STATEMENT OF SIGNIFICANCE

148 Madison Avenue South



Summary of Significance

⊠Design/Physical Value□Social Value⊠Historic/Associative Value□Economic Value⊠Contextual Value□Environmental Value

Municipal Address: 148 Madison Avenue South **Legal Description**: Plan 395 Part Lot 1, 2 & 7

Year Built: 1930 & 1952

Architectural Style: Romanesque

Original Owner: St. Joseph's Catholic Church

Original Use: Religious

Condition: Good

Description of Cultural Heritage Resource

The property municipally addressed as 148 Madison Avenue South is a mid-20th century brick church built in the Romanesque architectural style. The church is situated on a 0.68 acre parcel of land located on the north west corner of Courtland Avenue East and Madison Avenue South in the Mill Courtland Woodside Park Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the church.

Heritage Value

The property municipally addressed as 148 Madison Avenue South is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The property demonstrates design/physical value as a rare and unique example of a mid-20th century church built in the Romanesque architectural style. The building has many intact heritage attributes in good condition.

Front (South) Façade

The front façade of the building faces Madison Avenue South and is comprised of three irregular bays.

The centre bay projects forward and features: a front-facing ridged gable roofline; rose window; ribbon of three window openings with semi-circular arches containing stained glass windows that are separated by round stone columns with Corinthian capitals and a simple base; the windows are surrounded by stone arches, quoining and a single sill; the upper half of the façade is stone while the lower half is semi-rugged buff (yellow) brick; there are two one-storey buttresses at each end of the centre bay primarily constructed with buff (yellow) brick with stone at top; decorative stone crosses are inset within the semi-rugged buff (yellow) brick; the main entrance features primarily plain archivolts with one decorative floral arch resting on round embedded stone columns with Corinthian capitals and a simple base; a pair of stained glass windows with semi-circular arches flank each side of the main entrance and are surrounded stone; and, a wide concrete/stone staircase with metal railings leads to the main entrance.

The left (west) bay is setback from the centre bay and features: an octagon plan with only six visible sides; a flat roof with copper trim; semi-rugged buff (yellow) brick; one flat head stained glass window with a stone lintel, quoins and sill; a pair of windows with semi-circular arches containing stained glass windows that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone arches, quoining and a single sill; and, a rusticated stone foundation.

The right (east) bay is setback from the centre bay and features: square plan; flat roof; prominent square bell tower (decorative floral stone motifs; cornice with small stone dentils; a pair of semi-circular arches that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone; heavy cornice beneath the bell with larger stone dentils); stone and semi-rugged buff (yellow) brick; semi-circular stained glass window and window opening with stone surround; flathead stained glass window and window opening with stone surround; a pair of windows with semi-circular arches containing stained glass windows that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone arches, quoining and a single sill; and, a rusticated stone foundation.

Side (West) Façade

The side façade faces the former St. Joseph's Catholic School. Only a partial view of the side façade is visible from the public realm. The most prominent feature is the protruding octagon with only six visible sides, which features a flat roof with copper trim; semi-rugged buff (yellow) brick; flat head stained glass windows with a stone lintels, quoins and sills; pairs of windows with semi-circular arches containing stained glass windows that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone arches, quoining and a single sill; and, a rusticated stone foundation. Other visible heritage attributes include: the flat roof with copper trim; semi-rugged buff (yellow) brick; flat head stained glass windows with a stone lintels, quoins and sills; large semi-circular stained glass windows and window openings with stone surrounds; and, a rusticated stone foundation.

Side (East) Façades

The side façade faces Madison Avenue South and is comprised of several irregular bays.

The left (south) bay features: square plan; flat roof with copper trim; prominent square bell tower (decorative floral stone motifs; cornice with small stone dentils; a pair of semi-circular arches that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone; heavy cornice beneath the bell with larger stone dentils); stone and semi-rugged buff (yellow) brick; flathead stained glass window and window opening with stone surround; semi-circular stained glass window and window opening with stone surround; side entrance with plain archivolts resting on round embedded stone columns with Corinthian capitals and a simple base; and, a rusticated stone foundation.

The central bay is inset and features: gable roof with copper trim; semi-rugged buff (yellow) brick; semi-circular stained-glass windows and window openings with stone surround; flat head 1/1 basement windows and window openings with stone lintels and sills; and, rusticated stone foundation.

The right (north) bay features: prominent gable with copper trim; a plain vertical stone rectangle with stone surround (perhaps once a cast stone gable vent); a pair of windows with semi-circular arches containing stained glass windows that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone arches, quoining and a single sill; flat head 1/1 basement windows and window openings with stone lintels and sills; and, rusticated stone foundation. To the right of the gable is a one-storey section that features: flat roof with copper trim; flat head stained-glass windows and window openings with stone surround; entrance door with rectangular stone surround; and, rusticated stone foundation.

The Parish House also faces Madison Avenue South and features: hip roof with a cross on the front; brick construction; symmetrical façade with a central main entrance door and window above flanked by a single window and a pair of windows on both the first and second storey; front door and door opening with side lites; flat head 1/1 windows and window openings with stone sills; and, concrete foundation.

Rear (South) Façade

The rear (north) façade faces the Parish House and only a portion of this façade is visible from the public realm. The prominent feature on this façade is the semi-circular plan with round copper dome. Other heritage attributes include: semi-rugged buff (yellow) brick; flat head stained-glass windows and window openings with stone sills; flat head basement windows with stone lintels; and, rusticated stone foundation.

Historical/Associative Value

The historical and associative values relate to the original owner, congregation, original pastor, architect and builder. The St. Joseph website (https://stjosephkitchener.org/history) contains a detailed Parish Timeline, history of Priests of St Joseph, 50th Anniversary Booklet (1980), 60 Years Working Together (1990), 75 Year Directory – Our History (2005), and 85 Year Directory – Our History (2015). Most of the following information was obtained from the St. Joseph website.

The lands were secured from the school board in 1930 for \$3000. The congregation was formed in 1930 when Monsignor Reuben M. Haller was assigned the task of building a church due to the growing congregation at St. Mary's and Sacred Heart. The first mass was held on October 26, 1930 in the St. Joseph's School hall. Monsignor R.M. Haller was the first diocesan priest to serve Kitchener; the first priest of the City to be made a Monsignor while serving the community; and, the first living person to have a new separate school named in his honour. Construction of the basement began in the fall of 1930 with church services being held in the basement by Christmas. Due to a steel shortage during the depression the remainder of the church was not built until 1952. The church was dedicated on April 12, 1953 by Bishop J.F. Ryan of Hamilton and the cornerstone was laid on July 20, 1952 by Monsignor A. J. O'Brien of Hamilton assisted by Rev. R.M. Haller and Rev. H.B. Smith. According to an article in the KW Record (April 11, 1953) the church was "built to match the design of the Pope's private chapel in Rome." The rectory was built on Madison Avenue South in 1958, a plaque in memory of Monsignor Haller was unveiled in 1980, the sanctuary was renovated in 1986, some brickwork was redone in 1988 and some of the brick on the tower was replaced with stone in 1996.

The church was designed by Bernal A. Jones. B.A. Jones attended the Toronto Technical School and worked as a draftsman for Frank Darling, in the office of Darling and Pearson, between 1908 and 1922. B.A. Jones moved to Kitchener in 1922 and worked with W.H.E. Schmalz until opening his own office in 1926. During that time B.A. Jones assisted W.H.E. Schmalz design the 1922-23 Kitchener City Hall. B.A. Jones is also responsible for the design of several other important buildings in Kitchener such as the 1932 Public Utilities Building and the 1936-37 Church of the Good Shepherd.

The church was constructed by Ball Brothers Ltd. Ball Brothers Ltd. were general contractors formed by the partnership of Harold and Frank Ball in 1923. Ball Brothers Ltd. was a local based company but known across the province. Local examples of their work include: large portions of St. Mary's Hospital and Grand River Hospital; Centre in the Square; various buildings at Conestoga College, Wilfrid Laurier University, the University of Waterloo and the University of Guelph; the former Budd automative plant (demolished); and, the Kitchener railway barns (demolished). The company is now known as Ball Construction.

Contextual Value

The contextual values relate to the contribution that the building makes to the continuity and character of the Courtland Avenue East and Madison Avenue South streetscapes. The church and parish house are physically, functionally, visually and historically linked to each other. The church is physically, visually and historically linked to the former St. Joseph's Catholic School. The prominence of the church on a corner lot with a grand square bell tower make the building a recognizable neighbourhood landmark.

Heritage Attributes

The heritage value of 148 Madison Avenue South resides in the following heritage attributes:

- All elements related to the design/physical value of the church built in the Romanesque architectural style, including:
 - o All elements of the front (south) façade, including:
 - three irregular bays;
 - the centre bay that projects forward and features:
 - a front-facing ridged gable roofline;
 - rose window;
 - ribbon of three window openings with semi-circular arches containing stained glass windows that are separated by round stone columns with Corinthian capitals and a simple base;
 - windows surrounded by stone arches, quoining and a single sill;
 - stone and semi-rugged buff (yellow) brick;
 - two one-storey buttresses at each end of the centre bay primarily constructed with buff (yellow) brick with stone at top;
 - decorative stone crosses are inset within the semi-rugged buff (yellow) brick;
 - main entrance features primarily plain archivolts with one decorative floral arch resting on round embedded stone columns with Corinthian capitals and a simple base;
 - pair of stained glass windows with semi-circular arches flanking each side of the main entrance and stone surround; and,
 - wide concrete/stone staircase with metal railings.
 - the left (west) bay that is setback from the centre bay and features:
 - octagon plan with only six visible sides;
 - flat roof with copper trim;
 - semi-rugged buff (yellow) brick;
 - one flat head stained glass window with stone lintel, quoins and sill;
 - pair of windows with semi-circular arches containing stained glass windows that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone arches, quoining and a single sill; and,
 - rusticated stone foundation.
 - the right (east) bay is setback from the centre bay and features:
 - square plan;
 - flat roof;
 - prominent square bell tower (decorative floral stone motifs; cornice with small stone dentils; a pair of semi-circular arches that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone; heavy cornice beneath the bell with larger stone dentils);
 - stone and semi-rugged buff (yellow) brick;
 - semi-circular stained-glass window and window opening with stone surround;
 - flathead stained-glass window and window opening with stone surround;

- pair of windows with semi-circular arches containing stained glass windows that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone arches, quoining and a single sill; and,
- rusticated stone foundation.
- All elements of the side (West) façade, including:
 - protruding octagon with only six visible sides, including:
 - copper trim;
 - semi-rugged buff (yellow) brick;
 - flat head stained-glass windows with stone lintels, quoins and sills;
 - pairs of windows with semi-circular arches containing stained-glass windows that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone arches, quoining and a single sill; and,
 - rusticated stone foundation.
 - other visible heritage attributes include:
 - the flat roof with copper trim;
 - semi-rugged buff (yellow) brick;
 - flat head stained glass-windows with stone lintels, quoins and sills;
 - large semi-circular stained-glass windows and window openings with stone surrounds; and,
 - rusticated stone foundation.
- o All elements of the side (East) façade, including:
 - several irregular bays;
 - the left (south) bay features:
 - square plan;
 - flat roof with copper trim;
 - prominent square bell tower (decorative floral stone motifs; cornice with small stone dentils; a pair of semi-circular arches that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone; heavy cornice beneath the bell with larger stone dentils);
 - stone and semi-rugged buff (yellow) brick;
 - flathead stained-glass window and window opening with stone surround;
 - semi-circular stained-glass window and window opening with stone surround:
 - side entrance with plain archivolts resting on round embedded stone columns with Corinthian capitals and a simple base; and,
 - rusticated stone foundation.
 - The central bay is inset and features:
 - gable roof with copper trim;
 - semi-rugged buff (yellow) brick;
 - semi-circular stained-glass windows and window openings with stone surround;

- flat head 1/1 basement windows and window openings with stone lintels and sills; and,
- rusticated stone foundation.
- The right (north) bay features:
 - prominent gable with copper trim;
 - plain vertical stone rectangle with stone surround (perhaps once a cast stone gable vent);
 - pair of windows with semi-circular arches containing stained-glass windows that are separated by round stone columns with Corinthian capitals and a simple base and surrounded by stone arches, quoining and a single sill;
 - flat head 1/1 basement windows and window openings with stone lintels and sills; and,
 - rusticated stone foundation;
- to the right of the gable is a one-storey section that features:
 - flat roof with copper trim;
 - flat head stained-glass windows and window openings with stone surrounds;
 - entrance door with rectangular stone surround; and,
 - rusticated stone foundation.
- the Parish House features:
 - hip roof with a cross on the front;
 - brick construction;
 - symmetrical façade with a central main entrance door and window above flanked by a single window and a pair of windows on both the first and second storey;
 - front door and door opening with side lites;
 - flat head 1/1 windows and window openings with stone sills; and,
 - concrete foundation.
- All elements of the rear (South) façade including:
 - semi-circular plan with round copper dome;
 - semi-rugged buff (yellow) brick;
 - flat head stained-glass windows and window openings with stone sills;
 - flat head basement windows with stone lintels; and,
 - rusticated stone foundation.

References

Ball Brothers. (1957). Building Permit #20928, St. Joseph's Parish House. City of Kitchener: Kitchener, ON.

Ball Construction. (2013). *History*. Retrieved from http://www.ballcon.com/index.php/about-us/history/ on October 21, 2013.

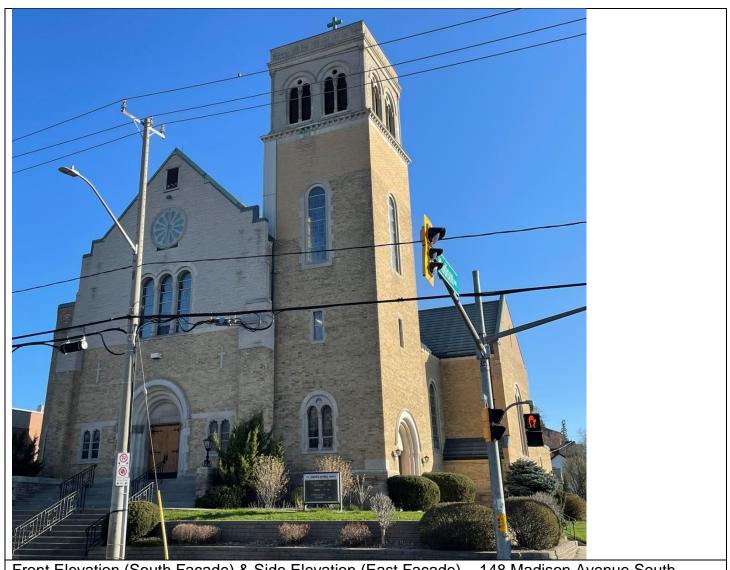
Hill, R. (2009). *Biographical Dictionary of Architects in Canada 1800-1950*. Retrieved from http://www.dictionaryofarchitectsincanada.org/architects/view/173 on October 4, 2013.

St. Joseph's Roman Catholic Church. (1990). St. Joseph's Parish Community Kitchener, Ontario 1930-1990: Celebrating Our 60th Anniversary.

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St. Joseph Parish Roman Catholic Church. (date unknown). "History of St Joseph." Retrieved from https://stjosephkitchener.org/history on April 12, 2024.

Photographs



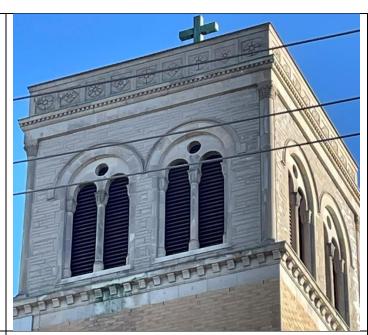
Front Elevation (South Façade) & Side Elevation (East Façade) - 148 Madison Avenue South



Front Elevation (South Façade) - 148 Madison Avenue South



Front Elevation Entrance (South Façade)



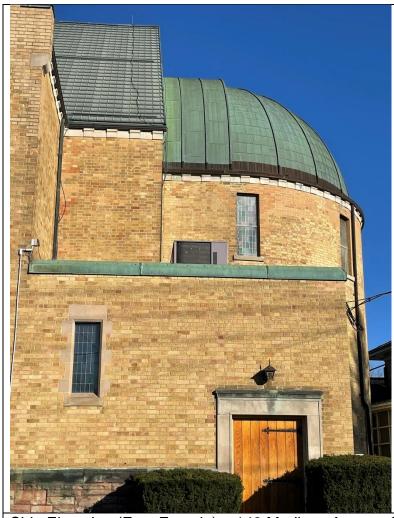
Bell Tower



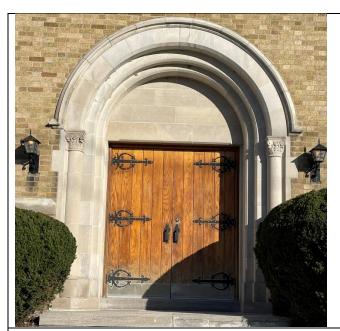
Side Elevation (East Façade) – 148 Madison Avenue South



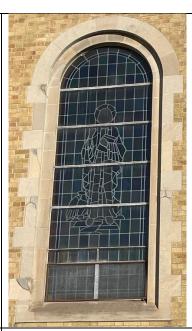
Side Elevation (East Façade) – 148 Madison Avenue South



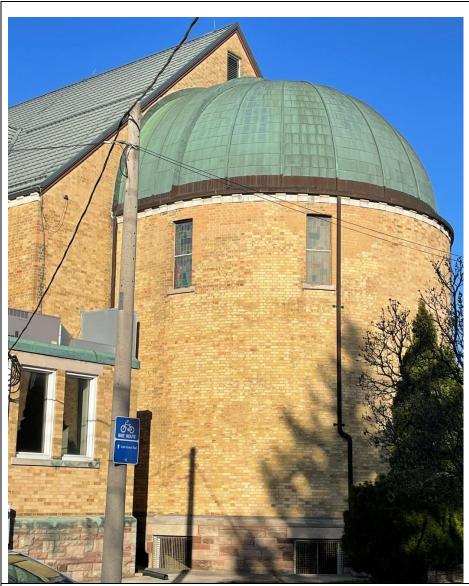
Side Elevation (East Façade) – 148 Madison Avenue South



Side Elevation Entrance (East Façade) – 148 Madison Avenue South



Side Elevation Window Detail (East Façade) – 148 Madison Avenue South



Rear Elevation (North Façade) – 148 Madison Avenue South



Side Elevation (East Façade) – 148 Madison Avenue South



Michelle Drake

CULTURAL HERITAGE EVALUATION FORM

148 Madison Avenue South

Address:		Recorder:
St. Joseph's, 19 Description: (date of construction, architectural services) Photographs Attached: □Front Facade □ Left Facade		March 26, 2024 — Date: Date: Setting
Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
1. This property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N/A □ Unknown □ No □ Yes □	N/A □ Unknown □ No □ Yes ⊠
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A □ Unknown □ No □ Yes □	N/A □ Unknown □ No □ Yes ⊠
3. The property has design value or physical value because it demonstrates a high degree of technical or	N/A □ Unknown □ No □ Yes □	N/A □ Unknown ⊠ No □ Yes □



	scientific achievement. * E.g constructed with a unique material combination or use, incorporates challenging geometric designs etc.				
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. * Additional archival work may be required.	N/A □ Yes □	Unknown □ No □	N/A □ Yes ⊠	Unknown □ No □
5.	The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture. * E.g - A commercial building may provide an understanding of how the economic development of the City occured. Additional archival work may be required.	N/A □ Yes □	Unknown □ No □	N/A □ Yes ⊠	Unknown □ No □
6.	The property has historical value or associative value because it demonstrates or	N/A □ Yes □	Unknown □ No □	N/A □ Yes ⊠	Unknown □ No □



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reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. * Additional archival work may be required.		
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area. * E.g It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.	N/A □ Unknown □ No □ Yes □	N/A □ Unknown □ No □ Yes ⊠
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. * Additional archival work may be required.	N/A □ Unknown ⊠ No □ Yes □	N/A □ Unknown □ No □ Yes ⊠
9. The property has contextual value because it is a landmark. *within the region, city or neighborhood.	N/A □ Unknown □ No □ Yes □	N/A □ Unknown □ No □ Yes ⊠



Additional	Recorder	Heritage Kitchener Committee
Criteria		
Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A □ Unknown □ No □ Yes □	N/A □ Unknown □ No □ Yes ⊠
Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	N/A □ Unknown □ No □ Yes □	N/A □ Unknown □ No □ Yes ⊠
Site Integrity: Does the structure occupy its original site? * If relocated, is it relocated on its original site, moved from another site, etc.	N/A □ Unknown □ No □ Yes □	N/A □ Unknown □ No □ Yes ⊠
Alterations: Does this building retain most of its original materials and design features? Please refer to the list of heritage attributes within the	N/A □ Unknown □ No □ Yes □	N/A □ Unknown □ No □ Yes ⊠



Statement of Significance and indicate which elements are still existing and which ones have been removed.		
Alterations: Are there additional elements or features that should be added to the heritage attribute list?	N/A □ Unknown □ No □ Yes □	N/A □ Unknown □ No ⊠ Yes □
Condition: Is the building in good condition? *E.g Could be a good candidate for adaptive reuse if possible and contribute towards equitybuilding and climate change action.	N/A □ Unknown □ No □ Yes □	N/A □ Unknown □ No □ Yes ⊠
Indigenous History: Could this site be of importance to Indigenous heritage and history?	N/A □ Unknown □ No □ Yes □ □ Additional Research Required	N/A □ Unknown ☑ No □ Yes □ □ Additional Research Required
*E.g Site within 300m of water sources, near distinct	N/A □ Unknown □ No □ Yes □	N/A □ Unknown ⊠ No □ Yes □



topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.	☐ Additional Research Required	☐ Additional Research Required
Could there be any urban Indigenous history associated with the property?		
* Additional archival work may be required.		
Function: What is the present function of the subject property?	Unknown □ Residential □ Commercial □ Office □ Other □ -	Unknown □ Residential □ Commercial □ Office □ Other ⊠ - Religious
* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.		
Diversity and Inclusion: Does the subject property	N/A □ Unknown □ No □ Yes □ □ Additional Research Required	N/A □ Unknown □ No □ Yes ☒ □ Additional Research Required
contribute to the cultural heritage of a community of people?	N/A □ Unknown □ No □ Yes □ □ Additional Research Required	N/A □ Unknown ⊠ No □ Yes □ □ Additional Research Required



Does the subject property have intangible value to a specific community of		
* E.g Waterloo Masjid (Muslim Society of Waterloo & Wellington Counties) was the first established Islamic Center and Masjid in the Region and contributes to the history of the Muslim		
	ional Criteria Examined book Page has excellent photos of the interio	or of the church
Recommen	ndation_	
= =	rty meet the definition of a significant b nder Part IV of the Ontario Heritage Act eria?)	
N/A □ Unknov	vn □ No □ Yes ⊠	
If not, please sel	ect the appropriate action for follow-up	
☐ Keep on the	e Municipal Heritage Register	
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Remove from the Municipal Heritage Register
☐ Additional Research Required
Other:
General / Additional Notes
TO BE FILLED BY HERITAGE PLANNING STAFF:
Date of Property Owner Notification: