



**STAFF REPORT
ACTION REQUIRED**

101 Mason Boulevard – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Date:	August 17, 2011
To:	Toronto Preservation Board North York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	P:\2011\Cluster B\PLN\HPS\NYCC\October 4 2011\nyHPS11

SUMMARY

This report recommends that City Council state its intention to designate the property at 101 Mason Boulevard under Part IV, Section 29 of the Ontario Heritage Act. Located in the neighbourhood southwest of Yonge Street and Wilson Avenue, Loretto Abbey is included on the City of Toronto Inventory of Heritage Properties.

At its meeting of March 9, 2010, North York Community Council directed the Manager of Heritage Preservation Services to assess the property at 101 Mason Boulevard to determine whether the site was worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, and to report its findings to the Toronto Preservation Board and the Community Council.

Following research and evaluation, staff have determined that the property at 101 Mason Boulevard meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A North York landmark that is historically associated with the Institute of the Blessed Virgin Mary (Loretto Sisters), Loretto Abbey is also a rare example of an institutional complex in Toronto designed with Neo-Gothic styling to incorporate a convent and school.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 101 Mason Boulevard (Loretto Abbey) under Part IV, Section 29 of the Ontario Heritage Act.

2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting held on March 9, 2010, North York Community Council passed a motion that "directed the Manager of Heritage Preservation Services to assess the building located at 101 Mason Boulevard, Loretto Abbey, and report to the Toronto Preservation Board and to North York Community Council, on whether the building is worthy of designation under Part IV of the Ontario Heritage Act."

ISSUE BACKGROUND

The property at 101 Mason Boulevard contains Loretto Abbey, the complex that was opened in 1928 (with additions completed by 1952) by the Institute of the Blessed Virgin Mary (Loretto Sisters) to house a convent and girls' school. The site is recognized on the City of Toronto Inventory of Heritage Properties. The Toronto Catholic District School Board, which has operated a secondary school for girls on part of the site since 1986, will take possession of the remainder of the complex (apart from the adjoining Infirmary) in 2016. As there are concerns in the community about the future of the site, including the 1952 Chapel, it is recommended that the property be designated under Part IV, Section 29 of the Ontario Heritage Act. The proposed designation would enable City Council to refuse demolition and protect the site's cultural heritage values and attributes.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for the property at 101 Mason Boulevard. As the result of this assessment, staff have determined that the property merits designation according to Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation.

The Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The property at 101 Mason Boulevard is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. A local landmark in the neighbourhood southwest of Yonge Street and Wilson Avenue, Loretto Abbey (1928, with the complementary addition to the north wing, as well as the chapel completed in 1952) is a rare and well-crafted example of Neo-Gothic design applied to a combined convent and school that is historically significant in Toronto for its association with the Institute of the Blessed Virgin Mary (Loretto Sisters). The Reasons for Designation (Statement of Significance), which is the public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the owners of 101 Mason Boulevard and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

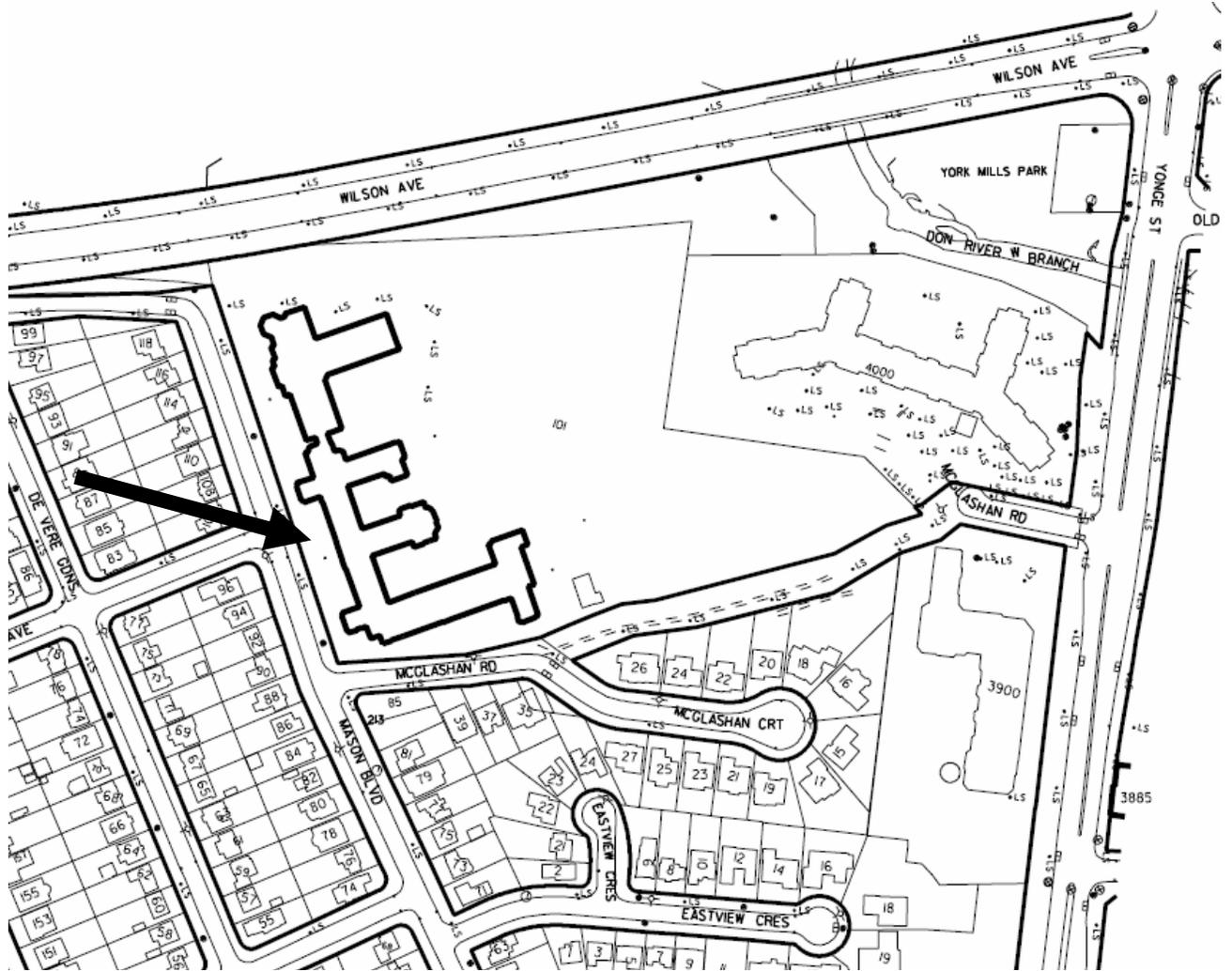
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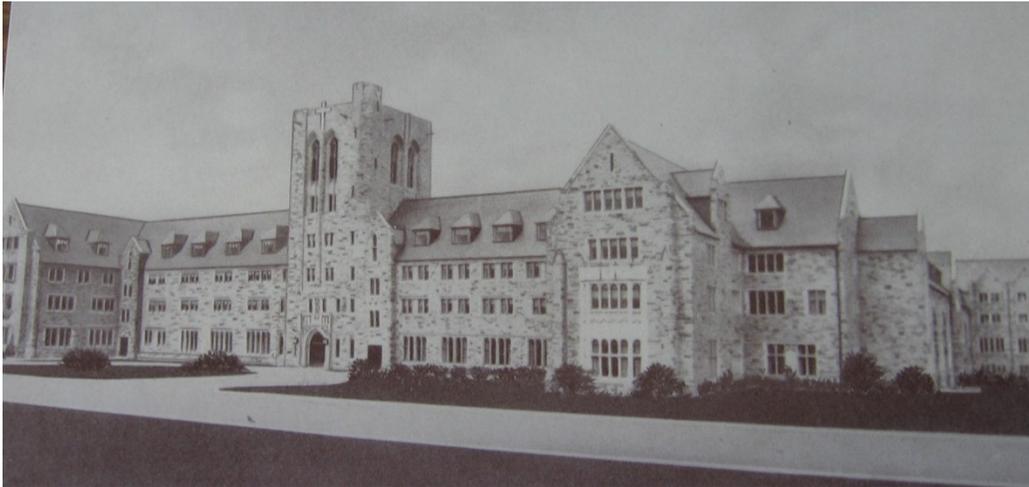
ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Heritage Property Research and Evaluation Report



The **arrow** indicates the location of Loretto Abbey.

This location map is for information purposes only;
the exact boundaries of the property are not shown.



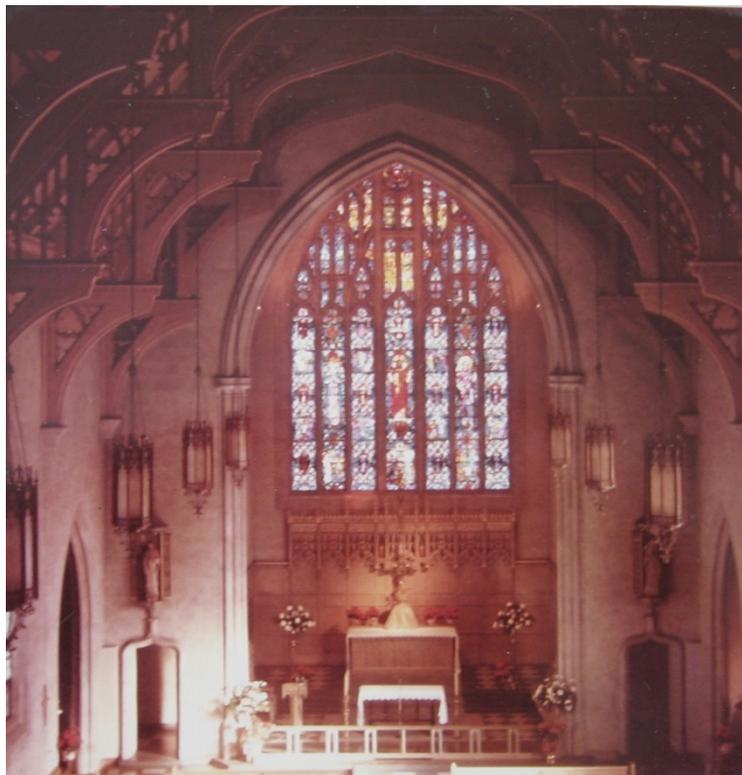
Archival view of Loretto Abbey following the completion in 1928 of the convent wing (left) and the school wing (right) (Loretto Abbey Archives)



View showing the principal (west) façade and main entrance on Mason Boulevard (June 2011)



View of the rear (east) elevation, showing the Chapel that was completed in 1952
(June 2011)



Archival view of the interior of the Chapel of the Holy Family
(source: Loretto Abbey Archives)

REASONS FOR DESIGNATION: 101 MASON BLVD. ATTACHMENT NO. 3
(STATEMENT OF SIGNIFICANCE)

Loretto Abbey

Description

The property at 101 Mason Boulevard is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located in the neighbourhood southwest of Yonge Street and Wilson Avenue, Loretto Abbey (1928, with the addition to the north wing and the chapel completed in 1952) is an institutional complex designed for the convent of the Institute of the Blessed Virgin Mary (Loretto Sisters) and a Roman Catholic girls' school. The site is included on the City of Toronto Inventory of Heritage Properties.

Statement of Cultural Heritage Value

The property at 101 Mason Boulevard is associated historically with the Institute of the Blessed Virgin Mary (Loretto Sisters), a religious order founded in 17th-century Europe that arrived in Toronto in 1847 to provide young women with religious instruction in the Roman Catholic faith. As the first English-speaking nuns in Canada, for a century and a half the Loretto Sisters operated girls' schools in Toronto. In 1928, Loretto Abbey was relocated from downtown Toronto to North York where a purpose-built complex incorporated the convent and school and, in the early 1950s, a new chapel and accommodation for the novitiate.

Loretto Abbey is a rare example in Toronto of Neo-Gothic architecture, also known as Collegiate Gothic applied to an institutional complex combining a convent and a girls' school. The Neo-Gothic style was the most popular for educational buildings in the post-World War I era, and it is exemplified at Loretto Abbey in the stone cladding and detailing, the landmark tower with a turret, the pointed-arched entrances, the medieval-inspired fenestration, buttresses and gabled frontispieces, and the decoration that includes the detailing in the entrance hall, the ground-floor corridors in the west wing, and the chapel.

The design of Loretto Abbey reflects the career of the Niagara Falls, Ontario, architectural firm of Findlay and Foulis, and remains an uncommon example of their work in Toronto. The monumental stained glass window in the chapel was executed by Yvonne Williams, who was among the best-known glass artisans in Canada in the second half of the 20th century.

Contextually, with its scale and prominent site on a hilltop overlooking York Mills, Loretto Abbey is a local landmark in the North York community.

Heritage Attributes

The heritage attributes of the property at 101 Mason Boulevard are:

Exterior attributes

- The scale, form and massing of the institutional complex
- The E-shaped plan, with the 3½-storey convent wing (west), the 2½-storey school wing above a raised base (south), the service wing (north) with the chimney and the third-storey addition, and the chapel (east)
- The materials, with stone cladding and stone, wood, metal, glass and slate trim
- The gable roof with slate cladding, hipped dormer windows, and stone wall dormers,
- On the principal (west) façade, the square tower with a flat roof and turret
- At the base of the tower, the main (west) entrance with the pointed-arch stone surround that is flanked and surmounted by medieval motifs and contains paired wood doors with glazed inserts
- On the extended west and south facades, the secondary entrances that are placed at the base of gabled frontispieces
- On all walls, the fenestration that combines flat-headed, pointed-arched and lancet openings in stone surrounds, many containing casement windows
- The two-storey bay windows with stained glass transoms on the west facade, and the stained glass windows on the chapel, including the monumental "Holy Family" window on the east wall
- The decorative detailing, with crosses, quoins, buttresses and medieval motifs
- The landscaped setting, with the complex set back from Mason Boulevard behind a curved drive and, at the east end of the site overlooking the ravine, the grotto

Interior attributes

- Inside the main (west) entrance, the two-storey entrance hall with the stone cladding, the cross-vaulted ceiling (lower floor), the panelled ceiling with plaster mouldings (upper floor), the balcony with the classically-detailed openings and wood and metal handrails, the pointed-arched openings with panelled wood doors with glazing, the stone decoration and the terrazzo flooring
- East of the entrance hall, the pointed-arched stone-trimmed openings with panelled wood doors, sidelights and transoms with glazing and stained glass, which provide access to the chapel and the north and south corridors on the ground floor of the west wing
- In the ground-floor corridors (north and south) of the west wing, the vaulted ceilings with detailed plaster mouldings and the terrazzo flooring
- Above the entry to the Chapel of the Holy Family, the stone detailing that incorporates a crucifix and a descriptive passage

- In the chapel, the volume of the interior that rises the equivalent of four stories under a gable roof with a wood hammerbeam ceiling, and the pointed-arched and ogee-shaped openings that have stone, wood or painted detailing
- At the west end of the chapel, the two-storey openings incorporating a gallery and a choir loft with wood and metal railings and, in the upper storey, the opening to the organ loft with the wood detailing
- At the east end of the chapel, the apse with the vaulted ceiling and, on either side, the Chapels of Our Lady and St. Joseph

The detached garage (1928) and, at the north end of the property where it adjoins the north wing, the Infirmary (1989) are not included in the Reasons for Designation.

ATTACHMENT NO. 4

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



LORETTO ABBEY
101 MASON BOULEVARD, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division

City of Toronto

July 2011

1. DESCRIPTION



Above: Loretto Abbey, showing parts of the west wing and tower
 Cover: Loretto Abbey, showing the tower with the main (west) entrance
 Photographs: Heritage Preservation Services, 2010

101 Mason Boulevard: Loretto Abbey	
ADDRESS	101 Mason Boulevard (southwest of Yonge Street and Wilson Avenue)
WARD	Ward 16 (Eglinton-Lawrence)
LEGAL DESCRIPTION	Concession 1, West of Yonge, Part Lot 10
NEIGHBOURHOOD/COMMUNITY	York Mills
HISTORICAL NAME	Loretto Abbey
CONSTRUCTION DATE	1928: convent and school
ORIGINAL OWNER	The Institute of the Blessed Virgin Mary (Loretto Sisters)
ORIGINAL USE	Religious & Educational (convent & school)
CURRENT USE*	Religious & Educational (convent & school) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Findlay and Foulis, architects; Pigott-Healy Construction Company, contractors
DESIGN/CONSTRUCTION	Stone cladding with stone, wood, metal & glass detailing
ARCHITECTURAL STYLE	Neo-Gothic
ADDITIONS/ALTERATIONS	1952: chapel & novitiate wing completed, Mathers & Haldenby, architects; 1989, infirmary, William Larkin, architect
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	July 2011

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 101 Mason Boulevard, 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
1818	Andrew McGlashan purchases Lot 10 in the first concession west of Yonge Street in York Township
1876	McGlashan's heir sells part of Lot 10 to Andrew Bathgate
1923	"Loretto Ladies' College & Schools" acquires over 8 acres from Bathgate's heirs
1927 Jan 22	<u>Toronto Daily Star</u> reports that construction is about to begin on the new Loretto Abbey
1927 Jan & Feb	Architectural periodicals, including <u>Contract Record</u> , note the awarding of the contracts for Loretto Abbey, naming architects Findlay & Foulis
1927 May	Findlay & Foulis revise the plans for the complex
1927 May	Most Reverend Neil McNeil, Archbishop of Toronto, lays the cornerstone
1927 June	The Institute buys over 4 acres from Belmont Realty for the sports field
1928 Sept	The first classes are held in the academic wing
1928 Oct	<u>Construction</u> magazine publishes photographs of the completed west & south wings & the interiors
1929	Loretto Abbey's library is illustrated in <u>Construction</u> magazine
1930	The remaining Sisters relocate from the old to the new Abbey
1950 July	The sod is turned for the new chapel, and the service wing is altered with an additional floor for the novitiate
1951 Oct-Dec	Stained glass windows are installed in the new chapel
1952 July	The first mass is celebrated in the new chapel
1958	Loretto Abbey with its additions is outlined on the Underwriters' Insurance Bureau Survey
1967 Sept	The Metropolitan Separate School Board oversees Grades 9 and 10
1968 June	The boarding school is closed
1985 June	The last elementary class ends
1987 Sept	The Metropolitan Separate School Board assumes the administration of Loretto Abbey School as a girls' high school
1989 June	The Infirmary is opened
1996	The property at 101 Mason Boulevard is included on the City of North York's heritage inventory prior to this date when it is published in a directory of inventory listings

ii. HISTORICAL BACKGROUND

York Mills and Armour Heights

The property occupied by Loretto Abbey at 101 Mason Boulevard is located southwest of the corner of Yonge Street and present-day Wilson Avenue (Image 1). The site originated as part of Lot 10 in the first concession west of Yonge Street in York Township. Patented in 1803, Andrew McGlashan acquired the lot 15 years later where he established a tannery near the southwest corner of present-day Yonge Street and Wilson Avenue in the milling hamlet of York Mills.¹ McGlashan began subdividing the acreage in 1830, but a significant portion of the lot was retained by his family until the late 19th century when it was transferred to Andrew Bathgate.² The property is illustrated on historical atlases and maps from the era (Images 2-4). In 1923, Bathgate's heirs sold part of the acreage to the Institute of the Blessed Virgin Mary (Loretto Sisters).³ By this time, tracts of former farmland in this vicinity had been subdivided for residential development, including the "Armour Heights" neighbourhood shown on the map reproduced as Image 5.

Loretto Abbey

The origins of the Institute of the Blessed Virgin Mary date to the early 17th century and the founding of an uncloistered religious community for Roman Catholic women. With the oppression of Roman Catholics in England, the order opened religious schools in France and other European countries. It returned to England in 1686 with the establishment of the Micklegate Convent in Yorkshire. When an Irish branch of the order opened at Rathfarnham near Dublin in 1821, its abbey was named for the historic shrine at Loretto, Italy, and thereafter "...the title has, by common consent, become identified with the Institute in English-speaking countries, and its members are now known, wherever the English language is spoken, as "Loretto Nuns"."⁴

In 1847, Bishop Michael Power invited the Loretto Sisters to Toronto to oversee the education of young Roman Catholic women in the community. After occupying a series of premises, in 1862 the Institute received a new convent and school on Bond Street adjoining the recently completed St. Michael's Cathedral. Under the direction of Reverend Mother Teresa Dease, the order established branches throughout North American, including the Ontario community of Niagara Falls. With the growth of the order and its responsibilities, in 1867 the Institute acquired "Lyndhurst," a residential

¹ While a post office named "York Mills" was established in the community in 1836, by the mid 19th century the area adjoining Yonge Street was locally known as "Hogg's Hollow" for the Hogg family who operated mills and held property in the vicinity

² A house associated with the McGlashan family remained in place on the property after the construction of Loretto Abbey, as shown in a photograph in the Local History Collection at the North York Public Library

³ These transactions followed the incorporation of North York Township, which separated from York Township in 1922. North York became a Borough in 1967, a City in 1979, and was amalgamated with the City of Toronto in 1998

⁴ Life and Letters of Rev. Mother Teresa Deane, 11

estate on present-day Wellington Street West and renamed it “Loretto Abbey of the Holy Family.”⁵ Ten years later, the mother house and novitiate transferred to the new Abbey, which incorporated one of the schools operated by the Sisters (Image 5).⁶ With teaching as a focal point of the Sisters’ role in the community, changing educational requirements resulted in the updating of the curriculum to include mathematics and sciences and the preparation of students for teaching certification and university admission.

In the early 20th century, the downtown Toronto neighbourhood where Loretto Abbey was located underwent a transformation from a residential and institutional enclave to an industrial sector. As the area was deemed no longer suitable for the religious institution, the Institute secured a sizeable tract of land at the north edge of the City. An archival photograph shows the relative isolation of the North York setting following the construction of the new abbey (Image 10). According to the Toronto Star, located on a hilltop overlooking Hogg’s Hollow, “with a heavily wooded ravine winding around at the rear of the buildings, the site is one which is particularly well chosen for a building of this kind.”⁷

The construction of the new Loretto Abbey can be traced through archival photographs (Images 7-14), as well as the newspapers and periodicals of the era. The awarding of the contracts was announced in early 1927, followed by publication of the floor plans the following year (Image 6). A newspaper article describing the size of the edifice noted its organization according to function, with quarters for administration and services, residential accommodation for the Loretto Sisters, a dormitory for boarding students, as well as classrooms with an auditorium and gymnasium. After its opening, Loretto Abbey accommodated approximately 200 female students from kindergarten to high school, with 100 boarders. One of the study halls was used as a temporary chapel until the Institute received the funding to erect a permanent one (which was completed in 1952).⁸ The new chapel and the additions to the north wing for the novitiate are depicted on a survey dated 1958 (Image 15) and a photograph taken in 1966 (Image 16).

In 1965, with partial funding in place for Catholic schools in Ontario, the Metropolitan Separate School Board (now the Toronto Catholic District School Board) assumed operating costs for Grade 9 and 10 students, which coincided with the closing of the boarding school. Twenty years later, the elementary school was phased out. With full provincial funding available in 1987, the school board assumed the operation of Loretto Abbey School as a day school for high school girls.

⁵ “Lyndhurst” originated as the residence of Robert Jamieson, Attorney General of the Province of Upper Canada

⁶ In 1913, the Loretto Sisters opened the Loretto Abbey day school on Brunswick Avenue, which was renamed Loretto College and Day School in 1918 when it accepted university students through an affiliation with St. Michael’s College at the University of Toronto. The Brunswick Avenue property, which is now a residential condominium, is designated under Part IV, Section 29 of the Ontario Heritage Act

⁷ Toronto Daily Star (January 22, 1927), 3

⁸ Construction (October 1928), 352

Findlay and Foulis, Architects (1928)

Loretto Abbey was designed by the architectural practice of Findlay and Foulis, based in Niagara Falls, Ontario. The partnership was headed by Claude Alexander Findlay (1874-1965), a Scottish-born architect who immigrated to Canada in 1908 where he worked as a draftsman, then a partner, in an Ottawa firm before opening a solo practice in Sault Saint Marie. By 1919 he embarked on a new partnership with James Foulis (1882-1932), a fellow Scottish architect who had previously worked for the Department of Public Works in Ottawa.⁹ In 1925, the pair won a well-publicized competition to design the Table Rock House in Niagara Falls (Image 17). The retail complex with an observation deck was erected near the brink of the Horseshoe Falls where it became a local fixture that survives in altered form today. Based on the success of the latter commission, Findlay and Foulis relocated to Niagara Falls where they were engaged by Canadian industrialist, Sir Harry Oakes to design his local residence, Oak Hall, in 1929. As a result of this connection, Findlay became president of Oakes' property management company, Welland Securities Limited after Foulis' death. Findlay continued to practice as an architect in the new firm of Findlay and Mann, while serving on local institutions that included the Niagara Falls Town Planning commission.

Findlay and Foulis accepted the commission for Loretto Abbey after completing a high school in Niagara Falls and while preparing the plans for a Roman Catholic elementary school in the same city. The pair's other works including recreational, industrial, institutional, commercial and religious projects. In 1938, they supervised the reconstruction of part of Loretto Academy in Niagara Falls, Ontario (Image 18).

Mathers and Haldenby, Architects (1953)

The chapel and the addition to the north service wing were completed according to the plans of the Toronto architects Mathers and Haldenby. Established in the early 1920s by Alvin Sherlock Mathers and Eric Wilson Haldenby, the partners became known for their high-profile projects, including buildings for Toronto General Hospital (now part of the University Health Network) and the University of Toronto's St. George Campus. Prior to receiving the commission to design the additions to Loretto Abbey, Mathers and Haldenby's portfolio included the Toronto Bible College (1929) on Spadina Avenue, the reconstruction of the main school at Upper Canada College (1932, followed by other buildings on the campus) on Lonsdale Road, and St. John the Divine Convalescent Hospital (1936, and subsequent additions) in North York. According to archival records at Loretto Abbey, Mathers was regarded as "the best Gothic architect available..."¹⁰

Yvonne Williams, Stained Glass Artist

⁹ Biographical Dictionary of Architects in Canada, unpagged

¹⁰ Sister Evanne Hunter, "Notes for a talk...", 1987, 11

In the Chapel, the monumental stained glass window depicting “The Holy Family” was executed by the notable Canadian artist, Yvonne Williams (died 1997), whose best-known commissions included the windows for the Thomas Foster Memorial (1936) in Uxbridge, Ontario. In her own words, Williams created the chapel windows at Loretto Abbey using “all of the best antique glass.”¹¹

iii. ARCHITECTURAL DESCRIPTION

Loretto Abbey is designed in the Neo-Gothic style, also known as Collegiate Gothic, which was popular in Canada in the World War I era. While distinguished from the late 19th century Gothic Revival by a horizontal emphasis and lack of polychromatic detailing, Neo-Gothic buildings similarly found inspiration in English medieval architecture and applied robust stonework while combining pointed-arch and Tudor-arch openings. Typical of both the Collegiate Gothic style and contemporary practice, the complex was inspired by British universities such as Oxford and Cambridge where buildings were constructed around quadrangles.

With the first phase of construction completed in 1928 (excluding the chapel and addition to the north wing for the novitiate), the building had three wings anchoring a rear (east) courtyard. However, the Loretto Sisters planned to build a chapel ‘directly on a line with the rotunda within the quadrangle.’¹² At the time of its opening, Loretto Abbey was described as “not only architecturally impressive in its general grouping and detail, but it is altogether an excellent piece of stone masonry, and another example of the increasing use of stone in educational and institutional buildings.”¹³

Photographs showing the exterior and interior attributes of Loretto Abbey are attached as Images 19-24. The complex features an E-shaped plan that is organized into four wings designed for the convent (west), school (south), services (north) and chapel (east). The different sections of the complex are unified by stone cladding, gabled roofs with hipped roof dormers and gabled wall dormers, fenestration that combines flat-headed, pointed-arched and lancet openings with stone trim and, in many cases, casement windows, and medieval-inspired decoration. The 3½-storey west wing faces Mason Boulevard where it is marked by a distinctive flat-roofed four-storey stone tower with a turret.¹⁴ At its base, the main entrance to Loretto Abbey is set in a pointed-arched surround that is flanked and surmounted by decorative stonework and contains a pair of panelled wood doors with stained glass and glazing. Additional entries found on the west wing and the adjoining south wing are placed in pointed-arched surrounds at the base of gabled frontispieces. The west wing is highlighted at the north and south ends by two-storey bay windows with stained glass transoms. The 2½-storey south wing containing the girl’s school is extended to the east by a 3½-storey complex with an auditorium and gymnasium. The

¹¹ Stained glass windows, chapel, specifications, Loretto Abbey, March 1951, 1

¹² *Ibid*, 352

¹³ *Construction* (October 1928), 350

¹⁴ The Irish cross on the tower is part of the original (1928) design, while the cross extending above the turret was added in 1954.

chapel, located on the east side of the complex in alignment with the tower, features a steeply-pitched gable roof with a stone cross at the apex of the east gable.

The landscaped grounds to the east of the complex contain a grotto where the 1889 cornerstone from the Chapel of Loretto Abbey on Wellington Place was installed.

Inside the main (west) entrance, the two-storey entrance hall features stone cladding. The lower storey of the hall displays a cross-arched ceiling, while the upper portion is covered by a panelled ceiling with decorative plaster mouldings. From the entrance hall, pointed-arched openings containing paired panelled wood doors with sidelights and transoms with stained glass and glazing provide access to the chapel (east) or the north and south corridors. The latter corridors on the ground floor have vaulted ceilings with decorated plaster mouldings. The entry into the chapel is marked by a crucifix and descriptive text reading "To the King of Ages, Immortal, Invisible, The Only God, Be Honour and Glory for Ever and Ever, Amen." The chapel rises in an open volume beneath an elaborate wood hammerbeam roof. The rear (west) wall has double-height pointed-arched openings for balconies at the second- and third-floor levels with wood (second floor) and metal (third floor) railings. A wood-clad opening in the fourth storey marks the organ loft. At the east end, side chapels for St. Joseph and Our Lady are placed north and south of the apse. The interior spaces described above have terrazzo flooring.

The detached two-storey garage and the neighbouring infirmary are not identified as heritage attributes that contribute to the cultural heritage value of the property.

iv. CONTEXT

The property at 101 Mason Boulevard is located southwest of the intersection of Yonge Street and Wilson Avenue where it is placed on the hilltop overlooking the former hamlet of York Mills. To the south and west, Loretto Abbey is adjoined by a residential 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. 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	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example – Loretto Abbey is a representative example of an institutional building with a high degree of craftsmanship. As the most popular style for educational edifices in the first part of the 20th century, other institutional buildings in Toronto were designed with Neo-Gothic detailing. However, Loretto Abbey is distinguished as a rare example of this styling applied to a building designed to incorporate a school with a convent. The style is exemplified at Loretto Abbey in the stone cladding and detailing, the landmark tower with a turret, the gabled frontispieces, and the decoration that includes the main entrance hall, ground-floor corridors in the west wing, and the chapel.

Also in North York is St. Joseph's Morrow Park, the motherhouse and school established by the Sisters of St. Joseph, another Roman Catholic order of women who arrived in Toronto in 1851 and subsequently founded girls' schools, hospitals and the House of Providence. However, the Bayview Avenue property was not developed until 1960, and the complex has a very different character from Loretto Abbey.¹⁵

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	X

Institution - The property at 101 Mason Boulevard is directly associated with the Institute of the Blessed Virgin Mary (Loretto Sisters), an institution of importance in Toronto. As members of a religious order whose presence in Toronto dates to 1847, the Loretto Sisters were the first English-speaking nuns in Canada and are noted for the operation of girls' schools in the city.

Architect – As the only documented project in Toronto of the Niagara Falls, Ontario-based architectural firm of Findlay and Foulis, Loretto Abbey has been described as “perhaps the most convincing work executed by the partnership.”¹⁶

Artist - The Chapel of the Holy Family at Loretto Abbey contains a monumental stained window designed by the prominent Canadian stained glass artist, Yvonne Williams, who is credited with the execution of at least 400 windows across Canada,

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

¹⁵ St. Joseph Morrow Park at 3379 Bayview Avenue, south of Steeles Avenue East, is not currently recognized on the City's heritage inventory

¹⁶ Biographical Dictionary of Architects in Canada, unpagged

iii. landmark	X
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Landmark – With its expansive setting on a hilltop setting, its substantial scale highlighted by stonework and a distinctive tower, and its visibility from many vantage points in the surrounding neighbourhood, Loretto Abbey is a local landmark in the area southwest of Yonge Street and Wilson Avenue.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 101 Mason Boulevard has cultural heritage values. Loretto Abbey (1928 with later additions) represents well-crafted Neo-Gothic detailing applied to an institutional building that is historically associated with the Loretto Sisters and stands as a landmark in North York.

5. SOURCES

Archival Sources

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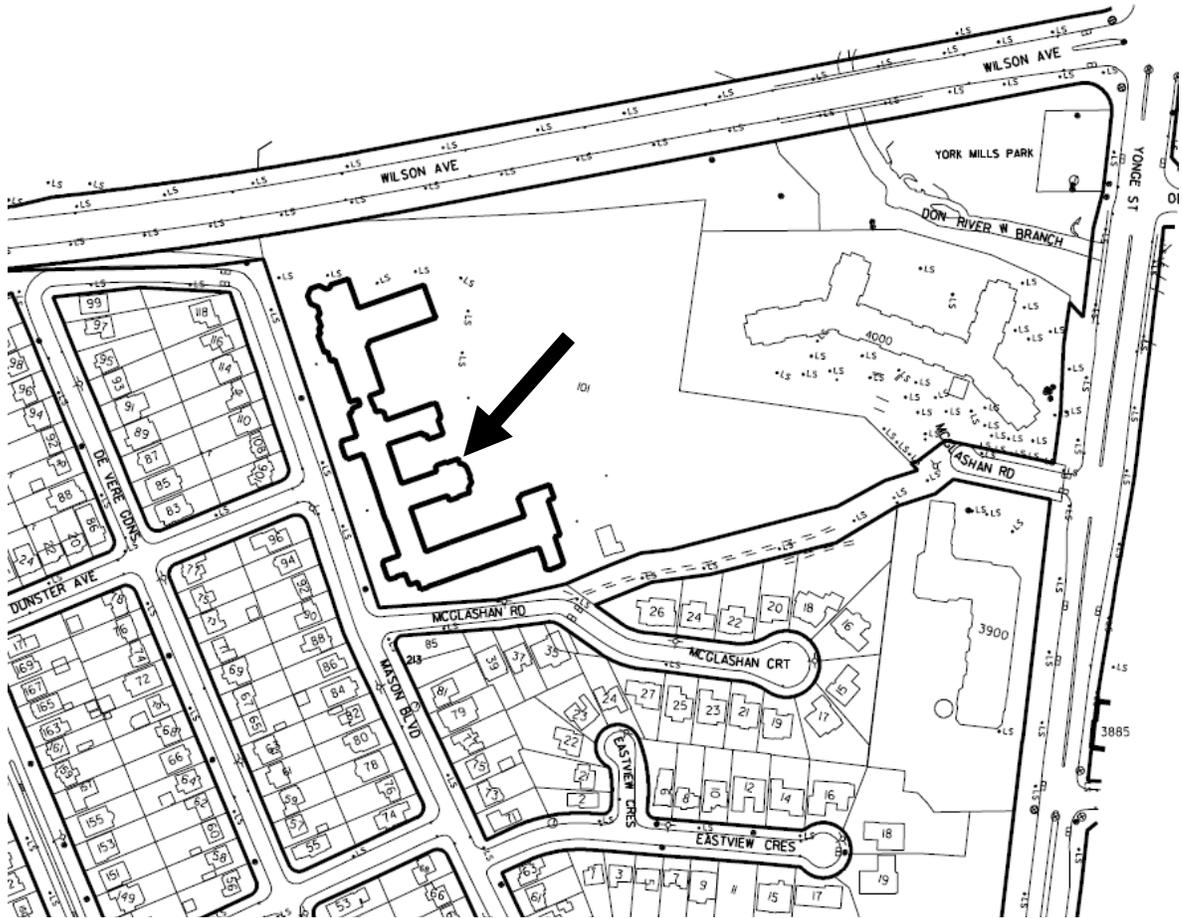
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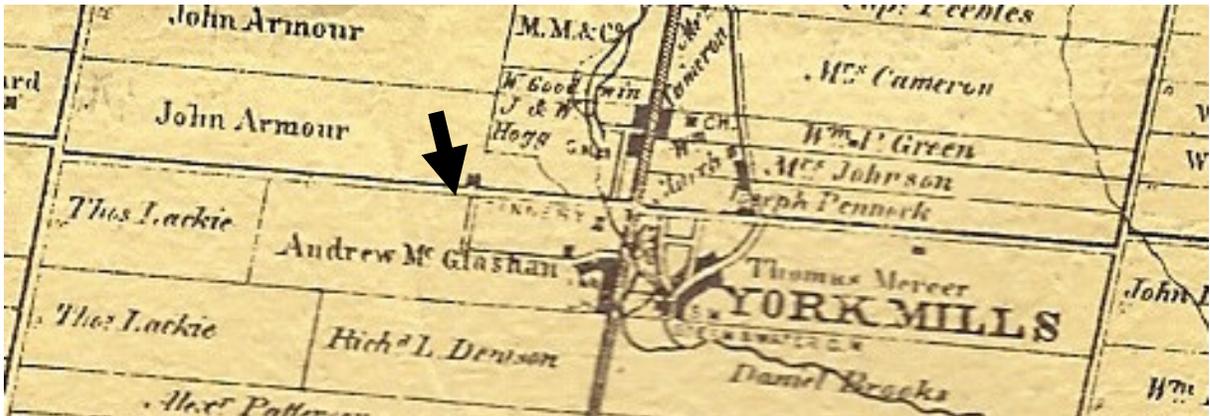
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6. IMAGES: **arrows** mark the subject property on the maps below



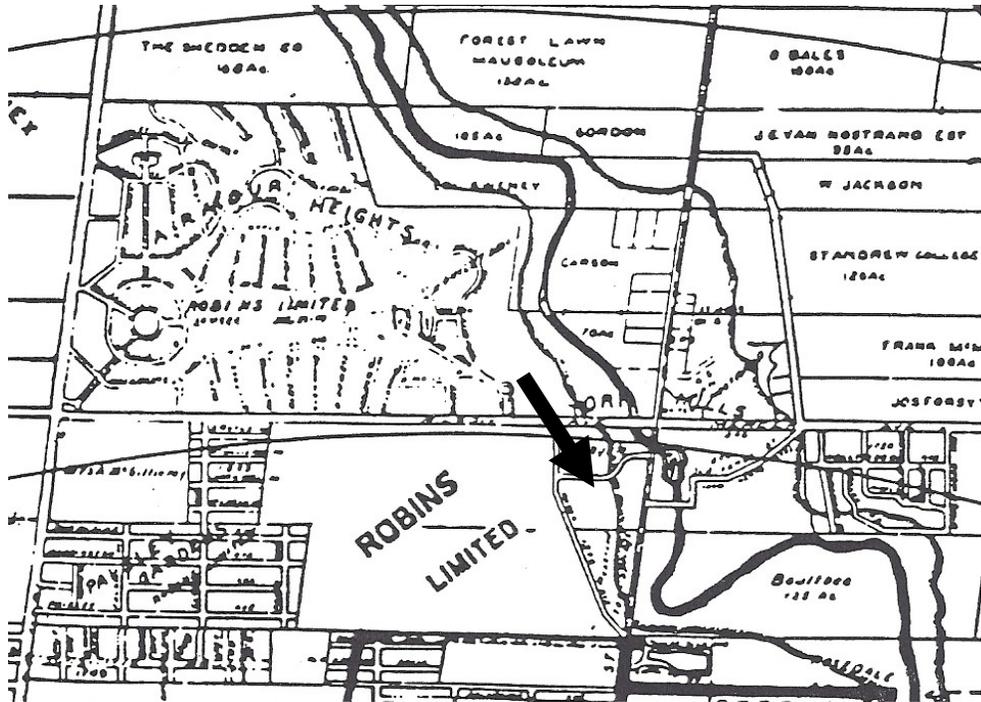
1. Property Data Map, City of Toronto: showing Loretto Abbey on the northeast corner of Mason Boulevard and McClashan Road in the area southwest of Yonge Street and Wilson Avenue



2. Tremaine's Map of the County of York, 1860: extract showing township lot 10 owned by Andrew McGlashen



3. Historical Atlas of York County, 1878: detail showing the subject property owned by Andrew Bathgate



4. Map, City of Toronto, 1910: extract showing land divisions in the area, where the subject property is still owned by Bathgate (marked by the **arrow**) and the Armour Heights subdivision is in place to the north and west (Toronto Reference Library)



5. Archival Photograph, c. 1920s: showing the former Loretto Abbey on Wellington Street West, which was demolished in the 1960s (City of Toronto Archives, Fonds 1266, Image 1070)



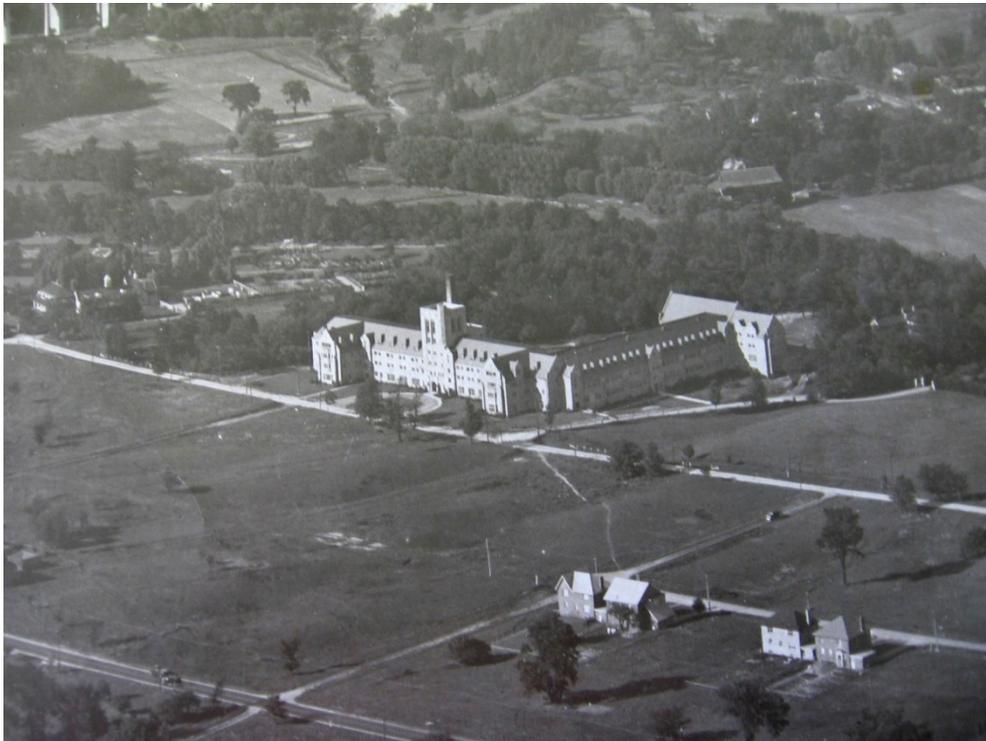
7. Archival Photograph, 1928: showing the west wing with the tower (right) under construction (Loretto Abbey Archives)



8. Photograph, Entrance Hall, Loretto Abbey (Journal, Royal Architectural Institute of Canada, December 1928)



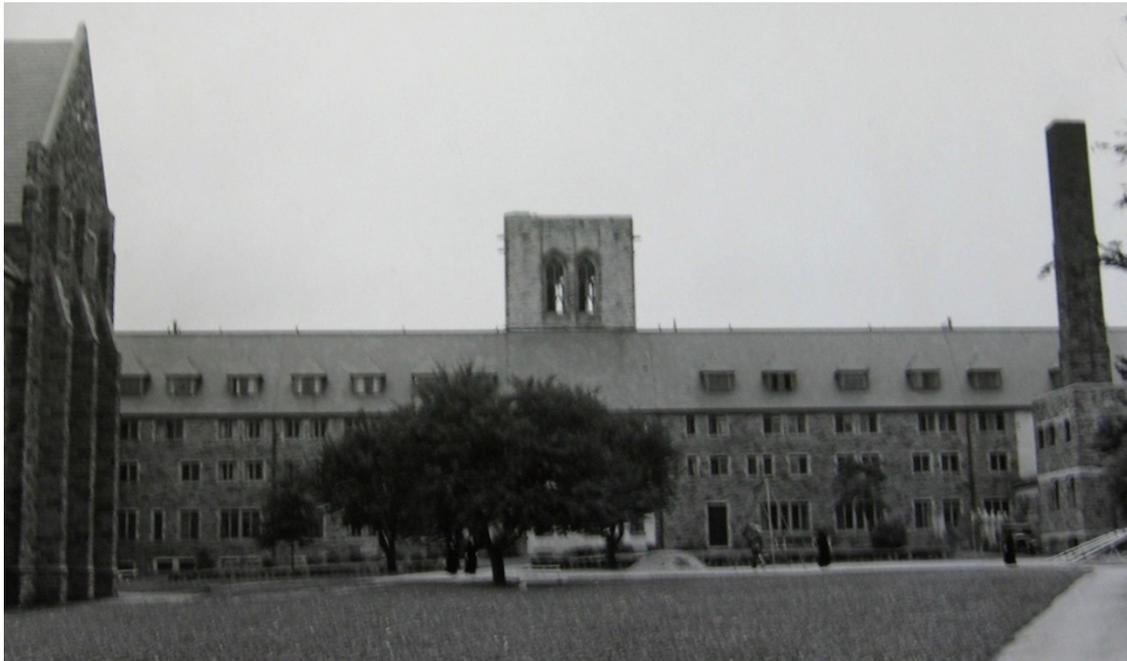
9. Aerial Photograph, 1947: showing the subject property with the west and south wings and part of the north wing in place (City of Toronto Archives)



10. Archival Photograph, pre-1952: showing Loretto Abbey prior to the addition of the east wing (chapel) and the completion of the residential subdivision to the west and south (Loretto Abbey Archives)



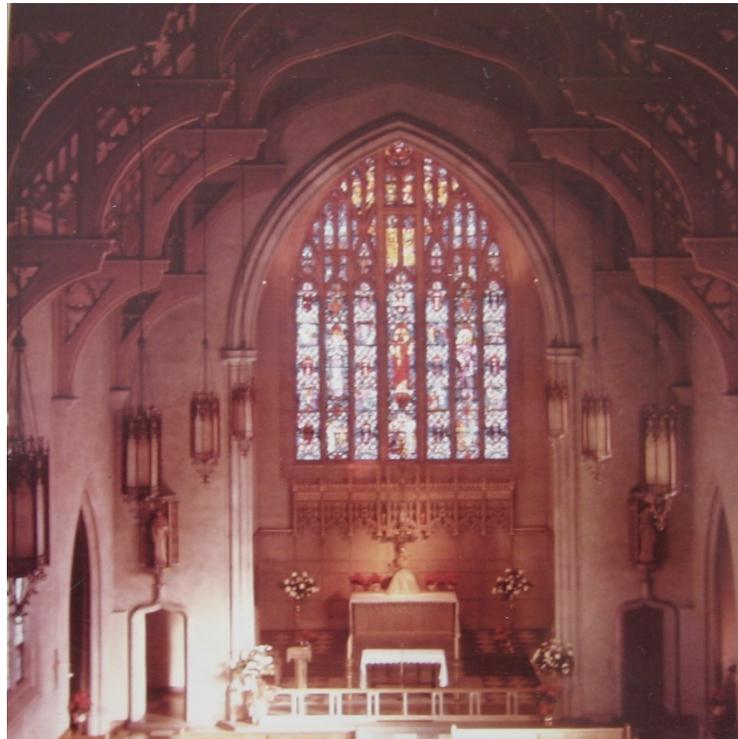
11. Archival Photograph, pre-1952 showing the north (service) wing (right) prior to the addition of the upper storey for the novitiate (Loretto Abbey Archives)



12. Archival Photograph, pre-1952: showing the east elevation prior to the construction of the east wing with the chapel (Loretto Abbey Archives)

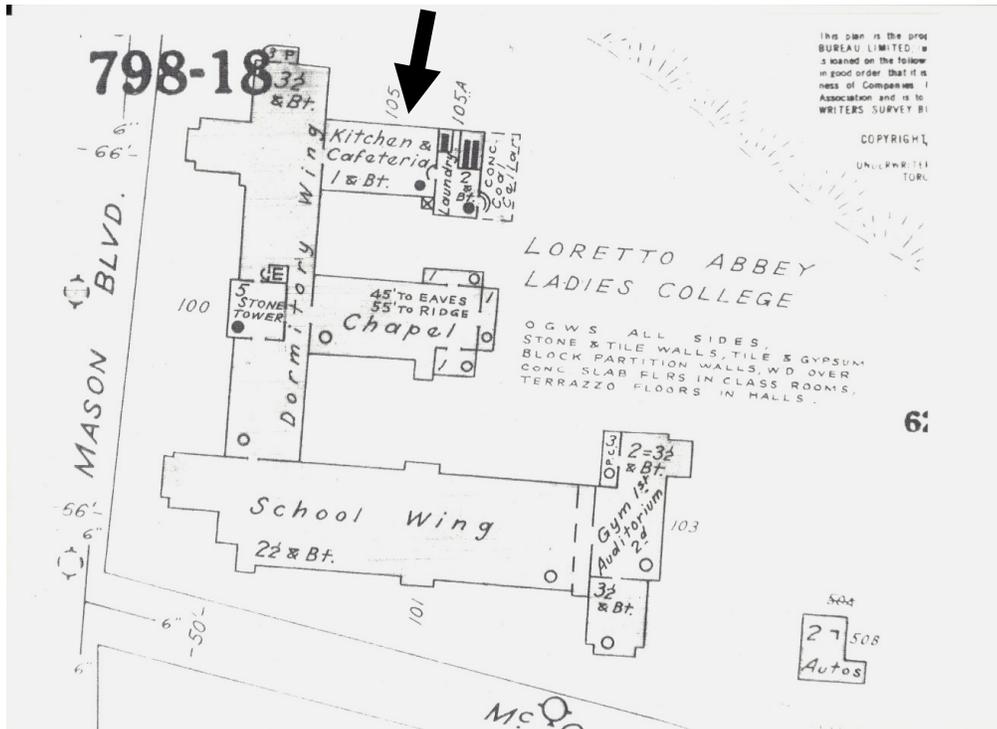


13. Archival Photograph, post-1952: view from York Mills, showing the hilltop setting of Loretto Abbey where the chapel is in place (marked by the **arrow**) (Canadiana Department, North York Public Library)

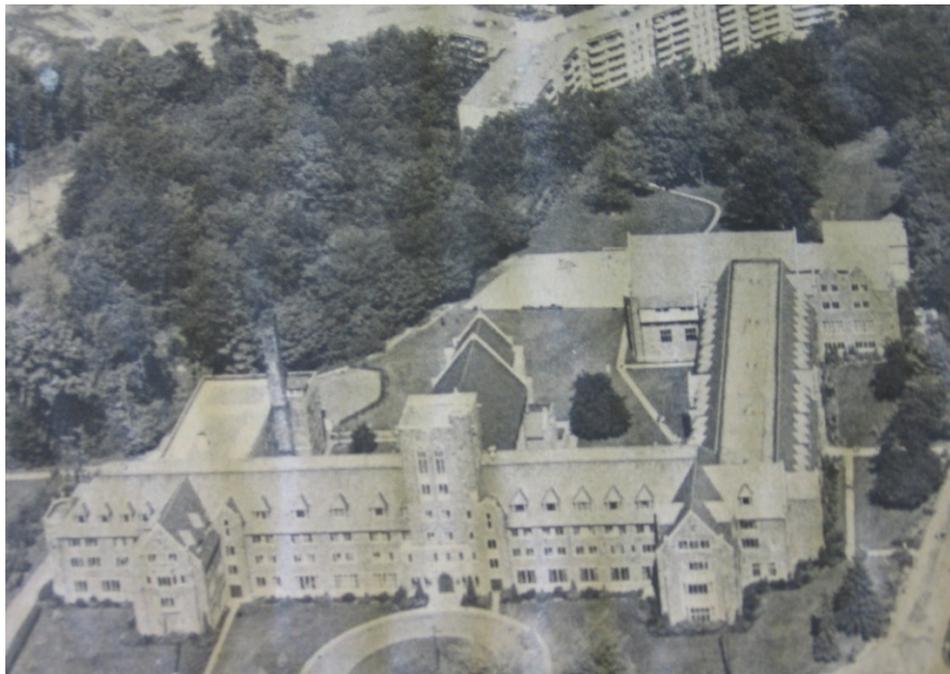


14. Archival Photograph, post-1952: showing the Chapel of the Holy Family and looking east where the Chapels of Our Lady and St. Joseph are located on either side of the

apse (Loretto Abbey Archives)



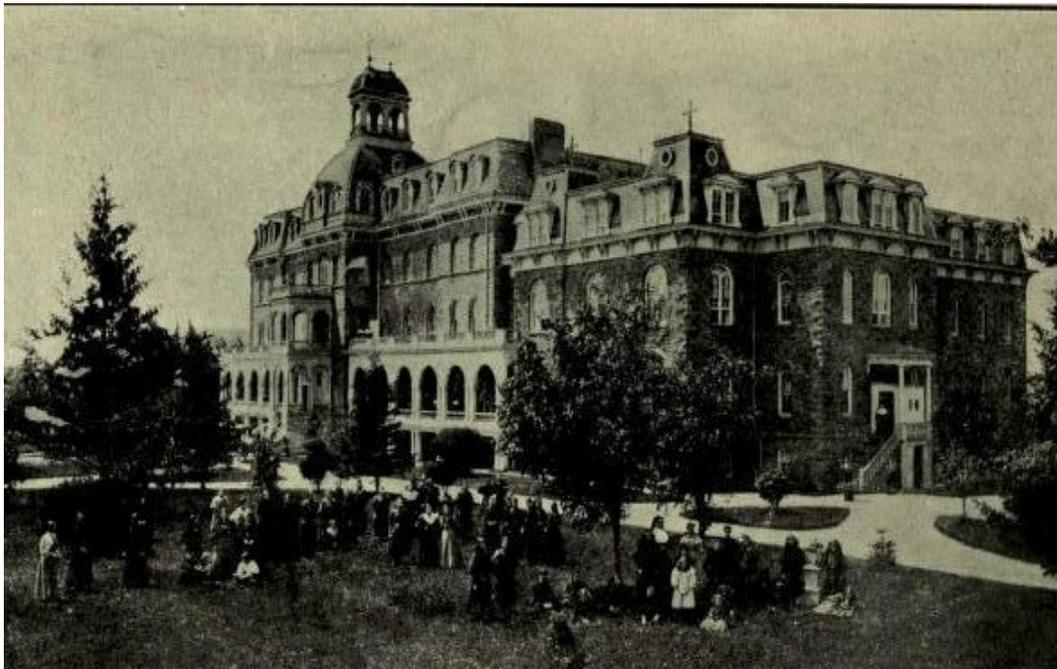
15. Underwriters' Survey Bureau Atlas, Vol. 7, March 1958: showing the chapel in place (the 2nd-storey addition to the north (service) wing is not identified on this plan, where the wing is marked by the **arrow**) (City of Toronto Archives)



16. Newspaper Photograph, 1966: showing the complex in its landscaped setting overlooking the ravine to the east and north (Loretto Abbey Archives)



17. Post Card, Table Rock House, Niagara Falls (Niagara Falls Public Library, Image 102535)



18. Photograph, Loretto Convent, Niagara Falls
(<http://www.archive.org/details/lifelettersofrev00torouoft>)



19. Photograph, West Façade: showing the west wing on Mason Boulevard, where the main entrance to Loretto Abbey is found at the base of the tower (Heritage Preservation Services, June 2011)



20. Photograph, South Façade: showing the south wing that extends along McGlashan Road (Heritage Preservation Services, March 2010)



21. Photograph, East Elevation: showing the east end of the south wing where the distinctive buttresses identify the auditorium and gymnasium extension (Heritage Preservation Services, March 2010)



22. Photograph, East Elevation: showing the Chapel attached to the east end of the west wing, with part of the south wing on the left (Heritage Preservation Services, March 2010)



23. Interior Photographs: showing the entrance (west) into the chapel (left) and the east end of the chapel (right) (Heritage Preservation Services, June 2011)



24. Interior Photograph: showing one of the ground-floor corridors in the west wing with the vaulted ceiling with plaster detailing (Heritage Preservation Services, June 2011)