

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**SCHINDLER COMPANY OF CANADA LTD.**  
1x AUDLEY STREET, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

September 2016

## 1. DESCRIPTION



Above: Detail of side (south) elevations showing remnant of painted sign at 1x Audley Street  
 Cover: 1x Audley Street south (side) and east (principal) elevations  
*(Heritage Preservation Services [HPS], 2016)*

<b>1x Audley Street: Schindler Company of Canada Ltd.</b>	
ADDRESS	1x Audley Street
WARD	Ward 6 (Etobicoke-Lakeshore)
LEGAL DESCRIPTION	Lots No. 14 and 15 and part Lot 13, Plan M177
NEIGHBOURHOOD/COMMUNITY	Mimico
HISTORICAL NAME	Schindler Company of Canada Ltd.
CONSTRUCTION DATE	1923
ORIGINAL OWNER	D. Mitchell and J. Dorst
ORIGINAL USE	Industrial
CURRENT USE*	Industrial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Brick, Wood and Clay Tile Cladding
ARCHITECTURAL STYLE	Early Twentieth Century Industrial
ADDITIONS/ALTERATIONS	Additions on the west (rear) side
CRITERIA	Design/Physical and Contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	September 2016

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 1x Audley Street, 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
1827	The Mimico village comes into being with the creation of the parish of Christ Church Mimico and the construction of the church building on the west side of Church Street (now known as Royal York Road) on land donated by John William Gamble in 1832
1853	Following the incorporation of the Hamilton and Toronto Railway Company, construction is begun taking the railway line through Mimico. The construction is completed by the Great Western Railway
1856	Sir James Lukin Robinson subdivides his land holding east of Church Street on either side of the railway into lots intended for housing development. Newcastle and Audley Street are part of the subdivision
1913	The Augustine Automatic Rotary Engine Company of Canada Ltd. announces its intention to build a three-storey factory on the subject property at 1 Audley Street <sup>1</sup>
1915	Although archival photographs taken in this year identify the construction of a structural frame for the Augustine Company in Mimico, newspaper reports published in February indicate that the Company has moved to Chatham, Ontario
1917-22	City Directories and the Assessment Rolls indicate that the subject property is vacant
1922	The assessment rolls recorded in 1922 for 1923 state that the subject property on Audley Street, known as Lots 13, 14 and 15 of Plan M177 has been purchased from John Fizzard by the Super Seal Specialty Co. This property is vacant
1923	The assessment rolls made in 1923 for 1924 record the owners of the subject property as D. Mitchell and J. Dorst and that the property is now occupied by a building. There is no business assessment
1924	The City of Toronto Directory records the Super Seal Paint, Varnish & Colour Co. Ltd as the only occupant of the subject property
1926-1932	The Assessment Rolls and City Directories indicate Mitchell and Dorst are the owners of the property and there are a variety of tenants including the Consumer Oil Co. and the Federal Electrical Appliance Co.
1932	The H. Schindler & Company Inc. of Boston is reported to be opening a Canadian subsidiary in Mimico for the manufacture of strings for musical instruments and tennis racquets by The Toronto Daily Star on July 19, 1932.
1933	The Assessment Rolls record a new tenant on the property; the Schindler Co. of Canada Ltd., The City Directories note the company manufactures banjo string manufacturers. Carl Schindler is the president
1934	Carl and Carrie Schindler are recorded as the owners of the property in the

<sup>1</sup> This property is now known as 1x Audley Street.

	Assessment Rolls for 1935 recorded by 15 September 1934.
1947	Following the death of Carl Schindler, Leo Schacter (formerly the company secretary-treasurer) becomes president and is joined by Harry Schacter as secretary-treasurer)
1989	The Schindler Company of Canada is dissolved. The company directors are noted as Leo Schacter, Sylvia Schacter and Mary McIntyre
2000	The City Directory indicates the property is occupied by a company known as Graph Chem Signs owned by F Mangiardi.
2016	On June 7 City Council adopts the Mimico-Judson Secondary Plan and Urban Design Guidelines – Final Report which states that the property demonstrated heritage character and adaptive reuse should be considered
2016	On August 15, the property is purchased by Freed Grand Park Development Inc.
2016	On August 18, an application to demolish the building is applied for and granted on September 12. The building is currently occupied by tenants

## ii. HISTORICAL BACKGROUND

### Mimico

The property at 1x Audley Street is located in the area known as Mimico.<sup>2</sup> (*Image 1*) The name Mimico is derived from the Aboriginal name, *Omimeca*, meaning "the resting place of wild pigeons" which was given to the area around Mimico Creek (originally known as the Lamabineconce River), pre-dating European presence and settlement.<sup>3</sup> Following the establishment of the town of York in 1793 and the subdivision of the surrounding land, by 1822 James William Gamble had established a mill on the west side of Mimico Creek. By 1827, a the parish of Christ Church was initiated and the church building constructed in 1832 on land donated by Gamble on the east side of Church Street (now known as Royal York Road) and this gave impetus to the settlement of Mimico.

In 1853, following incorporation, the Hamilton and Toronto Railway Company, began construction of a line from Hamilton to Toronto which was ultimately completed by the Great Western Railway Company. Mimico Station was located on the north side of the tracks. The land on both sides of the track was owned by Sir James Lukin Robinson (1818-1894), eldest son of John Beverley Robinson (1791-1863). In 1856, Robinson subdivided the land into lots intended for development with single family houses for commuters to Toronto, as Mimico Station was only 7 miles from the city. (*Images 2-4*) While the name Mimico retained the Aboriginal origins of the place, the names of the streets in Sir James' subdivision, such as Windsor, Buckingham, Hanover, Burlington, and Audley established a connection with English aristocracy as well as English towns with Newcastle, Coventry and Southampton streets, but also reflected Sir James' personal connection with England as a barrister and member of London's Middle Temple. In 1858 Mimico received its first post office.

<sup>2</sup> Initially known as Mimico from 1827 and incorporated as the Village of Mimico in 1911, Mimico became part of the Borough of Etobicoke in 1967.

<sup>3</sup> Heyes, p. 48.

For a variety of reasons, including the Crimean War and an economic depression, development of the subdivision was slow. (Image 5) Residential development primarily occurred on the south side of the tracks or north of Portland Street where the lots were smaller. With the station on the north side of the track, land uses tended to be industrial within the triangle of land south of Portland Street, east of Church and north of the tracks. Apart from a brick works on the east side of Audley Street at the junction with Newcastle Street, the street remained undeveloped for nearly 60 years. (Image 6)

#### Augustine Rotary Engine Company

In December 1913, an article in *The Toronto World* announced that the American Augustine Automatic Rotary Engine Company was going to build its new factory in Mimico on Audley Street.<sup>4</sup> Under By-Law 68, the Village of Mimico agreed to suspend charging city taxes for 10 years. Archival photographs identified as the "Augustine Rotary Engine Factory, Mimico, 1915" show the beginning of a large industrial structure with beams and formwork.<sup>5</sup> However both Goads and the City Directories<sup>6</sup> indicate the site as vacant during this decade. An article in February 1915 in the *Industrial and Construction News* reported that the Augustine engine company had moved to Chatham Ontario.<sup>7</sup>

#### D. Mitchell, J. Dorst and the Super Seal Paint, Varnish & Colour Co.

The Assessment Rolls for the Village of Mimico indicate that in 1921 John Fizzard owned three lots, 13, 14 and 15 in Plan M177 on Audley Street which include the subject property and that they were vacant.<sup>8</sup> The Super Seal Specialty Co is recorded as the owners of the above lots after 29 June 1922.<sup>9</sup> In 1923, the assessment rolls recorded D. Mitchell and J. Dorst, as the owners of the property and that a building had been constructed on the property that year.<sup>10</sup> The 1924 City Directories indicate that the Super Seal Paint, Varnish & Colour Co. are in business at the subject property identified as on the west side of Audley, north of Newcastle Street. A revised Goad Plan of Mimico dating to 1932 shows a building on the property. (Image 7)

Between 1924 and 1932, the property had a variety of tenants including the Consumer Oil Company and the Federal Electric Appliance Company. Finally in 1932, Dorst and Mitchell leased the property to a new tenant, The Schindler Company of Canada Ltd. who continued to occupy the property for 57 years from 1932 until 1989.

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<sup>4</sup> *The Toronto World*, "Village of Mimico By-Law 68" December 31, 1913.

<sup>5</sup> Library and Archives of Canada, Item R9726, John Boyd Collection, "Augustine Engine Plant, Mimico, October 16, 1915"

<sup>6</sup> Assessment Rolls for the Village of Mimico are not available until 1921.

<sup>7</sup> *Industrial and Construction News*, Vol. XIII, entry for Chatham Ontario, February 4, 1915

<sup>8</sup> Assessment Roll for the Village of Mimico, for 1922, recorded in 1921, Plan M177 for Audley Street.

<sup>9</sup> Assessment Rolls, Plan M177, Super Seal Specialty Co. is the owner and the property is vacant

<sup>10</sup> Assessment Rolls, Plan M177, the owners, Mitchell and Dorst are likely the proprietors of Super Seal as Super Seal Paint, Varnish and Colour Co. is listed as the occupant in the 1924 City Directory.

### The Schindler Company of Canada Ltd.

In July of 1932, the H. Schindler & Company Inc. of Boston announced their intention to open a new plant in Mimico. Carl Schindler was appointed president of the Canadian company which manufactured gut and silk strings for musical instruments and tennis racquets. Reporting on this new development, the Toronto Daily Star noted that this would be the only company in Canada producing these products.<sup>11</sup> Over the years the directories indicate the shift in the range of the company's products with the following entries; banjo strings in 1933, gut string manufacturers in 1935, trebling cords, fishing lines and tennis strings in 1938 and finally sporting goods. A photograph of fishing line packaging indicates that the company used not only silk and gut, but copper as well.

(Image 8)

Carl Schindler and his wife, Carrie, purchased the property at 1 Audley in 1934 and lived at 270 Lakeshore Road until his death in 1947.<sup>12</sup> Following Schindler's death, according to the City Directories, the company was run by Leo Schachter the former secretary-treasurer who took on the role of president with family member Harry Schacter taking over as secretary-treasurer. By 1960, Harry's name has been removed and Sylvia Schacter is noted as the vice-president with Mary MacIntyre, the secretary-treasurer. The Schindler Company of Canada was dissolved in 1989. The next known business to occupy the property was "Graph Chem Signs," owned by F. Mangiardi.

### Freed Grand Park Development Inc.

In June 2016, Freed Developments submitted a development application for a multi-property site known as 10 Audley Street and including the subject property site. The proposal seeks amendments to both the City's Official Plan and to the local zoning bylaws to allow the redevelopment of the rail-abutting light industrial site with a complex of five buildings, primarily for residential use with a small retail and office space in 2 of the buildings.

The property was purchased by Freed Grand Park Development Inc. in August 2016 and a demolition permit was applied for on August 18, 2016. The permit was granted on September 12, 2016.

### iii. ARCHITECTURAL DESCRIPTION

The building at 1x Audley Street is a one-storey, brick and clay-tile clad industrial building. (Images 9-10) Square in plan with a flat roof, the overall box-like massing is enlivened at the roof level with a tall tapering brick chimney, a tall gable-roofed and wood-siding clad tower with a ventilator, and several raised hipped roof metal framed skylights with ventilators, and additional ventilators with conical caps. It has been said that the wood tower was used for drying the animal guts used in the manufacture of strings.<sup>13</sup>

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<sup>11</sup> The Toronto Daily Star, 19 July, 1932, p. 17.

<sup>12</sup> The Toronto Daily Star, May 8 p. 4 and May 13, B6.

<sup>13</sup> Lost Toronto Blogspot, *New Toronto Racquet Manufacturer*, June 22, 2011.

The principal elevation facing east towards Audley Avenue is distinguished by a parapet and sequence of pilasters and segmental arched windows. (Image 11) Two buttresses frame the entry door. Modifications have been made including the large garage door with a steel beam in its opening and the extension of two window openings to accommodate single doors.

The side (south) elevation facing Newcastle Street originally featured a line of six segmental-arched windows, three of which still have the original metal sash glazing with pivoting opening sections. (Images 12 and 14) Two other openings have been enlarged to accommodate garage doors and the sixth has been boarded up. The primary feature of this elevation is the sign painted on the brick which includes the words: "The Schindler Co. of Canada Ltd. makers of "Rain-Beau" Raquet (*sic*) Strings" which took advantage of the proximity of the railway lines for advertising. (*Images 12-15*)

The west façade also features a parapet with brick cladding, while the north elevation has clay tile cladding. (*Images 16-17*) A wood-siding clad addition is attached to the rear of the north and west elevations.

#### iv. CONTEXT

The factory building at 1x Audley Street sits on the north-west corner of Newcastle and Audley streets in a triangle bound by the Go Transit/Metrolinx rail corridor on the south-east, Portland Street on the north and Royal York Road to the west. The triangle contains four blocks of land with streets parallel to Royal York Road and named Windsor, Buckingham and Audley. These names recall Mimico's earliest history and development, Sir James Lukin Robinson, and his subdivision of the land in 1856 and his retention of association with English aristocracy in the early years of Queen Victoria's reign.

The factory, built 60 years later, retains the industrial character that has historically characterized the area north of Mimico station since its construction in the mid-1850s. Seen from the Go Transit/Metrolinx line on the south-east and the neighbourhood houses north of Portland Street, it is, with its painted sign, chimney, wood-siding tower, and the conical towers of the ventilators, a prominent historic industrial landmark. (*Images 18-19*) Set amidst the surrounding low-rise industrial buildings it's a dramatic contributor to the local skyline. Its many features and their later alterations, including the brickwork, segmental arched windows and raised skylights with ventilators all convey a sense of history and evolution over time that encapsulates the history of the Mimico neighbourhood.

### 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. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario

Heritage Act. 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.

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

The property at 1x Audley Street has design value as one of the earliest surviving representative examples of an early twentieth-century industrial building in Mimico and retains painted signage on its south façade and with a rare combination of a wooden tower and brick chimney stack.

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

The property has historical value as it contributes to an understanding of the industrial development of Mimico since the construction of the railway in the 1850s. The building is valued as one of the few industrial buildings dating from the early 20<sup>th</sup> century in Mimico, as well as for its association with the Schindler Company of Canada Ltd., originally known for making banjo strings and finally as sporting goods makers who occupied the property for over 57 years from 1932 -1989. The property was identified in the City of Toronto's Archaeological Management Plan as being within an area of archaeological potential in 2005.

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

Contextually, the property is important in defining and supporting the historic industrial character of Mimico on the north side of the Go Transit/Metrolinx transit corridor. The property is situated in a neighbourhood which was created in the mid-1850s and still bears the original street names given at that time such as Audley, Buckingham, Windsor, Newcastle and Portland which are associated with early British Colonial connections in the City of Toronto. The property is physically, visually and historically linked to its surroundings, maintaining the integrity of the neighbourhood character. Its painted sign, which faces south and is visible from the passing trains on the adjacent train corridor, contributes to the distinctive historic industrial character of the area which arose due to



the proximity with the railway. With its prominent tower and chimney and its painted signs it is a local landmark contributing to the neighbourhood skyline.

## SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1x Audley Street (The Schindler Company of Canada Ltd. building) meets the criteria under all three categories of design, associative and contextual values.

Completed in 1923, the property at 1x Audley Street is valued for its distinctive its distinctive industrial design qualities which include a one-storey brick clad building with its south elevation painted with a company logo and topped by a tall chimney, wooden tower and distinctive historic vents. As one of the earliest surviving industrial buildings in the Newcastle-Audley neighbourhood, the property is also valued for its association with the industrial development of the former Village of Mimico as well as the City of Toronto and for its association with the Schindler Company of Canada Ltd which occupied the site from 1932 until 1989. With its painted sign on the south elevation facing the railway corridor, it is a reminder of the significant role of the railways within the history and development of Mimico. Contextually, the property maintains the early industrial character of the area. Situated on the north-west corner of Audley and Newcastle streets opposite the railway lines, it is a distinctive landmark within the neighbourhood and for passing commuters.

## 5. SOURCES

### Archival Sources

Assessment Rolls, Village of Mimico, Plan M177, 1921-1938 (City of Toronto Archives – CTA)

*City of Toronto Directories*, 1917-2000. (CTA)

Goad, Charles E. *Atlas of the City of Toronto and Suburbs*. 1913, 1924. (CTA) and 1932 (Toronto Reference Library)

Goad, Charles E. Mimico Plan, 1890. <https://upload.wikimedia.org/wikipedia/commons/6/6c/MimicoPlan1890.jpg>

*Mimico Town Plan*, 1856 (<https://upload.wikimedia.org/wikipedia/commons/d/d8/MimicoPlan1856Railway.jpg>)

Schindler Company of Canada Ltd., Muskie King braided copper rust proof troling line photograph provided by Michael J. Harrison

Unwin, Charles. *Map of the Township of Etobicoke*, 1856

<http://static.torontopubliclibrary.ca/da/images/LC/maps-r-58.jpg>

### Secondary Sources

Brown, Ron, *Toronto's Lost Villages*, 1997

Heyes, Esther, *Etobicoke – from furrow to borough*. 1974

*Industrial and Construction News*, Vol. XIII, entry for Chatham Ontario, February 4, 1915, forwarded by Michael Harrison.

Lost Toronto Blogspot, *New Toronto Racquet Manufacturer*, June 22, 2011.

<http://lost-toronto.blogspot.ca/2011/06/new-toronto-racquet-manufacturer.html>

Lundell, Liz. *The Estates of Old Toronto*. 1997.

Mimico-Judson Secondary Plan and Urban Design Guidelines – Final Report, June 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.8>

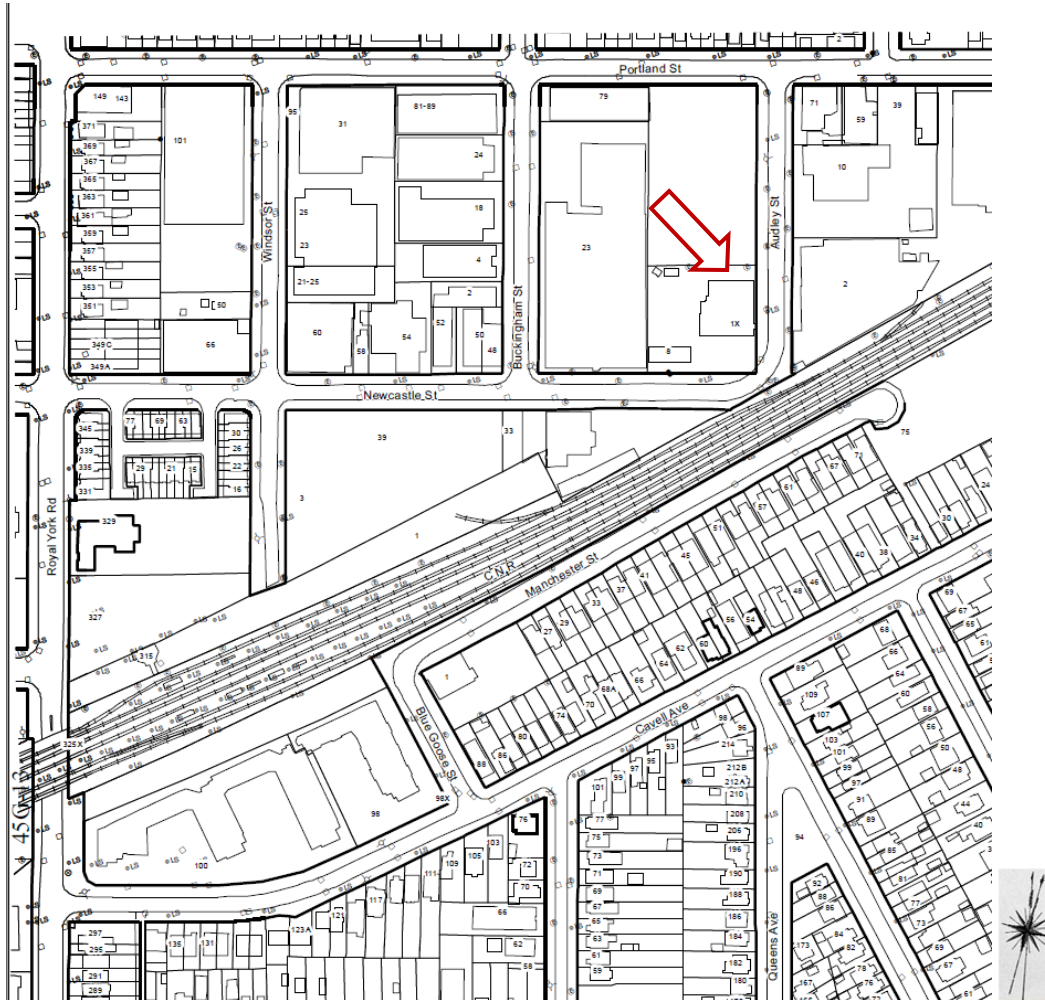
Ng, Nathan. *Historical Maps of Toronto*.

<http://oldtorontomaps.blogspot.ca/2013/01/1878-illustrated-historical-atlas-of.html>

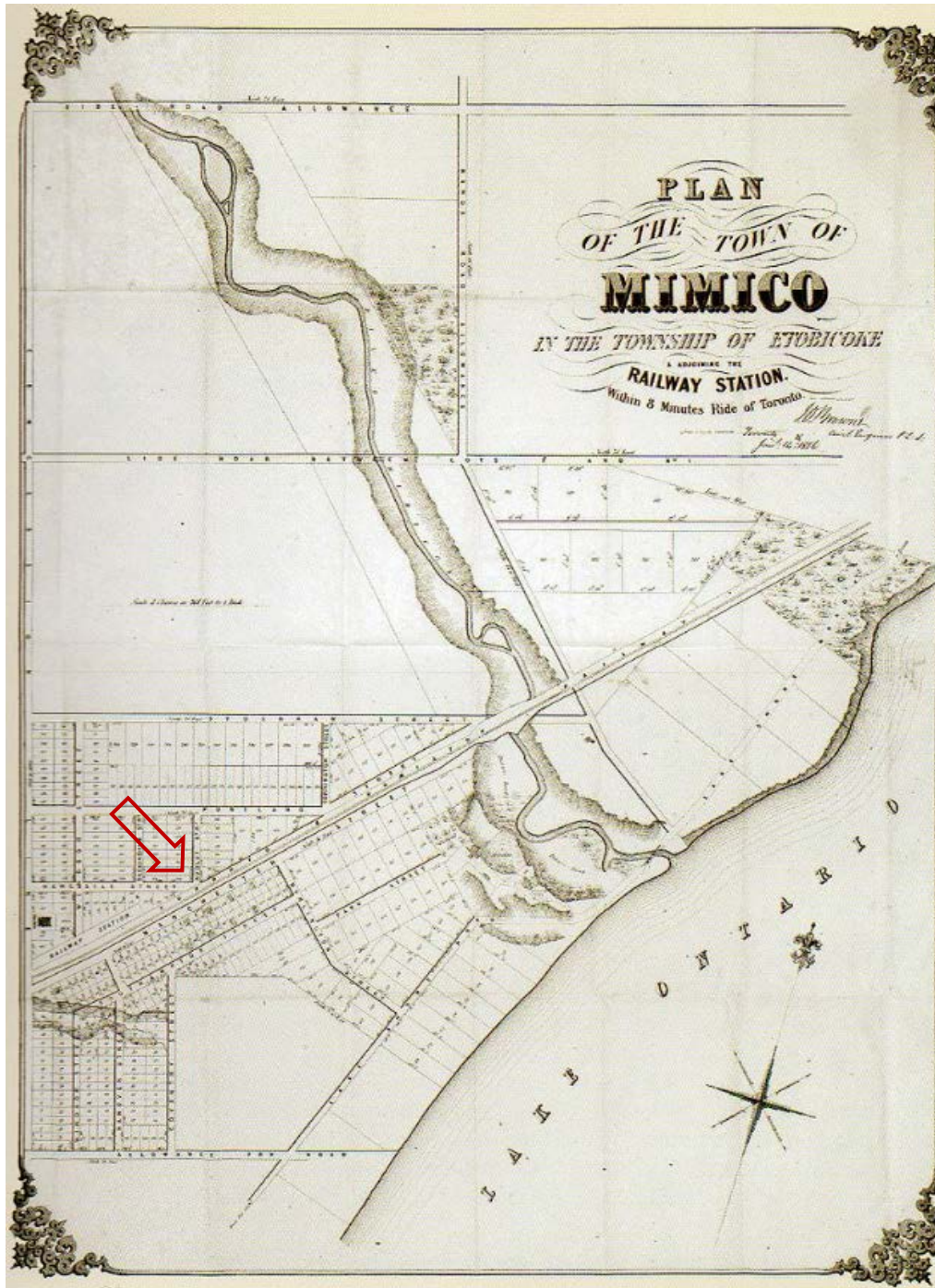
*The Toronto Daily Star*, "Form New Factory to Make Gut Here: Boston Firm Plans a Mimico Subsidiary," 19 July, 1932, p. 1.

*The Toronto World*, "Village of Mimico By-Law 68" December 31, 1913.

IMAGES: the arrows mark the location of the subject property unless otherwise indicated. *Unless otherwise indicated north is always at the top of the image.*

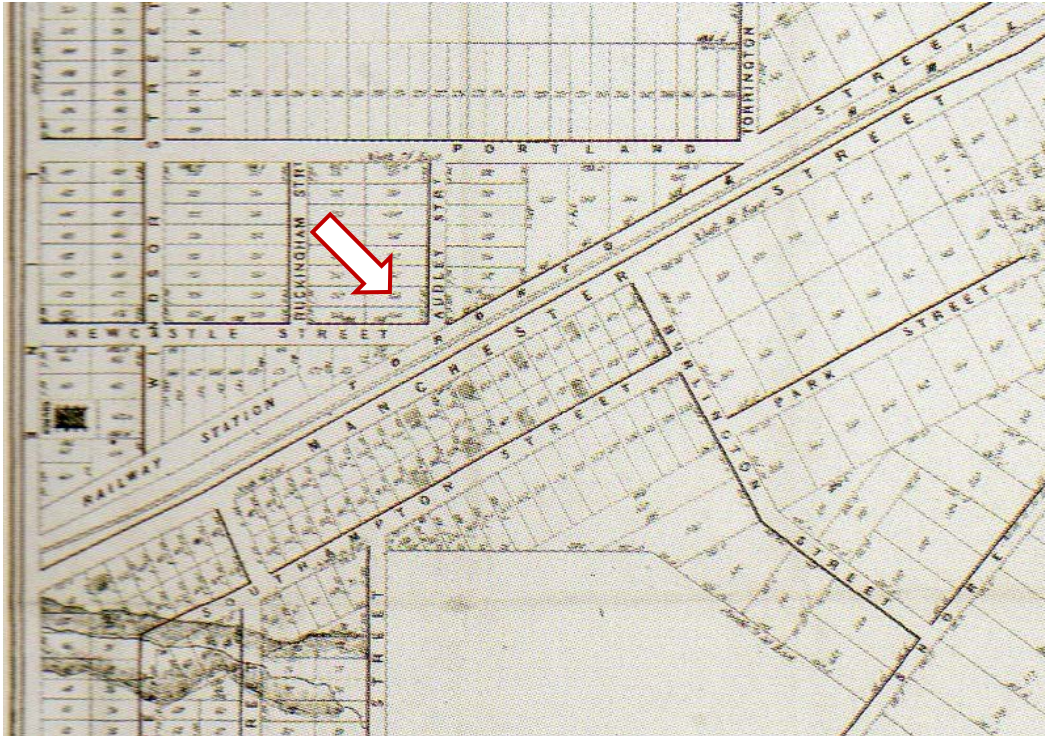


1. City of Toronto Property Data Maps: showing the location of 1x Audley Street, at the northwest corner of Newcastle and Audley Street and in relation to the context and proximity of the Go Transit/Metrolinx rail corridor.

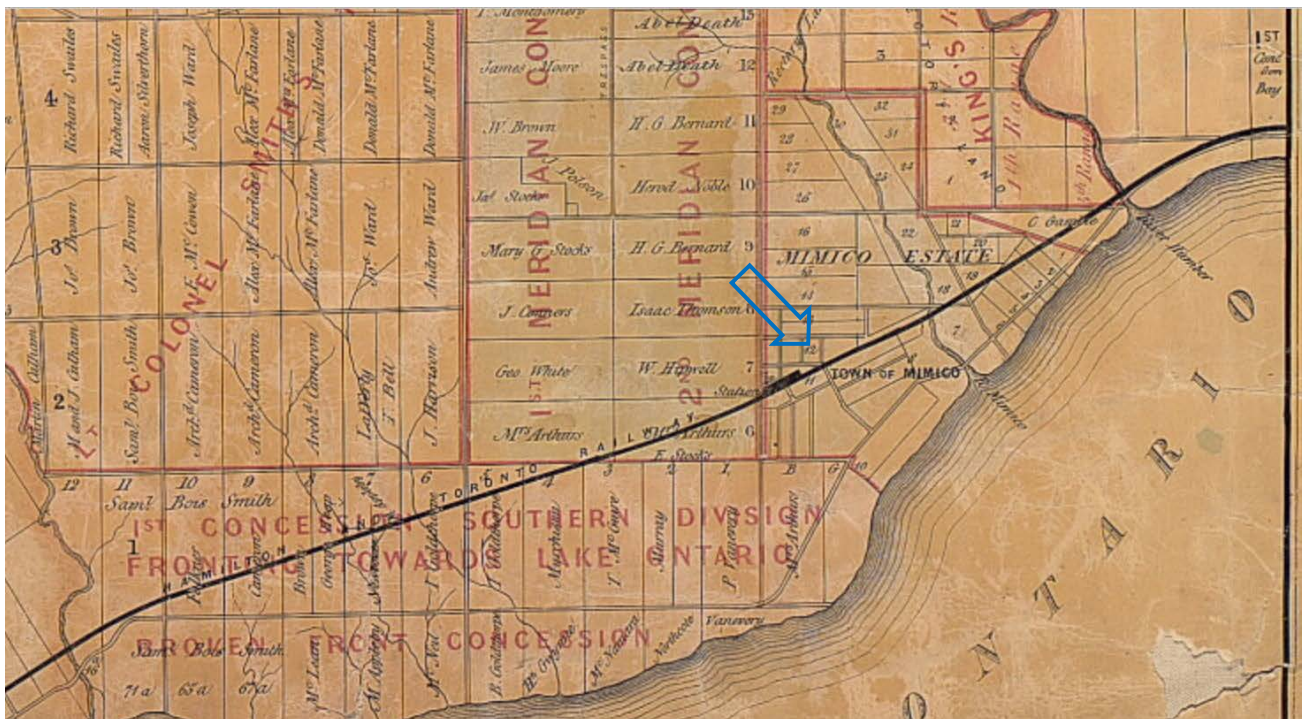


2. Mimico Town Plan, 1856: showing Mimico Creek where John William Gamble had his house and mill, Christ Church on Church Street (now Royal York Avenue), dark block at the western edge of the map, the Hamilton Toronto (Great Western) Railway line and the subdivision of the property on either side by Sir James Lukin Robinson. (Wikimedia)





3. Mimico Town Plan, 1856 (detail): showing Audley and Newcastle streets, the railway station and the street names given at this time. (Wikimedia)

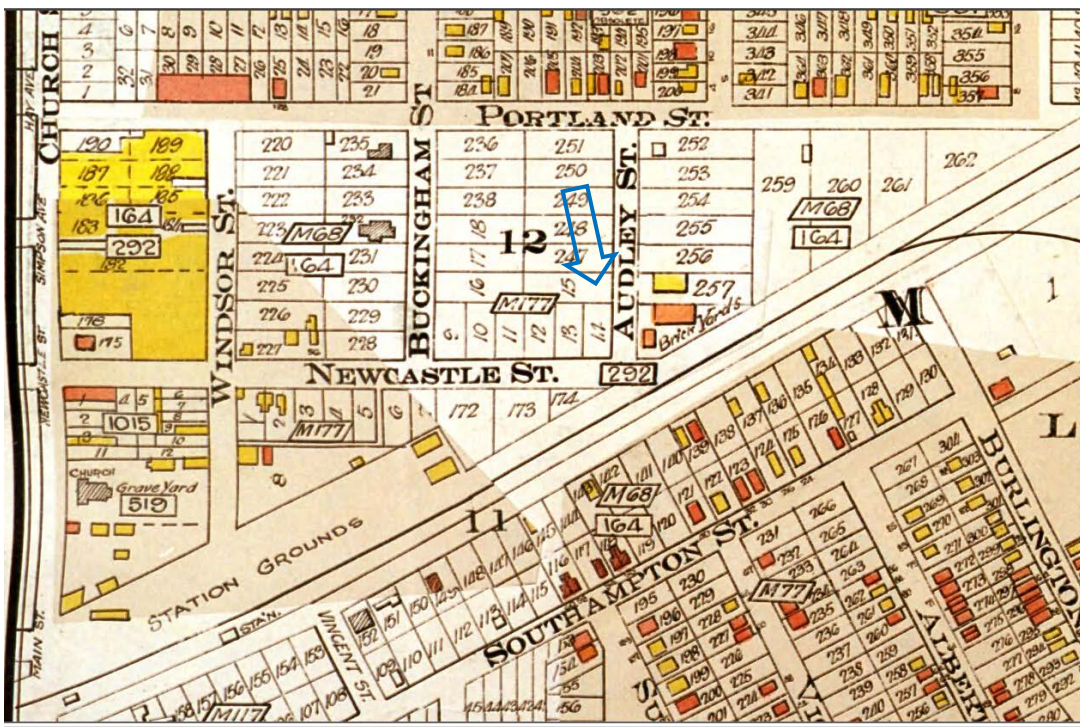


4. Charles Unwin, Map of the Township of Etobicoke (detail): showing the boundary of the town of Mimico and the Mimico Estate (Toronto Public Library)

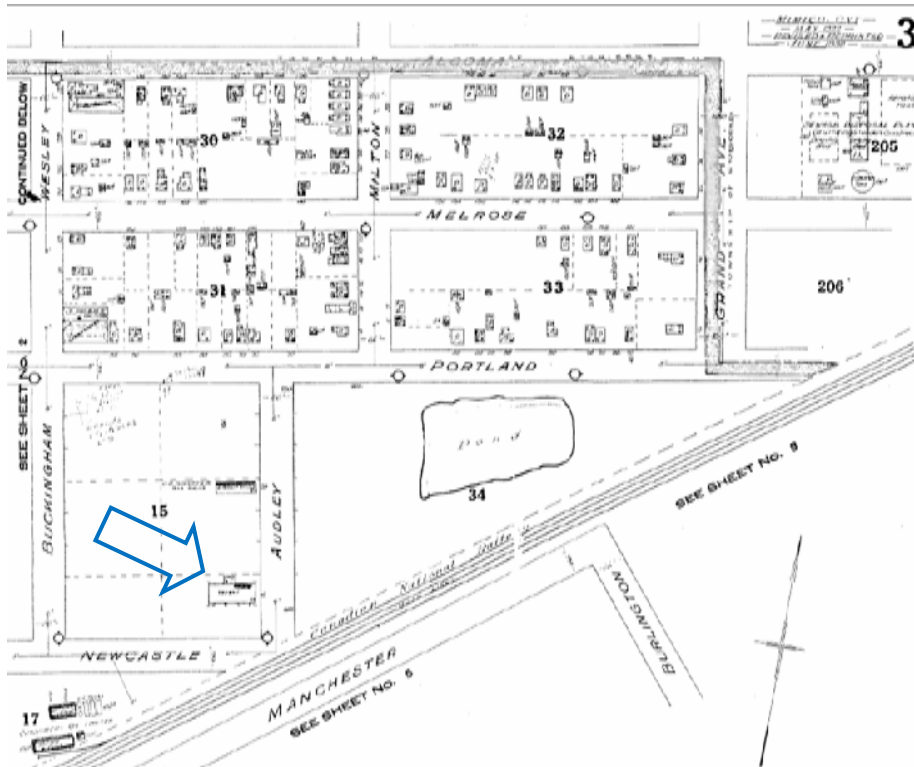




5. Goads, Mimico Plan, 1890 (detail): showing the sparse development of the subdivision. (Wikimedia).



6. Goads Atlas, 1924 (detail): showing the property at the corner of Newcastle and Audley Street, identified as Lots 13, 14 and 15 in Plan M177 on Block 12. Note the brick yards to the east and the residential development south of the railway and north of Portland Street. (CTA)



7. Goad, Charles E. *Mimico Ontario*, May 1922, Revised and Reprinted June 1932: showing a building constructed on the property at the north-west corner of Newcastle and Audley. (Toronto Reference Library)



8. Schindler Company of Canada Ltd., Muskie King braided copper rust proof trolling line:. (Photo - Michael J. Harrison)





9. 1x Audley Street: showing the south (side) and east (principal) elevations (HPS, 2016)



10. 1x Audley Street : looking south along Audley Street and showing the numerous hipped-roof skylights with ventilators. (HPS, 2016)





11. 1x Audley Street: showing the east (principal) and north (side) elevations with the wood tower, the brick chimney and ventilators. Note the Go Train in the distance. (HPS, 2016)



12. 1x Audley Street: showing the east (principal) and south (side) elevations with the segmental headed windows and painted sign: "The Schindler Co. of Canada Ltd., Makers of "Rain-Beau" Raquet Strings" (HPS, 2016)



13. 1x Audley Street: showing a detail of the south elevation with the painted letters "Schindle". (HPS, 2016)



14. 1x Audley Street: showing two bays of the south elevation with the original metal glazing of the windows with pivoting opening sections, the triple row of headers in the segmental arched openings and the painted letters "of Canada Ltd. Ma" and a ventilator on the roof. (HPS, 2016)





15. 1x Audley Street: showing a metal framed, hipped-roof glazed skylight with ventilator, and the painted letters "Ltd. Makers of "Rain-beau" racket strings" (HPS 2016)



16. 1x Audley Street: showing the brick parapet wall of the west elevation (HPS 2016)



17. 1x Audley Street: showing the north elevation with clay tile cladding and the wood-siding clad rear addition (HPS 2016)



18. View looking north on Audley Street: showing the context of low-rise industrial buildings on the east side of Audley and house-form buildings at the end of Audley on Portland Street. (HPS, 2016)





19. View from the south side of Newcastle street: looking north-east towards the south elevation of 1x Audley Street and noting the prominence of the chimney and wood tower and the proximity to the Go Trains. (HPS 2016)