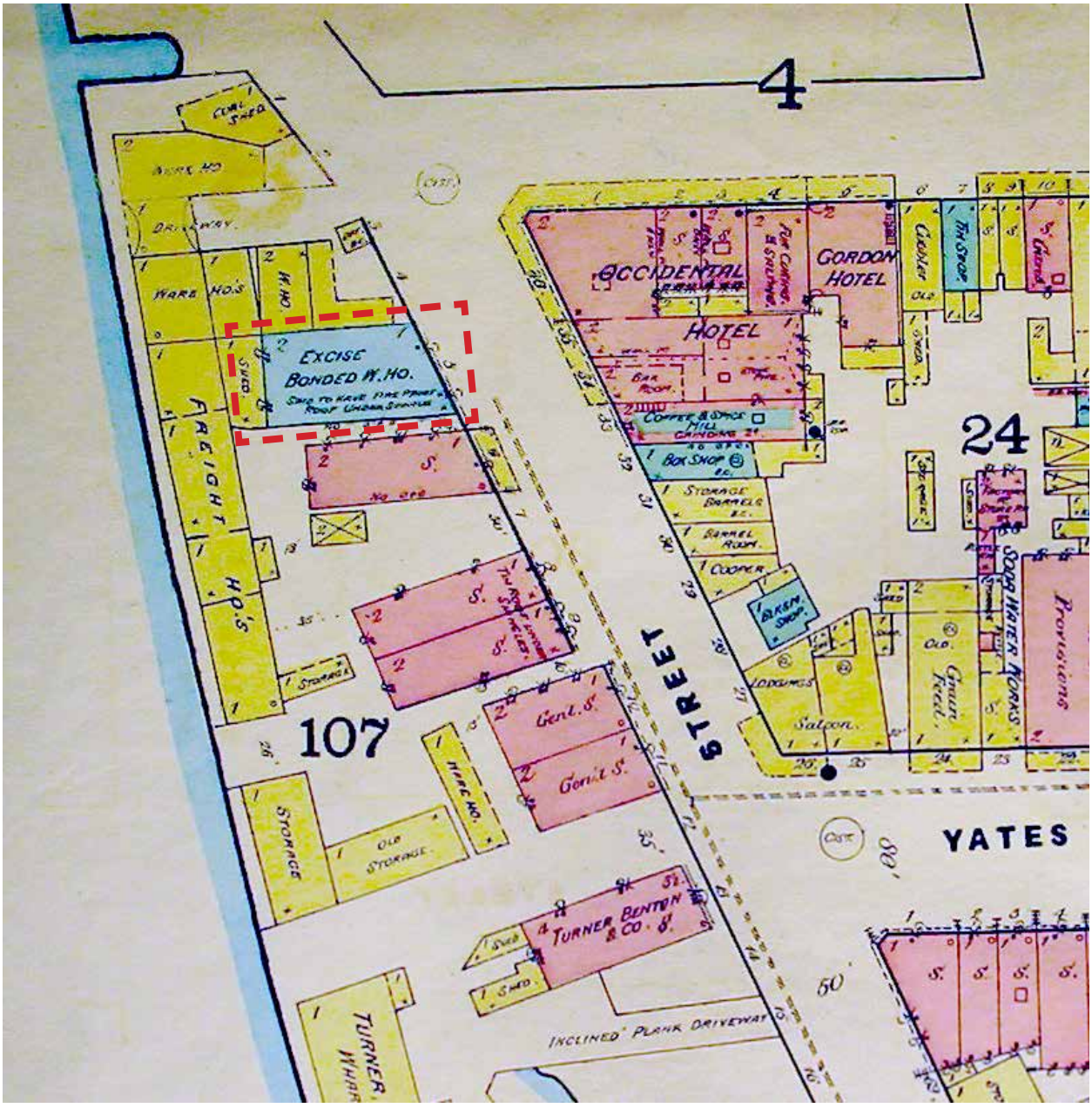
5.2 FORM, SCALE & MASSING

The 1316-18 Wharf Street is characterized by a rectilinear structure with a double gabled roof hidden behind masonry parapets. The thick stone masonry walls are populated with a limited number of small punched openings on the rear façade. The building is set tight to the front property line, with an alleyway separating it from the 1314 Wharf Street. The two buildings are known more recently as the Northern Junk buildings.

The style of the building is characteristic of the frontier port of Victoria during the early expansion period and recalls the masonry structures built in the home countries of the new immigrants that flowed into the new frontier of British Columbia. For the extant building, the Cornish tradition of the southern United Kingdom. The overall texture of the rough domestic rubble stone foundations and walls are set and dressed with headers and sills made of hewn sandstone sourced from local quarries. The front façade has been altered from its original design and materials. Historic photo suggest the front façade was symmetrical and a cornice span the front façade below the parapet. The exact arrangement of doors and windows of the front façade is unknown.

Conservation Strategy: Preservation and Rehabilitation

- Preserve the overall form, scale and massing of the building.
- Maintain and rehabilitate the historic façade facing Wharf Street and the Inner Harbour. Reference historical archival documents as well as historic precedents to aid in the design and materiality of these façades.
- The parapet projecting up above the main roof line should be preserved.



1885 Sanborn Fire Insurance Map - Yates and Wharf Street intersection and site context of the Fraser Warehouse

5.3 EXTERIOR MASONRY WALLS

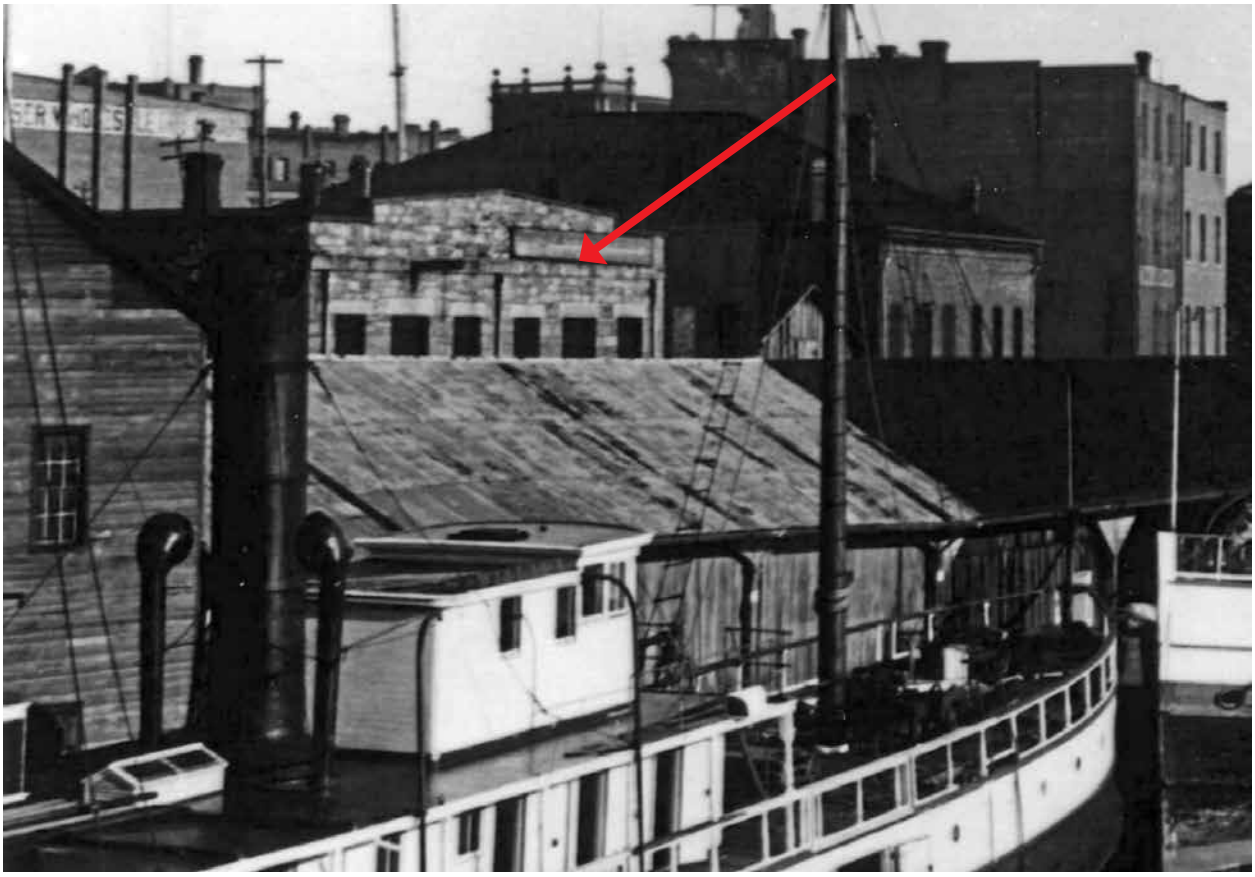
The exterior walls are a mixture of rubble stone, which is the dominant material used on the building as a whole. The window and door openings are framed by inset sandstone headers and sills at each opening. In some locations the openings were resized with brick and during later interventions to the building, or the stone headers replaced. The front façade has been extensively altered through the installation of unsympathetic stucco over the dressed stone and the cornice has been removed. The stucco should be removed, if it can be done safely, to expose the original underlying materials and finishes that may remain. Prior to trying to remove the stucco, test patches should be carried out to see if the stucco and related paint (graffiti, etc) can be removed without causing significant damage to the stone behind.

Removal of later interventions, such as the stucco may reveal evidence of the street façade's original design. Archival research has yielded only one oblique angled photograph of the front façade of the building, limiting our understanding of its design and materiality. Although the exact original design of the Wharf Street façade is unknown, nearby buildings of similar design dating to the same period can be used to aid in the development of an appropriate and sympathetic design.

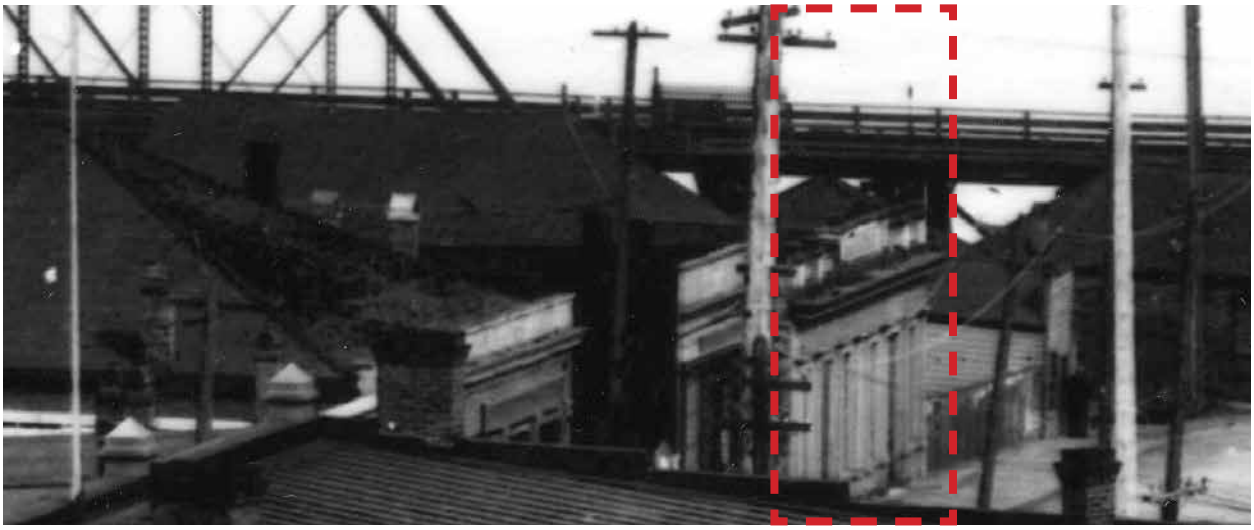
The entire rubble stone structure of the exterior of the building should be assessed and carefully reviewed to ascertain the status and stability of the stones, corner quoining, and interlocking pointing. This façade is particularly unique given the variation and resulting complexity of mixed materials 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 review as the removal and replacement/ repair process proceeds.

Conservation Strategy: Preservation and Rehabilitation

- 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 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 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.



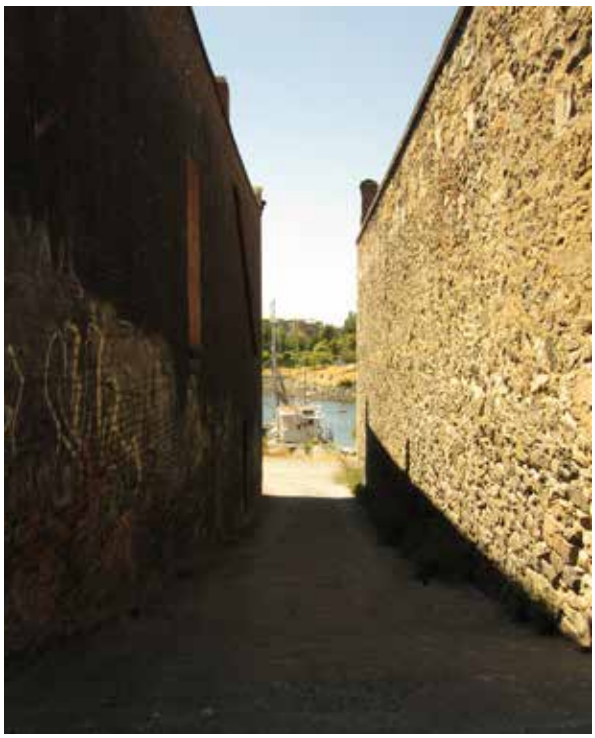
Rear elevation of the Fraser Warehouse



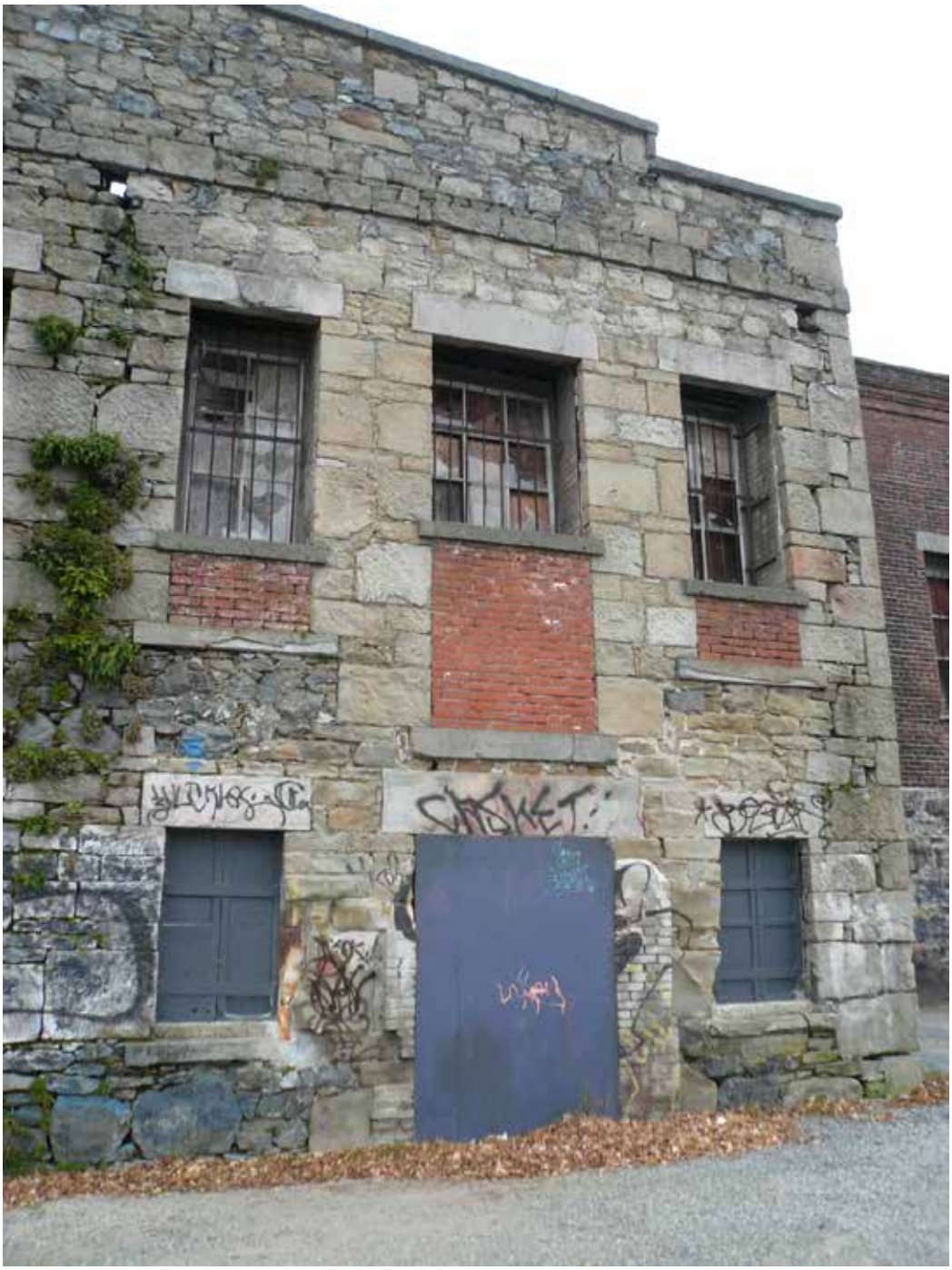
Oblique view of the front façade of the Fraser Warehouse, one of two buildings known now as the Northern Junk buildings.

Current front elevation with late applied stucco of the Fraser Warehouse.

Current side and front elevations showing the stone construction with quioning on the corner Fraser Warehouse



Current alley (south) elevation between the Fraser and Caire & Grancini Warehouse



Rear elevation of the Fraser Warehouse showing openings altered using brick, changes to window assemblies, and general condition of masonry.

Example photograph of a historic precedent, the frontage of Mcquade & Son, Chandlers, Wharf Street, 1890s

Historical precedent image for reference of the nature of a retail streetscape of the period, Lower Yates Street circa 1868 [BCA-A- 03038]

- 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.

5.4 ROOF

The Fraser Warehouse's roof is a pair of gabled roofs supported by a basic truss system with drainage to perimeter scuppers at the rear of the building. The roof was not accessible for review. 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. Additional leakage may also be located at the interface condition near the parapets. 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: Rehabilitation

- Evaluate the condition of the roof, support deck and structure to determine extent of stabilization required as part of the overall rehabilitation of the building.
- Review interface conditions at parapets and other related materials such as cap flashings, drainage scuppers to insure the masonry work and other key heritage features are protected on the perimeter walls.

5.5 PARAPET, CAP FLASHING, AND CHIMNEY

The cap flashings on the Fraser Warehouse are limited in there coverage. Absence of flashing to shed water and protect the masonry façade or interface with the roof assembly has contributed to deterioration, organic buildups, mortar loss, and staining. Locations where flashings are absent, new flashings should be installed to aid in the protection of the stone façade. Two brick chimneys are present, as part of the overall redevelopment, these chimneys are not anticipated to be preserved.

The roof area and parapet were not safely accessible to clarify what the appropriate profile and finishes should be for flashings. A mock-up of the flashing should be provided to the heritage consultant for review in situ.

Conservation Strategy: Rehabilitation

- Evaluate the overall condition of any intact 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 their design and colour is compatible with the historic masonry façades.

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

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

When completed, the Fraser Warehouse featured windows on its front and rear façades. The intact window openings on the rear façade are relatively large for the period in which the building was constructed. The fenestration configuration and assemblies of the front façade have been altered and the lack of archival photographs limits our understanding of the front façade's original fenestration. All original windows have been removed and some of the size of the window openings on the rear façade have been altered by the installation of bricks. Security measures have also been installed as a protective measure to prevent further damage and vandalism.

The existing window openings on the rear façade show be preserved and the later added brick removed. Archival photographs of the façade can be used as guides for the replacement windows. For the front façade, the infills and other alterations made will need to be investigated and later stucco removed to clarify what the original design was. Contextual photographs of comparable buildings and façades should be used to develop a sympathetic and reasonable front façade that would be in keeping with the historic aesthetic of the building.

Further investigation into the profiles, details, and finishes will be required and mock-ups will need to be reviewed by the heritage consultant prior to installation of the replacement units.

Conservation Strategy: Rehabilitation and Restoration

- Inspect for condition and complete detailed inventory to determine extent of original materials that may remain.
- Remove renovation windows and install new heritage grade wood window assemblies.
- Overhaul, tighten/reinforce joints after installation. Repair frame, trim if original frames are present.
- Replacement glass to be single glazing, and visually and physically compatible with existing heritage masonry façade.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.
-

5.6.2 DOORS

The doors for the exterior of the Fraser Warehouse are not original, and have been replaced. The original door opening on the rear façade has been boarded over. New historically accurate units and assemblies sympathetic to the heritage aesthetic of the original building design should be installed. Original door openings should be preserved, while those openings bricked in or boarded over reinstated to their original form.

Conservation Strategy: Preservation and Rehabilitation

- Retain the door openings in their original locations, and preserve and replace all door.
- New doors should be visually and materially compatible with the historic character of the building.

5.7 PRELIMINARY EXTERIOR COLOUR SCHEDULE

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	Blackwatch Green	19-17		High Gloss
Metal Cap Flashings	Stone Grey (Vic West)	56071		Low Lustre

*Paint colours come from Pratt and Lambert and Vic West Sheet Metal.

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. 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 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 finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section ***6.6 Information File***.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the 1316 Wharf Street, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- ☐ Is the lot well drained? Is there pooling of water?

Does water drain away from foundation?

Foundation

- ☐ Does pointing need repair?
- ☐ Paint peeling? Cracking?
- ☐ Is bedding mortar sound?
- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is efflorescence present?
- ☐ 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 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.

7.0 RESEARCH SUMMARY

CIVIC ADDRESS: 1316-1318 Wharf Street

LEGAL ADDRESS: Lot: 182F LD: 57 Old Legal: Lot 182F, Block 1

HISTORIC NAME: Fraser Warehouse

ORIGINAL OWNER: Donald Fraser, **SOURCE:** *Evening Express*; Assessments

CONSTRUCTION DATE: 1864, **SOURCE:** *Evening Express*; Assessments

ARCHITECT: Thomas Trounce, **SOURCE:** *Evening Express*

BUILDER: Unknown

PLUMBING PERMIT:

- City of Victoria Plumbing Permit: #13025: 30.12.1949: December 30, 1949. Application made by A. Worthington to install plumbing in warehouse.

CITY OF VICTORIA ASSESSMENT RECORDS:

- 1861:
  Caire & Grancini: Lot 182 F (Street not listed); Improvements only, 600 pounds. Frazer (sic), Donald; Lot 182 F (Wharf Street); 3,750 pounds, no improvements listed.
- 1862:
  Caire & Grancini, Lots 182 (Wharf Street); Improvements only, $2,500 Donald Fraser; Lot 182 F (Wharf Street); Land: $20,000 Improvements: $7,600
- 1863/64:
  Caire & Grancini, Same Donald Fraser; Lot 182 F (Wharf Street); Land: $17,000 Improvements: no value listed
  A.H. Guild; Lot 182 F (Wharf Street); Land: no value listed Improvements: $400
- 1872/73:
  Caire & Grancini, Lot 182 F (Wharf Street); Improvements only, $1,500
  Donald Fraser; Lot 182 F (Wharf Street); Land: $4,000 Improvements: $3,000
- 1874:
  Donald Fraser Lot 182 A: Land: $3,500 Improvements: $1,000
  Donald Fraser & E. Grancini Lot 182 F (100 feet front); Land: $6,000 Improvements: Fraser: $4,000; Grancini $2,500
- 1881:
  All combined: Donald Fraser; Land: $6,000 Improvements: $4,000
- 1882/83-1884: Same
- 1885: Land: $12,500
- 1886-87-1888: Same
- 1889:
  Combined with 182 G; Donald Fraser; Land: $26,750 Improvements: $15,000 (crossed out) $14,000 (written in)
- 1890: Same

CITY OF VICTORIA PLANS:
- Not located

VICTORIA FIRE INSURANCE MAPS:
- 1885 Fire Insurance Map: shown as "Excise Bonded Warehouse" one storey along Wharf Street and two stories at the rear. Surrounded by wooden warehouses and sheds.
- 1903: FIM indicates that this stone building was used for "Manufacturing Agents"
- 1921: FIM, visible
- 1949: FIM, labeled Junk building.
- 1957: FIM same as 1949.

DIRECTORIES:
- 1860: Caire & Grancini, hardware store, Wharf Street west side
- 1863: Caire, J. & Grancini, wholesale hardware, 8 Wharf Street
- 1868: Caire & Grancini E, iron and hardware merchants, Wharf Street, west side
- 1869: Same
- 1871: Same
- 1874: Same
- 1875: E. Grancini, hardware and glassware, Wharf Street
- 1877: no listing
- 1877-1878: Grancini, E., hardware and crockery importer, Government Street, res. Cormorant
- 1880-1881: no listing
- 1890: Wharf Street, west side 100-104 warehouse
- 1891: same
- 1892: same
- 1893: 100 Wharf Street, R.P. Rithet & Co. bonded warehouse, 110 Wharf Street, R.P. Rithet & Co. Bonded Warehouse, 112 Wharf Street, Rithet RP & Co Salt Warehouse; Rithet RP & Co ltd Wholesale merchants, Shipping & Insurance Agents, 61-3 Wharf Street
- 1894: 100 Wharf Street, R.P. Rithet & Co. bonded warehouse, 108 Wharf Street, Victoria Truck & Dray Co. Ltd Office Victoria Truck & Dray Co 112 Wharf Street, Rithet RP & Co Salt Warehouse; Rithet RP & Co ltd Wholesale merchants, Shipping & Insurance Agents, 61-3 Wharf Street
- 1895: Same
- 1897: Same
- 1898: Same
- 1899: Same
- 1900: 104-106 Wharf Street Rithet RP & Co Ltd Warehouse
- 1901: Same
- 1902: Same
- 1903: Same
- 1904: Same
- 1908: 1314 Wharf Street Foster Fred Taxidermist; 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)

OTHER REFERENCES:

James E. Hendrickson, Donald Fraser, *Dictionary of Canadian Biography*:

FRASER, DONALD, journalist, businessman, and politician; b. 1810 or 1811 in Scotland; d. 2 Oct. 1897 in London, England. Little is known of Donald Fraser's origins except that he grew up in Inverness, Scotland, where he was a schoolmate of Alexander Grant Dallas, future governor of Rupert's Land, and John Cameron Macdonald, later manager of the *London Times*. According to a contemporary, Gilbert Malcolm Sproat, Fraser studied law in youth and then "engaged in business and made money" in Chile and California. He had gone to California in 1849 as a special correspondent for the Times to cover the gold-rush. In the spring of 1858, when he heard from returning miners about the Fraser River rush, he decided to go to Victoria, Vancouver Island. He arrived in June armed with an introduction to Governor James Douglas from the British consul in San Francisco.

Fraser had written his first, enthusiastic account of the British Columbia gold-rush in San Francisco, basing it on interviews with miners, and his optimism was not diminished by his tour of the mining district with Douglas in September 1858. His articles appeared periodically in the *Times* until the fall of 1860 and resumed the next year when gold strikes occurred in the Cariboo. At least one editor of a handbook, Robert Michael Ballantyne of Edinburgh, found these reports so glowing that he portrayed the rivers of British Columbia as "mere beds of gold, so abundant as to make it quite disgusting." More than one miner, however, returning empty-handed, was heard to exclaim, "God damn Donald Fraser."

From the outset Douglas was impressed with Fraser's personality and "high legal attainments," and Fraser quickly emerged as the governor's trusted confidant and unofficial adviser, and as a leading booster of Vancouver Island. While they were touring the gold-fields Douglas appointed him and two others to a court at Fort Hope (Hope) to try a miner accused of murder. In October 1858 the governor made Fraser a member of the Council of Vancouver Island, a position he held until March 1862. He also sat on the Legislative Council from April 1864 to July 1866.

In Victoria, Fraser pursued a variety of business opportunities, speculating heavily in land until he owned more lots than any other resident. His prestige in the community was enhanced by his stand on controversial political issues such as the taxation of real estate and union with the colony of British Columbia, both of which he opposed. As a council member, he played a leading role in November 1864 in having the Vancouver Island House of Assembly reject a proposal from the Colonial Office that the colony assume the cost of the civil list in exchange for obtaining control of revenues from the sale of crown lands. After Vancouver Island was terminated as a colony and taken over by British Columbia in 1866, Fraser returned to England and took an active part with Sproat and Dallas on the self-styled London Committee for Watching the Affairs of British Columbia, a powerful lobby to protect Victoria's waning hegemony over the mainland and secure the relocation of the capital from New Westminster to Victoria, which was achieved in 1868.

Fraser spent the remaining 30 years of his life in England. At the time of British Columbia's entry into confederation in 1871, reports in the local press claimed he was returning to Victoria, and there was speculation that he would be offered a seat in the Senate. He did return to Vancouver Island for a six-month visit in September 1872, spending much of his time in the company of his old friend Douglas. "I was out with Mr. Fraser, most of yesterday and greatly enjoy his society," Douglas wrote to his youngest daughter, Martha. "He is full of information, his memory is prodigious, he forgets nothing. He enjoys the quiet dinners and social evenings at James Bay." Fraser died of natural causes in 1897. His death notice in the Times was notably terse. "On the 2nd Oct., at Ben Blair, Putney-hill, London, Donald Fraser, late of Victoria, British Columbia, aged 86."

SOURCES: Information on Fraser must be gleaned from newspaper items and writings by his contemporaries. See his accounts in the *London Times*, 1858–63, as well as local press reports, especially the Victoria *British Colonist*, 1858–60, and its successor, the *Daily Colonist*, 1860–66, 15 Nov. 1871, and 6 Oct. 1897. PABC, Add. mss 257; Add. mss 505; B/40/4, esp. 10 Sept. 1872. John Emmerson, British Columbia and Vancouver Island; voyages, travels & adventures (Durham, Eng., 1865). Handbook to the new goldfields; a full account of the richness and extent of the Fraser and Thompson River gold mines . . . , ed. R. M. Ballantyne (Edinburgh, 1858). Times, 6 Oct. 1897.

NEWSPAPER REFERENCES:
Victoria Daily Chronicle **May 3, 1864 p.2:**
To Builders. Tenders will be received by Thomas Trounce, at his office on Broughton Street, till 2 o'clock on Friday next, the 6th for the erection of TWO STONE STORES on Wharf Street.

The Evening Express **[Victoria], 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 built 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."

*Victoria Daily Colonist***, October 7, 1897, page 8:**
HON. DONALD FRASER DEAD.
A Man Who Rendered Valuable Services to British Columbia in Years Long Gone By.
A private cablegram from London to his old friend, Hon. J.S. Helmcken, announces the death yesterday of Hon. Donald Fraser, for some time a member of the legislative council of British Columbia and one of the most active and useful friends of the colony from 1858 to the early "sixties."
It was in the memorable days of '49 that the scholarly gentleman now deceased came to California to England, and for many years acted as special correspondent in San Francisco for the London Times. When he removed to Victoria some years later he retained his journalistic connections, transferring simply the scene of his labors, and speedily distinguishing himself in a series of picturesque and very favorable letters on the characteristics and resources of this new and at that time little known section of the Empire.
Partially in recognition of the signal service thus rendered British Columbia, but more because the keen-eyed old governor recognized in him a man of force, brilliancy and stability, Mr. Fraser was taken into the executive council by Sir James Douglas some time about 1859, and shortly afterwards he erected a handsome residence which he fitted up as a bachelor establishment for his own use, on upper Humboldt street. In 1862 Hon. Mr. Fraser removed from Victoria to London, revisiting this city but once since – and that in 1865. He has during the past 30 years resided in London continuously.
Upwards of 90 years of age at the time of his demise, the late Hon. Mr. Fraser retained his faculties unimpaired to the last. He will long be remembered for his fine literary taste, his rare power of description and his enthusiastic appreciation of British Columbia's dormant resources. His early letters to the Times were undoubtedly the means of attracting a large British immigration to this country in 1858 or 1859 – men who worked for a time in the Fraser river mines and then formed the nucleus of the present provincial population.