



## STAFF REPORT ACTION REQUIRED

### Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act –141 McCaul Street

<b>Date:</b>	August 21, 2013
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Acting Director, Urban Design, City Planning Division
<b>Wards:</b>	Trinity Spadina – Ward 20
<b>Reference Number:</b>	P:\2013\Cluster B\PLN\HPS\TEYCC\September 10 2013\teHPS21

#### SUMMARY

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This report recommends that City Council state its intention to designate the property at 141 McCaul Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. The site contains the Redemptorists Monastery, which is one of the rare purpose-built late nineteenth century monasteries located in downtown Toronto and recognized on the City of Toronto Inventory of Heritage Properties in February 2006.

Following research and evaluation, staff have determined that the property at 141 McCaul Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property will identify the property's heritage values and attributes and enable City Council to control alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. City Council states its intention to designate the property at 141 McCaul Street 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 bill 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**

The property at 141 McCaul Street was listed on the City of Toronto Inventory of Heritage Properties in February 2, 2006.

### **ISSUE BACKGROUND**

Heritage Preservation staff have worked with representatives of the Redemptorist Fathers, resulting in their agreement to the designation of the site under Part IV, Section 29 of the Ontario Heritage Act as a condition of receiving a Heritage Grant to assist with the restoration of the front façade.

### **COMMENTS**

A location map (Attachment No. 1) photographs (Attachment No. 2) and a Statement of Significance (Attachment No. 3) are attached.

Staff have completed the Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 141 McCaul Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The property at 141 McCaul Street 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 at 141 McCaul Street, just north of Dundas Street West, the Redemptorists Monastery, 1886, is a rare example of a downtown purpose-built late nineteenth century monastery in the City of Toronto and a local landmark which is a key element in the evolution of the block bound by Dundas Street West, McCaul, Elm and St Patrick Streets. The site is associated with the arrival and establishment of the Redemptorists in the City and the work of the clergy with new immigrants and the poor through outreach programs with local as well as provincial, national and international communities.

The Reasons for Designation (Statement of Significance), found in Attachment No. 3 are the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on

the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONTACT**

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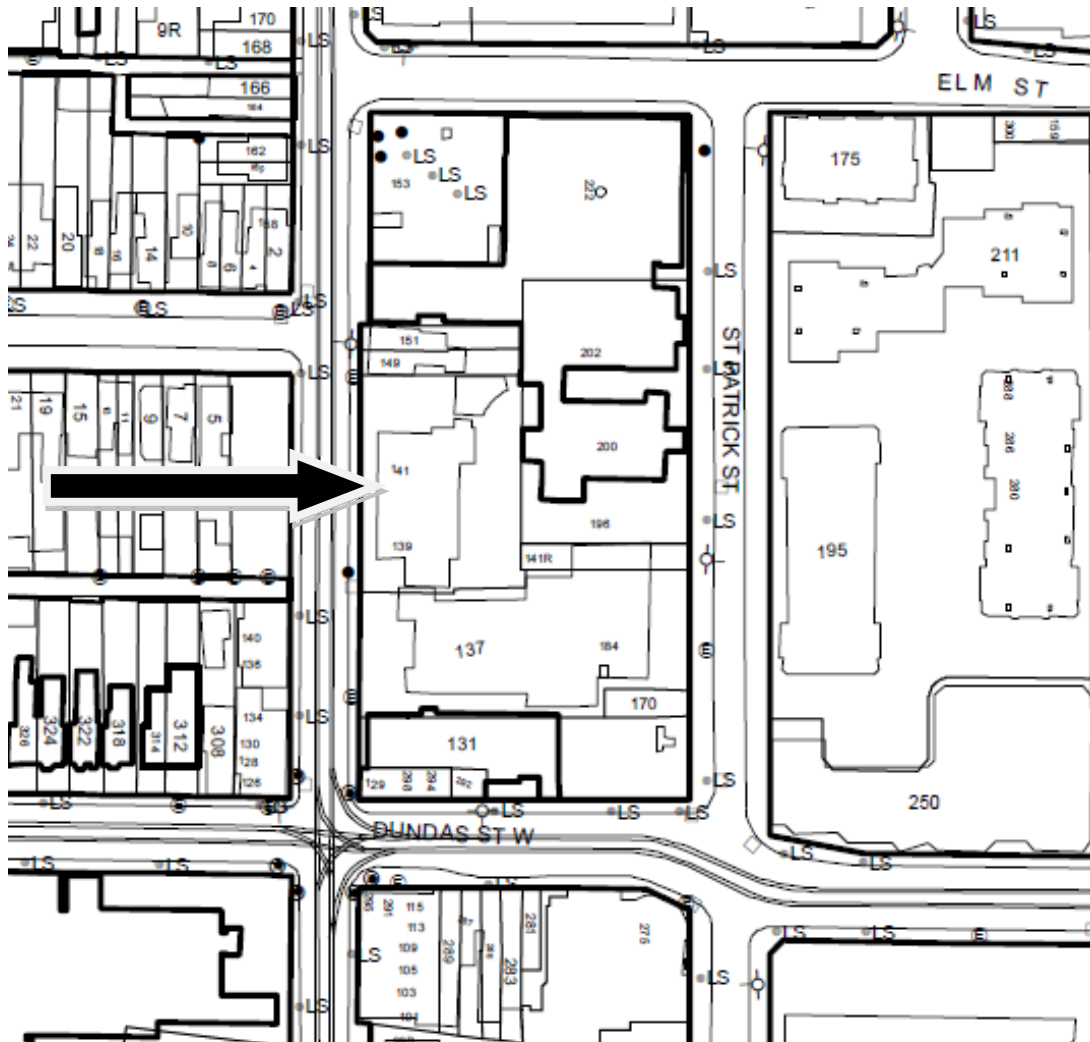
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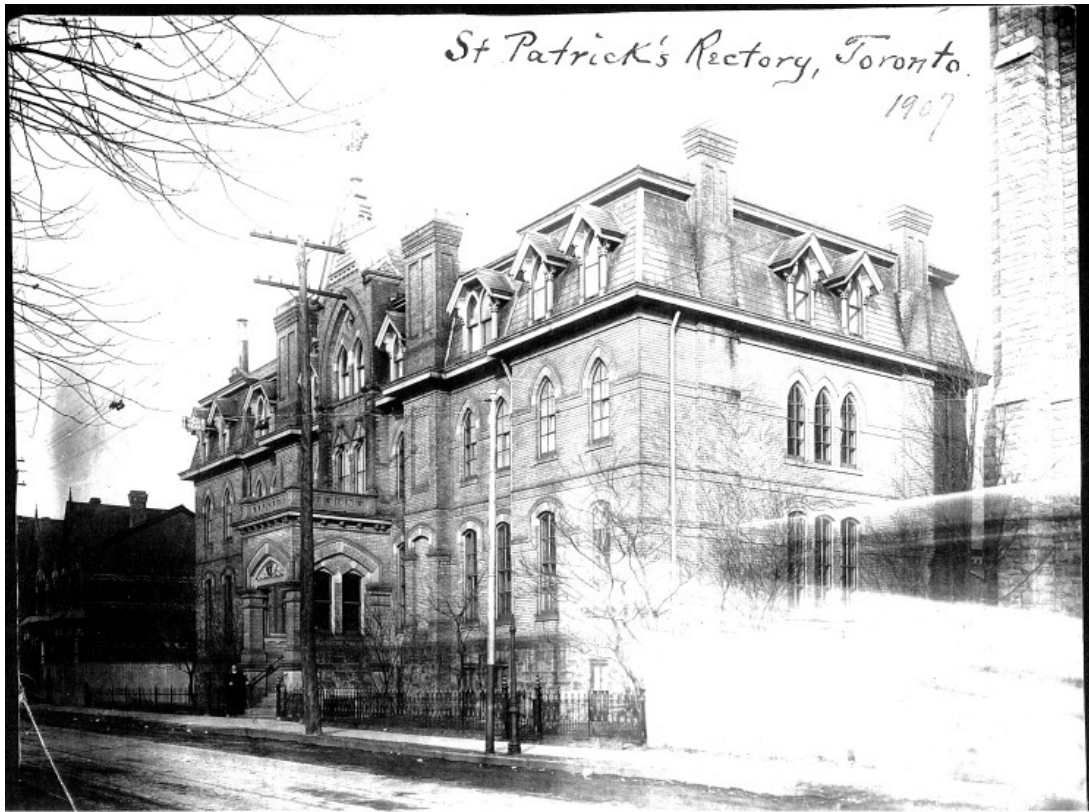
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James Parakh  
Acting Director, Urban Design  
City Planning Division

## **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





Archival Photograph of Redemptorists Monastery, 1907  
(Archives of the Edmonton Toronto Redemptorists)



West Elevation, Redemptorists Monastery, 2013 (Stevens Burgess Architects)

Redemptorists Monastery  
Description

The property at 141 McCaul Street 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. A two-and-a-half story buff brick building, on a raised sandstone basement with a mansard roof and entry porch culminating in a gable with crucifix, the Redemptorists Monastery (1886) is located mid-block at 141 McCaul Street adjacent to the Church of St Patrick (1908) and the Church of our Lady of Carmel (1869-70) (the first St. Patrick church). The site was listed on the City of Toronto Inventory of Heritage Properties in 2006.

Statement of Cultural Heritage Value

Designed in the High Victorian Gothic style, the Redemptorists Monastery is valued because it is a rare example of a well-crafted nineteenth century purpose-built monastery in the downtown of the City of Toronto. The Redemptorists Monastery is an important example of Toronto's High Victorian Gothic style consistently applied in the variety created in the combination of materials, brick and stone patterns and textures, varying window patterns and types and in the complex massing and silhouette created by the porch, wings and chimneys.

The Redemptorists Monastery has associative value as the first location of the Redemptorist Congregation in the City of Toronto following an invitation from Bishop Laurent to the order in Baltimore to establish a centre at St Patrick's parish. It is historically significant as the centre for outreach programs to the poor, homeless, unemployed and new citizens from the time of their location here in 1881 up to the present. The monastery is further significant as from 1912-68 it served as the Canadian English-speaking headquarters of the Redemptorists which extended their contribution provincially, nationally and internationally through a variety of multi-faceted missions.

Contextually, the Redemptorists Monastery is a landmark in the Grange neighbourhood by virtue of its prominent placement, composition and scale on McCaul Street. It is part of a precinct including three other prominent properties: St Patrick's church, Our Lady of Carmel church and the Catholic Settlement House. It is historically, physically, functionally and visually related to its surroundings where it is an integral part of this institutional precinct on the block bound by McCaul, St Patrick, Elm Streets and Dundas Street West. In the Grange neighbourhood this precinct represents the spiritual, material, social and cultural contribution of the Redemptorists to a variety of ethnic immigrants and communities throughout the past 130 years.

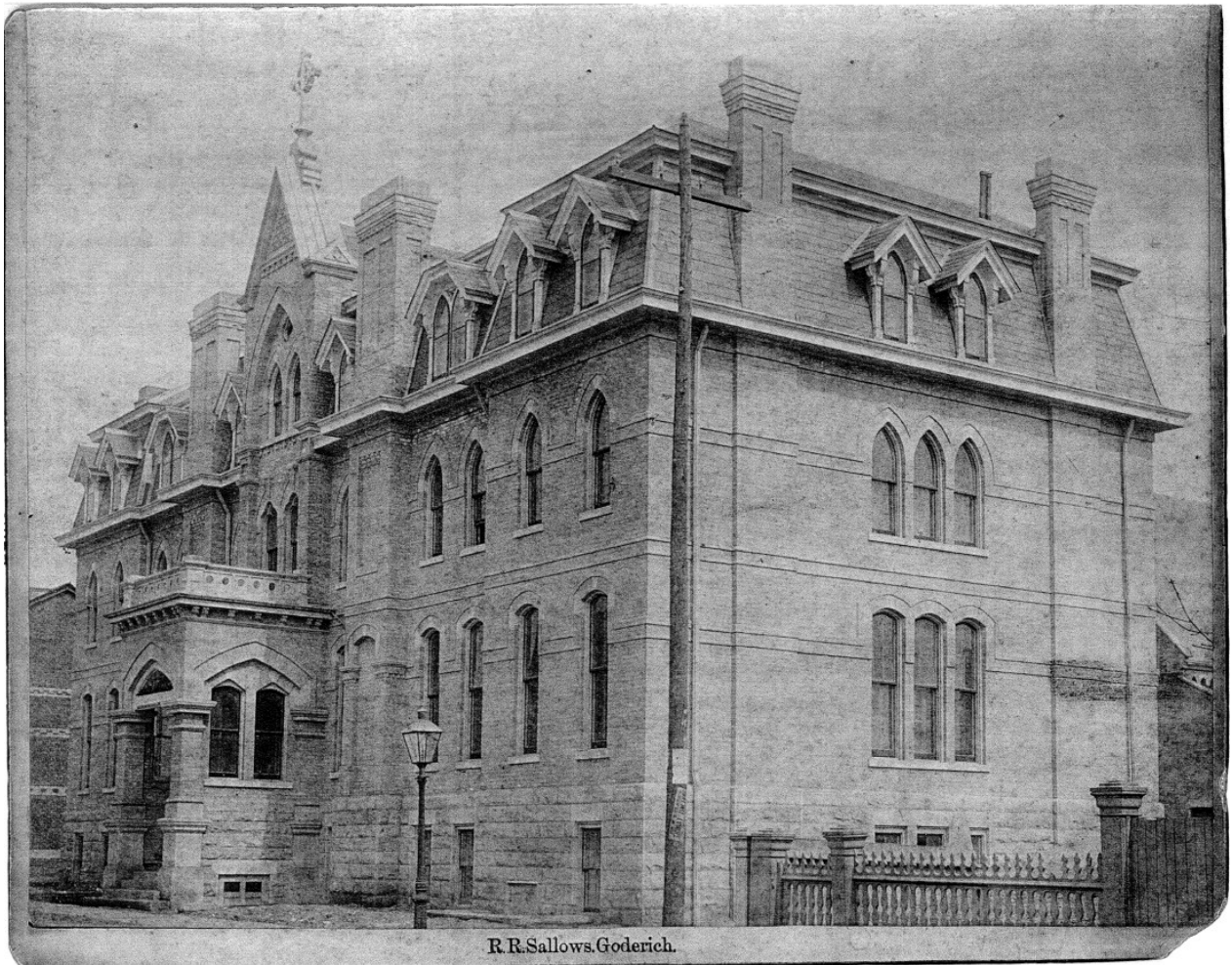
Heritage Attributes

The heritage attributes on the exterior of the Redemptorists Monastery are:

- The location of the building adjacent to St Patrick's church and Catholic Settlement House to the south and in proximity to Our Lady of Mount Carmel church to the east on St. Patrick Street
- The 2 ½ story massing on a raised basement with projecting wings, a central entry porch on the west façade with a gable above and a two story extension on the east façade at the north corner
- The rectangular plan with the projecting wings, porch and east extension with one long face oriented to the street
- The sandstone foundation and details, buff brick cladding of the upper structure, wood and metal details
- The mansard roof
- The first floor window openings with their segmental arched heads, the second floor and dormer windows with their lancets shapes and trefoils arches and the quatrefoil window beneath the gable, the dormer windows with lancet shape and roofs and the basement windows
- The two chimneys on the west façade and the two chimneys on the south façade
- The details combining buff brick and sandstone in a variety of patterns and textures including the raised brick string courses, the saw-tooth bricks in the pilasters and the decorative relief patterns in the central gable and in the panels of the chimneys as well as the use of stone in the rusticated foundation, the imposts and keystones at the window heads, the window sills, and the string courses and bases on the porch piers
- The religious iconography present in various decorations including the carved wood tympanum in the porch depicting the Christian cross on a shield and the shamrocks associated with St Patrick, the console brackets at the eaves of the porch with cross reliefs, the cross patterns in the brick above the porch and the crucifix at the top of the gable
- The decoration of the top of the gable above the porch with the crucifix, the metal panel incised with a square and circle pattern, the metal gable coping and its ends terminating in pediments with trefoil motifs
- The cornerstone with its crest and motto



**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**REDEMPTORISTS MONASTERY  
141 McCAUL STREET, TORONTO**

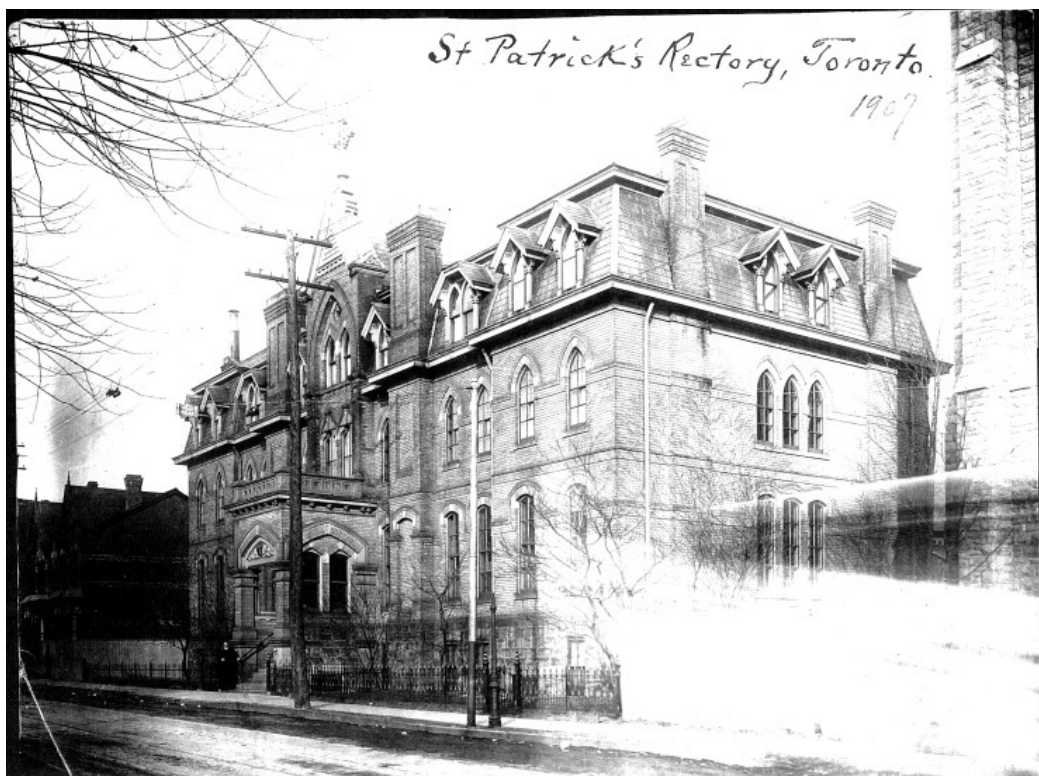
Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

August 21, 2013



## 1. DESCRIPTION



Above: 141 McCaul Street, 1907 (Archives of the Edmonton Toronto Redemptorists,)  
 Cover: 141 McCaul Street, pre-1907 (Archives of the Edmonton Toronto Redemptorists,)

Address and Name of Property	
ADDRESS	141 McCaul Street
WARD	20 Trinity Spadina
LEGAL DESCRIPTION	Plan D 153, Part Block B
NEIGHBOURHOOD/COMMUNITY	The Grange
HISTORICAL NAME	Redemptorists Monastery
CONSTRUCTION DATE	1886
ORIGINAL OWNER	Congregation of the Most Holy Redeemer
ORIGINAL USE	Monastery
CURRENT USE	Monastery for retired clergy
ARCHITECT/BUILDER/DESIGNER	Rev'd Father Superior Charles Sigl and T. M. Hennessy, Architectural Draughtsman
DESIGN/CONSTRUCTION	Two and a half story buff brick on raised stone foundation
ARCHITECTURAL STYLE	High Victorian Gothic
ADDITIONS/ALTERATIONS	Ground floor one-storey link to St Patrick's Church, Parish Entrance Hall at 139 McCaul, east-facing sunroom and north firestairs
CRITERIA	Design, associative and contextual values
HERITAGE STATUS	Listed (as of 2006)
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	August 2013

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 141 McCaul 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
1793	Park Lot 12, north of Lot Street and bound by current University Avenue, McCaul and Bloor Streets is granted to William Dummer Powell
1828	50 acres north of College Street are sold to Bishop Strachan, developed as King's College, now University of Toronto
1834-57	William Dummer Powell dies and the family begins laying out streets on the estate including William Street and Dummer Street (now St Patrick St.). Caer Howell St (now Elm) linked College Avenue (now University) with West William Street (now McCaul) and the east-west Anderson Street (now Dundas Street West).
1857	Land purchased on Dummer Street from John Powell by the Roman Catholic Episcopal Corporation for the Diocese of Toronto.
1862	St. Patrick's Church, a wood-frame church, is listed at 154 Dummer Street in the City Directory
1869-70	Following a fire in 1865, St Patrick's Church is re-built in buff brick to the designs of architects Gundry and Langley
1873	Land on McCaul Street purchased from John Boulton by the Roman Catholic Episcopal Corporation for the Diocese of Toronto.
1880-1	Bishop Lynch writes to the Redemptorists in Baltimore requesting they establish a community at St Patrick's Parish in Toronto. The community is established in January of 1881.
1882	The Congregation of the Most Holy Redeemer purchases the land from the Roman Catholic Episcopal Corporation for the Diocese of Toronto for \$1.00 for part lots no. 12 and 13 for a site bound by William Henry Street (now McCaul) and Dummer Street (now St Patrick) in the block bound to the north by Caer Howell St (now Elm) and Anderson St (now Dundas).
1884	Goad's Map identifies St Patricks Church and School occupying lots 27-30 extending from William Street (formerly Dummer) west to McCaul Street
1886	Assessment rolls (based on information compiled in the previous year) indicate that 137-47 McCaul Street is vacant land
1886	Cornerstone is laid for the new Redemptorists Monastery on McCaul Street
1887	Assessment rolls for the year (compiled in the previous year) indicate that only foundations have been completed at 135-147 McCaul Street. <u>Chronicles of St Patricks</u> state that the community moved into the new monastery in February 1887
1888	City of Toronto Assessment Rolls 1888 records the site at 135 McCaul as being occupied by a Redemptorist Convent, with Joseph Henning, Superior. It is owned by the Corporation of the Most Holy Redeemer. The records indicate a building of 3 stories in brick measuring 96 x 40' with a wing 24 x 26.'
1890	Goad's map shows the new monastery at 141 McCaul with an L-shaped plan.

	(The L extending east encompassed the wing with the second story chapel) and a curving driveway.
1905	Cornerstone is laid for new St Patrick's Church on McCaul Street
1908	The second St. Patrick's Church opens at 137 McCaul Street. The first St Patrick's on William Street is taken over by the Italian parish members and renamed Our Lady of Mount Carmel.
1913	Goads map is updated to show the new St Patrick's Church with its link to the Redemptorists Monastery whose plan has been extended with a projection to the southeast to accommodate the link.
1930	131 McCaul is purchased and operated as German Settlement House. It continues to operate as a Catholic Settlement House and Day Nursery.
1931	Archival photograph indicates the entrance to the Parish Hall at 139 McCaul street between the monastery and the church has been completed by this date. It does not appear on the 1923 Goad's Atlas.
1947-93	Father Matthew Meehan, resident at 141 McCaul Street , a radio and television broadcaster whose programs were syndicated internationally with over 700 radio stations and 200 television stations. He covered Vatican 2 in 1965 for Canadian TV and Pope John Paul II's 1979 tour.

## ii. HISTORICAL BACKGROUND

### Grange Neighbourhood

The property at 141 McCaul Street is located in the Grange neighbourhood west of University Avenue. The current site originated as one of the series of 100-acre “park lots” found between Lot Street (present-day Queen) and Bloor Streets where provincial officials and military officers established country estates in the late-18<sup>th</sup> and early-19<sup>th</sup> centuries. William Dummer Powell was granted Park Lot 12. He built a house north of Orde Street close to University Avenue. He sold 50 acres north of current College Street to Bishop Strachan for the development of King's College (now the University of Toronto). Following his death in 1834, Powell's heirs began dividing the land with streets, some of which were laid out by the well-known architect John George Howard in 1846.<sup>1</sup> The development of the southern 50 acres where 141 McCaul St. (originally West William St.) is located can be traced through 19<sup>th</sup>-century maps and atlases, which are attached as Images 3-8. While this portion of the west side of the original lot north of Anderson (now Dundas Street West) was developed as St. Patrick's Parish with a church, school, monastery and a rectory and ultimately the German Settlement House (now the Catholic Settlement House), the east side had commercial establishments such as a brewery and a planing mill.

### St Patrick's Parish

In 1857 a mid-block property on Dummer Street (later William and now St. Patrick Street) between Anderson and Caer Howell (now Elm Street) Streets was sold by John

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<sup>1</sup> Lundell, pp. 26-7

Powell to the Roman Catholic Episcopal Corporation for the Diocese of Toronto.<sup>2</sup> The parish of St Patrick was established for the large local Irish Catholic community with a frame church built in 1861<sup>3</sup> which burnt down in 1865.<sup>4</sup> A new buff brick church to the designs of the architects Gundry and Langley was built in 1869-70 still stands with its main entrance at 196 St Patrick St. A school was built to the north of the church. In 1873 property on McCaul was sold by John Boulton to Church.<sup>5</sup> Other buildings including houses, and a rectory also occupied the site. By 1880 the property extended from McCaul to Dummer and included Lots 26-32.<sup>6</sup> In 1908 as the community expanded a second St Patrick's church was completed at 137 McCaul Street to the design of Arthur W. Holmes.

### The Redemptorist Congregation

By 1880 St. Patrick's was considered to be a thriving Roman Catholic parish under the leadership of Rev'd J M Laurent who was transferred to St Michael's Cathedral that year. This event combined with the visit of three Redemptorists to the cathedral lead to Bishop John Lynch writing to the Superior of the Redemptorists in Baltimore in November of 1880 requesting that they come to Toronto to establish a community at St Patrick's. They arrived two months later at the end of January.<sup>7</sup>

The Redemptorists were founded in 1732 in Naples by St Alphonsus Maria de Ligouri (1696-1787) a lawyer from a prominent family who gave up his profession, became a priest and worked with the homeless and marginalized youth. Their motto is "Copioso Apud Eum Redemptio" which means "with Him there is abundant redemption."<sup>8</sup> The concept of redemption was materially as well as spiritually based as the order attended to the multiple needs of the poor. The Congregation of the Redemptorists spread through Naples; centres were established throughout Italy and then north in Germany. From there the Congregation extended to the United States and first settled in Quebec in Canada. In Toronto the mission extended not only to the poor but also to new immigrants. While St. Patrick's ward was initially populated primarily with Irish immigrants, shortly after their arrival in Toronto, a Father Krein came from Quebec to assist with the growing German population. In 1929 the German Settlement House (now Catholic Settlement House) was founded to assist new immigrants after both World Wars and throughout the Depression. The help provided took the form of training, finding jobs, providing daycare, social and cultural activities as well care for the sick, funerals and assistance with citizenship. By the early 1900's there was an extensive Italian presence requiring special masses and by the time the second St Patrick's was completed on McCaul Street in 1908, the Italian

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<sup>2</sup> Report on Property Holding of the Redemptorists on McCaul Street, Archives of the RC Diocese of Toronto.

<sup>3</sup> Hutchinson's Toronto Directory, 1862-3, 166.

<sup>4</sup> Schindler, 6.

<sup>5</sup> Report on Property Holding of the Redemptorists on McCaul Street, *op. cit.*

<sup>6</sup> Goads Atlas, 1880.

<sup>7</sup> Chronicles of St. Patrick's Parish, 1880-, 2, November 5, 1880.

<sup>8</sup> Michael Brehl, Superior General, Congregation of the Most Holy Redeemer, <http://www.cssr.com/english/>

members of the parish established themselves at the first St. Patrick's on St Patrick Street and renamed it Our Lady of Mount Carmel. Today it sits adjacent to the Toronto Chinese Catholic Centre which occupies the location of the original 19th school. From the beginning the Brothers travelled throughout Ontario and across Canada to various regions. By 1883 they had already been as far as Nova Scotia. Following World War 2 they also had a special mission to Japan which lasted from 1948 until 1981.

While two houses in addition to the rectory existed on the site of St Patrick's, it was evident within the first years of the community's establishment more space was required for accommodation. Three houses on McCaul had to be moved to make room for the new building and rather than being demolished these were sold and moved to William Street. (Dummer St./St. Patrick St)<sup>9</sup> Construction began in 1886. The cornerstone, incorporating the Redemptorist motto: "*Copioso Apud Eum Redemptio*" was designed by Father Klander and executed by the mason Lionel Yorke. (*Image 13*) The community had moved in by February 1887.<sup>10</sup>

Designers: Rev'd Fr Sup Charles Sigl and T. M. Hennessy

The design for 141 McCaul Street was prepared by Rev'd Father Superior Charles Sigl and a draughtsman, T. M. Hennessy. Little is recorded of Mr. Hennessy's life and work except that he was an assistant architectural draughtsman with the Ontario Department of Public Works.<sup>11</sup> The contract was awarded to S. J. Brown, of Toronto for "the erection exclusive of plumbing and painting to cost \$17,000" for a "building 96 x 40' with a wing of 22 x 24' adjoining" ... "to be constructed of Credit Valley Stone with white brick"<sup>12</sup>

iii. ARCHITECTURAL DESCRIPTION

Archival photographs showing the exterior are appended as images on the cover and in Sections 6 of this report. Image 9, pre-dating 1907, is among the earliest known photographs of the site. The growth of trees, alterations to the fencing and the presence of a streetcar cables and electrical lighting indicate that Image 10, dated 1907 must be several years later. Other images of the exterior and interior are marked as Image 11-18.

The Redemptorists Monastery was designed in the High Victorian Gothic style popular from the 1850's which incorporated elements of the Gothic Revival such as pointed arched window openings, but was more eclectic and varied.<sup>13</sup> The primary elements which differentiated the later High Victorian Gothic from the earlier Gothic Revival were a complex massing and silhouette, greater variety of materials, an emphasis on variety in pattern, colour and texture, different roof types, and more prominent chimneys. The presence of elements from other styles, Second Empire, Queen Anne and Romanesque are part of the eclectic mix.

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<sup>9</sup> *Ibid.*, 34, April 30, 1886.

<sup>10</sup> *Ibid.*, 43, February 7, 1887.

<sup>11</sup> The Canadian Almanac for 1889, 59.

<sup>12</sup> *Chronicles, op.cit.*, 35, May 12, 1886.

<sup>13</sup> Kalman, 280, Maitland et al., 77.

The nearby Knox College (1873-5, Smith and Gemmell) to the west at Spadina Circle would have presented an impressive institutional example for the design of the monastery in the High Victorian Gothic style and there are similarities in style and form. However its possible that the choice of a Gothic style and the use of buff brick was inspired by a determination to be visually associated with the adjacent St Patrick's church (1869-70, Gundry and Langley architects) on Dummer street to create an identifiable parish complex. Furthermore the Bishop's Palace (1845, William Thomas architect) (*Image 19*) where the Redemptorists first resided on their arrival in the city would have provided an appropriate model for a religious monastery in the Gothic Style and the two buildings share many common features strengthening their identity as Roman Catholic institutions within the city. The Redemptorists Monastery presents a balance between establishing identity through the association with the earlier 1840's Bishop's Palace Gothic and the evolving tastes of the mid-1880s for something more eclectic.

### Exterior

Like its precedents, the Redemptorists Monastery presents a rectangular plan, two-and-a-half story block on a raised foundation. The long elevation faces the street and its length is punctuated by two slightly projecting wings at either end with an entry porch with a broad Gothic arch at the centre. The Redemptorist porch is only one story, but as at the Bishop's Palace, a brick panel with arched windows rises and ends in a gable surmounted by a cross. At the palace this gable projected above the original two story height. At the Monastery it continues above the roof line, so that in both cases a gable surmounted by a cross is silhouetted against the sky. Whereas the Bishop's Palace had gable roofs, the Monastery reflects the eclecticism of the High Victorian Gothic with its Second Empire Mansard roof, which archival photographs indicate was originally clad in slate. Instead of Gothic corner turrets with pinnacles, two broad chimneys with blind arches flank the entry bay providing additional verticality, roofline variety and reflecting the influence of the Queen Anne Style.

The building is clad primarily in buff brick with rusticated Credit Valley sandstone in the raised basement story and smooth ashlar sandstone is featured in the decorative elements around the windows and mouldings on brick piers. Texture, pattern and rhythm are accentuated through decorative brick and stone elements typical of the High Victorian Gothic taste for variety and elaboration. Projecting pairs of brick belt courses between the two first floors, at the upper portions of the windows and a single one at the eaves band the building features together horizontally in contrast with the verticality of the tall narrow windows. (*Image 12*) The brick chimneys feature recessed panels at both floor levels. At the first floor a flat arched recess like the adjacent windows is supported on two brick piers with stone mouldings and a band of saw-tooth bricks. Above, the recessed panel features a band of corbelled bricks at the top and a simple brick sill at the bottom. The tops of the chimney are further elaborated with two flatter recessed panels terminated by rows of projecting brick string courses one of which features a dentil pattern.

The windows follow the pattern of the Bishop's Palace with pointed lancet-shaped windows on the second floor. At the Redemptorists Monastery instead of flat-headed first floor windows, the heads of the windows have a segmental arch form echoing the influence of the Second Empire Style. As well as the brick belt courses outlining the window openings, the windows have brick voussoirs combined with the stone impost and keystones. This combination of elements mirrors the stone drip moulds at the Bishop's Palace. All windows have stone sills and were originally double hung with four over four panes of glass. In the dormer roof the windows have the lancet shape and are either single or combined in pairs to provide a more complex rhythm again reflecting the High Victorian Gothic taste for variety. These were also double hung but the archival photographs indicate they had single undivided panes of glass. Originally the dormers were flanked by wood pilasters with mouldings at their tops supporting curving brackets which terminated under the dormer roofs. These features have been removed. Although of a simple rectangular shape, the basement windows contribute to the vertical emphasis created by the tall narrow proportions of all the windows.

The central entry bay receives the greatest elaboration and here the decoration includes several elements of Christian iconography. Two square piers of brick with stone bases, and tops with projecting stone courses suggestive of capitals support broad flattened pointed arches with the same brick and stone details. The main entry arch has a carved wood panel featuring a cross on shield, surrounded by shamrocks for St. Patrick and two great flourishes. (*Image 14*) At the eaves a row of corbels decorated with crosses supports the roof soffit. The porch roof balustrade has square corner posts with raised panels and a hand rail with square panels and circular openings.

At the second level of this central bay, the lancet windows are replaced by a pair of windows with more elaborate Gothic trefoil shapes. (*Image 15*) Here the keystones project, are carved with a fielded panel and crowned with a small moulding. Above, at the sills of the third story is a projecting brick band of crosses. Two lancet shaped windows framed by large projecting brick arch have a tiny Gothic quatrefoil window set between them. Finally, above is the gable supporting the crucifix. (*Image 16*) This has been clad in metal whose face features a panel of incised squares with alternating circles. The gable is capped with a broad moulding whose gable ends featuring incised quatrefoil motifs in their pediments. The cross at the apex combines the features of an Irish Celtic cross with a ring around the centre with that of a cloverleaf cross with the arms ending in trefoils.<sup>14</sup>

While the west facade is the principal elevation facing McCaul Street, the other three facades continue the window types and brick and stone patterning. The north and south end walls feature a cluster of three windows. (*Image 9*) The south wall has two chimneys, narrower and flatter but at their tops similarly decorated to those on the west face. At the north corner of the east face is a two-story extension. The east elevation also has the later first floor extension of a sun room. (*Image 17*)

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<sup>14</sup> Fleming et al., p.85.



With the completion of the new St Patrick's in 1908, the south east corner of the monastery was extended to incorporate a link between the two buildings. (*Image 8*) By 1931, a single story pavilion of buff brick with two projecting piers and a central gable with stone trim provides access to the second St Patrick's Church Parish Hall with an entrance from the street. An archival photograph indicates that it was completed by 1931 and given a separate address of 139 McCaul Street. (*Image 11*)

The Redemptorists Monastery is set back from the street with a shallow stretch of grass. It is linked by a single story to St. Patrick's Church and Parish Hall entrance on the south and has a parking lot with outbuildings to the north. To the east is the monastery private garden with outdoor decks, landscaping and paved walkways.

### Interior

The interior layout was organized to have a large reception area for visitors to meet with the residents. On each level a central corridor running from north to south provided access to rooms on either side. The basement had a hall for parish functions. The first floor has a large dining room and living area opening to the later sunroom extension. Two staircases at either end provide access to other levels. The original north-east extension houses the kitchen on the first floor and the chapel on the second floor. The chapel features a hammer beam ceiling with corbel brackets supporting the principle arches of the hipped roof which is lined with tongue and groove paneling. Although not included in the reasons for designation, the ceiling is considered to be a significant heritage attribute and certainly merits preservation. (*Image 18*)

#### iv. CONTEXT

The property at 141 McCaul Street is located mid-block on the east side of McCaul Street, north of Dundas Street West. (*Image 1*) Archival photographs dating to 1907 (*Image 2*) show the position of monastery adjacent to the new church of St Patrick (1905-8) at 137 McCaul Street. Between the monastery and the church, at 139 McCaul Street, is the entry to St Patrick's Church Parish Hall. Beyond St Patrick's church to the south is the Catholic Settlement House and Day Nursery. To the east on St Patrick St is the original St. Patrick's church (1869-70) and a shared parking lot. The original 19<sup>th</sup> century school has been demolished and replaced by the Toronto Chinese Catholic Centre.

The property at 141 McCaul Street is part of a Roman Catholic precinct of institutions which have since its location on this site in the early 1860's reached out to assist materially and spiritually the variety of new immigrant and population groups who would settle in this part of the city as new citizens to Canada. Today this enclave maintains the scale of low-rise 19<sup>th</sup> century residential neighbourhoods of McCaul, D'Arcy, Boulton and the north side of Dundas Street West to the west. To the north, south and east the enclave is surrounded by the intervening century of change and growth as represented by the large, institutional scale of the Art Gallery of Ontario and the Ontario College of Art,

Mount Sinai Hospital, the educational Michener Institute and the office buildings on University Avenue and the University of Toronto to the east.

### 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.

<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>X</b>
iii. demonstrates high degree of scientific or technical achievement	<b>N/A</b>

**Rare example of its type and style** –The Redemptorist Monastery is a rare example of its type being one of the few purpose built 19<sup>th</sup> century monasteries located downtown in the city of Toronto which continues to serve as a monastery today. The mid-late nineteenth century institutional residential or college type is evident in its form, the rectangular massing of two and a half storeys with a raised foundation, projecting wings and central projecting entry porch and by having its principal long elevation parallel to and facing the street. The Redemptorists Monastery is an important example of Toronto's High Victorian Gothic style consistently applied in the variety created in the combination of materials, brick and stone patterns and textures, varying window patterns and types and in the complex massing and silhouette created by the porch, wings and chimneys.

**Craftsmanship** – In the variety of patterns and details evident in the massing, materials and elements such as windows and chimneys the building displays a high degree of craftsmanship.

<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>

**Persons** – The Redemptorists Monastery is associated with the Redemptorist Congregation. It is important as the original location of the Congregation in the City of

Toronto and was from 1912-1968 the headquarters of the English speaking members. It is historically significant as the centre for outreach programs to the poor, homeless, unemployed and new citizens from the time of their location here in 1881 up to the present. The scale of their operation was not only at the local neighbourhood level where assistance and facilities for daycare, training, cultural and social activities were provided, but extended across the province, the country and as far as Japan. Between 1947 and 1981 Fr. Matthew Meehan represented the congregation through his national and international radio and television broadcasts for the CBC and other networks. While few of the fathers have achieved such international prominence, their presence as members of the Redemptorist Congregation made a significant contribution for more than 130 years to those in need.

Contextual Value	
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>

**Character of the area** – The Redemptorist Monastery is important in maintaining the late 19<sup>th</sup> scale and character of the area especially as it relates to the residential neighbourhoods to the west along Dundas St West, D'Arcy and Boulton Street. It's High Victorian Gothic Style as executed in brick and stone with its complex massing and mansard roof is repeated in a variation in these adjacent streets as well. These built qualities make it an important contributing component in a precinct of late 19<sup>th</sup>c and early 20<sup>th</sup> century religious building types on the block.

**Surroundings** – The Redemptorists Monastery is physically, functionally, visually and historically linked to its surroundings in the McCaul – St. Patrick Street neighbourhood. Located on the east side of McCaul, it sits in the middle of a block of other Roman Catholic institutions which have evolved in relation to their changing community over the past 100 years. These include St. Patrick's Church (1905-8), the Catholic Settlement House and on St Patrick Street, Our Lady of Mount Carmel (1869-70) and the Toronto Catholic Chinese Centre. This collection of buildings creates an institutional precinct that continues to be important to the wider community meeting both spiritual and material needs.

**Landmark** – The Redemptorists Monastery is a landmark in the Grange neighbourhood by virtue of its prominent placement, composition and scale on McCaul Street.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the 141 McCaul Street has design, associative and contextual values. As the first location of the Redemptorist Congregation in Ontario, the site has provided residential accommodation for members of this order since their arrival in 1881 and specifically at the current building since 1886. It is a rare 19<sup>th</sup> century example of a purpose-built

monastery in the downtown core of the city designed in the High Victorian Gothic style. It is part of an important institutional enclave of religious, residential and community buildings on the block bound by McCaul, Elm, St. Patrick and Dundas Street West which have occupied this site since the late 1850's. It contributes contextually by maintaining the low rise scale of the 19<sup>th</sup> century residential neighbourhood on the west side of McCaul Street. The monastery, now primarily accommodating retired clergy, speaks of a time almost completely passed when it was not uncommon to take up a career devoted to matters of the spirit and the care of others for intangible remuneration.

## 5. SOURCES

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Photograph, St Patrick's Monastery, McCaul St., Toronto, pre-1907 (Archives of the Edmonton Toronto Redemptorists, Toronto)

Photograph, St Patrick's Rectory, Toronto, 1907 (Archives of the Edmonton Toronto Redemptorists, Toronto)

Photograph, St Patrick's Rectory, Toronto, 1931 (Archives of the Edmonton Toronto Redemptorists, Toronto)

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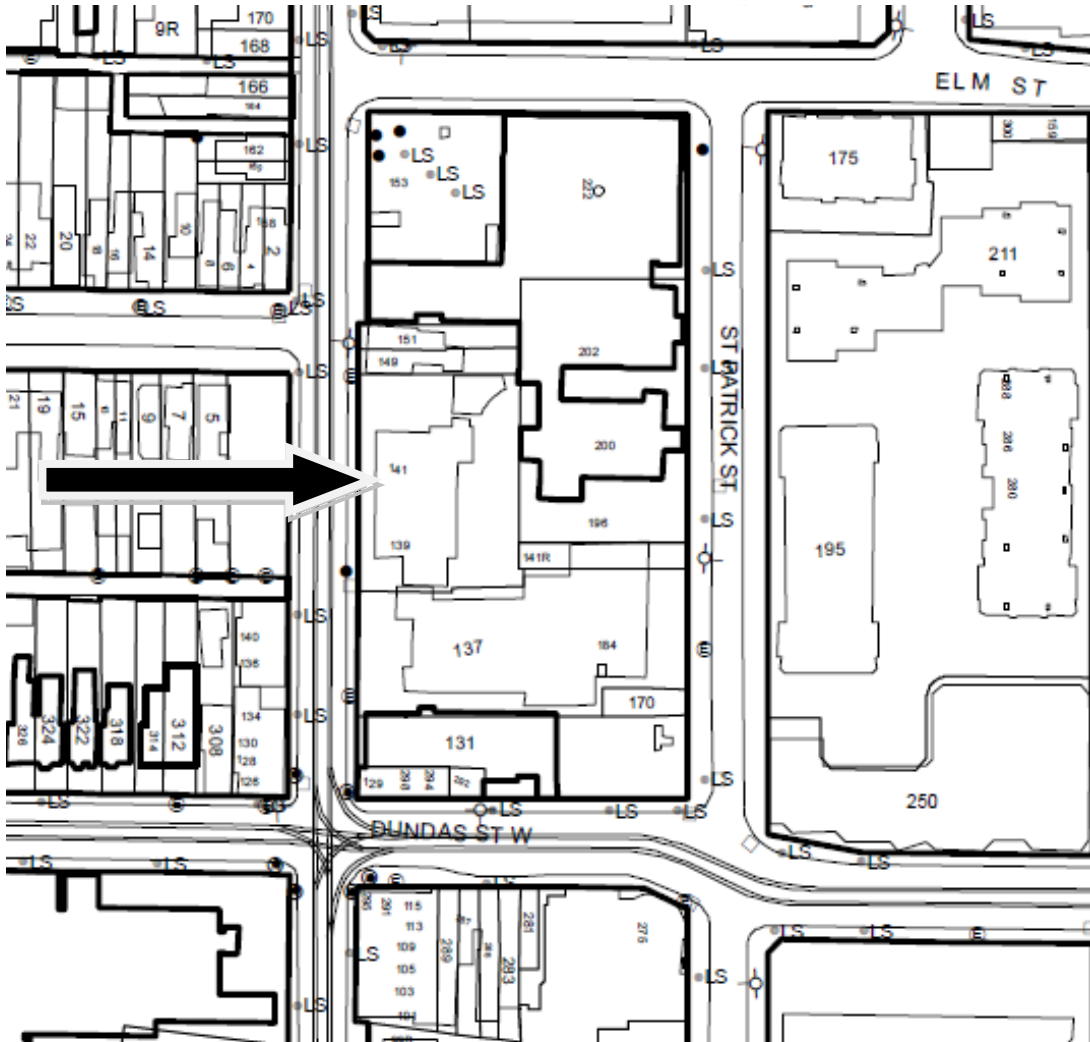
Burgess, Jane, Stevens Burgess Architects, Heritage Property Nomination Form, 141 McCaul Street, February 2013.

Report on Property Holdings of the Redemptorists on McCaul Street, Archives of the R.C. Diocese of Toronto.

### Websites

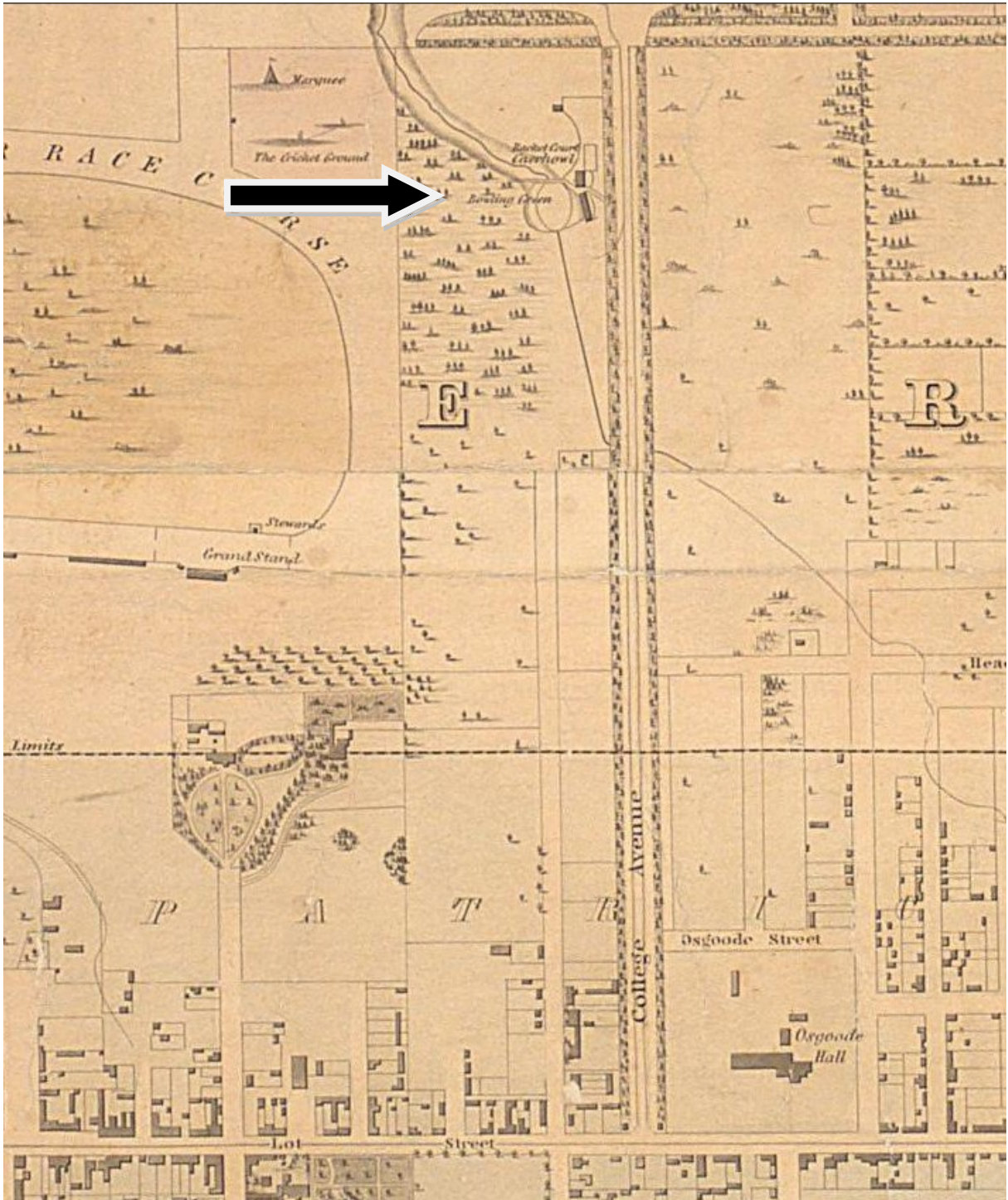
Brehl, Michael, Superior General, Congregation of the Most Holy Redeemer, <http://www.cssr.com/english/>

6. IMAGES: the **arrows** mark the location of the subject property



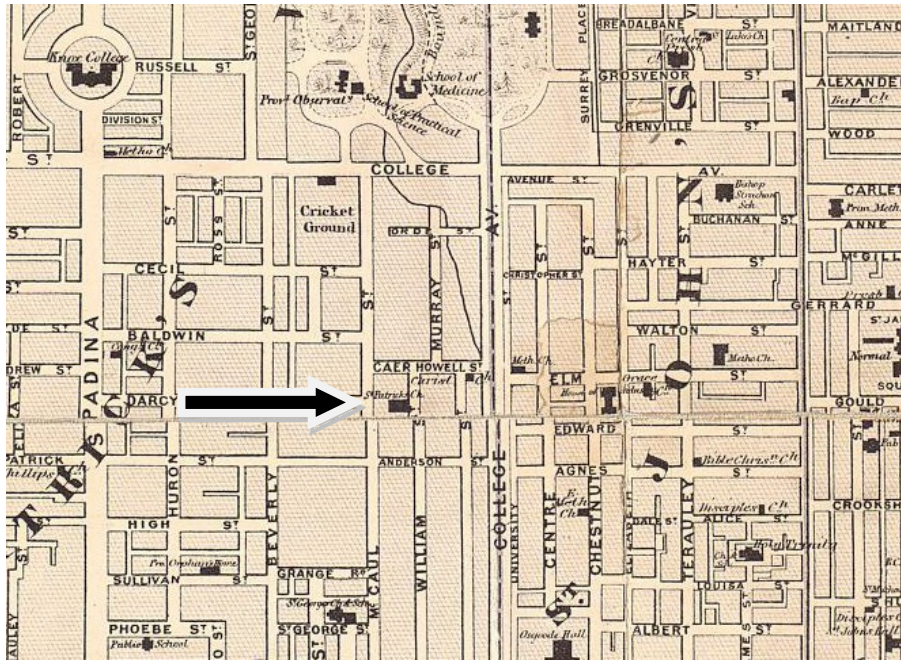
1. City of Toronto Property Data Map: showing the location of the subject property mid-block on the east side of McCaul Street north of Dundas Street West.





2. Topographical Map of the City and Liberties of Toronto, Cane, 1842: showing the Caer Howell Estate residence just south of College Street. The end of the arrow points to the line dividing Park Lot 12 from 13 which is now McCaul Street. College Avenue (now University Avenue) marks the eastern limit of Powell's estate. The new road un-named is Simcoe Street. The Grange can be seen just above the letters "P" and "A".



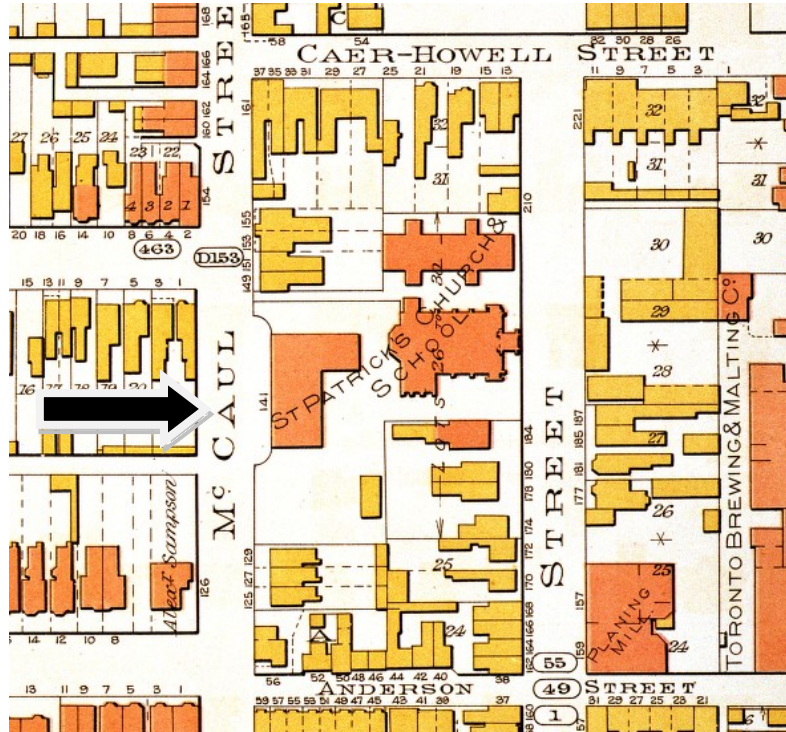


3. Map of Toronto, 1878: St. Patrick's Church, 1869-70 is shown on William Street, now St Patrick Street. Knox College can be seen in the upper left hand corner. Orde Street is just south of where the Caer Howell Estate residence was located.

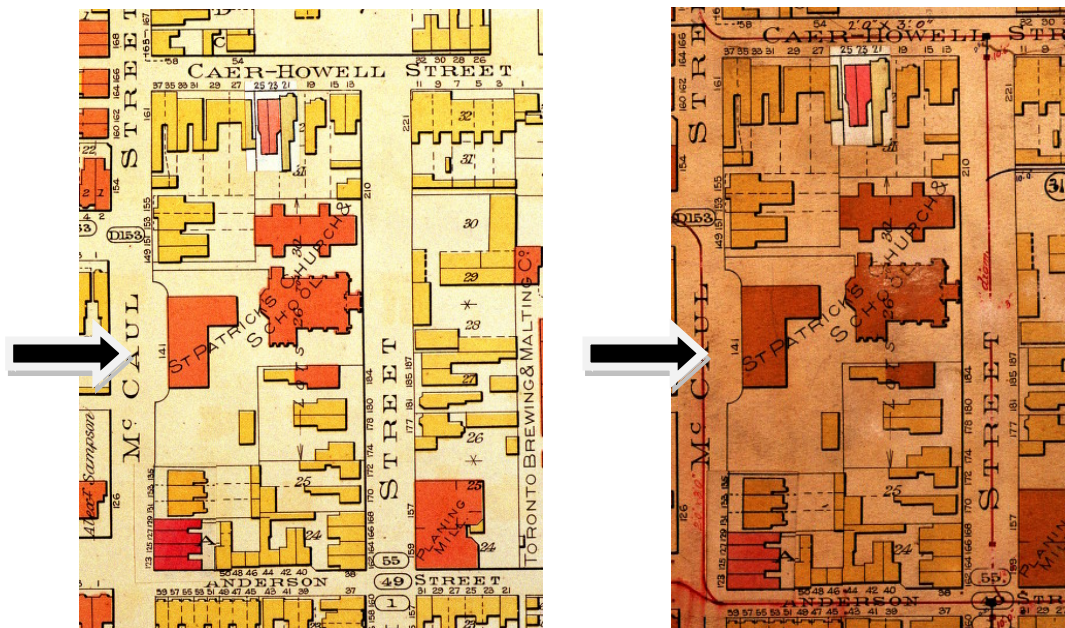


4. Goad's Atlas, 1884: St Patrick's Church and School are shown with two houses at 137 and 139 McCaul St. as well as 138 William St. as part of the property.





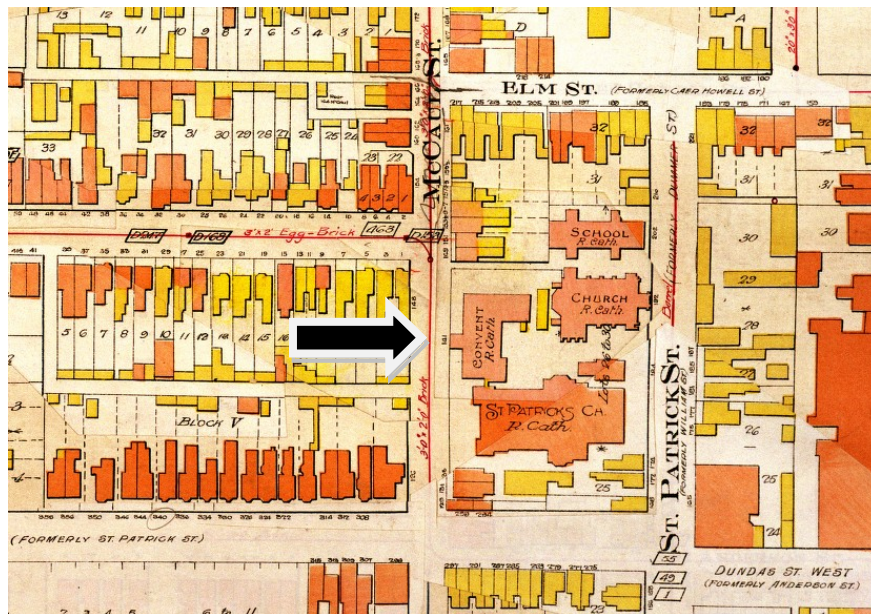
5. Goad's Atlas, 1890: the Redemptorists Monastery is in place in the L-shaped configuration. Note the driveway and the absence of an entry porch. The houses at 137, 139 and 147 McCaul St. have been removed to make way for the new building.



6. Goad's Atlas, 1899 and 1903: the Redemptorists Monastery: Note the driveway and the continued absence of a porch. The changes at 25 Caer Howell St. show the map has been up-dated.

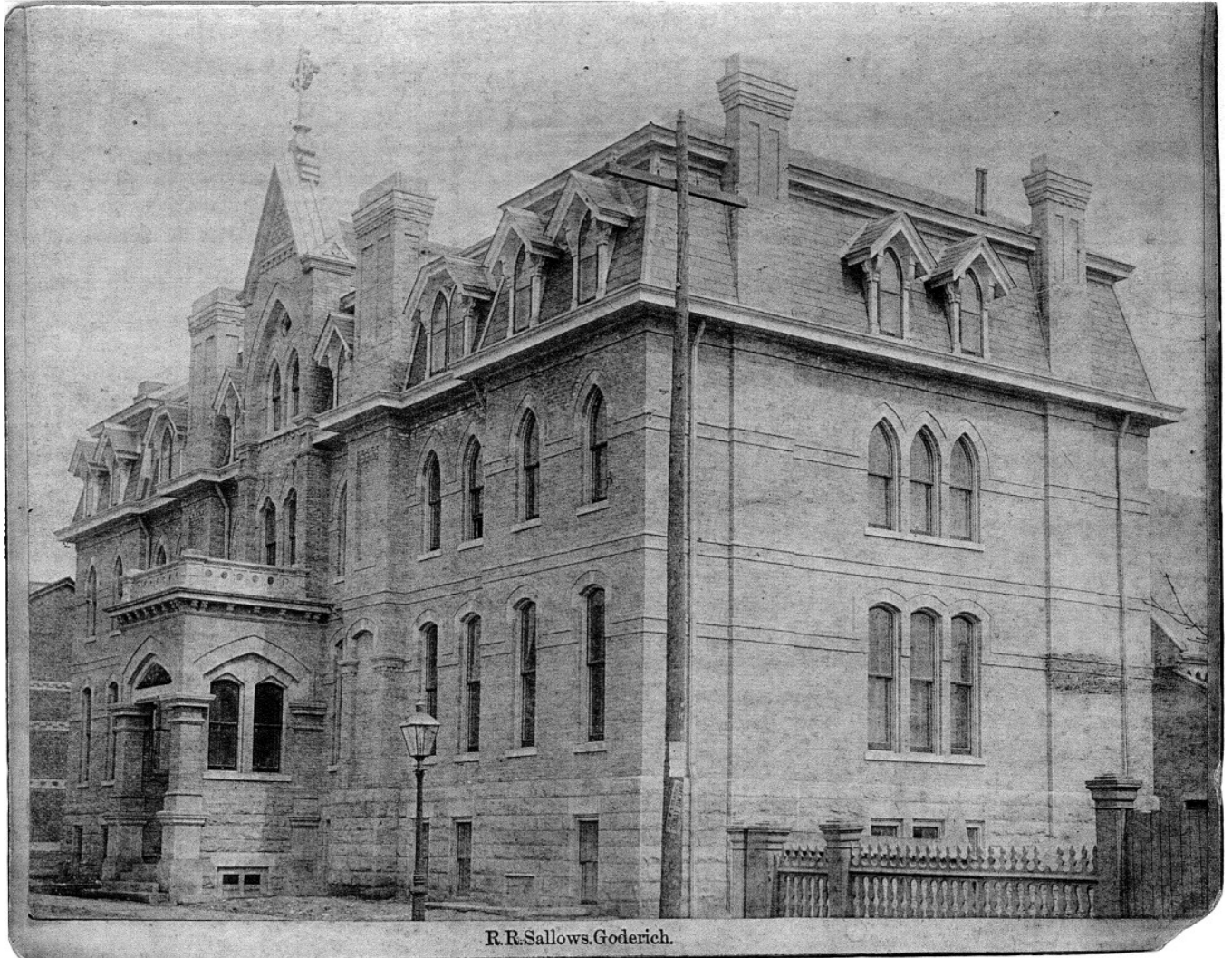


7. Goad's Atlas, 1910 revised to 1913: showing completion of the new St. Patrick's Church and the link between the church and the monastery, as well as the extension to the back of the monastery at the south-east and an outbuilding. The entry porch is shown for the first time; however archival photographs pre-dating 1907 would indicate that the porch was likely original to the 1886 building.

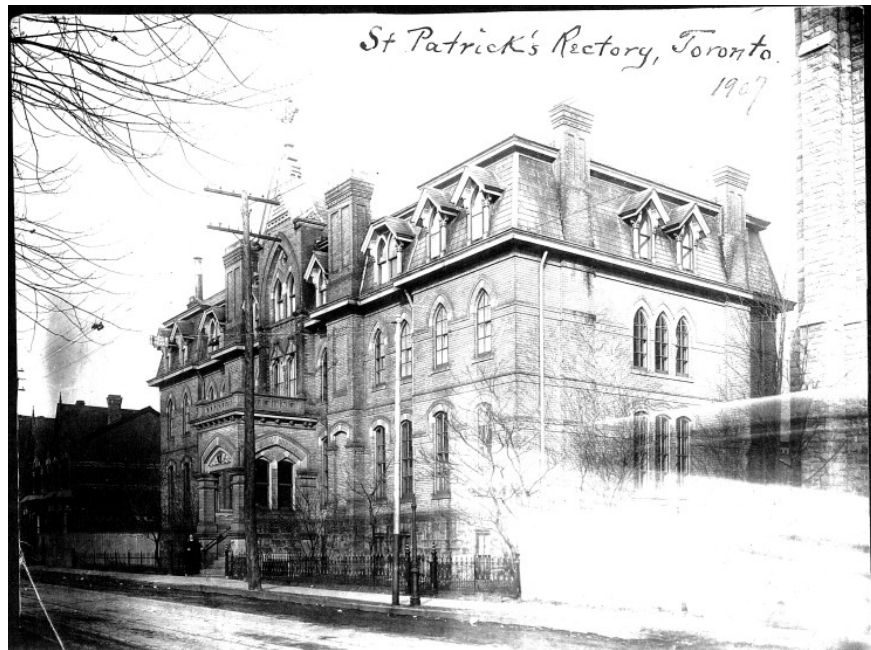


8. Goad's Atlas, 1910 revised to 1923: No change is recorded to the building at this time indicating the addition of the Parish Hall entrance at 139. Note that Caer Howell and William (formerly Dummer St.) have all been renamed erasing the last references in street names to the William Dummer Powell and the Caer Howell Estate. St Patrick and Anderson Streets have been renamed Dundas Street.

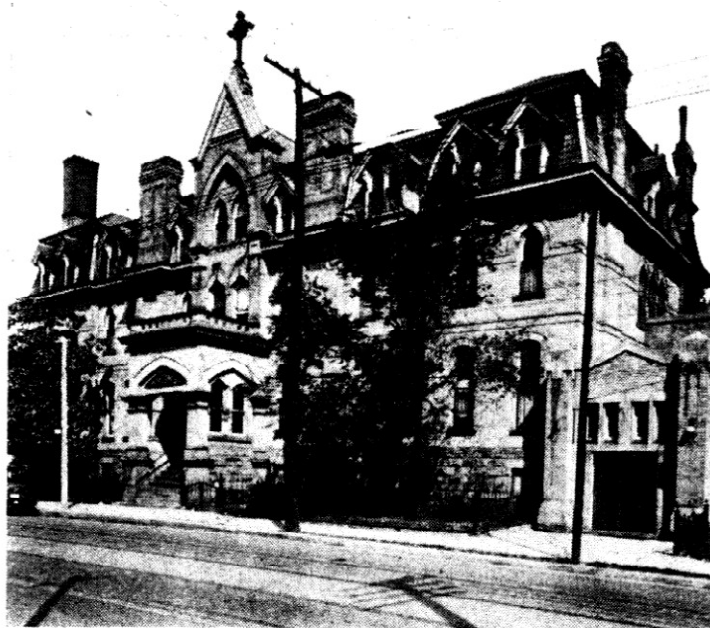




9. Archival photograph, Redemptorists Monastery, pre-1907: one of the earliest known photographs of the building with wooden fence, no trees as well as a gas light. (Archives of the Edmonton Toronto Redemptorists)



10. Archival Photograph, 1907: the change in time from the first pre-1907 photograph is evident in the new street poles, street car cable, the addition of an iron fence and the growth of the trees. (Archives of the Edmonton Toronto Redemptorists)



**ST. PATRICK'S MONASTERY,  
1931.**

11. Archival Photograph, 1931: showing the addition of the entrance to the Parish Hall at 139 McCaul Street. (Archives of the Edmonton Toronto Redemptorists)



12. Photograph, West Facade: showing brick and sandstone details as well the variety of window treatments. (Stevens Burgess Architects, 2013)





13. Photograph, Cornerstone: with the Redemptorist Seal showing a crucifix with a lance and a sponge on a spear on three hills. On either side are the abbreviated names of Jesus (IS) and Mary (MA). An eye with rays is at the top of the oval which is set in a cartouche frame with a crown. This is surrounded by the Redemptorist motto: "*Copioso Apud Eum Redemptio*" The olive branch and a laurel branch are not usual attributes of the seal but traditionally represent peace and victory or honour. (Heritage Preservation Services)



14. Photograph, Detail of West Entry Porch: showing carved wood panel with cross and shield, and shamrocks of St Patrick (Heritage Preservation Services)





15. Photograph, Detail of West Façade: showing the central gable and crucifix and window details. (Stevens Burgess Architects)



16. Photograph, Detail of West Façade: showing the metal ornamentation coping and cross on the upper gable. (Stevens Burgess Architects)



17. East Garden Side, St. Michael's Cathedral, 1989; showing the chapel wing with the later additions of the fire stairs on the right, the sun room and the extension to allow the link with St Patrick's Church (Stevens Burgess Architects)



18. Interior, Second Floor Chapel; showing the hammerbeam ceiling with original air vent and tongue and groove ceiling photographed during the 2013 renovations. (Heritage Preservation Services)





19. Bishops Palace, St. Michael's Cathedral, 200 Church Street  
(<http://tayloronhistory.files.wordpress.com/2013/03/dscn7835.jpg>)