

From: [Alex Alves](#)
To: [City Clerks - Heritage](#)
Cc: [Herminio](#)
Subject: [External Sender] PB16.1 - 346 Yonge Street, 7 Elm Street, 13 Elm Street, and 34 - 52 River Street - Inclusion on the Heritage Register.
Date: March 27, 2024 4:27:15 PM

Dear City Council,

I represent Herminio Hermenegildo the owner of 13 Elm Street. Unfortunately, I am scheduled to be traveling tomorrow and will not be able to attend the meeting.

We would like to enter into record the following statement:

'We the owners of 13 Elm Street would like to go on record advising the city that we oppose the preservation committee's recommendation to add 13 Elm Street to the heritage registry as it is our belief this will negatively impact/affect our property.'

Kind regards,

Alexandre Alves
416-897-7491
Herminio Hermenegildo
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TORONTO HISTORICAL BOARD

4
June 21, 1990

To: Preservation Committee
Subject: Yonge Street Survey -- South side of Elm Street
Origin: Managing Director

RECOMMENDATION

That the properties at 346 Yonge Street, 7-9, 13, and 15 Elm Street not be included on the City of Toronto Inventory of Heritage Properties but be recognized for their streetscape value.

COMMENTS

1. Background:

During the 1988 Toronto Historical Board survey of Yonge Street south of College, the buildings at 346 Yonge, 7-9, 13, and 15 Elm Street were identified as possible candidates for inclusion on the City of Toronto Inventory of Heritage Properties. Their architectural histories were researched and presented to the Board. The Board recommended inclusion on the Inventory at its meeting on February 22, 1989.

The owners were notified and each has objected to inclusion. On June 11, 1990, the Preservation Committee instructed staff to reassess the property at 7-9 Elm. At its meeting on June 13, the Neighbourhoods Committee of City Council deferred consideration of the other three pending further information from the Managing Director, Toronto Historical Board.

2. Discussion:

The Elm Street properties originally were two-storey brick residences. Number 346 Yonge is a three-storey brick commercial building on the southwest corner of Yonge and Elm Streets. Except for the house at 13 Elm, they were built in the 1850's and '60's. Number 13 was built in 1896, in the same decade as the listed buildings across the street at 8, 10, 12, 14, and 18 Elm.

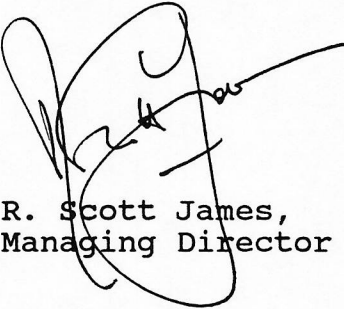
Staff research has revealed no important historical associations, and in and of themselves, none of the four subject buildings stands out architecturally. For example, the remarks on number 13 Elm read, "By itself, not significant, but ... it contributes to the street's red brick 19th C. character..." The remarks on number 15 are virtually

identical: "Although insignificant by itself, this vernacular brick house contributes to the red brick 19th C. character of Elm Street."

These buildings were identified before the Board adopted the concept of "Buildings of Streetscape Value" and the current scoring system. As instructed by the Preservation Committee on June 11, 1990, staff reassessed the properties using the current system. The scores were:

346 Yonge	38%	Streetscape value
7-9 Elm	38%	Streetscape value
13 Elm	35%	Streetscape value
15 Elm	38%	Streetscape value

Therefore, none of the buildings should be recommended for inclusion on the City of Toronto Inventory of Heritage Properties.



R. Scott James,
Managing Director

RS