



CAIRE & GRANCINI WAREHOUSE

1314 WHARF STREET, VICTORIA, BC

CONSERVATION PLAN

MAY 2019

DONALD LUXTON
AND ASSOCIATES INC 



Victoria aerial showing Caire & Grancini warehouse, 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: Caire & Grancini Warehouse/ Part of the Northern Junk Buildings
CIVIC ADDRESS: 1314 Wharf Street, Victoria, British Columbia, Canada

ORIGINAL OWNER: Don Fraser, Justinian Caire and Ermengildo Grancini
CONSTRUCTION DATE: 1860
ORIGINAL ARCHITECT: John Wright
ORIGINAL BUILDER: Unknown

HERITAGE STATUS: Municipal Heritage Designation 1975

The Caire & Grancini Warehouse, located at 1314 Wharf Street, is small solid masonry building built during a time of expansion and settlement in the Waterfront Area of Victoria. The building was jointly built by Don Fraser, Justinian Caire and Ermengildo Grancini in 1860. 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 Harbour 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 its characteristic masonry features such as the red brick walls, rubble stone footings and walls on the lower tier of the south east and west elevations, and potentially a masonry front façade hidden under later applied stucco that will be conserved. 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 roughly rectangle lot with Inner Harbour at the rear, Wharf Street at the front, a green space to the south and the historic Fraser Warehouse directly north. The Caire & Grancini Warehouse together with the Fraser Warehouse are now known collectively as Northern Junk.

This Conservation Plan is based on Parks Canada's *Standards & 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

2.1 CAIRE & GRANCINI CONTEXT

Built in 1860, the Caire & Grancini Warehouse at 1314 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 materialization of Commercial Row during the Victorian era 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. The warehouse, which forms an integral component of the early streetscape, is situated on a sloping bank between Wharf Street and the Inner Harbour waterway.

The warehouse itself is an example of an early design by architect John Wright (1830-1915), who had a prolific career in Victoria. This warehouse is among Wright's earliest commercial projects in Victoria and is a rare surviving example of his work. 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, Merchants, Justinian Caire and Ermengildo Grancini used the premises for their successful hardware firm, Caire & Grancini. Caire first established his hardware business in San Francisco, specializing in the sales



Above: E. Grancini Portrait - 1858 [BCA A-01313]

Right: Justinian Caire, circa 1890s



2.0 HISTORICAL CONTEXT



Oblique view of the Caire & Grancini and Fraser Warehouses known now as the Northern Junk Buildings - 1870 [BCA A-03433]

of mining equipment and imported household items such as porcelain and plates. He 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.

Justinian Caire was born in Briançon in the French Alps in 1827. As a young man he spent some time in Genoa, Italy, learning the mercantile trade until he saved enough money to come to California to start his own business. Caire arrived in San Francisco in March 1851. He did not come expecting to strike it rich in the gold fields; instead he saw the golden opportunity offered to an enterprising merchant in a city with booming population growth. With his brother, Adrien, he opened a store that specialized in hardware and miners' supplies, as well as offering European luxuries and wine making equipment. Caire's other business interests included the

purchase of Santa Cruz Island, located off the coast of California, where he maintained a large ranch and a wine making business. Caire suffered a stroke in the spring of 1896 from which he never fully recovered and he died in March 1897.

Public spirited and energetic, [Grancini] was one of the organizers of the Fire Department in 1859, and continued an active member of the Hook and Ladder Company and treasurer of the Fire Department till his death. A pioneer of 1858, he was one of the founders of the Pioneer Society. His charitable disposition impelled him to join beneficial societies and he became a member of the Masonic and Oddfellows' Orders. Mr. Grancini was a native of Milan, Italy. He came to California in 1850, and was a member of the important San Francisco firm of Caire & Grancini until 1858, when he established a branch of the house in this city, and eventually purchased his partner's interest in the Victoria house. Victoria Daily Colonist, November 8, 1879, page 3.

2.2 ORIGINAL ARCHITECT: JOHN WRIGHT



Above: John Wright Portrait - 1860 [BCA A-02546]

John Wright's life was that of an early larger-than-life pioneer figure. After entering into a partnership with George H. Sanders, who moved to Victoria in 1861, Wright dominated the architectural life of the two young west coast colonies. Together, Wright & Sanders soaked up the major governmental, institutional, commercial and domestic commissions. Despite their success in British Columbia, they sought a brighter future in northern California. Then followed a brilliant thirty-year career covering San Francisco's boom years during which the Wright & Sanders partnership produced a stream of large and prestigious buildings for the Bay area. Sadly, the majority of their work was destroyed in the 1906 San Francisco earthquake and fire. It is

therefore with some irony that Wright & Sanders's largest architectural legacy is their surviving early work in Victoria.

Wright was born on May 15, 1830 at Killearn, Scotland, a small village near Loch Lomond. He immigrated to Guelph, Ontario in 1845 to live with cousins, and there he learned carpentry and engineering. There are references to John Wright as a builder and contractor in Guelph. Wright correctly gauged in 1858 that as gold fever and the consequent expanding economy filled the city with transient workers, its shacks and shelters would be replaced with more permanent structures. On June 24, 1859 he called for tenders for the construction of his first known commission in Victoria, the Wesleyan Methodist Church, a Gothic structure with a one hundred and twenty foot tower. The colonial government became an immediate source of business, and Wright was hired as the contractor for the Fisgard Light House, which still stands at the entrance to Esquimalt Harbour. Wright undoubtedly played a role in the final design, and ever entrepreneurial, patented his design for the interior cast-iron stairs. Designs for a fire company's Hook & Ladder Building in Bastion Square beside the Police Barracks, and a Methodist Church in Nanaimo, soon followed.

In 1860, Wright formed a partnership with George Sanders, who was born in Canada on August 2, 1838 after his family emigrated from England. Wright seems to have acted as the firm's chief designer, and remained more in the public eye. Sanders likely handled most of the business aspects and management of the firm. The partnership was immediately successful, and lasted until Wright's retirement in 1895. The primary domestic commissions during their first year were a "suburban villa," Fairfield, completed for Joseph W. Trutch, on the Douglas estates east of Victoria, and a modest dwelling, Ince Cottage, for Sir Henry Pering Pellew Crease in New Westminster. In Nanaimo, the first St. Paul's Anglican (Episcopal) Church, 1861, was designed in the Carpenter Gothic style. The three-storey brick façade of the St. Nicholas Hotel on Government Street, 1862, with its arched second floor windows and ornate Italianate cornice

2.0 HISTORICAL CONTEXT

established a commercial idiom that remains a dominant feature in Old Town today. The same year, Wright & Sanders designed a two-storey brick block for druggist, W.M. Searby, on Government Street. In addition to their work on Vancouver Island, Wright and the firm received a number of commissions in the mainland colony, especially New Westminster, between 1860 and 1866.

In 1866, Wright visited San Francisco for the first time. He noted the incredible growth in the Bay area, and in particular the coming of the American transcontinental railroad, scheduled for completion by 1869. In late 1866, Wright and his large family, and Sanders, moved to San Francisco. It proved a canny business decision to relocate their architectural practice. Wright & Sanders were immediately successful in obtaining large commercial and institutional commissions, and rapidly became leaders in the local architectural profession. Wright retired in 1895 with substantial wealth. The rest of his life he devoted to travelling, to his large family and to mentoring talented young architects, whom he sometimes sponsored for studies abroad. John Wright watched as much of his life's work was consumed in the fires that followed the great San Francisco earthquake, or was dynamited to stop the spread of conflagration. In the summer of 1915 Wright decided to visit Canada again. He became ill while crossing from Seattle to Victoria where he intended to meet friends en route to Ontario. He died in the Jubilee Hospital on August 23, 1915.

3.0 STATEMENT OF SIGNIFICANCE

1314 Wharf Street, Victoria, BC

Description of the Historic Place

The Caire & Grancini Warehouse is a mid-nineteenth-century vernacular brick and stone commercial warehouse located within Victoria's Inner Harbour Precinct. It sits on a sloping bank between Wharf Street and the Inner Harbour waterway. 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 1860, the Caire & Grancini 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 warehouse, which predates the incorporation of the City, 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. Caire & Grancini had originally set up a hardware business in San Francisco during the California gold rush. Capitalizing on the Fraser gold rush and Victoria's rapidly growing economy, Caire & Grancini opened a branch of their firm in this purpose-built structure in 1860, specializing in the sales of iron, hardware, imported glassware and crockery.

This warehouse is also valued as one of the earliest known commercial projects and a rare surviving example of the work of architect John Wright (1830-1915). Wright was born on May 15, 1830 at Killlearn, Scotland, and arrived in Victoria in 1858. In 1860, he partnered with George H. Sanders (1838-1920) to form the architectural firm of Wright & Sanders (1860-1895), which was responsible for the major governmental, institutional, commercial and domestic commissions in Victoria prior to their relocation to San Francisco in 1866.

The heritage value of the Caire & Grancini 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 Caire & Grancini 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 1314 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, and generally symmetrical configuration of the front and rear façades
- industrial vernacular character and detailing, as seen in robust construction materials such as the brick upper walls, projecting cornices, brick chimneys, rubblestone foundations, stone lintels 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 Fraser Warehouse, 1316-18 Wharf Street.



4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Caire & Grancini Warehouse at 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* (2010) 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 overall proposed redevelopment of the Caire & Grancini Warehouse entails both preservation and rehabilitation scopes. 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>



4.0 CONSERVATION GUIDELINES

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 an overall 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, while missing or deteriorated elements will be rehabilitated. An overall redevelopment scheme has been prepared by Dialog.

The major proposed interventions of the overall project are to:

- Rehabilitation of fenestration;
- Preservation and rehabilitation of exterior masonry façades;
- Rehabilitation of Wharf Street and Inner Harbour Waterway frontages;
- Multi-floor addition above and beside the building with the side (south) and rear (west) façades encapsulated within the addition and connection to the historic building to the north above the extant building's parapet level.

Any proposed addition to a 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, 1314 Wharf Street may be 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 Caire & Grancini 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 1314 Wharf Street based on Parks Canada (2009) *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Caire & Grancini Warehouse at 1314 Wharf Street is one of two buildings, the other being the neighbouring Fraser Warehouse at 1316-18 Wharf Street, known collectively as Northern Junk. The Caire & Grancini Warehouse is situated on the southeast side of Wharf Street in Old Town. The building is situated on a sloping lot retained by a masonry wall between Wharf Street and the Inner Harbour Waterway. The site is adjacent the Johnson Street Bridge. Both former 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 Caire & Grancini Warehouse is characterized by a roughly rectangle plan with a flat roof with parapet. The building presents one-storey on the front façade with two-storeys on the rear due to the sloping nature of the lot. The building is set tight to the front property line, with a narrow alley separating it from 1316-18 Wharf Street. The front façade is angled and aligns with Wharf Street. The thick load bearing masonry walls of rubble stone foundation with brick main floor are populated with rectangle punched openings on the side and rear façades. Some of these openings have been infilled with brick. The front façade has been altered over time from its original design. The front façade of the building was most likely symmetrical in its configuration of door and windows. The 1885 Fire Insurance Map shows a front porch spanning the full width of the warehouse. This porch has since been removed, the storefront reconfigured, and stucco applied to the front façade.

The style of the building is characteristic of the frontier port of Victoria during the early expansion period. Its construction recalls the masonry structures built in the home countries of the new immigrants that flowed into the new frontier of British Columbia. The overall texture of the rough domestic rubble stone and brick walls are set and dressed with headers and sills made of hewn sandstone pulled from local quarries.

Conservation Strategy: Preservation and Rehabilitation

- Preserve the overall form, scale and massing of the building.
- Maintain the historic front façade facing Wharf Street and rehabilitate. Please refer to the historical reference materials for more detail.
- The parapet projecting up above the main roof line should be preserved.



5.0 CONSERVATION RECOMMENDATIONS



1885 Sandborn Fire Insurance Map - Yates and Wharf Street intersection and site context of the Caire & Grancini Warehouse



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 is used on the main floor of the building. The window and door openings are framed by inset sandstone headers and sills. In some locations the openings were bricked in during later interventions to the building.

A later unsympathetic stucco façade was installed on the front façade. The stucco facing should be removed. The removal of the unsympathetic stucco will provide further information as to the original cladding and finishes and potentially the original design of the front façade and aid in its rehabilitation. Testing will be required to determine the most appropriate method to remove the stucco as well any paint applied to the brick and stone, to see if removal can be carried out without causing significant damage to the masonry behind. Intact elements hidden behind later interventions to the front façade should be retained and repaired in-kind as part of the rehabilitation of the front façade. 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 entire brick and rubble stone structure of the exterior of the building should be condition and extent of repairs required. A preliminary review of the masonry indicates that it has been poorly or not maintained and will require significant repairs such as: repointing; replacement of extensively deteriorated masonry units; stitching, patching and possible replacement of 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.

Conservation Strategy: Preservation and Rehabilitation

- 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. If destructive testing is required, consult with Heritage Consultant prior to proceeding with work.
- 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 or 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.
- 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

5.0 CONSERVATION RECOMMENDATIONS



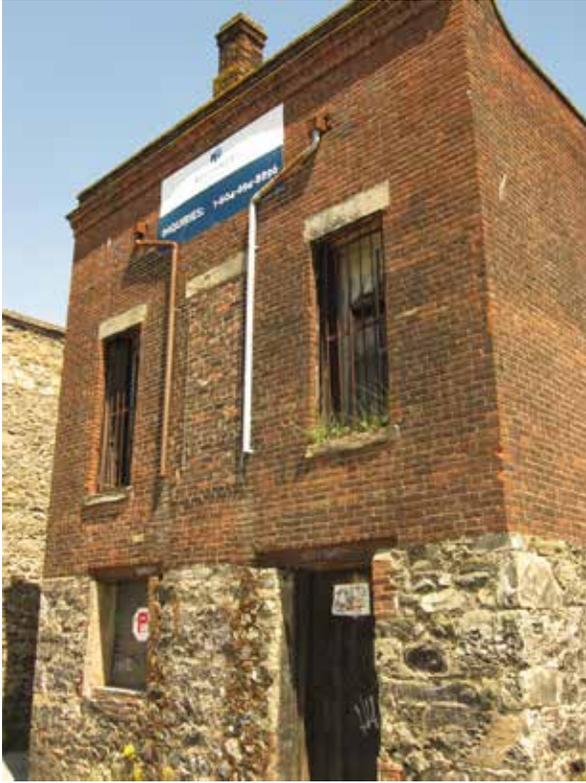
Current front elevation of the Caire & Grancini Warehouse



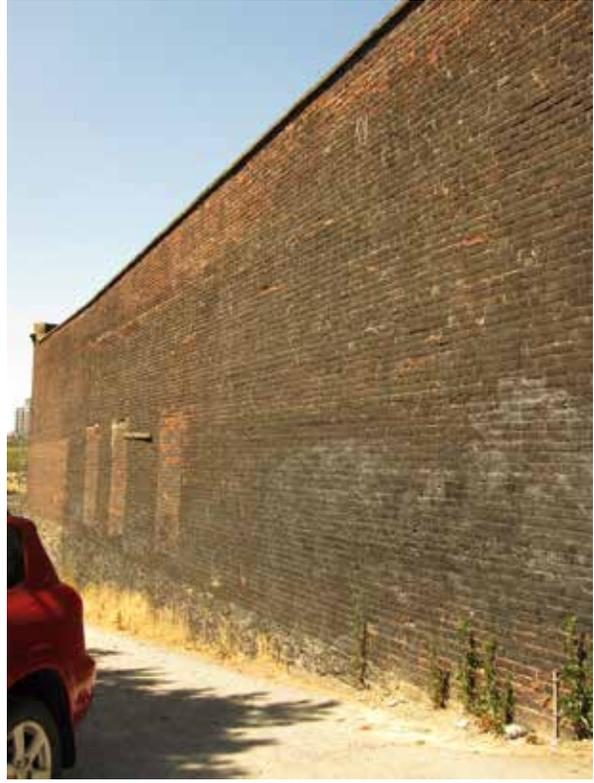
Oblique view of the front façade - Caire & Grancini Warehouse, one part of the Northern Junk Buildings - 1890s [BCA F-09561]



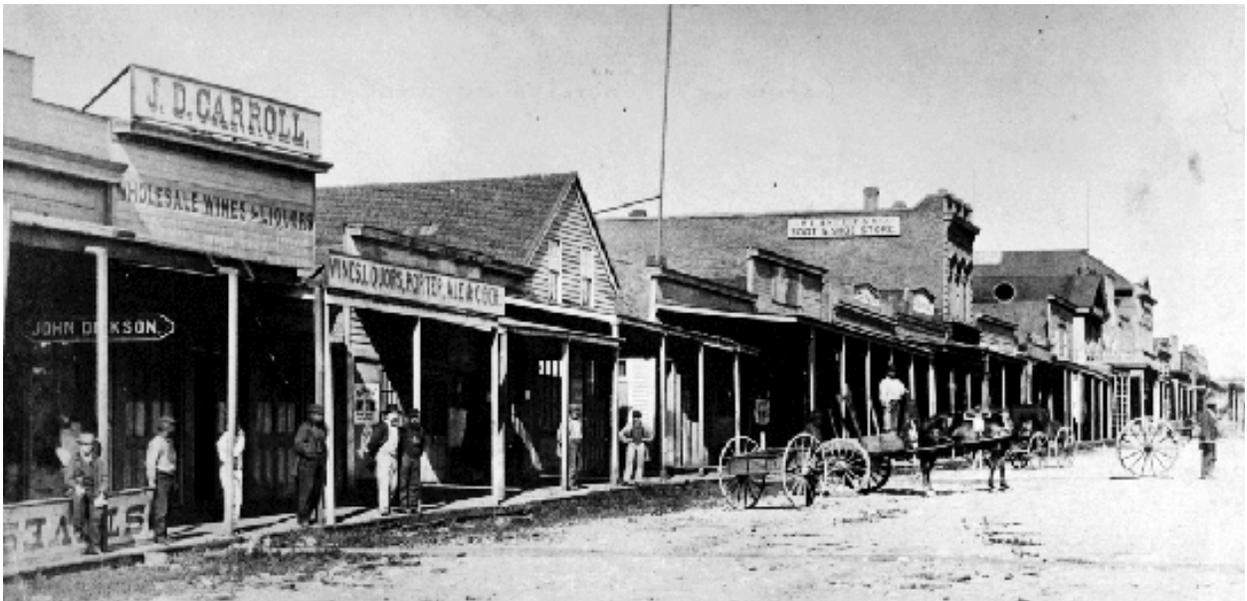
5.0 CONSERVATION RECOMMENDATIONS



Current rear elevation of the Caire & Grancini Warehouse

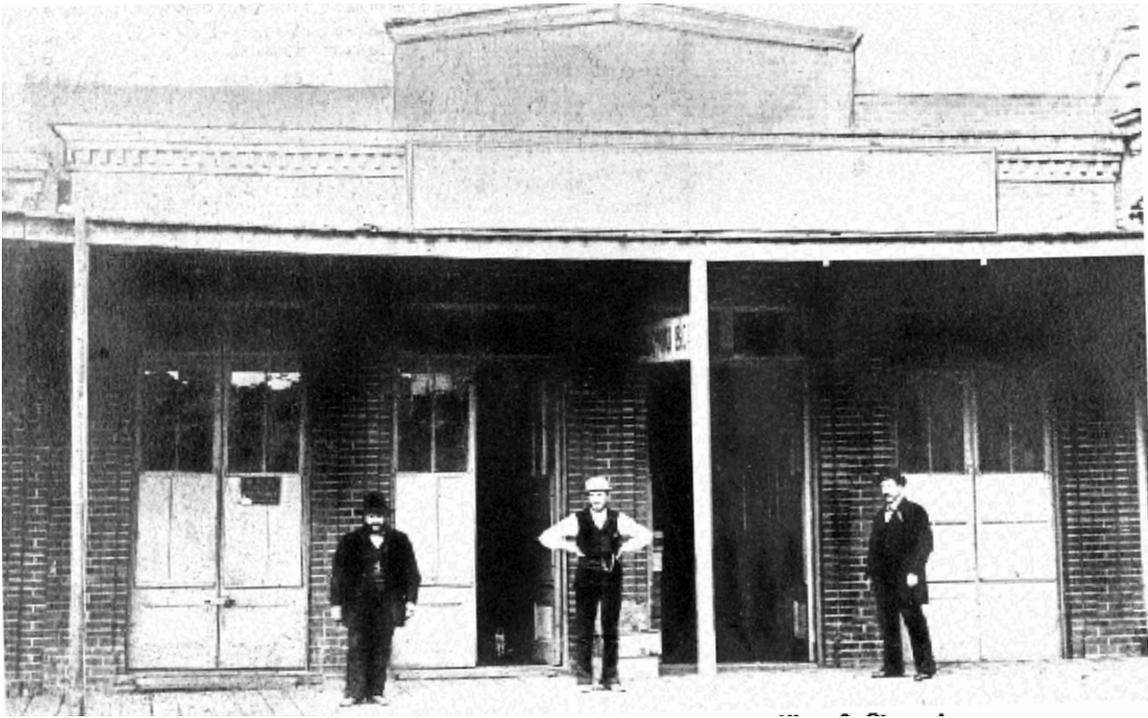


Current south Elevation of the Caire & Grancini Warehouse



Photograph showing historic precedents for retail buildings on Lower Yates Street circa 1868 [BCA-A- 03038]

5.0 CONSERVATION RECOMMENDATIONS



Example of masonry brick frontage complete with porch circa 1870s [BCA A-03466]



Example of masonry brick frontage with decorative cornice on Wharf Street circa 1860 [BCA -A- 03478]





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

- 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.

5.4 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. The roof was not accessible. 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. Additional leakage may also be located at the interface condition near the parapets.

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

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. 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.

The roof and parapet were not safely accessible for close review and were evaluated from the ground. Further investigation is required to identify the conditions and associated repairs required including appropriate profiles and finishes to be used for the rehabilitation. 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 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.



Parapet 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

At the time the Caire & Grancini Warehouse was completed it featured relatively large windows on the side and rear façades and likely a storefront configuration similar to others dating to the period in which the building was constructed. In both the side and back of the warehouse large openings still remain, however, none of the original windows remain intact and have since been replaced. A number of window openings have been bricked in. Security measures have also been installed at some of the openings as a protective measure to prevent further damage and vandalism.

Alterations to the Wharf Street façade have significantly changed the original design and fenestration of the front façade. Removal of the later added stucco may provide insight into the original placement, size, and materials of the front façade's fenestration and overall original design.

The locations of the existing window openings on the side and rear façades should be preserved. Brick in or openings who's size has been modified from its original should be restored. Windows should be rehabilitated with archival photographs and contextual photographs of comparable buildings used to aid in the design of appropriate windows, as well as the design of a sympathetic and reasonable frontage that would be in keeping with the historic building.

5.0 CONSERVATION RECOMMENDATIONS

Conservation Strategy: Rehabilitation

- 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.

- New doors should be visually and materially compatible with the historic character of the building.

5.6.2 DOORS

The doors for the exterior of the Caire & Grancini Warehouse are not original, and have been replaced. Intact original door openings should be preserved. Where new doors are installed, these doors should be sympathetic to the historic design and aesthetic of the warehouse with historic precedents serving as guides for replacement doors.

Conservation Strategy: Preservation and Rehabilitate

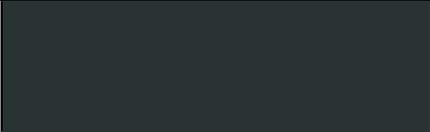
- Retain the door openings in their original locations.

5.7 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, based on site information and historical archival research. Further 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 CAIRN & GRANCINI WAREHOUSE BUILDING, 1314 WHARF STREET, VICTORIA, BC

Element	Colour*	Code	Sample	Finish
Doors & Windows	Blackwatch Green	19-17		High Gloss
Metal Cap Flashings	Stone Grey (Vic West)	56071		Low Lustre

*Paint colours come from Pratt and Lambert - *Colour Guide for Historic Homes 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 Caire & Grancini 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 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 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 reminder 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 1314 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?)



6.0 MAINTENANCE PLAN

- 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, alligating, 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 lightning 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,



6.0 MAINTENANCE PLAN

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: 1314 Wharf Street

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

HISTORIC NAME: Caire & Grancini Hardware Store

- **SOURCE:** Assessments; Directories; Colonist; *Evening Express*

ORIGINAL OWNER: Donald Fraser, Caire & Grancini jointly owned. 1879 owned solely by the estate of Grancini

- **SOURCE:** Assessments

CONSTRUCTION DATE: 1860

- **SOURCE:** Tender Call

ARCHITECT: John Wright

- **SOURCE:** Tender Call

BUILDER: Unknown

PLUMBING PERMIT:

- City of Victoria Plumbing Permit: #689: 18.7.1898: for Donald Fraser, London, England; Agent A. Munro; Lot 182F; Store & Warehouses; John Teague for Agent; plans attached, signed by Teague, dated 18 July 1898.

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)



7.0 RESEARCH SUMMARY

- **1890:** Same

CITY OF VICTORIA PLANS:

- Not located

VICTORIA FIRE INSURANCE MAPS:

- 1885 Fire Insurance Map: shown as Customs Whse brick building with one storey along Wharf Street and two storeys at the rear. A small wooden shed was located at the rear of the building.
- 1891: FIM as Customs Whse.
- 1903: FIM wooden freight shed visible on the south side. 1921 FIM, wooden building attached at the south.
- 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)

BC VITAL EVENTS

- Groom: Ermengildo Grancini (47 years old; Bachelor; Milan, Italy; Merchant; Roman Catholic; son of Joseph Anthony Grancini and Mary Gattoni); Bride: Blanch Chassang (37 years old; Widow; Paris, France; Roman Catholic; daughter of Guillaum Chassang and Elizabeth Robinet); Event Type: Marriage; Registration Number: 1875-09-001137; Event Date: 1875-11-06; Event Place: Victoria.
- Person: Ermengildo Pietro Grancini; Event Type: Death; Registration Number: 1879-09-002502; Event Date: 1879-11-07; Event Place: Victoria; Age at Death: 52. Profession: Hardware Merchant. Born: Milan, Lombardy. Cause of Death: Pneumonia. Informant: Blanche Grancini. Religious Denomination: Roman Catholic.

PUBLISHED REFERENCES:

- Bowen, Lynne. *Whoever Gives Us Bread: The Story of Italians in British Columbia*. Vancouver: Douglas & McIntyre, 2011.
- Chiles, Frederic Caire. *Justinian Caire and Santa Cruz Island: The Rise and Fall of a California Dynasty*. Norman, Oklahoma: The Arthur H. Clark Company, 2011.
- Luxton, Donald, comp. & ed. *Building the West: The Early Architects of British Columbia*. Vancouver: Talonbooks, 2nd ed., 2007.

OTHER REFERENCES:

- Certificate of Arrival, Dover UK, Ermengildo Grancini, June 30, 1849.
- Justinian Caire, Form for Naturalized Citizen of the United States of America, San Francisco, May 13, 1889.
- Caire's Passport application: 20 May 1889, Born 3 December 1827 in Briançon, Hautes-Alpes, France, arrived in the US 27 October 1850, lived in San Francisco ever since.
- *California Historical Society Quarterly*, Vol. 29, No. 1 (Mar. 1950), pp. 81-83. *In Memoriam. Delphine A. Caire*. In her ninety-fourth year, Delphine Adelaide Caire died December 29, 1949, where she had lived most of her long life. She was born in San Francisco on May 6, 1856, the eldest child of Justinian and Albina C.S. Caire. Justinian Caire reached San Francisco on March 29, 1851 (152 days from Le Havre France, on the *Aurélie*, Capt. Gouin). Upon his arrival, he established a hardware business on Washington Street, for the first two or three years in partnership with Claude Long. While supplying the miners of California and the west with all types of mining equipment, he imported for the housewives such luxury articles as Sheffield Plate from England, porcelains from France and dolls from Germany. It was in 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, and it was to Genoa that he returned briefly to claim as his bride Maria-Christina Sara Molfino, known then to her intimates, and later, generally known, as Albina. Their daughter, Delphine A. Caire, inherited from her father the scholarly bent of the Caire family, in which the law had been the traditional career for generations... From her mother she inherited a gardener's "green thumb." Her father, a native of Briançon, in the Hautes-Alps, loved trees and she shared that love. She grew and planted hundreds of them to protect and enhance the shores and ranches of Santa Cruz Island (in the Santa Barbara Channel), which Justinian Caire and nine other San Franciscans, associated together in the Santa Cruz Island Company, acquired from William E. Barron in 1869 for stock-raising and other agricultural purposes. Later, Caire became sole owner of all of the capital stock of the corporation. The Caire family operated their sheep and cattle ranch and vineyards on the island until 1937, when they sold their holdings to Edwin L. Stanton of Los Angeles.
- Lynne Bowen, *Whoever Gives Us Bread: The Story of Italians in British Columbia*: To his fellow Italians, Grancini could have been called padrone in the best sense of the term, and his open countenance



confirmed it. Italians from the interior of the province stopped at his store to buy goods, seek advice and borrow money. Felice Valle trusted Grancini to hold the thirty scudi he owed to a friend until the friend could pick up the money. Just two months before Valle died, Grancini had given him cash to help a sick relative. Everyone in Victoria, no matter what nationality, knew Grancini for his generosity and kindness, his honesty and good judgment. He remained a bachelor until he married his French housekeeper, Blanche, in 1875. When he died just four years later, at the age of fifty-two, his funeral rivaled the cortège of Sir James Douglas, who had died two years before. The parade of dignitaries that proceeded through the spectator-lined streets to the Episcopal portion of the Ross Bay Cemetery included Masons and Odd Fellows, three fire companies and fifty-nine carriages carrying politicians and “influential gentlemen from the mainland.” Women did not attend funerals in those days, but five hundred men in buggies and on foot followed the flower-laden coffin: eight pallbearers, only one of them Italian, lowered Grancini into his grave as fire bells tolled and flags dropped to half-mast.

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:

- *Sacramento Daily Union*, Volume 13, Number 1918, May 20, 1857: Grancini was an important figure in the Italian Community. He was nominated Secretary of committee to petition the King of Sardinia in regarding the choice of his majesty's representative to the city. Same reference can be found in *Daily Alta California*, Volume 9, Number 138, 19 May 1857.
- *The British Colonist* June 12, 1860, page 2: NOTICE. To Carpenters and Builders. Tenders will be received up until Saturday, the 16th inst., by Messrs. Caire & Grancini, for certain Masons, Bricklayers, Carpenters, Painters and Tinsmiths' Work necessary to the Erection of a Fireproof Building on Wharf Street. Tenders will be received either for the whole work or for the separate tenders. The drawings and specifications may be seen at the Office of the undersigned. The lowest tenders will be accepted, if otherwise satisfactory. John Wright, Architect, Yates Street.
- *Victoria Gazette* July 18, 1860 page 2: BRICK BUILDINGS there are at the present time in course of construction in this town, thirteen brick buildings, as follows:... On Wharf street → one two-story stone and brick store for Messrs. Grancini.
- *Daily Chronicle* [Victoria], October 18, 1864 page 3: EXTENSION – Messrs. Caire & Grancini, the pioneer hardware dealers of Wharf Street, have just completed an important addition to their premises. The improvement is evidence of increasing and prosperous trade, which we are sure will, be gratifying to the numerous friends and customers of the resident partner of the firm.
- *Victoria Daily Colonist*, November 7, 1879, page 3: SERIOUSLY ILL. We regret to state that Mr. E. Grancini is dangerously ill, suffering from a very severe attack of pleuro-pneumonia.
- *Victoria Daily Colonist*, November 8, 1879, page 3. Death of Mr. E. Grancini. The death of Mr. E. Grancini after a brief illness has shocked the community. No man was more generally liked and trusted than the deceased gentleman. Every one reposed confidence in his honesty and judgment, and his service as an arbitrator on questions of a knotty nature were frequently invoked. It is said that as a rule a man who every one likes must be of very little importance, but in Mr. Grancini the public had a man who was without an enemy, and still was one of the most valuable of citizens. Naturally kind-hearted and generous to a fault, he gave to every worthy object. No one ever applied to him for aid and came away empty handed. Public spirited and energetic, he was one of the organizers of the Fire Department in 1859, and continued an active member of the Hook and Ladder Company and treasurer of the Fire Department till his death. A pioneer of 1858, he was one of the founders of the Pioneer Society. His charitable disposition impelled him to join beneficial societies and he became a member of the Masonic and Oddfellows' Orders. Mr. Grancini was a native of Milan, Italy. He came to California in 1850, and was a member of the important San Francisco firm of Caire & Grancini until 1858, when he established a branch of the house in this city, and eventually purchased his partner's interest in the Victoria house.



The deceased will be greatly missed; and the place he has vacated in the community will be difficult to fill.

- *Victoria Daily Colonist*, November 9, 1879, page 3: THE FUNERAL OF MR. GRANCINI. The remains of the late Mr. Grancini will be followed to the grave to-day by the Odd Fellows, the Fire Department, the French Benevolent Society, the Board of Trade, and an immense concourse of citizens, who had learned to appreciate and love the noble-hearted man now lying dead. Mr. Grancini seemed to live but to benefit his fellow-beings, and his demise is little short of a public tragedy.
- *Sacramento Daily Union*, Volume 8, Number 309, November 10, 1879: Grancini's death was reported.
- *Victoria Daily Colonist*, November 11, 1879, page 11. FUNERAL OF MR. GRANCINI. The remains of the late E. Grancini were committed to the tomb on Sunday in the presence of a large concourse of sympathizing citizens. On Columbia Lodge, I.O.O.F., devolved the duty of conducting the ceremonies. The procession was composed of the Fire Department and officers; the Pioneer Society; the French Benevolent Society; the British Columbia Benevolent Society; the Board of Trade; the Odd Fellows; and about 500 citizens, in carriages and afoot. The pallbearers were: Messrs. D. Lenevue, M.W.T. Drake, C.W.R. Thomson, Edgar Marvin, A.C. Elliott, C. Kent, C. Bossi and C. Lombard. The funeral service of the Odd Fellows was read. The casket was also concealed by flowers, and was lowered into the grave in the presence of the sympathizing multitude. With the exception of Sir James Douglas' we believe this demonstration was the largest of the kind ever made in the Province.
- *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.
- *Santa Barbara Independent*, August 15, 2013: Justinian Caire: Owner of Santa Cruz Island. Justinian Caire was born in Briançon in the French Alps in 1827. As a young man he spent some time in Genoa, Italy, learning the mercantile trade and he saved enough money to come to California to start his own business. Caire arrived in San Francisco in March 1851. He did not come expecting to strike it rich in the gold fields; instead he saw the golden opportunity offered to an enterprising merchant in a city with booming population growth. With his brother, Adrien, he opened a store that specialized in hardware and miners' supplies, as well as offering European luxuries and wine-making equipment. A fire in May 1851 destroyed the store, but the Caires quickly re-built. This time they equipped the store with a deep subterranean storage area, covered with heavy sheet metal. When fire again swept through the neighborhood, the Caires' stock was saved. Caire was involved in additional ventures in San Francisco, including a French hospital and a French bank. Ten stockholders in the latter got together in February 1869, to buy Santa Cruz Island and one month later incorporated the Santa Cruz Island Company. By 1880, a number of the stockholders had dropped out. Caire continued to buy up shares in the company



7.0 RESEARCH SUMMARY

until he became the majority stockholder and held a controlling interest. He then decided it was time to take a look at his investment. Up to that point, the Santa Cruz Island Company had utilized the island as previous owners had—as a sheep and cattle ranch. Caire determined to diversify operations. He expanded the island’s main ranch located in the central valley, adding a carpenter’s shop, a blacksmith facility, a saddle shop, and a brick-making plant. He established nine additional ranches and facilities, including a major ranch at the western end of the central valley and an enlarged port facility at Prisoners’ Harbor on the north shore. He then ran a narrow gauge track from the end of the wharf there to the large brick warehouse he had constructed. Within a few years the island was yielding a wide variety of vegetable and fruit crops. Horses and hogs were added to the stock-breeding program. The company had its own sailing ship to ferry supplies from the mainland. From 1893 to 1905 the island even boasted its own U.S. post office. Under Caire’s expansive program the island’s labor force increased to some 60 men. Caire also launched a wine industry on the island. He planted the first grapes around 1884 and eventually the winery produced a great variety of wines. The vast majority of workers in the winery and vineyards were Italian immigrants. Caire had married an Italian and he was friends with Andrea Sbarboro who started the Italian Swiss Colony winery in Sonoma County. Many a South Coast Italian family got their start in the U.S. by working in Justinian Caire’s fields on Santa Cruz Island. Wine continued to be produced on the island until the onset of Prohibition in 1919. Caire suffered a stroke in the spring of 1896 from which he never fully recovered and he died in March 1897. He left behind an indelible South Coast legacy.

