



# CAIRE & GRANCINI WAREHOUSE

1314 WHARF STREET, BC

## CONSERVATION PLAN

MAY 2017

**DONALD LUXTON**  
AND ASSOCIATES INC



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







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



*Northern Junk Buildings, Wharf Street, Victoria - 1880*

# 1.0 INTRODUCTION

**HISTORIC NAME:** Caire & Grancini Warehouse/ Part of the Northern Junk Buildings  
**CIVIC ADDRESS:** 1314 Wharf Street, Victoria, British Columbia, V2P, Canada

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

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

**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 know 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 the 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 stucco that may be able to be restored. Neglect of the building over the last two decades has resulted in water ingress and other weathering damage that will require remediation and repairs, however the overall heritage asset is intact.*

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

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

## 2.0 HISTORICAL CONTEXT



Map of the City of Victoria - 1889

Built in 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 reception point for immigrant coming from California, and supply town for miners travelling to the interior.

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 a design by architect John Wright (1830-1915), who had a prolific career in Victoria. Wright was born on May 15, 1830 at Killearn, Scotland. He arrived in Victoria in 1858 and in 1860 partnered with George H. Sanders (1838-1920) to form the architectural firm of Wright & Sanders (1860-1895). Together, Wright & Sanders soaked up the major governmental, institutional, commercial and domestic commissions in the City. In 1866, Sanders and Wright moved to San Francisco. This warehouse is among Wright's earliest commercial projects in Victoria and is a rare surviving example of his work.



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

Their firm was first established in San Francisco shortly after Caire, who was originally from France, immigrated there in 1851. Caire's hardware business specialized in the sales of mining equipment and imported household items such as porcelain and plates. Caire later formed a

partnership with Ermengildo Grancini, who hailed originally from Milan, Italy, but had immigrated to San Francisco in 1850. Capitalizing on the Fraser Gold Rush and Victoria's rapidly growing economy, Caire & Grancini opened a branch of their firm at 1314 Wharf Street in 1860. The Victoria branch specialized in the sales of iron, hardware, imported glassware and crockery.

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



## HISTORICAL CONTEXT



*Oblique View of Rear Façade - Northern Junk Buildings - 1870 [BCA A-03433]*



*Victoria Harbour, Benjamin Baltzly, Photographer, 1871 [Collection Jennifer & Colin Barr]*





*E. Grancini Portrait - 1858 [BCA A-01313]*

in Victoria. The business continued to operate at 1314 Wharf Street until 1875, after which time directories records show Grancini operating as a sole proprietor on Government Street.

Ownership and occupancy of the warehouse is unclear between 1875 and 1893, with directories simply listing the building as “warehouse”. By 1894, the warehouse was home to R.P. Rithet & Co. bonded warehouse, a firm who continued to operate out of the space until circa 1908. A series of tenants subsequently occupied the warehouse with it continuing to function as utilitarian space.

During its operational use the warehouse has been subject to numerous additions and alterations, reflecting the changing needs of its occupants and desire for modern amenities. In 1898, the architect John Teague designed in-house sewers, which were connected with public sewers. The original storefront, which has since been covered with a façade and the signage “Northern Junk”, featured a cornice and wooden porch. The rear of the building still retains its original appearance with random-rubble on the lower course and granite brick lintels, with a brick cornice capping the rear elevation. Currently the building is vacant and is often referred to as one of the Northern Junk buildings and part of the Johnson Street Gateway.

## 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 Killearn, 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 facade, 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 facades
- 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

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

*Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

*Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

*Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

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

## STANDARDS

### Standards relating to all Conservation Projects

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



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

#### **Additional Standards relating to Rehabilitation**

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

#### **Additional Standards relating to Restoration**

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

## **4.2 CONSERVATION REFERENCES**

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

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

#### **National Park Service, Technical Preservation Services. Preservation Briefs:**

*Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>

*Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

*Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

*Preservation Brief 4: Roofing for Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

*Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.*

<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

*Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.*

<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>



## 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 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, while missing or deteriorated elements will be restored. An overall rehabilitation and development scheme has been prepared by Dialog Architects.

The major proposed interventions of the overall project are to:

- Restore the windows
- Restore various masonry assemblies on exterior elevations.
- Rehabilitate historic retaining waterfront wall infrastructure.
- Restore the Wharf Street and Inner Harbour Waterway frontages.

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:

- Designing a restoration of the interior and exterior of the existing buildings will be sympathetic, and a minimum, and historically accurate when full restoration work occurs,
- Additions will be completed in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it 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 façade.

### 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 1314 Wharf Street 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 Standards & Guidelines for the Conservation of Historic Places in Canada.*

### 5.1 SITE

*The 1314 Wharf Street building known as the Caire & Grancini Warehouse is part of the larger grouping of buildings known as the Johnson Street Gateway. The building is situated on the South East Side of Wharf Street in Old Town just above the Water Front. The building resides on a sloping bank retained by a masonry wall between Wharf Street and the Inner Harbour Waterway. The site is adjacent 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. The site contains some mature landscape features, parking, public green along the water's edge and provides access to a dock and marina that is situated in the James Bay Harbour. The official recognition of this site refers the group of buildings and property on which they reside.*

#### **Conservation Strategy: Preserve / Rehab / Restore**

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Restore and Retain the main frontage of the building.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.

- Retain and rehabilitate the masonry retaining wall as part of the restoration.

### 5.2 FORM, SCALE & MASSING

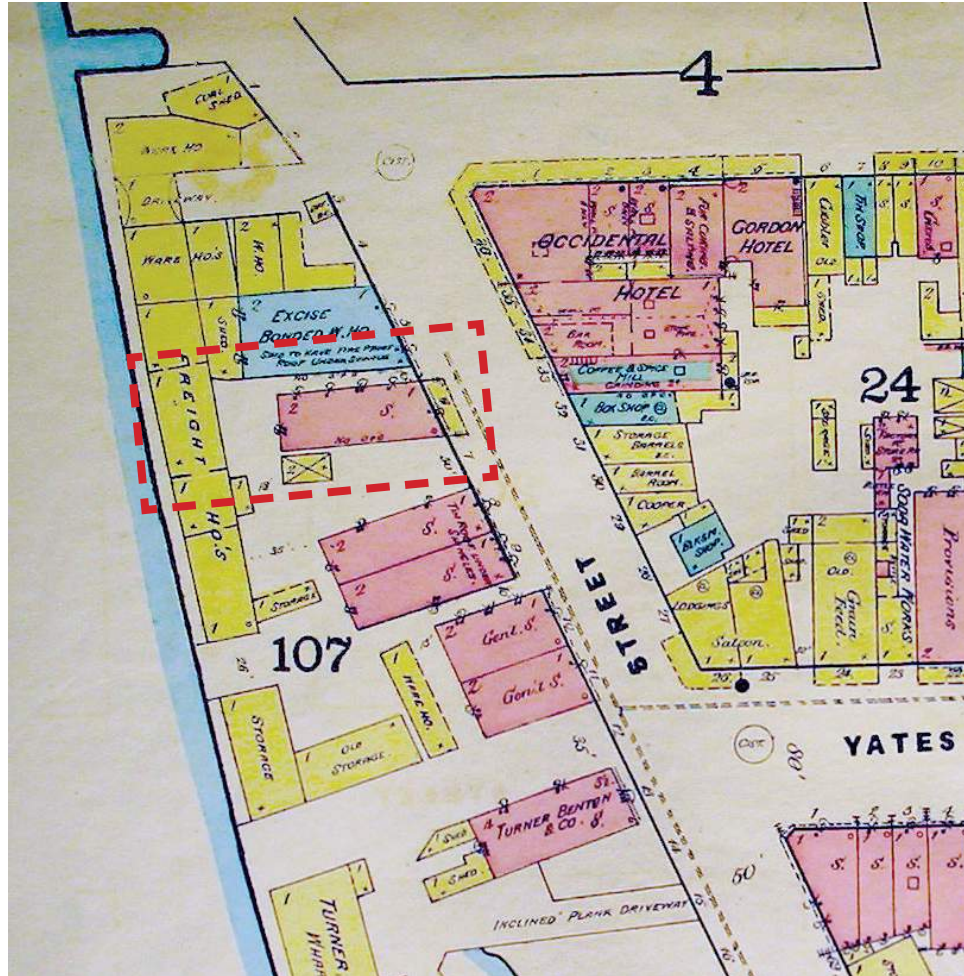
The overall massing of 1314 Wharf Street is characterized by a stout rectilinear extruded structure with a flat roof. The thick masonry walls are populated with limited small punched openings primarily in the front and rear façades with a few additional openings on the lane and alley elevations. The building is set tight to the front property line, with an alleyway separating it from the 1316-18 building that is part of the overall larger collection making up the Johnson Street Gateway 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. 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. The front entrance originally had a porch that has since been removed which provided a finished and decorative storefront for retail and business housed within. The entrance is symmetrical along the front street elevation. This is mirrored in the rear facing the water.

#### **Conservation Strategy: Preserve / Rehab / Restore**

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





1885 Sandborn Fire Insurance Map - Yates and Wharf Street Intersection and Site Context of The Caire and 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 which is the dominant material used on the main floor on the remainder of the building. The windows and doors are framed by inset sandstone headers and sills at each openings. In some locations the opening were bricked in and closed during later renovations to the building.

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

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

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

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

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

#### **Conservation Strategy: Preserve / Rehab / Restore**

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

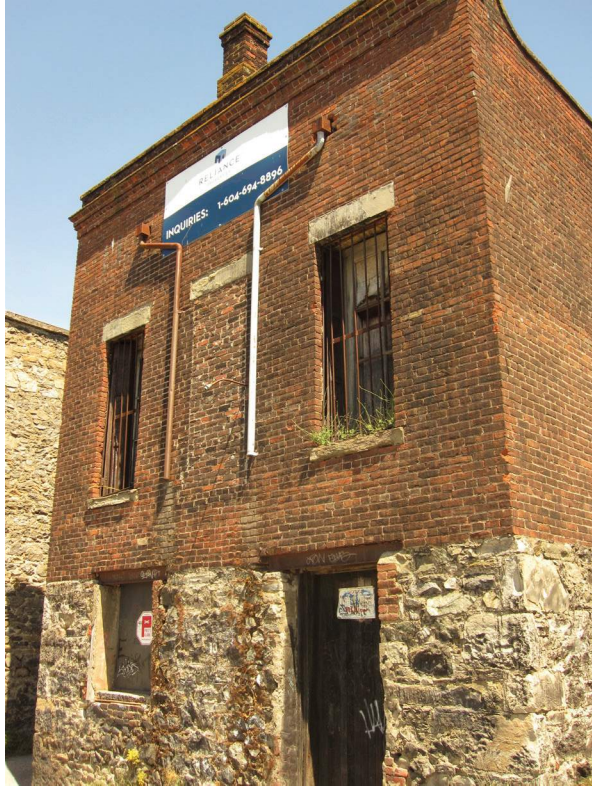


*Current Front Elevation of the Caire and Grancini Warehouse*

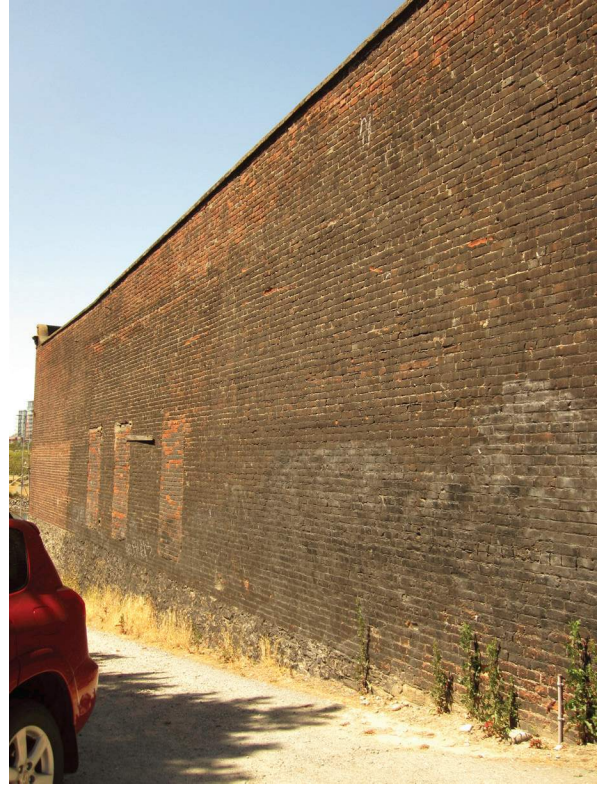


*Oblique View of Front Façade - Caire and Grancini Warehouse As Part of The Northern Junk Buildings - 1890s [BCA F-09561]*





*Current Rear Elevation of the Caire and Grancini Warehouse*

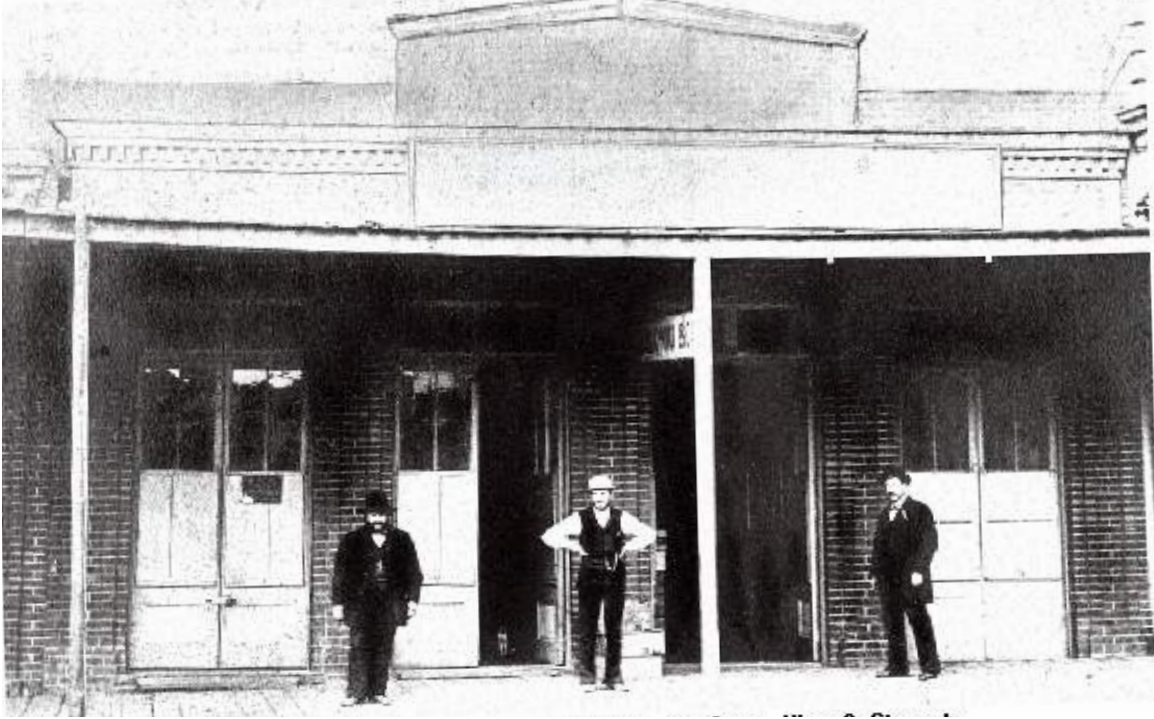


*Current South Elevation of the Caire and Grancini Warehouse*



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





*Sample of Masonry Brick Frontage Complete With Verandah Circa 1870s [BCA A-03466]*



*Sample of Masonry Brick Frontage With Decorative Cornice On Wharf Street Circa 1860 [BCA -A- 03478]*



*Frontage Mcquade & Son, Chandelers, Wharf Street, 1890s*

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

## 5.5 ROOF

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



**Conservation Strategy: Rehab and Restore**

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

**5.5 PARAPET CAP FLASHING**

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



*Parapet at Rear of Building - No Cap Flashing Noted*

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

**Conservation Strategy: Restore**

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

**5.6 FENESTRATION**

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

**5.6.1 WINDOWS**

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



openings still remain, however, none of the original windows remain intact and have since been replaced, and been bricked shut, are currently missing completely, and have been boarded over as a protective measure to prevent further damage and vandalism.

Particularly in the frontage condition, infill and other alteration were made and will need to be investigated and reviewed to clarify what the original condition most likely was and whether there were a series of doors, or windows in place.

Additional contextual photographs of comparable buildings and façades should be used to reconstruct a sympathetic and reasonable frontage that would be in keeping with the historic 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: Rehab / Restore**

- Inspect for condition and complete detailed inventory to determine extent of recommended replacement.
- Remove renovation windows and install new heritage grade wood window assemblies.
- Overhaul, tighten/reinforce joints after installation. Repair frame, trim and counterbalances as required for calibration and function.
- Each window should be made weather tight by weather-stripping as necessary.
- 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 Caire & Grancini Warehouse are not original, and have been replaced by poor quality unsympathetic standard stock items and should be replaced with historically accurate units and assemblies sympathetic to the heritage of the original building design. This would include interior and exterior painted or stained finishes. Further investigation into the profiles, details and finishes will be required.

#### **Conservation Strategy: Rehab / Restore**

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

## 5.7 EXTERIOR COLOUR SCHEDULE (DETERMINED PAINT COLOUR ALREADY)

Part of the restoration process is to finish the building in historically appropriate paint colours. The following preliminary colour scheme has been derived by the Heritage Consultant, based on- site informations and historical archival research. The colours have been matched to Benjamin Moore's Historical True Colours Palette. 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 CAIRN AND GRANCINI WAREHOUSE BUILDING, 1314 WHARF STREET, VICTORIA, BC**

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

\*Paint colours come from 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 Building. The Maintenance Plan should include provisions for:

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

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

### 6.1 MAINTENANCE GUIDELINES

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

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

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

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

### 6.2 PERMITTING

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

### 6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

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

cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

## 6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

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

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

## 6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

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

## 6.6 INFORMATION FILE

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

The file should also contain a list outlining the





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?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-fluorescence 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 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**

building materials; etc.

- 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





## 7.0 RESEARCH SUMMARY

- City of Victoria Building Permit: Not located.
- 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 Fire Insurance Maps:

Visible on 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.

### Assessment Records:

- 1861: Caire & Grancini: Lot 182 F (Street not listed); Improvements only, 600 pounds Fraser (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 Imp: \$7,600
- 1863/64: Caire & Grancini, Same Donald Fraser; Lot 182 F (Wharf Street); Land: \$17,000 Imp: no value listed
- A.H. Guild; Lot 182 F (Wharf Street); Land: no value listed Imp: \$400
- 1872/73: Caire & Grancini, Lot 182 F (Wharf Street); Improvements only, \$1,500
- Donald Fraser; Lot 182 F (Wharf Street); Land: \$4,000 Imp: \$3,000
- 1881: All combined: Donald Fraser; Land: \$6,000 Imp: \$4,000
- 1882/83-1884: Same
- 1885: Land: \$12,500
- 1886-87-1888: Same
- 1889: Combined with 182 G; Donald Fraser; Land: \$26,750 Imp: \$15,000 (crossed out) \$14,000 (written in)
- 1890: Same
- City of Victoria Plans: Not located

### CITY 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)
- Vital Events: Ermengildo Grancini, BC Vital Event Death Certificate, Reg. Number: 1879-09-002502; Ermengildo Grancini and Blanche Chassang, BC Vital Event Marriage Certificate, Reg. Number: 1875-09-001137.

#### Other References:

Colonist June 12, 1860, Architect John Wright, Yates Street placed tender call for Messrs Caire and Grancini "to erect a fireproof building."

Victoria Gazette July 18, 1860 p.2: "one two-story stone and brick store for Messrs. Grancini."

Victoria Daily Chronicle, October 18, 1864 p.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."

Colonist, November 5, 1879 Obituary of Grancini: Died at Victoria, British Columbia, Nov 7, 1879, Ermenegildo Pietro Grancini, Native of Milan, Italy, aged 52. Funeral from the residence, Cormorant Street. 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. He was a member of the Masonic and Odd Fellows' Orders. 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.

Sacramento Daily Union, Volume 13, Number 1918, 20 May 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. Grancini's death was reported in Sacramento Daily Union, Volume 8, Number 309, 10 November 1879

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.

Certificate of Arrival, Dover UK, Ermengildo Grancini, June 30, 1849.

In Memoriam of Delphine A. Caire, Daughter of Justinian Caire in California Historical Society Quarterly, Vol. 29, No. 1 (Mar. 1950), pp. 81-83. "Justinian Caire reached San Francisco on March, 29 1851 (152 days from Le Havre France, on the Aurelie, 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



## RESEARCH SUMMARY

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

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

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

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