

**395-405 Huron Street: Campus Co-op**Description

The six properties at 395, 397, 399, 401, 403 and 405 Huron Street are worthy of designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value, and meet the criteria for municipal designation under the three categories of design or physical value, historical or associative value, and contextual value. Located on the east side of Huron Street, south of Bloor Street West, the properties contain three pairs of semi-detached house form buildings that were completed in 1890, although several remained vacant for a number of years. According to the tax assessment rolls, the houses were originally owned by William White, a builder who occupied #399 and presumably constructed the residences. Campus Co-op purchased #403 Huron Street in 1952. The organization added the remaining houses in the 1960s, apart from #405 Huron, which was acquired in 1990.

Statement of Cultural Heritage Value

The cultural heritage value of the properties at 395-405 Huron Street relates to their design or physical value as well-designed examples of late 19<sup>th</sup> century residential buildings. The designs of the houses were inspired by Gothic Revival and Italianate styling, which were popular for residential architecture during this period.

The house form buildings have historical value for their direct association with Campus Co-op, a not-for-profit student-led co-operative housing service that provides accommodation for University of Toronto students. The organization dates to 1936, when it was founded by four students at the University of Toronto who were inspired by principles of the co-operative workers' movement introduced in Rochdale, England in the mid 1800s. The current offices of Campus Co-op are located at #395 Huron.

The Campus Co-op houses contribute contextually to Huron Street by supporting the character of the area as it developed as a residential neighbourhood along the west edge of the University of Toronto campus. Directly south of the properties, St. Thomas's Anglican Church (1892) at #383 Huron is a local landmark that is designated under Part IV of the *Ontario Heritage Act*.

Heritage Attributes

The semi-detached houses feature almost identical designs, apart from the roof detailing on #403-405 Huron. The heritage attributes of the Campus Co-op houses relating to their design or physical value as well-designed examples of late 19<sup>th</sup> century residential buildings are found on the exterior walls, with particular attention to the principal (west) facades, and the roofs above, consisting of:

- The 2½-storey plans covered by hipped roofs with brick chimneys, gabled dormers with carved wood trim and, on the west ends of the roofs, pairs of gables with wood bargeboard and decorative detailing
- Above stone bases with window openings, the red brick cladding with brick, stone and wood trim
- The organization of the principal (west) facades, with the main entrances inset in the centre of the wall with flat-headed window openings above; the two-storey open verandahs protecting the entries (the verandahs have been altered); under the gables, the two-storey three-sided bay windows with flat-headed window openings (the windows in the lower storey have transoms), stone sills, linked lintels over the first-floor openings, and brick flat-arches with keystones over the second-storey openings; the decorated three-part window openings in the attic level on #395-397 and #399-401 Huron; and, the decorated two-part window openings in the attic level on #403-405
- On the side elevations (north and south), the portions of the side elevations covered by the hipped roofs and featuring decorative brickwork and flat-headed window openings

Not visible from Huron Street, the rear (east) walls of the Campus Co-op houses, which are covered by flat roofs, and the east additions are not included in the Reasons for Designation.

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