

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



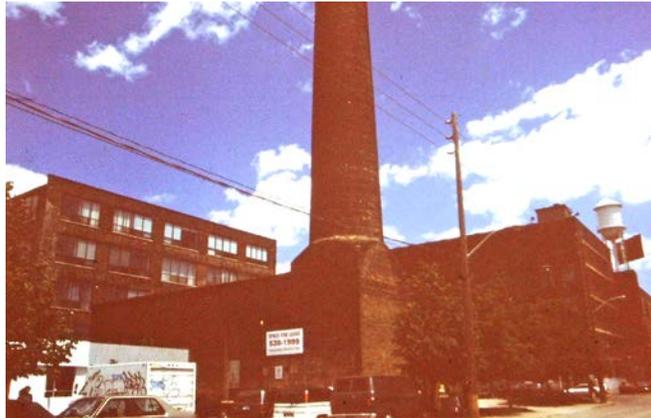
**BRUNSWICK-BALKE-COLLENDER
COMPANY COMPLEX
40 HANNA AVENUE, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2015

1. DESCRIPTION



Above: undated archival photograph of the Brunswick-Balke-Collender Company's complex, looking northeast from Liberty Street and Atlantic Avenue and showing part of the factory on the left with the boiler house and smokestack to the right (Toronto Historical Board); cover: current photograph from the same angle showing the entire complex (Heritage Preservation Services, 2014)

40 Hanna Avenue: Brunswick-Balke-Collender Company Complex	
ADDRESS	40 Hanna Avenue (west side between Liberty and Snooker Streets) ¹
WARD	19 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 765, Lots 38-47, Part Lot 48, and Lots 63-69
NEIGHBOURHOOD/COMMUNITY	Liberty Village ²
HISTORICAL NAME	Brunswick-Balke-Collender Company Complex
CONSTRUCTION DATE	1905
ORIGINAL OWNER	Brunswick-Balke-Collender Company, manufacturers
ORIGINAL USE	Industrial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Henry Simpson, architect (1905 & 1907 factories and 1912 boiler house & smokestack); J. L. Havill, architect, 1913 factory
DESIGN/CONSTRUCTION	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	See Section 2.iii
ADDITIONS/ALTERATIONS	See Section 2.ii
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on the City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	January 2015

¹ According to the City of Toronto's street numbering system, the property has the confirmed address of 40 Hanna Avenue, with entrance addresses at 99 Atlantic Avenue, 38 Hanna Avenue, 2, 22, 24 and 24A Liberty Street, and 1 Snooker Street

² This is the current name for the mixed use neighbourhood aligned along Liberty Street, which was originally developed as the King-Dufferin Industrial Area in the late 19th century

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 40 Hanna Avenue, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1887 June	The Province of Ontario transfers land in the Ordnance Reserve to the Land Security Company
1887 Nov	Plan 765 is registered
1890	Goad's Atlas shows the partial subdivision of the area with the street layout
1905	The Brunswick-Balke-Collender Company of Ohio acquires a series of lots along Pacific Avenue (present-day Hanna Avenue) under Plan 765 ³
1905 Mar	Building permit #393 is issued for the Brunswick-Balke-Collender (BBC) Company's factory on Pacific Avenue, identifying Henry Simpson as the architect
1905 Sept	The BBC Company's factory is valued at \$14,000 (the company is also assessed as the owner of other land, still vacant when information is compiled for 1906 taxes)
1907 Oct	Simpson is named as the architect on building permit #9313 for the addition to the BBC Company's complex
1908 Jan	The BBC Company acquires adjacent land along Hanna Avenue, adding other lots in 1910
1908 Sept	The assessment data for 1909 taxes values the BBC Company's buildings at \$35,000
1909	Pacific Avenue is renamed Hanna Avenue ⁴
1912 Feb	Plan D1351 is registered, further subdividing part of the company's lands
1912 June	Architect Henry Simpson prepares plans for the boiler house and smokestack, followed by the issuance of building permit #512 in October 1912
1912	Goad's Atlas for 1910 revised to 1912 shows part of the complex in place
1913 Apr	Building permit #3077 is issued for the next addition to the BBC Company's complex, with J. L. Havill recorded as the architect
1913 Aug	The assessment roll assesses the BBC Company's factory addition separately at \$15,000 and the boiler house on Liberty Street at \$10,500
1942	A cinder and ash shed is added, followed by a dry storage building in 1946 and its addition in 1947
1960	Renamed Brunswick Corporation, the company sells its Hanna Avenue property to the forerunner of the Orfus Group
2005	Toronto City Council includes 40 Hanna Avenue on the City of Toronto Inventory of Heritage Properties

³ In 1908, the Brunswick-Balke-Collender Company of Ohio transfers its Toronto holdings to the Brunswick-Balke-Collender Company of Delaware

⁴ This followed the City of Toronto's annexation of the Town of West Toronto, whereby the former railway town retained its Pacific Avenue

ii. HISTORICAL BACKGROUND

Liberty Village

The property at 40 Hanna Avenue is located in the neighbourhood now known as Liberty Village, which is bounded by King Street West (north), Dufferin Street (west), Strachan Avenue (east) and the railway corridor (south), with Liberty Street as the main east/west street. The historical maps and atlases appended in Section 6 trace the development of the area through the 19th century and into the 20th (Images 2-9). Its origins date to 1793 and the founding of York (Toronto) when the area between the townsite and the Humber River was allocated for the military as the Ordnance Reserve or Garrison Common. However, with the rapid growth of the community, the town encroached into the military lands and, when the City of Toronto was incorporated in 1834 the west boundary of the Liberties (the area reserved for future development) was set at Dufferin Street. As the 19th century progressed, large tracts of the military reserve were devoted to institutional uses, including the Provincial Lunatic Asylum on Queen Street West and, further south, the Central Prison for Men and the Andrew Mercer Reformatory for Women on Strachan Avenue and King Street West, respectively.⁵

The future character of the neighbourhood was forecast in the mid 19th century when the first steam railways laid their tracks along the waterfront and westward across the military reserve. With the ability to ship goods by rail, industry gravitated to the area, especially after the Canadian Pacific Railway completed the King Street West Underpass, improving access to the area for pedestrians and the street railway. The internationally known Massey-Harris Company (later Massey-Ferguson), which manufactured agricultural equipment on King Street, and the John Inglis Company, producers of boilers, heavy machinery and electrical appliances on Strachan Avenue, were the locality's most prominent occupants. However, other industries developed factory complexes south of King Street between the railway corridor to the east and Dufferin Street on the west, including the Brunswick-Balke-Collender Company.

40 Hanna Avenue

The Brunswick-Balke-Collender Company Complex occupies the lands adjoining present-day Hanna Avenue that were subdivided in 1887 when the Land Security Company registered Plan 765. The layout of the streets and lots was illustrated on Goad's Atlas for 1890 when Hanna Avenue was named Pacific Avenue (Image 5). The street was L-shaped, with the short section running parallel to King Street West and extending one block between Atlantic and Pacific Avenues. More recently, this portion of the road was renamed Snooker Street in recognition of the Brunswick-Balke-Collender Company, which was described as "the largest billiard equipment operation in the world."⁶

⁵ The surviving walls of the Provincial Lunatic Asylum and the Central Prison Chapel are designated under Part IV, Section 29 of the Ontario Heritage Act, while part of another prison building and a residence associated with the Mercer Reformatory are recognized on the City's heritage register

⁶ www.brunswickbilliards.com/history

The origins of the Brunswick-Balke-Collender Company date to the mid 19th century when Swiss immigrant John Brunswick opened a carriage making business in Cincinnati that soon specialized in manufacturing billiard tables.⁷ Following mergers with two rival firms in 1873 and 1884, the renamed Brunswick-Balke-Collender Company patented improvements in billiard table design, materials and assembly, expanded its product line to manufacture billiard balls, cues and chalk, and unveiled billiard parlours in various cities where professional players demonstrated the game. While the company opened sales offices in five Canadian cities, it retained manufacturing facilities in the United States only until 1905 when it opened its Toronto factory.⁸ An addition was completed in 1907 and, following the company's acquisition of adjoining property, the boiler house and chimney and the third factory wing were in place before the onset of World War I (Images 10-15).

Renamed Brunswick Corporation in 1960, the company diversified into a range of recreational and sporting equipment and sold its Hanna Avenue property.⁹ In 2005, the Brunswick-Balke-Collender complex was recognized on the City of Toronto Inventory of Heritage Properties.

Brunswick-Balke-Collender Company's Toronto Architects

Toronto architect Henry Simpson (1865-1926) received the commissions from the Brunswick-Balke-Collender Company for the original factory (1905) and the south extension (1907), followed by the detached boiler house and smokestack (1912). After articling with noted architect E. J. Lennox and receiving additional training in New York City, in 1889 Simpson began a 30-year career that mixed short-term partnerships with stints as a solo practitioner. While he was noted for working in a "wide range of fashionable and eclectic architectural styles", Simpson's profile in Toronto Illustrated (1893) described him as "reliable and responsible and executes commissions not only promptly but with intelligent apprehension of design that may have served to make his efforts so highly appreciated."¹⁰ While his lengthy resume lists an array of building types, in 1896 Simpson completed the Metallic Roofing Company's factory and showroom as his first project in the industrial neighbourhood adjoining King Street West and Dufferin Street. Practicing alone from 1900 to 1908, Simpson received the first of his three commissions from the Brunswick-Balke-Collender Company. During this same period, Simpson also designed the neighbouring Bradshaw and Company Building at 107 Atlantic Avenue, as well as other complexes in this neighbourhood.

⁷ While the game is usually known as "billiards", it is played on a "billiard" table. According to the Brunswick Corporation's web page, the company produced over 100 different models of billiard tables between 1845 and 1945

(http://antiquetables.brunswickbilliards.com/our_rich_history/antique_tables/index.html)

⁸ A second international branch opened in Paris

⁹ Still in existence, the company operates a division devoted to the production of billiard (pool) and gaming tables and related accessories

¹⁰ Biographical Dictionary of Architects in Canada, unpagged, and Toronto Illustrated, 1893, 151

In 1913, the Brunswick-Balke-Collender Company engaged another local practitioner, J. L. Havill to extend its factory on Hanna Avenue. James Layrock Havill (1873-1947) trained with Toronto architectural firms headed by J. Francis Brown and the partnership of Strickland and Symons prior to 1897 when he joined Clinton and Russell in New York City. Returning to Toronto in 1907, Havill opened a solo practice and received commissions for a variety of commercial, institutional and industrial buildings. His project for the Brunswick-Balke-Collender Company was among the last he undertook before accepting the position of staff architect for the Imperial Oil Company, a role he retained for nearly a decade.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 40 Hanna Avenue are found on the cover and in Sections 2 and 6 of this report. The Brunswick-Balke-Collender Company's factory extends along the west side of Hanna Avenue, south of Snooker Street toward Liberty Street where the separate boiler house and smokestack are found. The factory was constructed in three sections from north to south that are unified by their scale, form and massing, similar brickwork, the pattern of the mainly industrial-scale window openings, and the minimalist detailing.

The original 1905 factory is located on the southwest corner of Hanna Avenue and Snooker Street. Extending four stories above a raised base with window openings to a flat roofline with corner chimneys, the structure is clad with buff brick and applies precast stone for the window sills. The principal (north) façade is asymmetrically divided into seven bays, with a narrow east bay incorporating smaller window openings. The main entrance, which is placed at the ground level in the fourth bay from the left (east) end has been altered. The large industrial-scale window openings in the first storey are reduced in height in the upper floors. The pattern of the fenestration continues on the extended east and west elevations.

Attached to the south end of the 1905 factory, the 1907 addition is larger in scale but slightly lower in height, while continuing the pattern of flat-headed openings from the earlier building. On the west elevation, the loading bays have been restored (Images 19 and 22). The 1913 factory, which adjoins the south end of the 1907 addition, is larger than its predecessors in both scale and height and has parapets at the north and south ends. Midway along its east elevation on Hanna Avenue, segmental-arched openings are placed in each storey beneath the rooftop extension, which was designed to support a water tower that has been removed.¹¹ On the south wall of the 1913 factory, a painted sign reading "Brunswick-Balke-Collender Company of Canada Limited" has been restored, and portions of the original signage remain visible on the other exposed walls of the factory complex. Directly south of the 1913 building, the stand-alone boiler house rises an extended single storey and incorporates mottled buff brickwork and segmental-arched openings while providing a base for the monumental brick smokestack with its corbelled detailing.

¹¹ City of Toronto Building Records (Toronto and East York Division)

The auxiliary building adjoining (west of) the boiler house, which replaced the former dry kilns, is not described as a heritage feature of the site.

iv. CONTEXT

The location of the property at 40 Hanna Avenue is shown on the attached property data map (Image 1). It occupies most of the block bounded by Hanna Avenue (east), Liberty Street (south), Atlantic Avenue (west) and Snooker Street (north), apart from the northwest corner that is identified as 107 Atlantic Avenue and contains the Bradshaw and Company Building (1905-10). The Brunswick-Balke-Collender Company Complex faces the former Hinde and Dauch Paper Company's Factory (1893 with additions) and Boiler House (1910-1912, with additions) at 41 and 51 Hanna to the east and the Gowans, Kent and Company Warehouse (1906-12) on the north. To the west, the complex overlooks the buildings known historically as the St. David's Tea Company Building (1890 with additions), the Canadian Bank of Commerce Book Vaults (1912-20), and the Bradshaw and Company Building (1905-10) at 60, 98 and 107 Atlantic Avenue, respectively. All of the properties named above are recognized on the City's heritage register (formerly known as the City of Toronto Inventory of Heritage Properties), as well as many others in this former industrial neighbourhood now known as Liberty Village.¹²

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example of a Type - The Brunswick-Balke-Collender Company Complex is valued as an important example of early 20th century industrial architecture in Toronto that is particularly distinguished by its scale, the vintage painted signage, and the landmark brick smokestack on the boiler house.

¹² The properties identified on the City's heritage inventory, some of which are also designated under Part IV, Section 29 of the Ontario Heritage Act, include the massive Toronto Carpet Factory complex at King Street West and Fraser Avenue and, further east, the headquarters of the Massey-Harris Manufacturing Company at 915 King Street West

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Organization - The property at 40 Hanna Avenue is valued for its direct association with the Brunswick-Balke-Collender Company, the American firm that developed the site and occupied the premises for half a century. In the early 1900s, the company became the largest producer in the world of billiard tables and other recreational equipment, leading to the opening of its first international manufacturing facility in Toronto.

Architects - The associative value of the Brunswick- Balke-Collender Factory is linked to its designers, particularly Henry Simpson, the versatile Toronto architect who received the commissions for the original factory (1905), the complementary addition (1907) and the detached boiler house and smokestack (1912) while completing other significant projects in the industrial area adjoining King and Dufferin (now Liberty Village). The site is also associated with local architect J. L. Havill, who designed the large 1913 addition to the factory prior to his recruitment as the Imperial Oil Company's head designer.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Character – The contextual value of the property at 40 Hanna Avenue is found in the role of the Brunswick-Balke-Collender Company Complex in defining, maintaining and supporting the historical character of the area now known as Liberty Village, which was developed as an important manufacturing enclave in Toronto. The Brunswick-Balke-Collender Company's site is an integral part of the substantial collection of late 19th- and early 20th century industrial buildings in the area that were commissioned by enterprises that included the Toronto Carpet Manufacturing Company, the Gillett Company, and the forerunner to the Canadian General-Electric Company, all of which are recognized heritage properties.

Surroundings – Contextually, the property at 40 Hanna Avenue is also valued for its visual and historical links to its surroundings in the industrial sector that was developed southeast of King and Dufferin Streets at the close of the 19th century and afterward. The Brunswick-Balke-Collender Complex faces the former Hinde and Dauch Paper Company Factory and Power House (1893ff. and later Irwin Toys) at 41-51 Hanna (west), the Gowans, Kent and Company Warehouse (1906-1912) at 109 Atlantic Avenue (north), and overlooks the St. David's Tea Company Building (1890 with additions), the Canadian Bank of Commerce Book Vaults (1912-20) and the Bradshaw and Company Building

(1905-10) at 60, 98 and 107 Atlantic Avenue, respectively (west), all of which are recognized heritage sites that contribute to the historical appearance of the neighbourhood.

Landmark – With the scale of the complex, its prominent position at the east end of the former industrial enclave adjoining King and Dufferin Streets and, in particular its landmark brick smokestack, the Brunswick-Balke-Collender Company Complex stands as a local landmark in the Liberty Village neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 40 Hanna Avenue has design, associative and contextual values as an early 20th century industrial complex developed by the Brunswick-Balke-Collender Company, the world's largest producer of billiard tables and other recreational equipment that is particularly distinguished by its scale, restored vintage signage, landmark smokestack, and prominent location as part of an important collection of former manufacturing buildings in the Toronto neighbourhood now known as Liberty Village.

5. SOURCES

Archival Sources

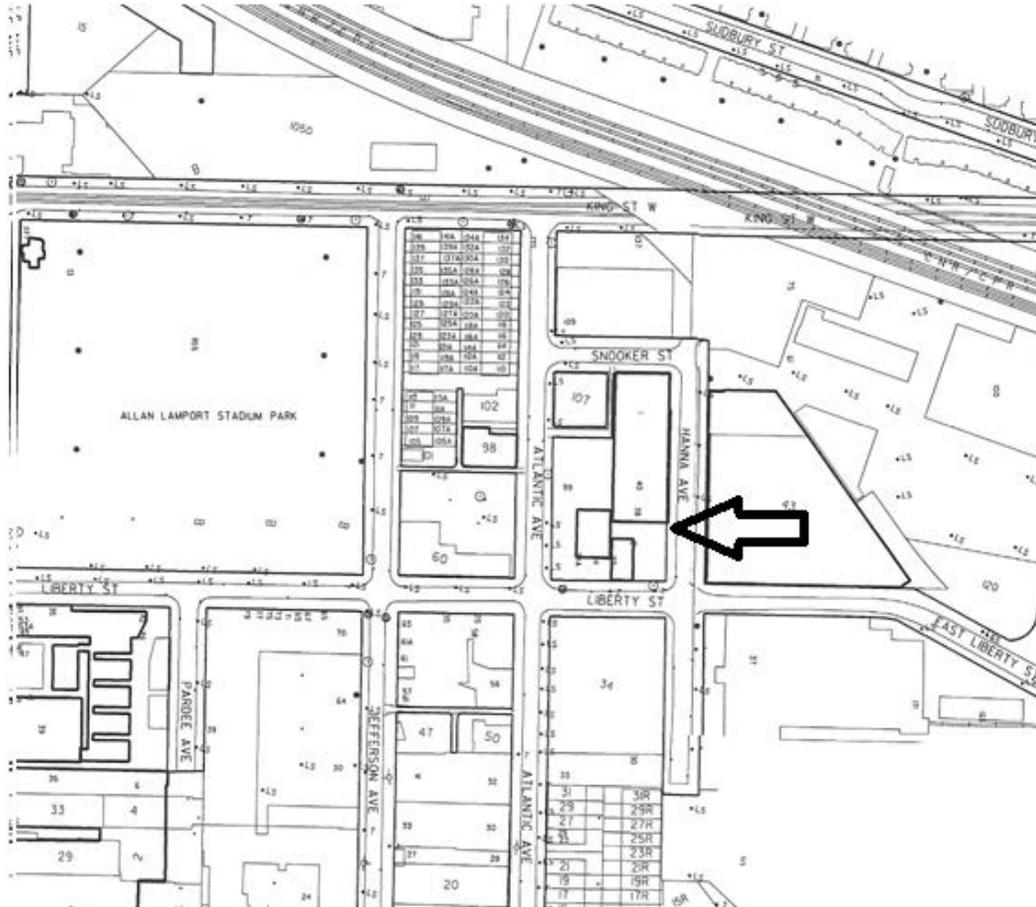
Abstract Indices of Deeds, Plan 762, Lots 38-47, Part Lot 48, and Lots 63-60
Archival Photographs, City of Toronto Archives, Toronto Historical Board, and www.lvbta.com (individual citations in Section 6)
Assessment Rolls, City of Toronto, Ward 5, Division 1, 1905 ff.
Building Permits 393 (Mar 11, 1905), 9313 (October 11, 1907), 512 (October 16, 1912), and 3077 (April 11, 1913), City of Toronto Archives
City of Toronto Building Records, Toronto and East York, 1913 ff. (including plans for the boiler house and chimney)
City of Toronto Directories, 1900 ff.
Goad's Atlases, 1884, 1890, 1894, 1899, 1903, 1910 revised to 1912, and 1910 revised to 1923
Underwriters Insurance Company Atlases, October 1930 revised to March 1941, and October 1930 revised to August 1945

Secondary Sources

Arthur, Eric, Toronto: No mean city, 3rd ed., revised by Stephen A. Otto, 1986
Dendy, William, Lost Toronto, 2nd ed., 1993
"Every Table Comes with a Piece of History," <http://www.brunswickbilliards.com/history/>
"Henry Simpson," entry in the Biographical Dictionary of Architects in Canada 1800-1950, www.dictionarofarchitectsincanada.org
"James Layrock Havill," entry in the Biographical Dictionary of Architects in Canada

1800-1950, www.dictionaryofarchitectsincanada.org
Kennedy, R. L., "History of Private Sidings,"
http://www.trainweb.org/oldtimetrains/industrial/history/train_sidings.html
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Toronto Illustrated, 1893, reprint 1998

6. IMAGES - Maps and atlases are followed by other archival images. The **arrows** mark the location of the property at 40 Hanna Avenue



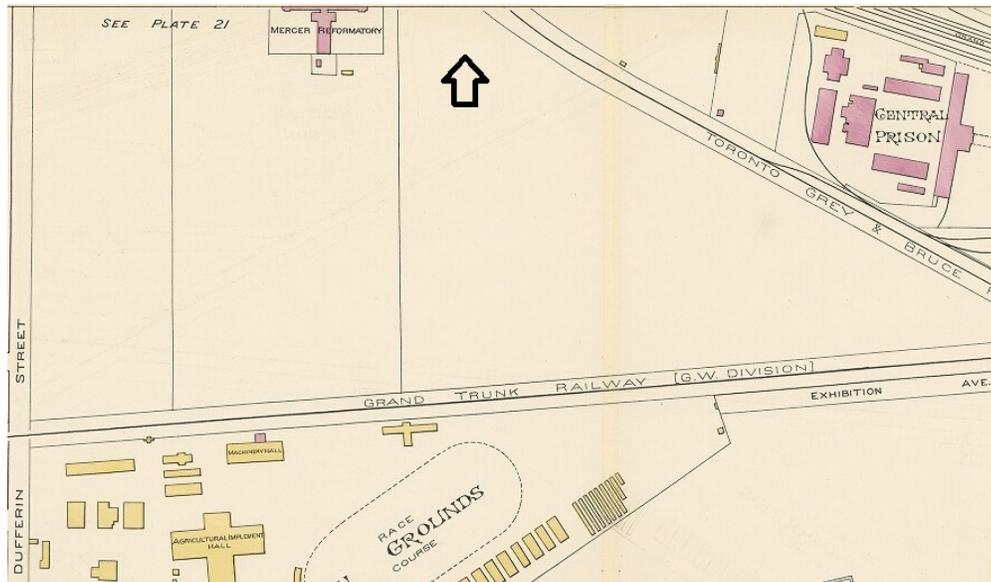
1. Property Data Map, City of Toronto: the subject property at 40 Hanna Avenue fills the block bounded by Hanna Avenue, Liberty Street, Atlantic Avenue and Snooker Street excluding the northwest corner identified as 107 Atlantic Avenue



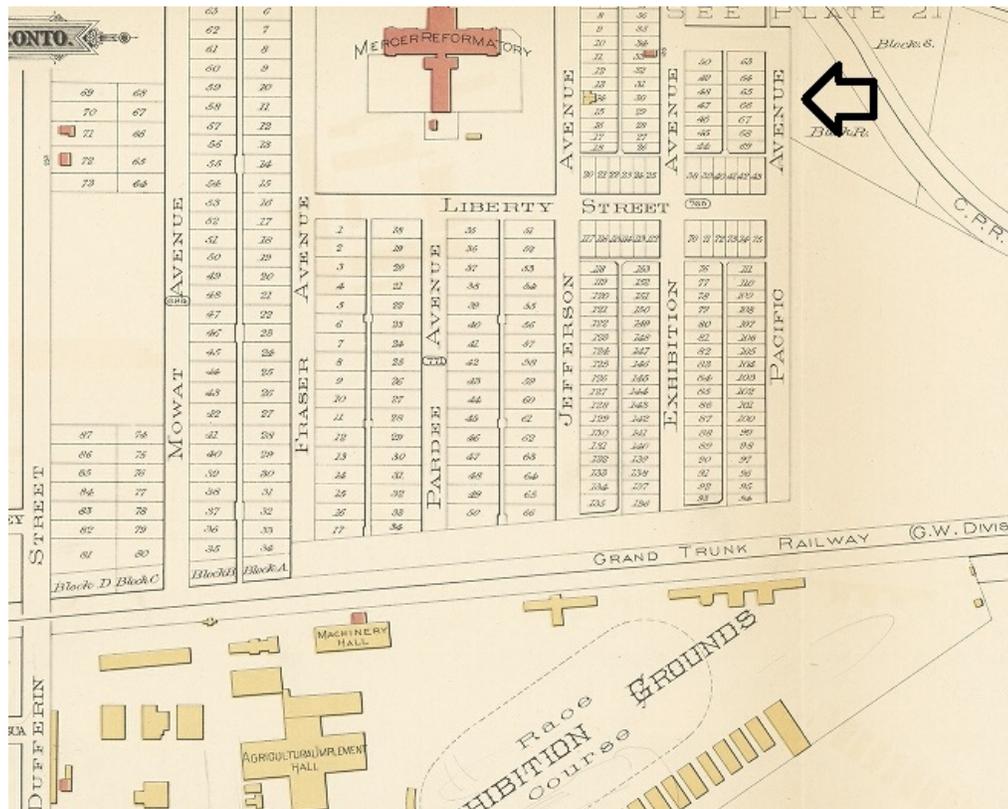
2. William's Sketch, 1813: showing the expansion of the original townsite (far right) westward into the military reserve where Fort York is in place at Garrison Creek (left)



3. Tremaine's Map of Toronto, 1860: showing the further westward encroachment of the city (right), the lines of the first steam railways extending across the military reserve, and the early institutional use of part of the tract by the Provincial Lunatic Asylum on Queen Street West (above)



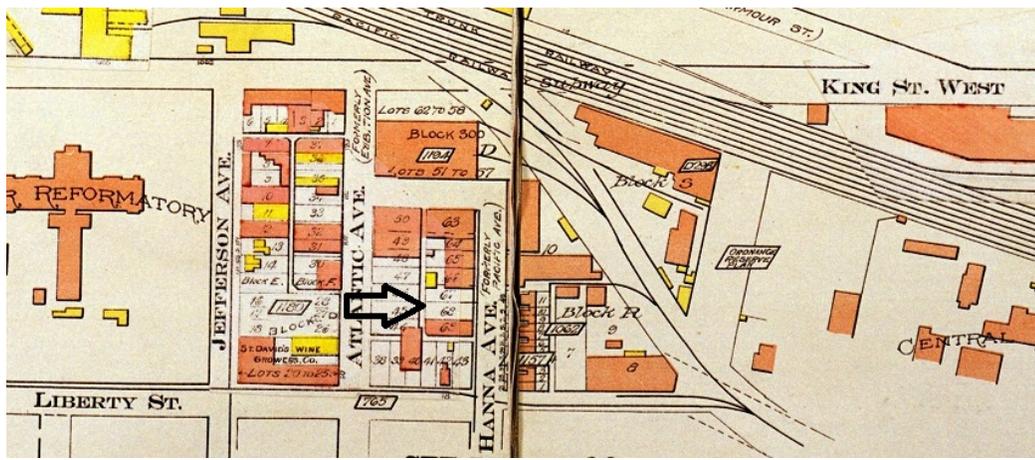
4. Goad's Atlas, 1884: showing the area south of King Street West (which extends along the top of the map) where the Central Prison for Men (right) and the Mercer Reformatory for Women (left) are in place north of the exhibition grounds, but the subject property has not yet been subdivided (the **arrow** marks its general location)



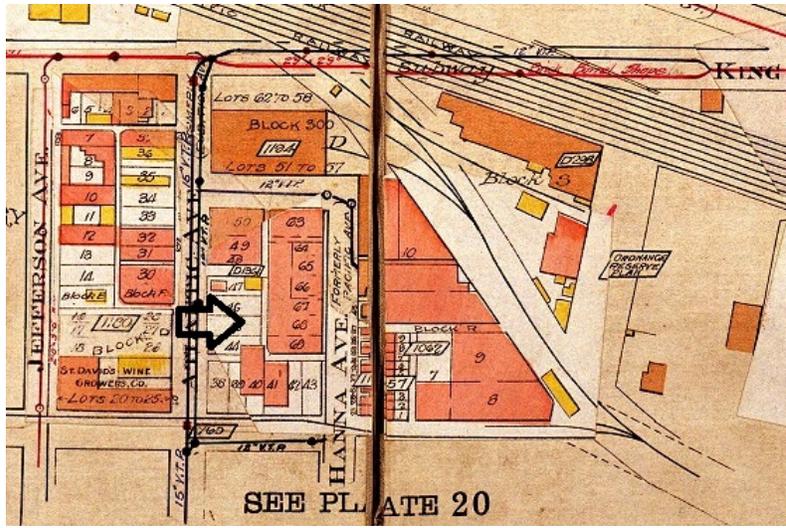
5. Goad's Atlas, 1890: showing the partial subdivision of the area under Plan 765 with the street layout (present-day Hanna Avenue was originally named Pacific Avenue)



6. Goad's Atlas, 1903: showing the first industrial buildings in the King-Dufferin industrial sector where the subject property remains vacant



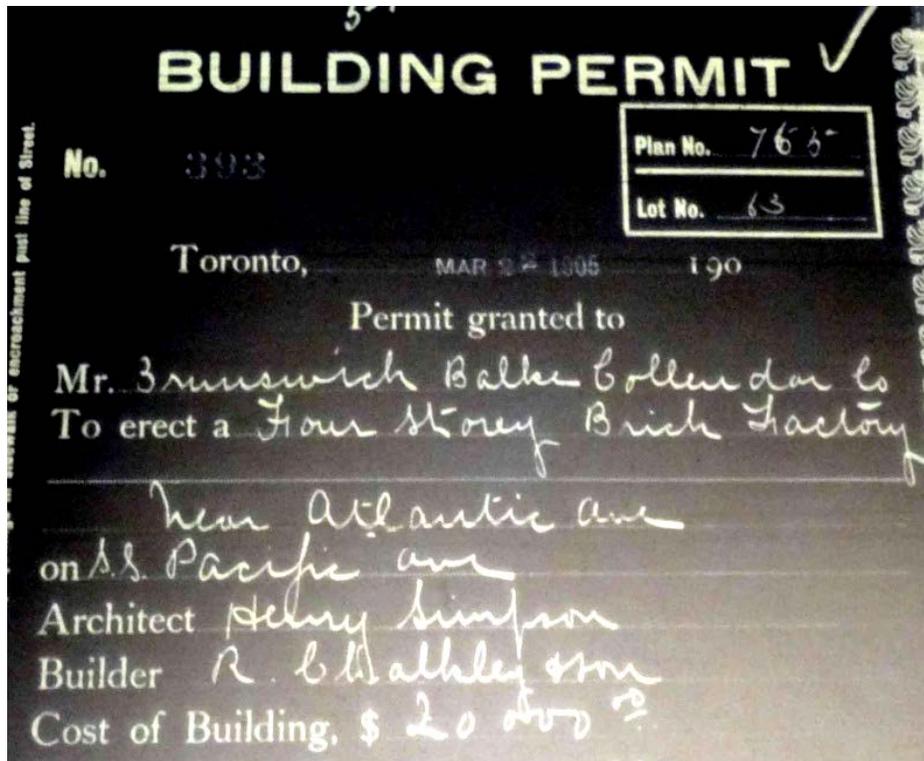
7. Goad's Atlas, 1910 revised to 1912: the update shows the Brunswick-Balke-Collender Company's 1905 factory and 1907 addition in place at the north end of its property



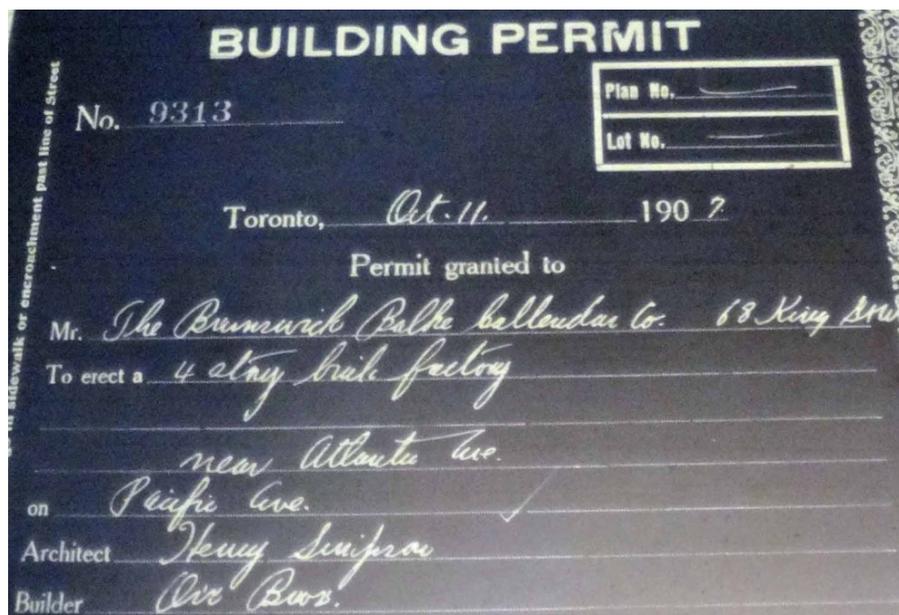
8. Goad's Atlas, 1910 revised to 1923: the extract from the atlas shows the 1913 addition to the Brunswick-Balke-Collender Company's factory and the separate boiler house at the south end of the site



9. Underwriters Insurance Company Atlas, October 1930 revised August 1945, showing the use of the site at the end of World War II



10. Building Permit #393 (March 1905): for the Brunswick Balke Collender Company's first factory on the southwest corner of present-day Hanna Avenue and Snooker Street (City of Toronto Archives)



11. Building Permit #9313 (October 1907): issued for the southward extension of the Brunswick Balke Collender Company's complex along Hanna Avenue (City of Toronto Archives)

BUILDING PERMIT

DEPARTMENT OF CITY ARCHITECT AND SUPERINTENDENT OF BUILDING

No. 512 Toronto, Oct. 16 1912

Permission is hereby granted to Mr. Brunswick Balke Collender Co
 Address Liberty Ave to erect one storey Boiler House
 on the South side of Liberty Ave
 near Harwin Ave in Limit R 6 in accordance
 with plans and specifications approved by this department.

Architect _____ Estimated Cost, \$ 5700
 Builder _____ Permit Fee, \$ 2.10

NOTICE—To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the City Engineer.

This permit is granted on the express condition that the said building, etc., shall in all respects conform to the provisions to By-Law 4861 of the City of Toronto, regulating the construction of buildings, etc.

This permit lapses on the expiry of six months from the date of issue unless active work under it is sooner commenced.

G. A. M. [Signature]
 ACTING CITY ARCHITECT & SUPT. OF BLDG
 City Architect and Superintendent of Building

This Permit does not include any openings in sidewalk or encroachment past line of street

12. Building Permit #512 (October 1912): for the Brunswick Balke Collender Company's boiler house at the south end of the site (City of Toronto Archives)

BUILDING PERMIT

DEPARTMENT OF CITY ARCHITECT AND SUPERINTENDENT OF BUILDING

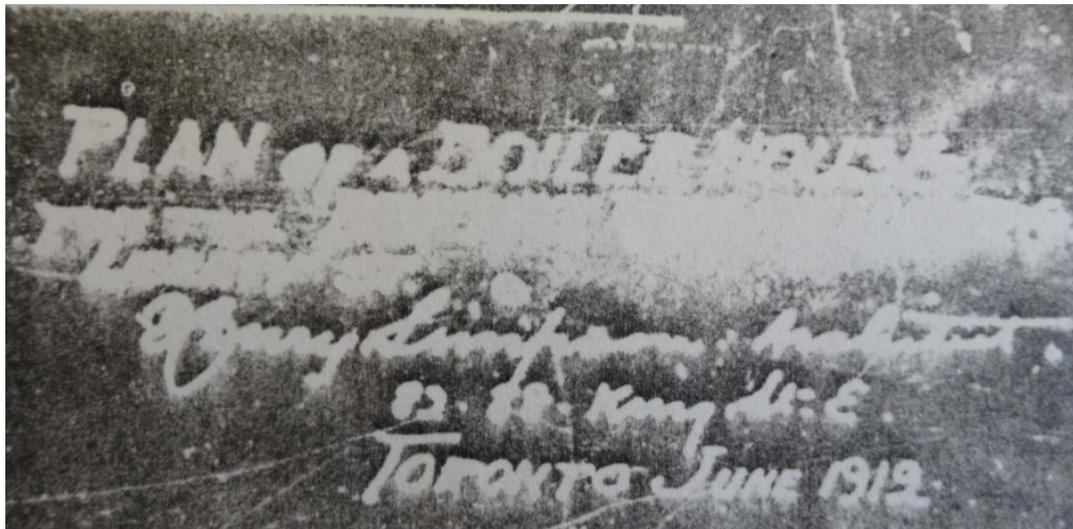
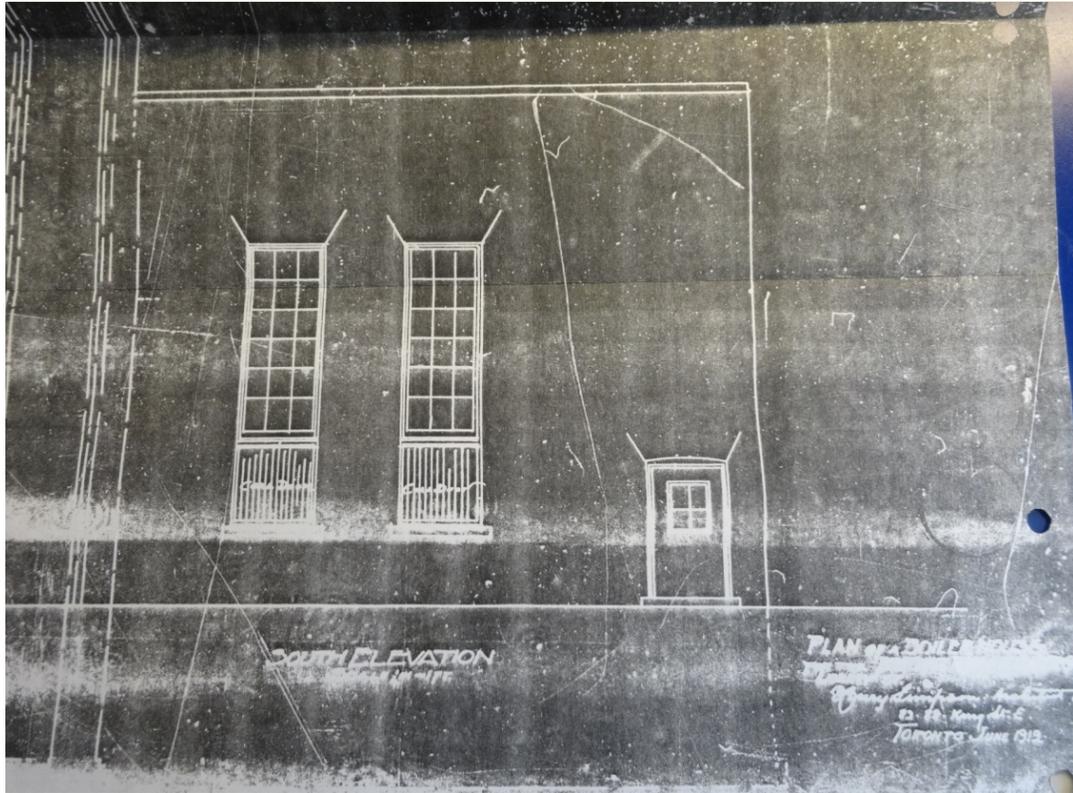
No. 3077 Toronto, April 11 1913

Permission is hereby granted to Mr. Brunswick Balke Collender Co
 Address Harwin Ave to erect 4 storey Boiler factory
 on the South side of Harwin Ave
 near Liberty Ave in Limit _____ in accordance
 with plans and specifications approved by this department.

Architect J. L. Harvill Estimated Cost, \$ 66000
 Builder On [Signature] Permit Fee, \$ 29.75

This Permit does not include any openings in sidewalk or encroachment past line of street

13. Building Permit #3077 (April 1913): issued to the Brunswick Balke Collender Company for the third extension to the factory complex (City of Toronto Archives)



14. Architectural Drawings, Boiler House, Hanna Avenue (June 1912): although not named on the building permit (Image 12), plans for the boiler house identify the architect as Henry Simpson, who designed the original factory in 1905 and the 1907 extension (Building Records, City of Toronto, Toronto and East York)



15. Archival Photograph, Liberty Street, east of Dufferin Street, c. 1915: taken during World War I, the Brunswick-Balke-Collender Company's new smokestack is a visible feature in the industrial area adjoining King and Dufferin (City of Toronto Archives, Fonds 1244, Item 848)



16. Archival Photograph, Brunswick-Balke-Collender Company, undated: showing the north (right) and east (left) elevations of the 1905 factory (www.lvbja.com)



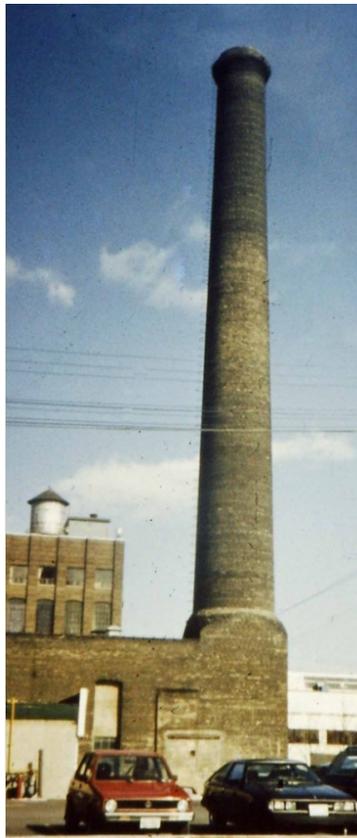
17. Aerial Photograph, King and Dufferin Industrial Area, 1920s: looking east (with King Street West on the left) where the **arrows** mark the Brunswick-Balke-Collender Factory's boiler house and smokestack, while the attached three-section factory is visible in the enlargement below (City of Toronto Archives, Fonds 1244, Item 2420)



18. Archival Photograph, 40 Hanna Avenue, 1990s: showing the south (left) and east (right) elevations of the factory complex prior to the restoration of part of the painted signage on the south wall (Toronto Historical Board)



19. Archival Photograph, 40 Hanna Avenue, 1990s: showing the west elevation facing Atlantic Avenue before the restoration of the elevations (Toronto Historical Board)



20. Archival Photographs, 40 Hanna Avenue, 1990s: showing the north elevation of the 1905 factory (above) and the west elevation of the boiler house with the landmark smokestack (below) (Toronto Historical Board)



21. Current Photographs, 40 Hanna Avenue, 2014: showing the east (left) and north (right) elevations of the 1905 factory (above) and the north elevation (below) (Heritage Preservation Services)



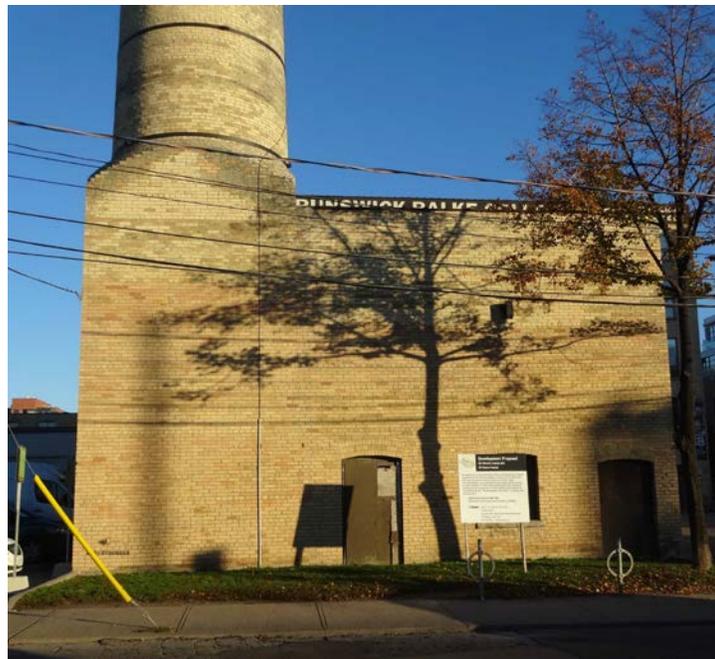
22. Current Photographs, 40 Hanna Avenue, 2014: showing the north elevation and part of the west wall (with the painted signage) of the 1905 factory (above) and west elevations of the 1905, 1907 and 1913 parts of the complex (below). In the top photograph, the building in the foreground is the Bradshaw and Company Factory at 107 Atlantic Avenue (also designed by architect Henry Simpson), which is recognized on the City's heritage register (Heritage Preservation Services)



23. Current Photographs, 40 Hanna Avenue, 2014: showing the west elevation of the 1912 section of the factory complex (above) and the south wall with the restored painted signage and its proximity to the neighbouring boiler house (below) (Heritage Preservation Services)



24. Current Photographs, 40 Hanna Avenue, 2014: in the top photograph the south (left) and east (right) elevations are shown, with the extended east elevation along Hanna Avenue below (Heritage Preservation Services)



25. Current Photographs, 40 Hanna Avenue, 2014: showing the boiler house from Hanna Avenue (above) and Liberty Street below) (Heritage Preservation Services)