

4 - CULTURAL HERITAGE VALUE

4.1 DESCRIPTION OF ON SITE HERITAGE RESOURCES

The buildings within the Site are listed on the City of Toronto Heritage Register under Section 27 of the OHA. *Section 1.4 Heritage Recognitions* includes dates listed for each building.

The following statements of significance and heritage attributes were prepared for the properties within the Site as part of the Garrison Common North Study undertaken by the City.

Following the issuance of this report, Council enacted designating by-law 86-2026 for 68 Fraser Avenue (147 Liberty Street) and by-law 85-2026 for 54-66 Fraser Avenue on February 4, 2026.

GARRISON COMMON NORTH AREA STUDY

ATTACHMENT NO. 3



south of courtyard



north of courtyard

66 Fraser Avenue: Arlington Company of Canada Factory

Description:

The property at 66 Fraser Avenue is recommended for inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. In 1905, the Arlington Company of Canada, manufacturers of pyralin collars and combs, commissioned the factory. The original U-shaped complex was completed in 1906 according to the designs of Toronto architects Wickson and Gregg. The south wing was added in 1910, with the second-storey addition completed in 1910.

Significance:

The Arlington Company of Canada Factory is architecturally significant as a well-designed early-20th century industrial building with exaggerated Classical elements associated with the Renaissance Revival style. The factory anchors the southwest corner of Fraser Avenue and Liberty Street, and contributes contextually to the Liberty Street neighbourhood in Garrison Common North.

Heritage Attributes:

The heritage attributes of the building and additions are found on the exterior walls and flat roofs. The different parts of the complex are clad with red brick and trimmed with brick and precast stone. The original single-storey factory has a U-shaped plan where the courtyard formed by the “U” is entered from Fraser Avenue. On either side of the courtyard opening, stout brick columns organize the east facades into two bays. The bays adjoining the courtyard have flat-headed doors and windows beneath an oversized segmental-arched transom with brick voussoirs and multiple keystones. The shape and detailing is repeated on the single window openings in the outer bays. South of the courtyard entrance, a second storey extends the building where the piers rise to separate pairs of flat-headed window openings with multiple keystones. To the south, the single-storey addition complements the original factory with its cladding, detailing and fenestration. The wall with a pediment that marked the entrance to the courtyard has been removed.

GARRISON COMMON NORTH AREA STUDY

ATTACHMENT NO. 3



west building on Mowat Avenue



east building facing Fraser Avenue

39 Mowat Avenue: S. F. Bowser and Company Factory

Description:

The property at 39 Mowat Avenue is recommended for inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. The building was completed in 1910 for S. F. Bowser and Company, producers of oil tanks. The architect has not been identified. The factory replaced a baseball stadium named Diamond Park.

Significance:

The S. F. Bowser and Company Factory is architecturally significant as a well-designed early-20th century industrial building with features of Edwardian Classicism. The factory is set apart by its irregularly shaped plan, the result of a former railway siding that extended across the west end of the site. Anchoring the southeast corner of Mowat Avenue and Liberty Street and extending east along Liberty Street to Fraser Avenue, the complex contributes contextually to the Liberty Street neighbourhood in Garrison Common North.

Heritage Attributes:

The heritage attributes of the building are found on the exterior walls and flat roof. The three-storey building on Mowat Avenue is clad with red brick and decorated with brick and precast stone. The structure is covered by a flat roof with corbelled brickwork along the edges. Brick chimneys rise from the south and east ends, while a penthouse extends from the east side. The northwest corner of the factory is beveled and contains the principal entrance (the current surround is not original). Brick piers organize flat-headed window openings (the multi-paned sash windows are not original). The placement of the fenestration is repeated on the west wall and the side elevations (north and south). The south wall is partly covered by a narrow two-storey addition with flat-headed window openings and brick corbelling. At the east end of the property, a two-storey wing features a flat roof, corbelling, brick quoins, and flat-headed door and window openings. On the east wall, the window openings in the first floor are set in round-arched frames with voussoirs.

4.2 COMMUNITY CONSULTATION

Toronto & East York Community Preservation Panel has been contacted and consultation will take place after the submission of this report.

4.3 ONTARIO REGULATION 9/06 EVALUATION

The following evaluation applies *Ontario Heritage Act* Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest to the subject building. The evaluation provides a 'yes' or 'no' response to each criterion. In both instances, a rationale is provided. According to Subsection 1 (2) of O. Reg. 9/06, Criteria for Determining Cultural Heritage Value or Interest (CHVI), a property may be designated under Section 29 of the *Ontario Heritage Act* if it meets two or more of the below criteria.

This evaluation is provided for information purposes only and represents the professional opinion of Giaimo. An assessment by another party, including the City of Toronto's heritage staff, could produce a different result in one or more of the criteria.

147 LIBERTY STREET

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The building at 147 Liberty Street is a representative example of a well-designed early 20th-century industrial structure featuring elements of Edwardian Classicism. Constructed in 1906 by the Toronto firm of Curry, Sproatt & Rolph for S.F. Bowser & Co, the building's form, massing, and materials reflect the characteristics of industrial buildings, including the two-storey massing and the red brick cladding trimmed with brick and stone. Architectural details reflecting the Edwardian style can be seen in features such as the flat-arched main entrance and the lower-floor windows of the main facade, set in round-arched brick frames.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The building does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The building does not demonstrate a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The building has a direct association with the early development of Liberty Village and provides information about the historical growth of the neighborhood as an important industrial center in the early 1900s, which contributed to Toronto's economic development and prosperity.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The building does not yield information that contributes to an understanding of a culture or community.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes	The building is associated with the architects Curry, Sproatt & Rolph, a notable collaboration of well-known architects that began in 1905. The former S.F. Bowser & Company factory, constructed in 1906, is an example of the early works of the firm in Toronto. Curry, Sproatt & Rolph are recognized for many significant buildings in the city, including factories, important residences, and churches, such as St. Andrew's Presbyterian Church (1907) and Metropolitan Methodist Church (1906).
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The placement and orientation of the building, anchoring the southwest corner of Liberty Street and Fraser Avenue, as well as its relationship to its surroundings, make it an important component of the neighbourhood and support and maintain the early 20th-century industrial character of Liberty Village. This character is reflected in the scale, materials, and typology of the factory building.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The building is historically linked to the development of the Liberty Village neighbourhood, being one of the early industrial buildings in the area. It is physically and visually connected to its surroundings; together with the later addition at 39 Mowat Avenue, they form a block that extends from Mowat Avenue to Fraser Avenue and contributes to defining the character and scale of Liberty Street and the overall character of the surrounding context.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.	No	The building is not considered a landmark.

54-66 FRASER AVENUE

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The buildings at 54-66 Fraser Avenue form a complex that is a representative example of a well-designed early 20th-century industrial structure, featuring exaggerated Classical elements associated with the Renaissance Revival style. Constructed in 1906 by Wickson & Gregg Architects for the Arlington Co. factory, the form, massing, and materials reflect the characteristics of a well-designed industrial building, including the U-shaped plan, red brick cladding trimmed with brick and limestone. Architectural details such as the oversized arched openings and columns, which organize the facade into bays, reflect Renaissance Revival classical elements.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The building does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The building does not demonstrate a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The building has a direct association with the early development of Liberty Village and provides information about the historical growth of the neighborhood as an important industrial center in the early 1900s, which contributed to Toronto's economic development and prosperity.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The building does not yield information that contributes to an understanding of a culture or community.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes	The building is associated with the prominent architectural firm Wickson and Gregg, which practiced from 1904 to 1936, a prolific firm that is recognized for its contributions to the architectural profession and its design of notable buildings around the city, including the Central Reference Library (1907), now known as the Koffler Student Services Centre at the University of Toronto, and Timothy Eaton Memorial Church (1915), a Neo-Gothic landmark, along with many other significant buildings.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The placement and orientation of the building on Fraser Avenue, as well as its relationship to its surroundings, make it a core component of the neighbourhood and support and maintain the early 20th-century industrial character of Liberty Village. This character is reflected in the scale, material qualities, and typology of the factory building.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The building is historically linked to the development of the Liberty Village neighbourhood, being one of the early industrial structures in the area. It is visually connected to its surroundings and contributes to defining the character and scale of Liberty Street and the overall character of the surrounding context.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.	No	The building is not considered a landmark.

4.4 DRAFT STATEMENT OF SIGNIFICANCE – 147 LIBERTY STREET

The following is a draft Statement of Significance prepared by Gaiimo.

Reasons for Designation

In our professional opinion, the property at 147 Liberty Street, the former S. F. Bowser & Company, is worthy of designation under Part IV of the Ontario Heritage Act and inclusion on the City of Toronto Heritage Register for its cultural value and meets criteria of Ontario Regulation 9/06 under all three categories of design, associative and contextual value.

Description of Historic Place

Located at the southwest corner of Liberty Street and Fraser Avenue in Toronto's Liberty Village, the property at 147 Liberty was designed by Curry, Sproat & Rolph and built in 1906 for S.F. Bowser & Co., a manufacturer of oil tanks and cans. The company operated in this location until around 1955.

The building at 147 Liberty Street is a two-storey building, with a flat roof. It is clad in red brick with stone and brick detailing. It is representative of the early-20th-century industrial design, with elements of the Edwardian Classical style. Notable features include rusticated stone sills, a datestone on the east façade, brick dentils and corbelling along the roofline, and brick quoining at the northeast and southeast corners. The north façade features an eleven-bay arrangement, while the east façade features a three-bay symmetrical arrangement with a central entrance and a datestone above. The ground floor windows on the east side are set in round-arched brick frames, with voussoirs.

The property was included on the City of Toronto's Inventory of Heritage Properties following the Toronto Preservation Board's consideration of the Garrison Common North Area Study recommendations. It was listed on February 2, 2006.

Cultural Heritage Value

Design or Physical Value

The building at 147 Liberty Street is a representative example of a well-designed early 20th-century industrial structure featuring elements of Edwardian Classicism. Constructed in 1906 by the Toronto firm of Curry, Sproatt & Rolph for S.F. Bowser & Co, the building's form, massing, and materials reflect the characteristics of industrial buildings, including the two-storey massing and the red brick cladding trimmed with brick and stone. Architectural details reflecting the Edwardian style can be seen in features such as the flat-arched main entrance and the lower-floor windows of the main facade, set in round-arched brick frames.

Historical or Associative Value

The building has a direct association with the early development of Liberty Village and provides information about the historical growth of the neighborhood as an important industrial center in the early 1900s, which contributed to Toronto's economic development and prosperity.

The building is associated with the architects Curry, Sproatt & Rolph, a notable collaboration of well-known architects that began in 1905. The former S.F. Bowser & Company factory, constructed in 1906, is an example of the early works of the firm in Toronto. Curry, Sproatt & Rolph are recognized for

many significant buildings in the city, including factories, important residences, and churches, such as St. Andrew's Presbyterian Church (1907) and Metropolitan Methodist Church (1906).

Contextual Value

The placement and orientation of the building, anchoring the southwest corner of Liberty Street and Fraser Avenue, as well as its relationship to its surroundings, make it an important component of the neighbourhood and support and maintain the early 20th-century industrial character of Liberty Village. This character is reflected in the scale, materials, and typology of the factory building.

The building is historically linked to the development of the Liberty Village neighbourhood, being one of the early industrial buildings in the area. It is physically and visually connected to its surroundings; together with the later addition at 39 Mowat Avenue, they form a block that extends from Mowat Avenue to Fraser Avenue and contributes to defining the character and scale of Liberty Street and the overall character of the surrounding context.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 147 Liberty Street as a representative example of a well-designed early-20th century industrial building with features of Edwardian Classicism building from Liberty Village's industrial period:

The entire building

- Red brick cladding laid in the common bond decorated with brick and stone;
- Rusticated stone window sills;
- The flat roof with brick dentils and corbelling along the edges;
- Brick quoining at the northeast and southeast corners of the building;
- The flat roof;

East facade

- Datestone above the main entrance noting: 1906;
- Three-bay symmetrical arrangement with a central entrance;
- Flat arch at the main entrance;
- Ground floor windows openings set in within round-arched brick frames with voussoirs;
- Flat arches at second storey windows, with brick keystones;

North facade

- Eleven bay arrangement of the façade organized by repeating window openings;
- Window openings with three course segmental arches.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 147 Liberty Street in defining, maintaining, and supporting the predominantly early 20th century industrial character of Liberty Village:

- The general massing, form and two-storey scale of the building;
- The placement and orientation of the building anchoring the southwest corner of Liberty Street and Fraser Avenue;
- Along with the west three-storey addition, the buildings form a complex that extends along liberty street and contributes to the Liberty Street neighbourhood in Garrison Common North.

4.5 DRAFT STATEMENT OF SIGNIFICANCE – 54-66 FRASER AVENUE

The following is a draft Statement of Significance prepared by Giaimo.

Reasons for Designation

In our professional opinion, the properties at 54-66 Fraser Avenue, the former Arlington Company of Canada Factory, are worthy of designation under Part IV of the Ontario Heritage Act and inclusion on the City of Toronto Heritage Register for their cultural value, and meets criteria of Ontario Regulation 9/06 under all three categories of design, associative and contextual value.

Description of Historic Place

Located on the west side of Fraser Avenue, south of Liberty Street, the properties at 54-66 Fraser Avenue include a collection of buildings, including the original one-storey factory building, constructed in 1906 by Wickson & Gregg for the Arlington Company, and subsequent additions of a one-storey south wing and a second-storey addition over the southern bays.

These buildings form a U-shape around a courtyard accessed from Fraser Avenue. At the southern end of the lot stands a detached one-storey brick building. The complex is an example of early-20th-century industrial design with Renaissance Revival style elements, including oversized columns, oversized arched openings, and red brick cladding trimmed with brick and limestone. The main façade features limestone details such as sills, lintels, jambs, and voussoirs. The materials and details, and their application, unify the original building and the later additions.

The property was included on the City of Toronto's Inventory of Heritage Properties following the Toronto Preservation Board's consideration of the Garrison Common North Area Study recommendations. 66 Fraser Avenue was listed on December 7, 2005, and 54 Fraser Avenue on October 26, 2006.

Cultural Heritage Value

Design or Physical Value

The buildings at 54-66 Fraser Avenue form a complex that is a representative example of a well-designed early 20th-century industrial structure, featuring exaggerated Classical elements associated with the Renaissance Revival style. Constructed in 1906 by Wickson & Gregg Architects for the Arlington Co. factory, the form, massing, and materials reflect the characteristics of a well-designed industrial building, including the U-shaped plan, red brick cladding trimmed with brick and limestone. Architectural details such as the oversized arched openings and columns, which organize the facade into bays, reflect Renaissance Revival classical elements.

Historical or Associative Value

The building has a direct association with the early development of Liberty Village and provides information about the historical growth of the neighborhood as an important industrial center in the early 1900s, which contributed to Toronto's economic development and prosperity.

The building is associated with the prominent architectural firm Wickson and Gregg, which practiced from 1904 to 1936, a prolific firm that is recognized for its contributions to the architectural profession and its design of notable buildings around the city, including the Central Reference Library (1907), now known as the Koffler Student Services Centre at the University of Toronto, and Timothy Eaton

Memorial Church (1915), a Neo-Gothic landmark, along with many other significant buildings.

Contextual Value

The placement and orientation of the building on Fraser Avenue, as well as its relationship to its surroundings, make it a core component of the neighbourhood and support and maintain the early 20th-century industrial character of Liberty Village. This character is reflected in the scale, material qualities, and typology of the factory building.

The building is historically linked to the development of the Liberty Village neighbourhood, being one of the early industrial structures in the area. It is visually connected to its surroundings and contributes to defining the character and scale of Liberty Street and the overall character of the surrounding context.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 54-66 Fraser Avenue as a representative example of a well-designed early 20th-century industrial building with exaggerated Classical elements associated with the Renaissance Revival style:

The entire building

- The materials and details and their application, which unify the original one-storey factory buildings with the subsequent additions of the south wing and the second storey;
- The variety in design and arrangement of the window and door openings;
- The flat roof;
- The original U-shaped factory complex with a U-shaped plan where the courtyard formed by the "U" is entered from Fraser Avenue;

East facade

- The red brick cladding laid in the common bond, trimmed with brick and Indiana limestone;
- The Indiana limestone door and window sills, lintels, and jambs;
- The brick and limestone voussoirs;
- The oversized arched openings and columns on the east façade, organizing the façade into bays;
- The flat-headed doors and windows beneath the oversized transoms at the bays adjoining the courtyard;
- The oversized segmental-arched transoms;
- The original heavy box wood window frames with moulded mullions and transoms;
- The double-hung sash windows with multiple panes;
- The single flat-arched window openings of the second-floor addition, with brick and stone voussoirs;
- The coping details at the roofline of the original building.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 147 Liberty Street, in defining, maintaining, and supporting the predominantly early 20th-century industrial character of Liberty Village:

- The general massing, scale, and form of the factory complex, featuring a U-shaped plan where the courtyard formed by the "U" is entered from Fraser Avenue;
- The articulation and high level of design of the exterior walls of the front façade on Fraser Avenue, contributing to the character of the Liberty Street neighborhood;
- The placement, setback, and orientation of the complex on the west side of Fraser Avenue, south of Liberty Street, contributing contextually to the Liberty Street neighborhood in Garrison Common.

5 - BUILDING CONDITION ASSESSMENT

5.1 LIMITATIONS & EXTENT

The material in this report reflects the opinion of Giaimo at the time of the site visit. The descriptions and observations are solely based on physical evidence reviewed during the site visits. In addition, invasive, physical, or destructive testing on or off site was not undertaken prior to developing this assessment.

The observations included in this assessment may change following receipt of supplementary information, further reviews, and any additional coordination with stakeholders and consultants involved in this project. The review was targeted toward visible elements of the building. The following aspects are excluded:

- Detailed survey;
- Reviewing and summarizing of past reports and studies;
- Review of existing building conditions in concealed or inaccessible areas;
- Roof membranes;
- Investigations or exploratory work;
- Laboratory analysis of building components;
- Study on the types and conditions of the building structure;
- Study on the types and conditions of mechanical and electrical systems;
- Building Code and/or regulation compliance analysis;
- Hazardous materials review and/or characterization, or analysis of air quality or potential contamination (asbestos, molds, etc.); and
- Review of any components that are not specifically identified as being included in the mandate.

5.2 METHODOLOGY

This assessment is based on site visits undertaken on November 16, 2024 and November 23, 2024, to review and evaluate the building condition. The observations are high level and based on a visual review of the building; no intrusive investigation was undertaken. The exterior review was conducted from grade. The roof was viewed only from grade. The interior was not reviewed. Some existing conditions might not have been observed. The visual review completed included the exterior masonry, doors, windows, and visible components of the roof.

The building components were graded using the following assessment system;

- Good: The assembly or component is mainly intact and is at minor risk of damage or deterioration due to normal service conditions (e.g. environment, loading) in the short term (1 to 5 years)
- Fair: The assembly or component is compromised and is at risk of damage or deterioration due to normal service conditions (e.g. environment, loading) in the short term (1 to 5 years)
- Poor: The assembly or component is lost or at considerable risk of loss due to normal service conditions (e.g. environment, loading) in the short term (1 to 5 years)

5.3 BUILDING CONDITION ASSESSMENT

147 Liberty Street

General Description

The building at 147 Liberty Street is a two-storey former factory building with a flat roof, clad in red brick laid in the common bond pattern and trimmed with brick and stone. The building is representative of a well-designed early-20th century industrial building with features of the Edwardian Classical style. The façades incorporate rusticated stone sills, and a datestone on the east façade. The roofline features brick dentils and corbelling along the edges.

The east façade features brick quoining at the northeast and southeast corners of the building. The north façade features an eleven-bay arrangement defined by the window openings. The east façade features a three-bay symmetrical arrangement with a central entrance and datestone. The ground floor window openings on the east façade are set in round-arched brick frames with voussoirs. The openings are mostly original, except for a few modified openings on the north façade to accommodate contemporary entrance doors. The doors and windows are contemporary replacements. There are window wells on the east façade covered with metal screens.

Masonry

The brick and mortar are mostly original and in good condition, with instances of spalling, mortar repairs and brick replacements in limited areas, primarily on the north façade close to door openings and at grade. Brick quoining is generally in good condition, with limited signs of brick erosion in areas on the lower sections. On the east façade, there are limited areas of spalling and efflorescence concentrated under the central window sill on the second floor. The rusticated stone window sills throughout the façades appear to be in good condition with minor soiling. One window sill on the ground floor

was noted to have been repaired at some point on the north façade. The datestone on the east façade is intact and in good condition.

Windows & Doors

The windows and doors are contemporary replacements and appear to be in good condition.

Roof

The roofline features brick dentils and corbelling along the edges that are in good condition and fully intact. The metal flashing appears to be a later replacement and is in good condition.



Fig. 5.1. North facade: example of general brick condition.



Fig. 5.2. North facade: example of efflorescence, and brick spalling at the building base.



Fig. 5.3. Close up showing example of original and repair mortar.



Fig. 5.4. North facade: example of brick condition at the building base showing brick replacement.



Fig. 5.5. North facade: example of stone sill condition.



Fig. 5.6. North facade: example of repaired sill.



Fig. 5.7. North east corner: brick details in good condition.



Fig. 5.8. North east corner: example of brick spalling and erosion in limited areas.



Fig. 5.9. East facade: general brick condition with instances of efflorescence and mortar repairs.



Fig. 5.10. East facade: example of brick condition.



Fig. 5.11. East facade: brick in good condition at rounded-arch brick frames.



Fig. 5.12. East facade: datestone in good condition and example of mortar repairs and efflorescence under window sill.



Fig. 5.13. East facade: brick condition at the main entrance showing minor mortar repairs.



Fig. 5.14. East facade: example of general brick condition. Window wells are covered in metal screens.

58-66 Fraser Avenue

General Description

The buildings at 54-66 Fraser Avenue include the original one-storey factory building, a one-storey south wing addition, and a second-storey addition over the southern bays. These buildings, with flat roofs, form a U-shape around a courtyard accessed from Fraser Avenue. At the southern end of the lot stands a detached one-storey brick building. The complex is an example of well-designed early-20th-century industrial building with elements of the Renaissance Revival style.

The factory complex features rich, exaggerated detailing, including oversized columns and arched openings that organize the east façade into well-defined bays. The main façade is clad in red brick and incorporates brick and limestone details such as limestone sills, jambs, and lintels, as well as brick and limestone voussoirs. These materials and details unify the original one-storey building with the later additions.

Masonry

The east facade is clad red brick laid in the common bond and trimmed with various limestone elements, including window sills, lintels, keystones, surrounds, and other decorative features.

The masonry is mostly original and in good condition.

There are limited areas of spalled brick close to grade, directly beneath some window sills and near the roofline. The bays north of the courtyard are generally in good condition, while the bays south of the courtyard show more signs of deterioration, especially at the second-storey addition, where significant efflorescence and open mortar joints have been noted. There are also areas of mortar repairs with incompatible mortar throughout the southern bays. Significant areas of efflorescence were observed throughout the southern one-storey addition. The brick is generally soiled, particularly at the corners. The brick walls at the courtyard

entrance are deteriorated at the corners and close to grade. The brick and limestone voussoirs are generally intact and in good condition. The limestone sills are also in good condition, though there are signs of soiling on the southern bays' window sills. The limestone lintels and surrounds are in good condition, with signs of soiling that are mostly concentrated in the southern bays.

The masonry in the courtyard and the west and south facades facing the parking lot are generally in fair to poor condition with areas of significant deterioration such as spalling, open joints, and areas of incompatible repairs.

Windows & Doors

The windows are generally in good to fair condition; the window frames are mostly original wood box frames with some sashes replaced at the northern bays. Most of the window frames and sashes in the southern bays are original and appear to be in fair condition. The doors are mostly replacements.

Roof

The flat roof features original coping details on the one-storey original building. The metal flashings appear to be in fair condition at the southern bays and fair to poor at the northern bays, showing signs of corrosion and denting.



Fig. 5.15. East facade: southern bay of the original building, masonry in good condition.



Fig. 5.16. East facade: northern bay of the original building, masonry in good condition.



Fig. 5.17. East facade: example of general brick condition.



Fig. 5.18. East facade: example of condition of original limestone sills.



Fig. 5.19. East facade: sills in good condition with minor soiling.



Fig. 5.20. East facade: brick and stone voussoirs at arched window openings in good condition.



Fig. 5.21. East facade: entrance to the courtyard, example of brick repairs at former gate wall.



Fig. 5.22. East facade: example of replaced window sash. Limestone sills and lintels in good condition.