

409 Huron Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: July 5, 2023

To: Toronto Preservation Board

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 11 - University-Rosedale

SUMMARY

This report recommends that City Council state its intention to designate the property at 409 Huron Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Located on the east side of Huron Street, south of Bloor Street, the property comprises a Queen Anne Revival-style detached house that was constructed in 1903. The building was designed by Frederick Henry Herbert, an accomplished architect who practiced in Toronto in the late 19th and early 20th centuries. The building forms part of a Victorian streetscape on Huron Street within the Huron-Sussex neighbourhood. It is across the street from 371 Bloor Street West (University of Toronto Schools) and is adjacent to the house at 407 Huron Street, which are respectively listed and designated on the Heritage Register.

The subject property was identified for its cultural heritage value in the Heritage Inventory of the University of Toronto St. George Campus Secondary Plan, which was adopted by Council on July 23, 2018. The property was recently listed on the City's Heritage Register in May 2023.

Staff have completed the Research and Evaluation Report for the property at 409 Huron Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act on the basis of its design/physical, historical/associative, and contextual values.

In March 2023, the City received an Official Plan Amendment (OPA) application in support of a 2019 rezoning application; both are currently under review. The application proposes the construction of a new 90-unit rental building geared towards students which incorporates the house-form building into the new development.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance. An HIA on the subject property was prepared by ERA Architects and submitted in March 2023.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to Planning Act applications that would trigger a Prescribed Event. Section 29 (1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

A "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

At the date of this report, City Clerk's has not issued a notice to trigger a Prescribed Event.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act which amended the Ontario Heritage Act and came into effect on January 1, 2023. As of January 1, 2023, Section 29 (1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act unless the property is listed on the heritage register prior to the Prescribed Event.

The Part IV designation must be in compliance with the Province's amended O. Reg. 9/06 under the Ontario Heritage Act, which is in effect as of January 1, 2023. The revised regulation establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria. The subject property meets three criteria.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 409 Huron Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 409 Huron Street (Reasons for Designation) attached as Attachment 3, to the report, July 5, 2023, from the Senior Manager, Heritage Planning, Urban Design, City Planning:

2. If there are no objections to the designation, 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.

FINANCIAL IMPACT

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

DECISION HISTORY

The subject property is included on the Heritage Inventory of the University of Toronto St. George Campus Secondary Plan, which was adopted by Council on July 23, 2018. <https://secure.toronto.ca/council/agenda-item.do?item=2018.TE34.88>

On July 19, 2022, City Council adopted (with amendments) the University of Toronto St. George Campus Secondary Plan - Official Plan Amendment Application - Final Report. <https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.8>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters

of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act. A majority of the key changes to the Act came into effect on January 1, 2023.

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.6.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

In March 2023, the City received an Official Plan Amendment (OPA) application in support of a 2019 rezoning application; Both are currently under review.

In response to the 2019 rezoning application, Heritage Planning staff identified the existing house-form building on the subject property as a potential heritage property and provided comments on the conservation of this building to the applicant. In addition to these staff comments, following further evaluation, the applicant was advised that Heritage Planning would be recommending that the property be designated under the Ontario Heritage Act.

On May 11, 2023, the Chief Planner and Executive Director exercised his delegated authority to include the subject property, located 409 Huron Street, under Part IV, Section 27 of the Ontario Heritage Act. The notice is available at:
<https://www.toronto.ca/wp-content/uploads/2023/06/8e02-city-planning-heritage-delegated-listing-409-huron-notice.pdf>

409 Huron Street

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 409 Huron Street, it should be noted that new and additional relevant information on the subject property further expanding on its cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.



Figure 1: 409 Huron Street, 2023 (Heritage Planning).

1. DESCRIPTION

409 Huron Street	
ADDRESS	409 Huron Street
WARD	Ward 11 - University-Rosedale
LEGAL DESCRIPTION	PLAN D207 PT LOTS 9 & 10
NEIGHBOURHOOD/COMMUNITY	Huron Sussex
HISTORICAL NAME	409 Huron Street
CONSTRUCTION DATE	1903
ORIGINAL OWNER	Joseph G. Carroll
ORIGINAL USE	Single detached residence; later commercial use
CURRENT USE*	Multi-unit residence
ARCHITECT/BUILDER/DESIGNER	Frederick Henry Herbert
DESIGN/CONSTRUCTION/MATERIALS	Red brick (see iii. below)
ARCHITECTURAL STYLE	Queen Anne Revival
ADDITIONS/ALTERATIONS	Three-storey brick addition at rear, 1955
CRITERIA	Design/Physical, Contextual
HERITAGE STATUS	Listed
RECORDER	Tatum Taylor Chaubal
REPORT DATE	June 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 409 Huron Street, and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1793	John Graves Simcoe, Lieutenant Governor of Upper Canada, established the Town of York as Upper Canada's capital.
1834	The City of Toronto was incorporated.
1874	The portion of land that would become the Huron-Sussex neighbourhood – bound by Bloor Street West, St. George Street, Sussex Avenue, and Huron Street – was subdivided.
1903	The subject property was designed by Frederick Henry Herbert and constructed as a residence for Joseph G. Carroll.
1907-1937	Publisher George H. McLeod occupied the house for three decades.
1938-1966	The property shifted to commercial use for several decades, including a number of offices for groups associated with the dairy industry.
1955	An addition was constructed at the building's rear for commercial purposes.
1966	The fraternity Phi Gamma Delta from the University of Toronto purchased the building to serve as a fraternity house.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

The subject property was designed by Frederick Henry Herbert and constructed in 1903 for Joseph G. Carroll, a merchant. According to the *Biographical Dictionary of Architects in Canada*, Herbert established his architectural practice in Toronto in 1889 and quickly "emerged as a versatile and talented proponent of the Queen Anne style who, along with competitor E.J. Lennox, established a new standard for residential architecture in Toronto at the turn of the century. His work can often be recognized by the picturesque, asymmetrical free style plan and elevation..."¹

In 1907, Herbert designed a new residence for Carroll nearby at St. George Street and Bloor Street West. By the following year, George H. McLeod, of the publishing company McLeod & Allen, was living in the house at 409 Huron Street. He remained until 1937.

The property then shifted to commercial use for several decades, including a number of offices for groups associated with the dairy industry: Ontario Whole Milk Producers League, Milk Foundation of Toronto, Ontario Concentrated Milk, Ontario Cream Patrons Association, Toronto Milk Producers Association, and the National Farm Radio. This use continued through the mid-1960s. To accommodate the needs of these commercial occupants, a large rear addition was constructed in 1955.

The fraternity Phi Gamma Delta from the University of Toronto purchased the building to serve as a fraternity house in 1966. By the mid-1970s, city directories identified the building as a student residence. The property remains associated with the University of Toronto and is currently a student residence known as The UHouse.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The property at 409 Huron Street comprises a two-and-a-half storey, detached house-form building that is clad in red brick with a stone base. On the primary (west) façade, the building demonstrates the whimsical, asymmetrical composition that is characteristic of the Queen Anne Revival style, which was popular during the late 19th and turn of the 20th centuries. Architectural details include a Dutch gable above a central two-storey bay window, brick voussoirs with stone keystones above most windows, stone sills, and a hipped roof with dormers, a window with an original arched transom in the front dormer, and a brick chimney. The main entrance of the house, accessed by an exterior staircase, is elevated for entry to the ground floor. The entrance includes a wooden doorframe and transom window. The building's original fenestration is varied, including small square windows on the north elevation. Like the neighbouring houses along Huron Street, the building is set back from the street on a landscaped lot. The property backs onto bpNichol Lane and has surface parking at the north and rear (east) sides. A large three-storey rear addition dates to 1955; it is a rectilinear form with red brick cladding, windows on each elevation, and minimal detailing.

¹ "Herbert, Frederick Henry," *Biographical Dictionary of Architects in Canada 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/241>

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The property at 409 Huron Street is situated within the Huron Sussex neighbourhood, which is bounded by Harbord Street to the south, Spadina Avenue to the west, the properties on the north side of Washington Avenue to the north, and Huron Street and bpNichol Lane to the east. Developed between the 1850s and the turn of the 20th century, the area forms a residential enclave consisting primarily of low-scale detached and semi-detached house-form structures. Institutional buildings such as Robarts Library are located at the edges of the neighbourhood. The majority of properties in Huron-Sussex are currently owned by the University of Toronto and constitute the northwest corner of their St. George Campus. The neighbourhood has a cohesive community identity and a history of advocacy, including as part of the resistance movement against the Spadina Expressway in the 1960s.

The east side of Huron Street, where the subject property is located, comprises a late Victorian residential streetscape of brick Queen Anne Revival-influenced buildings. To the south is St. Thomas's Anglican Church, a red brick building designed by Eden Smith and completed in 1893. On the opposite side of Huron Street is the University of Toronto Schools complex.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style

The property at 409 Huron Street is a representative example of Queen Anne Revival architecture, demonstrating the whimsical, asymmetrical composition that is characteristic of the style. Key intact features include a two-storey bay window, exaggerated lintels with splayed brick and stone keystones, a hipped roof with dormers and a brick chimney, and a Dutch gable on the primary elevation.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

Demonstrates the work of an architect who is significant to a community

Constructed in 1903, the building demonstrates the work of Frederick Henry Herbert, an accomplished architect who practiced in Toronto in the late 19th and early 20th centuries. Herbert was noted for his residential designs that promoted the Queen Anne Revival style, as seen at 409 Huron Street.²

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Important in defining, maintaining or supporting the character of an area

Situated at the north end of a late Victorian streetscape along the east side of Huron Street, the property is important in maintaining and supporting the character of the area.

² "HERBERT, Frederick Henry (1865-1914) was an important and successful Toronto architect who excelled in the design of sumptuous houses for wealthy clients residing in the fashionable neighbourhoods of Rosedale, The Annex, and in Parkdale. He was born in Bath, England, but no information can be found on his early education or training there. He arrived in Toronto in early 1887 and began an apprenticeship with Richard Ough. In January 1889 he commenced his own practice, and within five years he had emerged as a versatile and talented proponent of the Queen Anne style who, along with competitor E.J. Lennox, established a new standard for residential architecture in Toronto at the turn of the century." ("Herbert, Frederick Henry," Biographical Dictionary of Architects in Canada 1800-1950, <http://dictionaryofarchitectsincanada.org/node/241>)

The building's scale, form, materials, and architectural details contribute to a consistent assemblage of detached and semi-detached residences.

Physically, functionally, visually or historically linked to its surroundings

The property is functionally, visually, and historically linked to its context in the Huron-Sussex neighbourhood. Contemporaneous with the surrounding area, the building was part of a wave of residential development in the late nineteenth and turn of the twentieth centuries, and shares many of the neighbourhood's key architectural characteristics. The building's ongoing use since the 1960s as a student residence has reinforced the interconnectedness between Huron-Sussex and the University of Toronto St. George Campus.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 409 Huron Street and determined that the property meets 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

The Statement of Significance: 409 Huron Street (Attachment 3) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)



Figure 2: Location of 409 Huron Street, indicated by the arrow. Note: This location map is for information purposes only; the exact boundaries of the property are not shown. North is located at the top of the map. (City of Toronto mapping.)



Figure 3: 1889 Goad's Atlas of the City of Toronto; future location of 409 Huron Street, indicated by the arrow.



Figure 4: 1903 Goad's Atlas of the City of Toronto; future location of 409 Huron Street, indicated by the arrow.



Figure 5: 1913 Goad's Atlas of the City of Toronto; location of 409 Huron Street, indicated by the arrow.



Figure 6: 1965 aerial photograph; location of 409 Huron Street, indicated by the arrow.



Figure 7: 2022 aerial photograph; location of 409 Huron Street, indicated by the arrow.



City of Toronto Archives, Series 1465, File 196, Item 21

Figure 8: 409 Huron Street, photographed between 1980 and 1998. (City of Toronto Archives, Fonds 200, Series 1465, File 196, Item 21.)



Figure 9: 409 Huron Street, primary (west) elevation, 2023 (Heritage Planning).



Figure 10: Primary entry, 2023 (Heritage Planning).



Figure 11: West and north elevations, 2023 (Heritage Planning).



Figure 12: North elevation showing addition at rear, 2023 (Heritage Planning).



Figure 13: 409 Huron Street (left) within streetscape context, 2023 (Heritage Planning).



Figure 14: 409 Huron Street (left) viewed from Huron Street, 2023 (Heritage Planning).

Archival Sources

- Aerial photographs, City of Toronto mapping, 1939, 1954, 1965, 1978, 2005, 2015, 2020
- City of Toronto municipal directories, 1890 – 2000
- Goad's Atlas of the City of Toronto, 1880, 1889, 1903, 1913, 1924.

Secondary Sources

- ERA Architects, 409 Huron Street: Revised Heritage Impact Assessment, March 1, 2023
- "Herbert, Frederick Henry," *Biographical Dictionary of Architects in Canada 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/241>
- "Our Story: Thomas Allen & Son Limited," <https://www.thomas-allen.com/ourStory.html>
- Supreme Court of Canada, *University of Toronto v. Zeta Psi Elders Association of Toronto*, [1969] S.C.R. 443, 28 January 1969, https://decisions.scc-csc.ca/scc-csc/scc-csc/en/item/4132/index.do?site_preference=normal

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 409 Huron Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value, historical/associative, and contextual value.

Description

The property at 409 Huron Street comprises a two-and-a-half storey, detached house-form building that is clad in red brick with a stone base. On the primary (west) façade, the building demonstrates the Queen Anne Revival style, which was popular during the late 19th and turn of the 20th centuries. Architectural details include a Dutch gable above a central two-storey bay window, brick voussoirs with stone keystones above most windows, stone sills, and a hipped roof with dormers, a window with an original arched transom in the front dormer, and a brick chimney. The main entrance of the house, accessed by an exterior staircase, is elevated for entry to the ground floor. The entrance includes a wooden doorframe and transom window. The building's original fenestration is varied, including small square windows on the north elevation. Like the neighbouring houses along Huron Street, the building is set back from the street on a landscaped lot. The property backs onto bpNichol Lane and has surface parking at the north and rear (east) sides. A large three-storey rear addition dates to 1955.

Statement of Cultural Heritage Value

The property at 409 Huron Street is a representative example of Queen Anne Revival architecture, demonstrating the whimsical, asymmetrical composition that is characteristic of the style. Key intact features include a two-storey bay window, brick voussoirs with stone keystones above most windows, a hipped roof with dormers and a brick chimney, and a Dutch gable on the primary elevation.

Constructed in 1903, the building demonstrates the work of Frederick Henry Herbert, an accomplished architect who practiced in Toronto in the late 19th and early 20th centuries. Herbert was noted for his residential designs that promoted the Queen Anne Revival style, as seen at 409 Huron Street.

Situated at the north end of a late Victorian streetscape along the east side of Huron Street, the property is important in maintaining and supporting the character of the area. The building's scale, form, materials, and architectural details contribute to a consistent assemblage of detached and semi-detached residences. The property is functionally, visually, and historically linked to its context in the Huron-Sussex neighbourhood. Contemporaneous with the surrounding area, the building was part of a wave of residential development in the late nineteenth and turn of the twentieth centuries, and shares many of the neighbourhood's key architectural characteristics. The building's ongoing use since the 1960s as a student residence has reinforced the

interconnectedness between Huron-Sussex and the University of Toronto St. George Campus.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 409 Huron Street as a representative example of the Queen Anne Revival style:

- The scale, form, and massing of the original portion of the building (dating to 1903), not including the rear addition (dating to 1955)
- The building's material palette, primarily consisting of red brick with stone at the base and trim
- Architectural details reflective of the building's era and Queen Anne Revival style, including the following:
 - The two-storey bay window with a Dutch gable above
 - The original raised primary entrance, accessed by steps from Huron Street
 - The main entrance wooden door frame and transom window
 - Varied fenestration on the primary and side elevations, including an original arched window in the front dormer, and small square windows on the north elevation
 - Brick voussoirs with stone keystones
 - The hipped roof with dormers and a brick chimney

Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 409 Huron Street as demonstrating the work of Frederick Henry Herbert:

- The scale, form, and massing of the original portion of the building (dating to 1903), not including the rear addition (dating to 1955)
- The building's material palette, primarily consisting of red brick with stone at the base and trim
- Architectural details reflective of the building's era and Queen Anne Revival style, including the following:
 - The two-storey bay window with a Dutch gable above
 - The original raised primary entrance, accessed by steps from Huron Street
 - The main entrance wooden door frame and transom window
 - Varied fenestration on the primary and side elevations, including an original arched window in the front dormer, and small square windows on the north elevation
 - Brick voussoirs with stone keystones
 - The hipped roof with dormers and a brick chimney

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 409 Huron Street with respect to its context in the Huron-Sussex neighbourhood:

- The scale, form, and massing of the original portion of the building (dating to 1903), not including the rear addition (dating to 1955)
- The property's siting and orientation on the east side of Huron Street
- The building's material palette, primarily consisting of red brick with stone at the base and trim
- Architectural details reflective of the building's era and Queen Anne Revival style, including the following:
 - The two-storey bay window with a Dutch gable above
 - The original raised primary entrance, accessed by steps from Huron Street
 - The main entrance wooden door frame and transom window
 - Varied fenestration on the primary and side elevations, including an original arched window in the front dormer, and small square windows on the north elevation
 - Brick voussoirs with stone keystones
 - The hipped roof with dormers and a brick chimney

Note: The window openings on the rear addition (north elevation) are not identified as heritage attributes.