



**STAFF REPORT
ACTION REQUIRED**

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority for a Heritage Easement Agreement – 2384 Yonge Street

Date:	August 21, 2013
To:	Toronto Preservation Board North York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Eglinton-Lawrence – Ward 16
Reference Number:	P:\2013\Cluster B\PLN\HPS\NYCC\September 10 2013\nyHPS21

SUMMARY

This report recommends that City Council state its intention to designate the property at 2384 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and grant authority for a heritage easement agreement. Located on the west side of Yonge Street between Helendale and Montgomery Avenues in North Toronto, the site contains Postal Station K, which was listed on the City of Toronto Inventory of Heritage Properties in 1974. A development proposal integrates the post office building into a residential development in its entirety and the new owners have agreed to the designation of the property under the Ontario Heritage Act and to enter into a Heritage Easement Agreement with the City.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council state its intention to designate the property at 2384 Yonge Street (Postal Station K) 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.
5. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property 2384 Yonge Street.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement.

Financial Impact

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

DECISION HISTORY

On October 2, 2012, City Council adopted NY18.36 to "express its commitment to designate Postal Station "K", located at 2384 Yonge Street, a heritage property once the sale is finalized." City Council at its meeting of February 20, 2013 adopted NY21.59 to "resolve that its previous resolutions to commit to designate 2384 Yonge Street as a Heritage property relate to the two-storey limestone, or front portion of the building and the open space between the building and Yonge Street; and that in aid thereof, Heritage and Planning staff be directed to meet with the developer to pursue a process which will secure Council's Heritage objectives as the developer's planning applications are considered."

ISSUE BACKGROUND

A development proposal integrates the post office building into a residential development in its entirety and the new owners have agreed to the designation of the property under the Ontario Heritage Act and to enter into a Heritage Easement Agreement with the City. However, because the municipality cannot designate property owned by the federal government or its agencies under provincial legislation, the designating by-law cannot be registered until the property has been transferred from Canada Post to the new owners.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 3), which indicates that the property at 2384 Yonge Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation. Staff have determined that the east end of the property with the main post office building and the freestanding commemorative plaque installed by the federal government communicates the heritage

values and attributes of the site. The sorting station at the west end of the property is not identified as a heritage attribute.

The property at 2384 Yonge 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 on the west side of Yonge Street north of Eglinton Avenue West, Postal Station K (1936) is an excellent example of a public works building with Modern Classical features designed by Toronto architect Murray Brown, including a rare Royal cypher denoting "Edward VIII" that stands as a landmark in North Toronto. The property is commemorated as a National Historic Site by the Government of Canada as the historic location of Montgomery's Tavern, which played a pivotal role in the 1837 Rebellion of Upper Canada and led to responsible government in Canada.

The Statement of Significance (Attachment No. 3) comprises the Reasons for Designation, which is 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

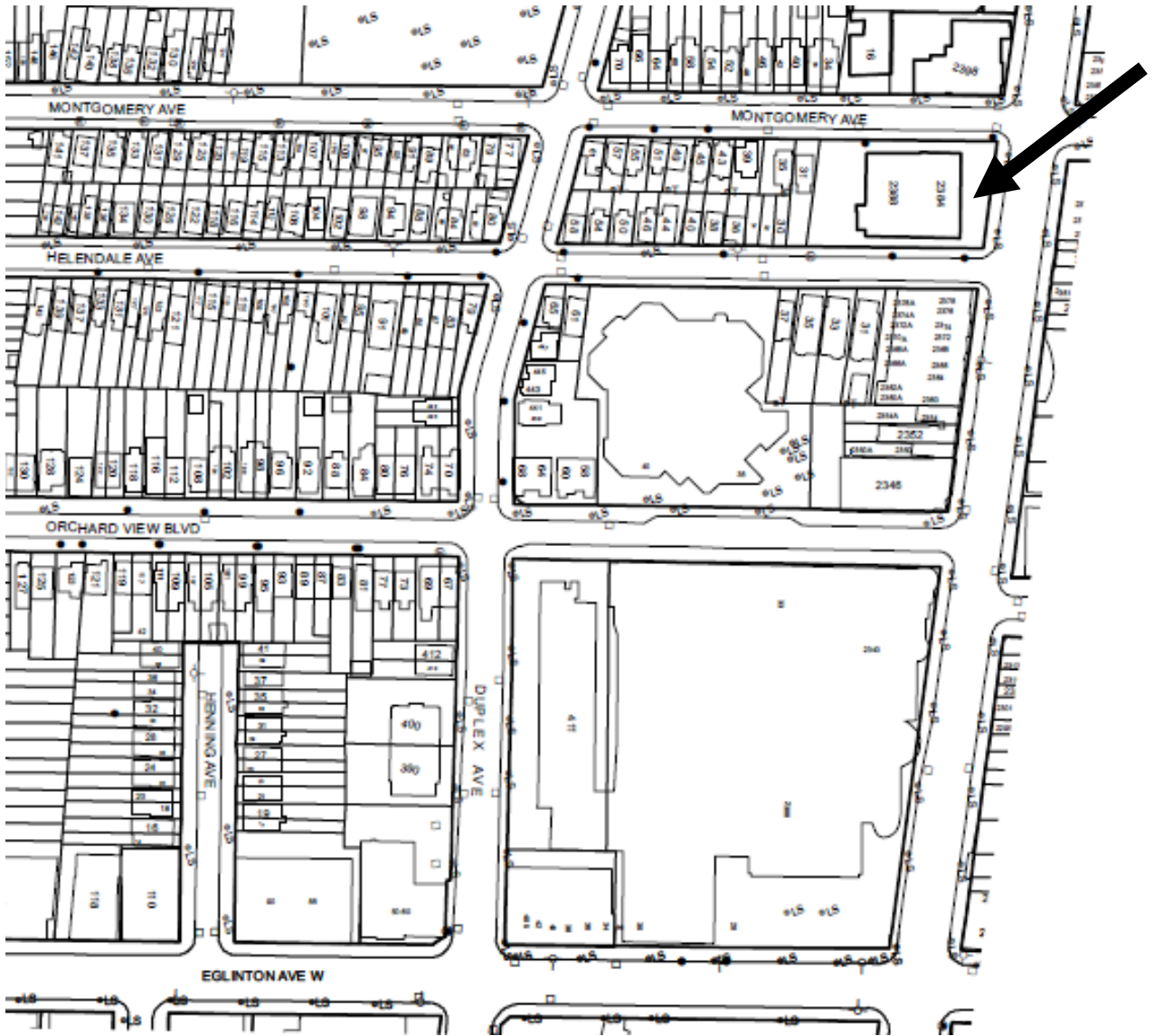
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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 - Heritage Property Research and Evaluation Report



This location map is for information purposes only;
the exact boundaries of the property are not shown

The **arrow** marks the site



Postal Station K and the unique royal cypher of "Edward VIII". The federal plaque identifying the property as a National Historic Site is placed at the northeast corner of the property near the flagpole (Heritage Preservation Services, 2013)

Postal Station "K"

Description

The property at 2384 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage values, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the southwest corner of Yonge Street and Montgomery Avenue in North Toronto, the property was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The property at 2384 Yonge Street is historically significant beyond its setting in North Toronto as the historical location of the famous uprising at Montgomery's Tavern, a pivotal event that was the culmination of the Rebellion of 1837 and changed the course of politics in Canada. From his headquarters at the tavern, newspaper editor and politician William Lyon Mackenzie led a group of rebels in an audacious attempt to overthrow the provincial government. While the rebels were suppressed in a confrontation that resulted in the destruction of the tavern by government troops, as a direct result of these events responsible government was established in Canada. This historical location of Montgomery's Tavern was declared a National Historic Site by the federal government in 1925 and commemorated with a historical plaque.

The building known as Postal Station "K" has value as a rare example of a postal facility in Toronto with Modern Classical features incorporating Canadian iconography. Presiding over the east façade on Yonge Street, four panels with stylized sculptures depict different modes of mail delivery in Canada. The Royal cypher of King Edward VIII placed above the main entrance is unique, forever linking this building with the monarch who was never crowned, choosing instead to abdicate the throne of England.

Postal Station "K" has significance as the most recognized commission of Murray Brown, the Toronto architect who was among the practitioners chosen by the Chief Architect's Branch of the federal Public Works Department to design small-scaled public works during the Great Depression of the 1930s. Brown began his career with the commission for the first municipal building for the Township of North York, and was known in Toronto and across Canada for the movie theatres he designed for the Famous Players and Capital chains.

Contextually, the property at 2384 Yonge Street is valued because it is visually and historically linked to its surroundings at Yonge Street and Montgomery Avenue in North Toronto where it is part of a small but significant enclave of public buildings that anchors this intersection in the heart of North Toronto. On the opposite corner, Police Station #12

and, behind it, Fire Hall #28, were built following the annexation of the area by the City of Toronto and placed on the historic location of North Toronto's town hall. The pair are complemented in scale by Postal Station "K", commissioned by the federal government for a site of national importance.

With its location at an important intersection, its National Historic Site status, and the distinctive appearance of Postal Station "K", the property at 2384 Yonge Street has cultural heritage value as a local landmark in North Toronto.

Heritage Attributes

The heritage attributes of the property at 2384 Yonge Street are:

- The building historically known as Postal Station "K"
- The scale, form and massing on a two-storey rectangular plan beneath a flat roofline with coping
- The materials, with stone cladding and stone, metal and tile trim
- On the principal (east) façade, the symmetrical organization with a central entrance in the first floor
- The detailing on the east entry, which is set in a stone surround, flanked by incised obelisks that terminate in a sculpted lion and unicorn, and surmounted by the Royal cypher of Edward VIII
- On the east façade, the pair of incised panels with sculptures portraying postal delivery in Canada, and the inscription "Dominion Public Building" that is incised in the stone beneath the roofline
- The fenestration on the east façade and side elevations (north and south), with tall flat-headed openings in the first storey and smaller versions in the upper floor
- The secondary entrances in the first storey of the side elevations (north and south)
- On the interior, the panelled and beamed ceiling in the main-floor post office, and the stairwells inside the north and south entrances with pattern terrazzo floors on the landings and stainless steel stair railings
- The placement, setting and orientation of the building on the west side of Yonge Street
- In the northeast corner of the property, the flagpole that rises from the stone cairn to which is affixed the bilingual federal plaque commemorating the property as a National Historic Site , with the boundaries of this recognition extending five metres around the plaque

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



POSTAL STATION "K"
2384 YONGE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

July 2013

1. DESCRIPTION



Cover: principal (east) façade of Postal Station "K";
above: detailing over the entrance including the Royal cypher of Edward VIII
(Heritage Preservation Services, 2013)

2384 Yonge Street: Postal Station "K"	
ADDRESS	2384 Yonge Street, southwest corner of Montgomery Avenue (convenience address: 2388 Yonge Street)
WARD	16 (Eglinton-Lawrence)
LEGAL DESCRIPTION	Plan 334, Part Lot 5
NEIGHBOURHOOD/COMMUNITY	North Toronto
HISTORICAL NAME	Postal Station "K"
CONSTRUCTION DATE	1936
ORIGINAL OWNER	Dominion Government
ORIGINAL USE	Public (post office)
CURRENT USE*	See Section 2.ii * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Murray Brown, architect
DESIGN/CONSTRUCTION/MATERIALS	Stone cladding with stone, metal and glass trim
ARCHITECTURAL STYLE	Modern Classicism
ADDITIONS/ALTERATIONS	Not applicable
CRITERIA	Design/Physical, Historical/Associative & Contextual values
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Kathryn Anderson
REPORT DATE	July 2013

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 2384 Yonge 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
1833	John Montgomery builds his tavern near the southwest corner of present-day Yonge Street and Montgomery Avenue
1837 Dec	Montgomery's Tavern is burned during the 1837 Rebellion of Upper Canada
1843	Montgomery builds the Prospect House (tavern) on the subject property
1851	Montgomery's second tavern is marked on Browne's Topographical Map of York Township (and on atlases in the late 19th century)
1873	John Montgomery registers Plan 334, subdividing part of Lot 1, Concession 1 West of Yonge Street, York Township
1882	John Oulcott acquires the subject property where he builds a new hotel
1889	The Village of North Toronto is incorporated, absorbing the subject property
1890	Goad's Atlas shows Oulcott's Hotel, the year that the Town of North Toronto is incorporated
1912	The City of Toronto annexes North Toronto
1913	Oulcott's Hotel is remodelled as Postal Station "K" serving North Toronto
1923	The plans produced by the federal government for a purpose-built postal station on the subject property are not executed
1925	The federal government plaques the historical location of Montgomery's Tavern as a National Historic Site
1936 Apr	Government funding is announced for Postal Station "K"
1936 May	The Dominion Government applies for permits to build the foundations, basement and superstructure of the post office with plans by architect Murray Brown
1937 Sept	Postal Station "K" is profiled in the Royal Architectural Institute of Canada's Journal
1939	Architect Murray Brown is awarded a bronze medal in the Toronto Chapter Exhibition of the Ontario Association of Architects for his design of Postal Station "K"
1974	Toronto City Council lists the property at 2384 Yonge Street on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

Eglinton, York Township

The property at 2384 Yonge Street originated as part of York Township, where in the late 18th century the area north of Eglinton Avenue was surveyed into 200-acre farm lots and organized into concessions accessed by north/south concession roads and east/west side roads. With Yonge Street opened as the main transportation corridor north of the Town of

York (later the City of Toronto), cross-road settlements sprang up along its route. The historical maps and atlases found in Section 6 trace the development of the community near present-day Yonge and Eglinton, but misspell its name as “Eglington,” a mistake that continued throughout most of the 19th century.¹ Beginning in 1828, a stage coach service ran through Eglinton along Yonge Street, leading to the opening of a tavern near this location.

Montgomery’s Tavern

Eglinton became identified with the hostelry known as Montgomery’s Tavern. Its significance as a local landmark was evident in 1837 when Walton’s Directory divided York Township into two sections along Yonge Street “from the Toll Gate (at Yorkville) to Montgomery’s Tavern” and “commencing near Montgomery’s Tavern to the end of the township”. Located on the west side of Yonge near present-day Montgomery Avenue, John Montgomery (1788-1879) opened his hotel in 1833, four years before it played a pivotal role in the Rebellion of Upper Canada.² Montgomery was an early supporter of William Lyon Mackenzie, the famous newspaper publisher, Mayor of Toronto (1834) and leader of a movement that attempted to overthrow the existing government over the lack of adequate representation. Mackenzie chose Montgomery’s Tavern as his headquarters, where a violent confrontation took place on December 7, 1837 that resulted in the arrest of many rebels, including Montgomery and the burning of his inn by government troops (Image 8). Escaping imprisonment and fleeing to the United States, Montgomery was subsequently pardoned and returned to his property where he constructed a new tavern named the Prospect House in 1843 (Image 10). This hotel was subsequently operated by Charles McBride. After its loss in a fire in 1881, the site was acquired by John Oulcott who purportedly retained the foundations of the Prospect House in the impressive new hotel he built on the property (Image 11).³

North Toronto

The opening of Oulcott’s Hotel coincided with improved access to the community of Eglinton. In 1885, the Toronto and York Radial Railway introduced a horse-car line from the city limits to present-day Eglinton Avenue that was soon extended and electrified.⁴ With a growing population and need for municipal services, the Village of North Toronto was incorporated through the amalgamation of Eglinton and Davisville in 1889. The Town

¹ Various sources suggest that the community was named for Scotland’s Earl of Eglinton, who was linked to Canada through his involvement with the War of 1812. Brown writes that “in the 1820s, a clerical error changed it (from Eglinton) to “Eglington” - a mistake that lasted until around 1880, even in business directories and municipal documents”, 66

² Montgomery’s acreage, described as Lot 1, Concession 1, West of Yonge Street in York Township was first patented to Baron de Hoen, a former military officer and, after two changes in ownership, purchased by the tavern owner in 1833. As late as 1873, Montgomery registered a plan of subdivision for part of the lands, including the subject property

³ Oulcott retained his establishment for nearly 30 years, operating it as a temperance hotel after 1908

⁴ The history of the radial railway, which was later absorbed by the forerunner to the Toronto Transit Commission, is traced in <http://www.trainweb.org/oldtimetrains/radial/Metro/timeline.htm>

of North Toronto came into existence the following year with the addition of Bedford Park. Following the City of Toronto's annexation of North Toronto in 1912, "the village of Eglinton, while not as populous, was a little more impressive than Davisville - probably because it boasted the Town Hall and Oulcott's Hotel, on either side of Montgomery Avenue"⁵ (Image 12). The hotel served as the community's post office after annexation.

Postal Station 'K'

With Oulcott's Hotel remodelled as North Toronto's post office (Images 12 and 13), Canada's Department of Public Works prepared plans for a new purpose-built postal facility in the same location (Image 15).⁶ This design was not executed, and the project was delayed until April 1936 with the announcement that \$172,000 in federal funds was allocated for Postal Station "K". Construction commenced during the Great Depression of the 1930s, a period when the federal government financed relief programs using the unemployed labour force to build public edifices.⁷ In May 1936, building permits were issued to the Dominion Government for the foundation and superstructure of Postal Station "K", according to the plans of Toronto architect Murray Brown (Image 17). Following its completion, Postal Station "K" was photographed for a 1937 issue of the Royal Architectural Institute of Canada's journal and, at the end of the decade, Brown received a bronze medal in the Toronto Chapter Exhibition organized by the Ontario Association of Architects for its design (Image 18).

Murray Brown, Architect

Murray Brown (1885-1954) was engaged by the Chief Architect's Branch of the federal Public Works Department as one of the private architects who prepared plans for smaller public buildings, including post offices during the Great Depression. Brown was a native of Scotland where he received architectural training before enrolling at the Royal Academy in London. Relocating to Toronto in 1914, Brown worked for two years as a draftsman for local architect Charles S. Cobb, a period when the firm was designing the landmark Registry Office for the City of Toronto. Brown established a solo practice in 1921 and received an early commission from the newly-formed Township of North York to design its inaugural town hall, complete with municipal crest. Twenty years later, he returned to North York with plans for the first purpose-built fire hall in that community. During the decades in between, he worked on projects across Canada, including many bank branches and Famous Players and Capital theatres that included the noted Belsize Theatre on Mount Pleasant Road and the Bedford Theatre on Yonge Street (near the subject property) that date to the late 1920s. The architect spent the last years of his career as a partner in Murray Brown and Elton, a period after World War II that resulted in few projects in Toronto, an exception being the extant Long Branch Library in Etobicoke. Postal Station "K" remains his best-

⁵ Ritchie, 102

⁶ Its design was based on the Standard Public Building Design "A", created by the Department of Public Works in the World War I era and reproduced in Archibald, 37

⁷ The passage of the Public Works Construction Act of 1934 was designed to stimulate the depressed economy

known building in Toronto with its prominent location on Yonge Street and sophisticated appearance.

iii. ARCHITECTURAL DESCRIPTION

Postal Station "K" is shown in the current and archival photographs found on the cover and in Sections 2 and 6 of this report. The design of the building coincided with changes in Canada's Public Works Department that moved away from the standardized brick-clad Beaux-Arts inspired structures of the previous decade to embrace Modern Classicism.⁸ With its restraint and dignity, the style was popularized during the interwar era when it was almost exclusively reserved for public buildings. The style is best described as "abbreviated classicism" with its strict symmetrical facades beneath flat rooflines, the replacement of columns with pilasters, simplified detailing and sombre stone cladding and trim.⁹

Postal Station "K" has a square-shaped plan that is organized in two parts, with the main two-storey front (east) section on Yonge Street designed for public services and office space, and a single-storey sorting station to the rear (west). The main building is clad with Queenston limestone above a polished black granite base. The principal (east) facade is symmetrically organized with the main entrance centered in the wall. The flat-arched door opening is flanked by detached obelisks terminating in a sculpted lion (left) and unicorn (right), symbols derived from the Arms of Canada.¹⁰ Surmounting the entry is the Royal cypher of Edward VIII, the king who was never crowned.¹¹ Four incised panels on the east facade display stylized sculpted images of postal delivery, which are designed in an Art Deco manner. The name "Dominion Public Building" is carved beneath the flat roofline with its narrow coping. The symmetrical fenestration on the east facade and side elevations of the main building is flat-headed, set in stone surrounds and originally held steel sash windows (since removed), with tall narrow openings in the first storey. On the interior, the main-floor public space is extended in height under a panelled and beamed plaster ceiling. Multi-coloured terrazzo in patterns associated with Art Deco styling is applied to the landings in the stairwells inside the north and south entrances, where the stairs also retain steel railings. The single-storey sorting building, which is faced with brick and trimmed with stone is not identified as a heritage attribute in this report. Near the northeast corner of the property, a flag pole rises from a stone cairn to which is affixed the commemorative bilingual plaque installed by the federal government to identify it as a National Historic Site. The official recognition of the site extends to a three-metre radius around the plaque.¹²

⁸ Postal Station "K" was designed and undergoing construction when the Department of Public Works adopted new guidelines for new post offices that, had they been applied to the subject building, would have likely resulted in a smaller structure without stone cladding (as discussed in Wright, Chapter 6)

⁹ Maitland, 132

¹⁰ McKelvey, 45

¹¹ Edward, Prince of Wales ascended to the throne as King of the United Kingdom and the Dominions of the Empire and as Emperor of India in February 1936, but abdicated in December of that year before the coronation took place

¹² <http://historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14414>

iv. CONTEXT

The location of the property at 2384 Yonge Street is shown on the property data map attached as Image 1. Postal Station "K" is placed on the west side of Yonge Street in the short block between Montgomery Avenue (north) and Helendale Avenue (south). Directly north, the City of Toronto's former Police Station #12 (1932) at 2398 Yonge anchors the northwest corner of Montgomery Avenue, along with Fire Hall #28 (also completed in 1932 and now known as Fire Station 134) that stands behind it at 16 Montgomery. The latter sites were included on the City of Toronto's heritage inventory in 1983, and the property with the police station was also designated under Part IV, Section 29 of the Ontario Heritage Act in 1987 by By-law No. 587-87. Postal Station "K" was listed on the City of Toronto Inventory of Heritage Properties in 1974.

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.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	X

Rare and Unique Example of a Style and Type - The building known as Postal Station "K" has value as a rare example of a postal facility in Toronto with Modern Classical features incorporating Canadian iconography. Presiding over the east façade on Yonge Street, four panels with stylized sculptures depict different modes of mail delivery in Canada. The Royal cypher of King Edward VIII placed above the main entrance is unique, forever linking this building with the monarch who was never crowned, choosing instead to abdicate the throne of England.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Significant Event - The property at 2384 Yonge Street has significance beyond its setting in North Toronto as the historical location of the famous uprising at Montgomery's Tavern, a pivotal event that was the culmination of the Rebellion of 1837 and changed the course of politics in Canada. From his headquarters at the tavern, newspaper editor and politician William Lyon Mackenzie led a group of rebels in an audacious attempt to overthrow the provincial government. While the rebels were suppressed in a confrontation that resulted in the destruction of the tavern by government troops, as a direct result of these events responsible government was established in Canada. This historical location of Montgomery's Tavern was declared a National Historic Site by the federal government in 1925 and commemorated with a historical plaque.

Architect - Postal Station "K" also stands as the most recognized commission of the Scottish-born Toronto-based architect, Murray Brown, who was one of the private architects chosen by the Chief Architect's Branch of the federal Public Works Department to design small-scaled public works during the Great Depression of the 1930s. Brown began his career with the first municipal building for the Township of North York, and was known in Toronto and across Canada for the movie theatres he designed for the Famous Players and Capital chains.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Surroundings - The property at 2384 Yonge Street is visually and historically linked to its surroundings at Yonge Street and Montgomery Avenue in North Toronto as part of a small but significant enclave of public buildings that anchors this intersection in the heart of North Toronto. On the opposite corner, Police Station #12 and, behind it, Fire Hall #28, were built following the annexation of the area by the City of Toronto and placed on the historic location of North Toronto's town hall. The pair are complemented in scale by Postal Station "K", commissioned by the federal government for a site of national importance.

Landmark - With its location at an important intersection, its National Historic Site status, and the distinctive appearance of Postal Station "K", the property at 2384 Yonge Street is a landmark in North Toronto.

4. SUMMARY

Following research and evaluation according to Regulation 906, it has been determined that the property at 2384 Yonge Street has cultural heritage value. Postal Station "K" was built at the location of the famed Montgomery's Tavern, a National Historic Site that played an instrumental role in the 1837 Rebellion of Upper Canada and shaped the political development of Canada. As architect Murray Brown's most recognized project in Toronto, Postal Station "K" is a highly-crafted and rare example of Modern Classicism applied to a public building in the city that is set apart by its sculpted detailing and the inclusion of a rare Royal cypher of Edward VIII. Anchoring the southwest corner of Yonge Street and

Montgomery Avenue, north of Eglinton Avenue where it is an integral part of the enclave of important public buildings, Postal Station "K" stands as a local landmark in North Toronto.

5. SOURCES

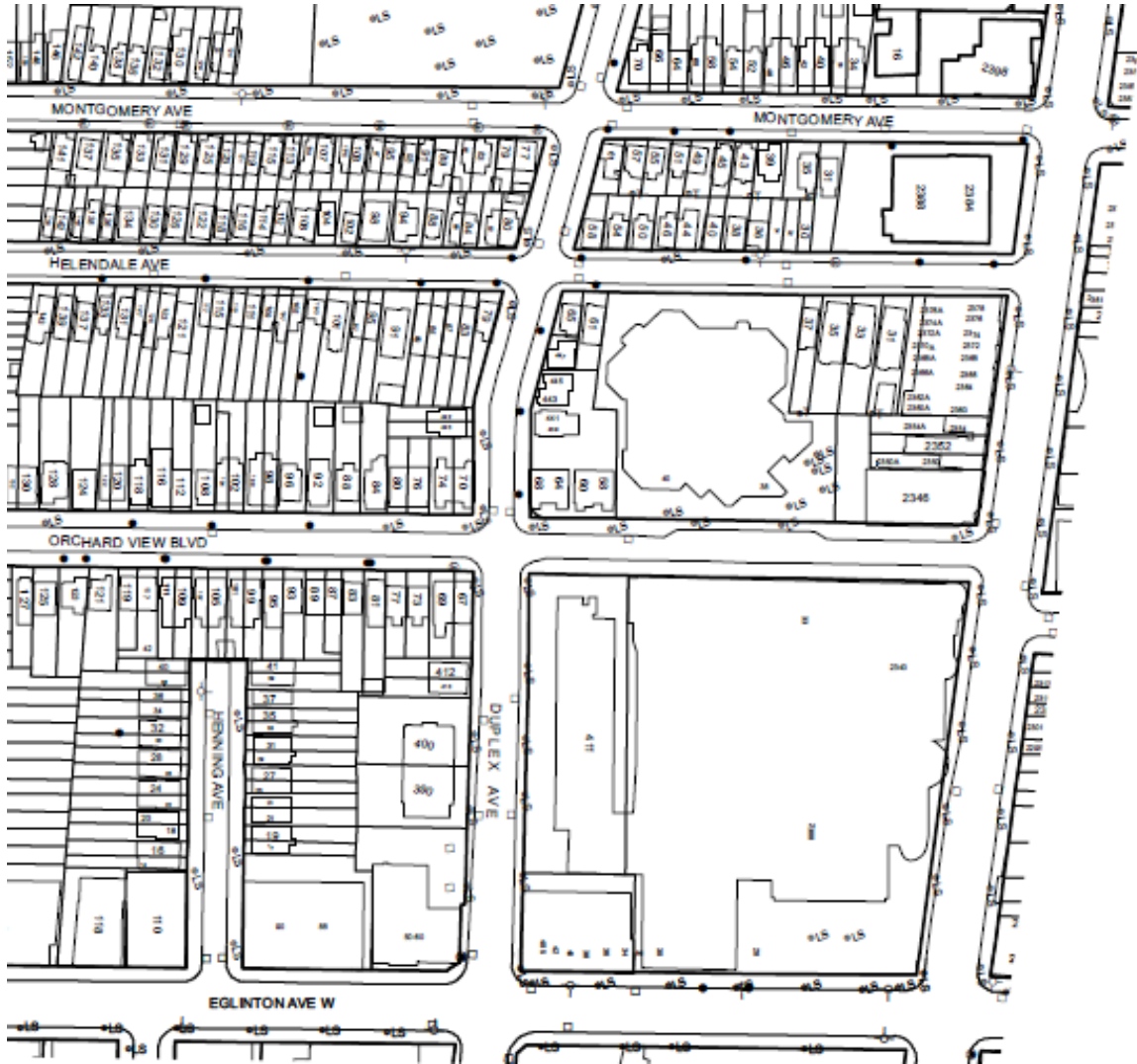
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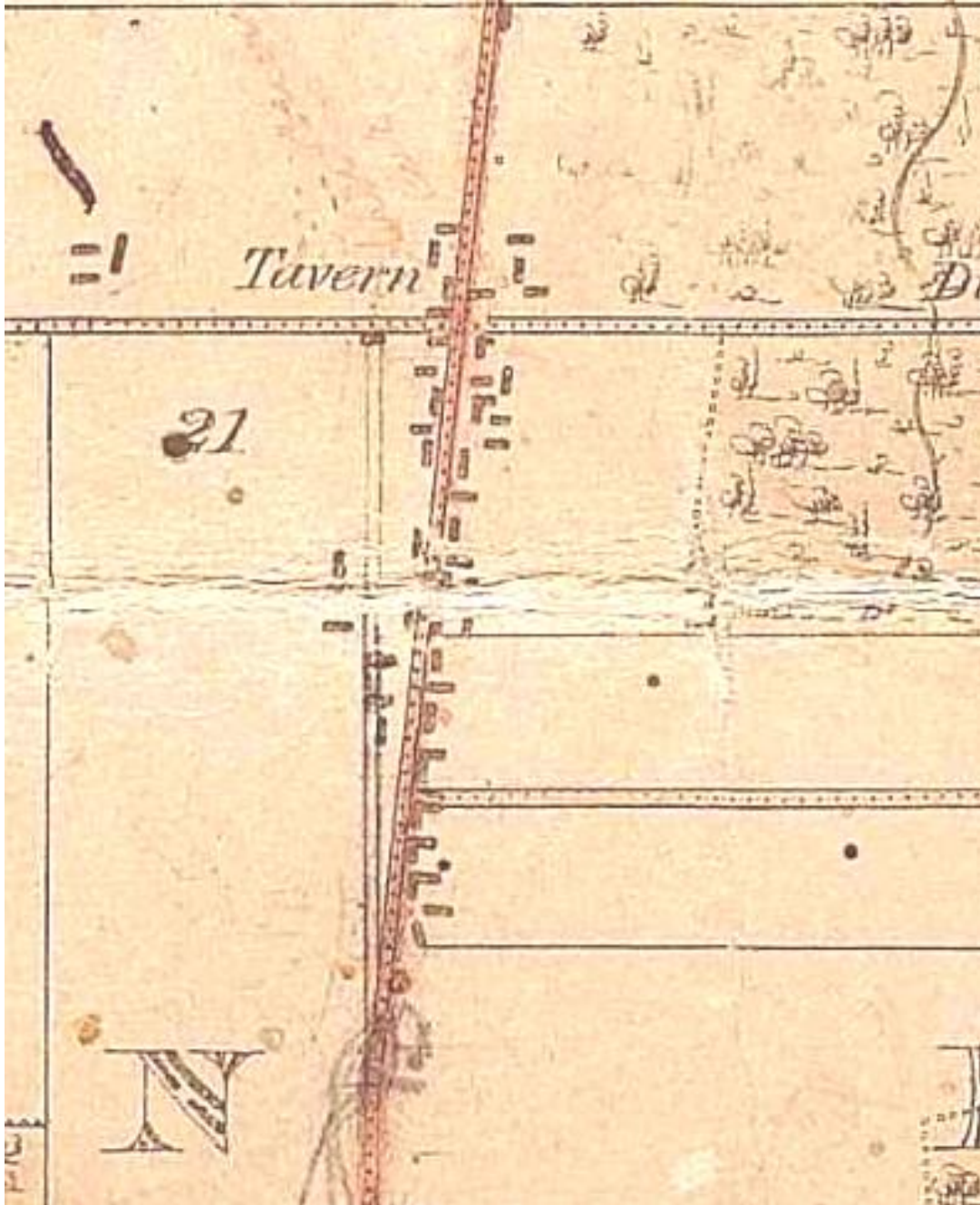
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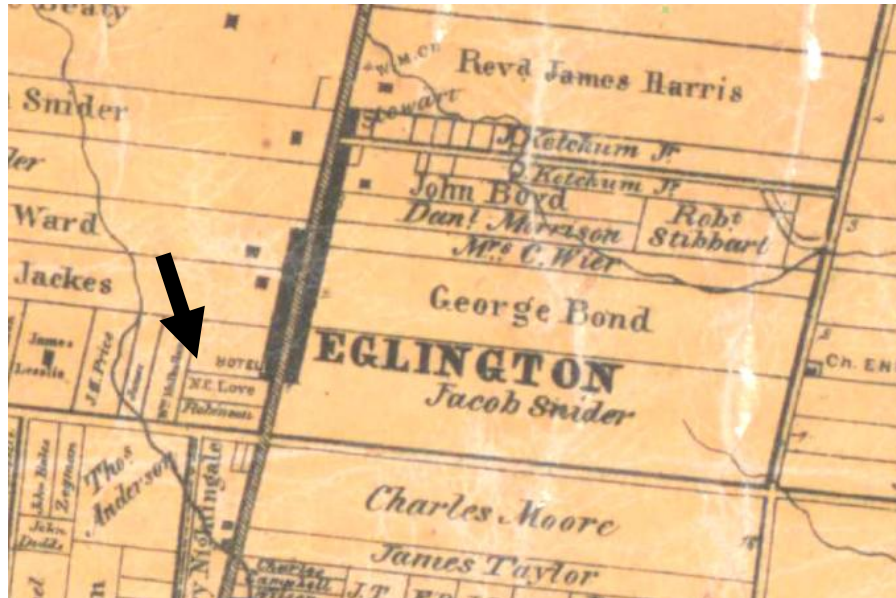
6. IMAGES - historical maps and atlases are followed by other archival images. The **arrows** mark the location of the property at 2384 Yonge Street



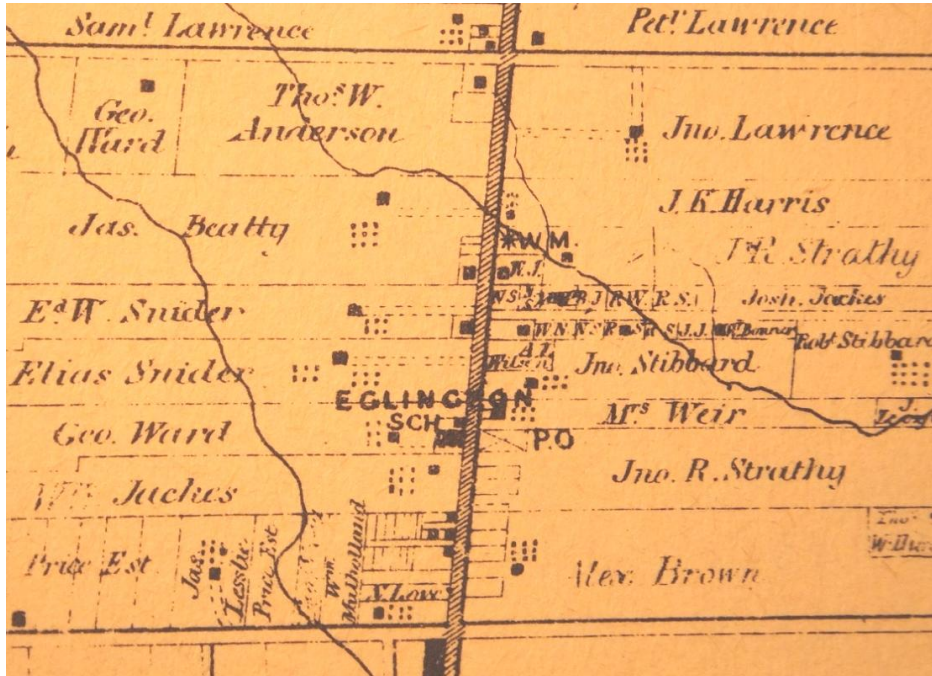
1. City of Toronto Property Data Map: showing Postal Station "K" on the west side of Yonge Street between present-day Helendale and Montgomery Avenues, three blocks north of Eglinton Avenue West



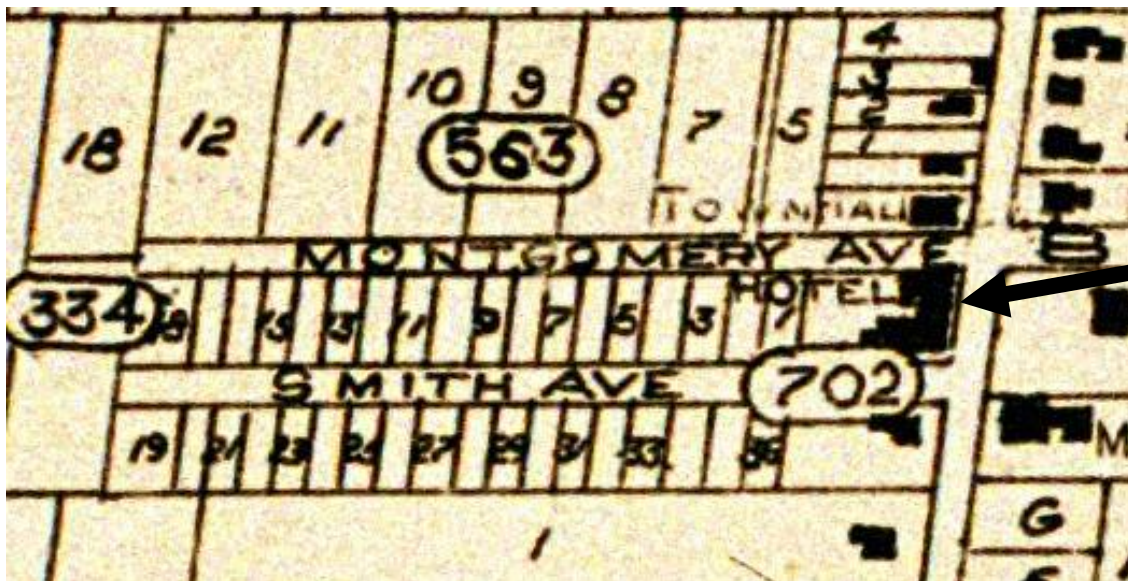
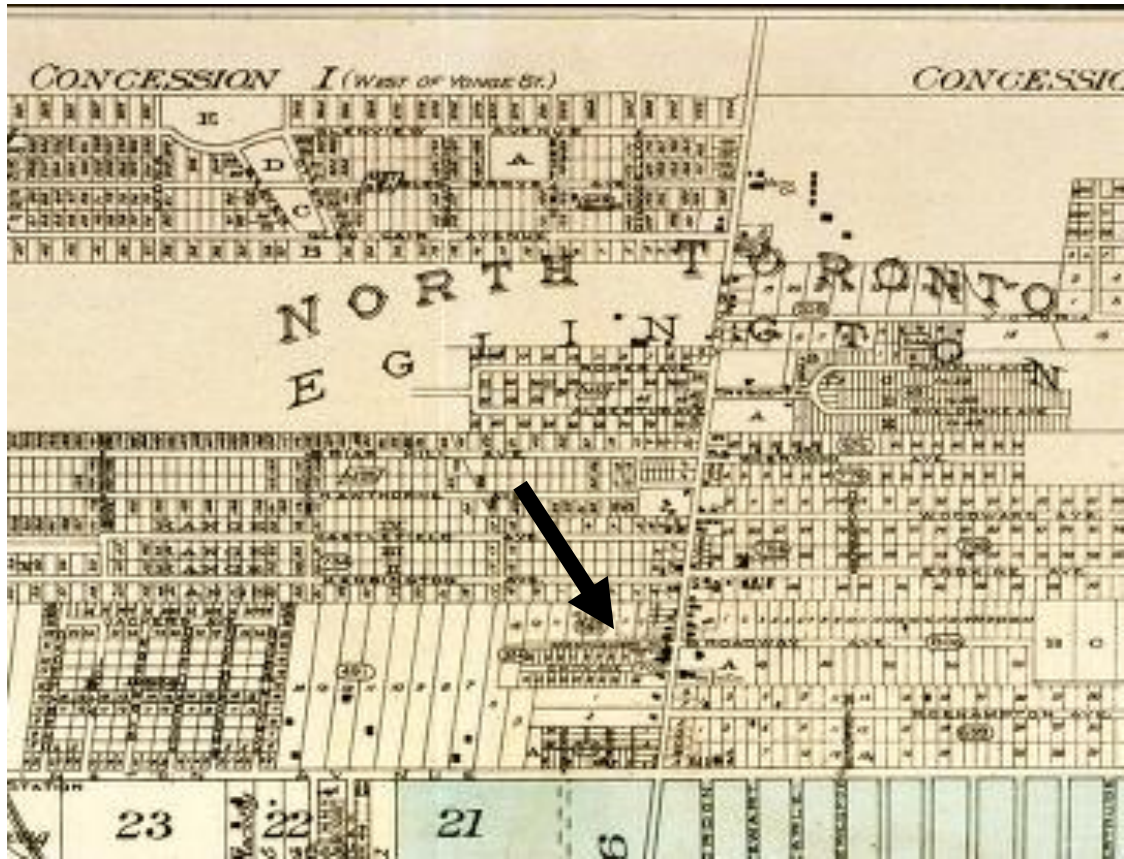
2. Browne's Plan of the Township of York, 1851: the extract shows the buildings along Yonge Street with "Tavern" identified northeast of the intersection of Eglinton Avenue, a reference to John Montgomery's second inn, The Prospect House



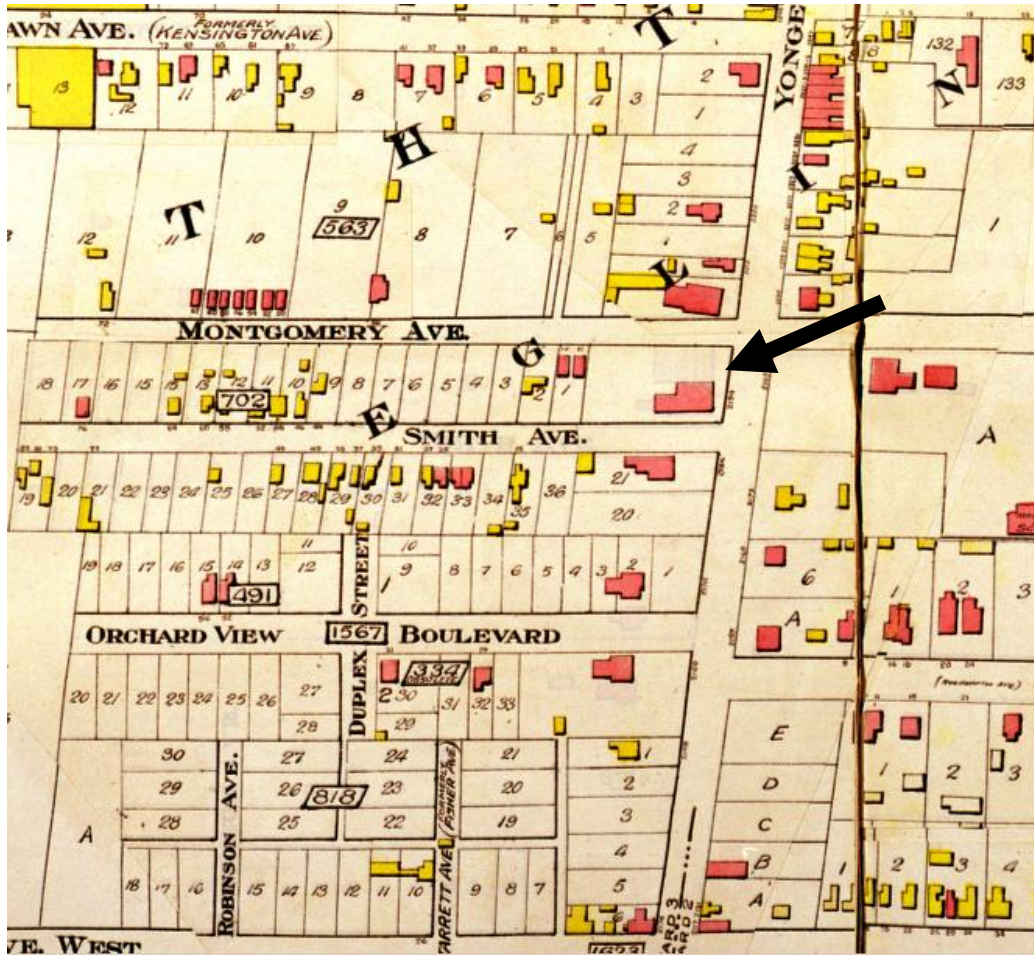
3. Tremaine's Map of the City of Toronto and County of York, 1860: showing the community near present-day Yonge Street and Eglinton Avenue labeled "Eglington" with the "hotel" (the Prospect House) labeled on the subject property



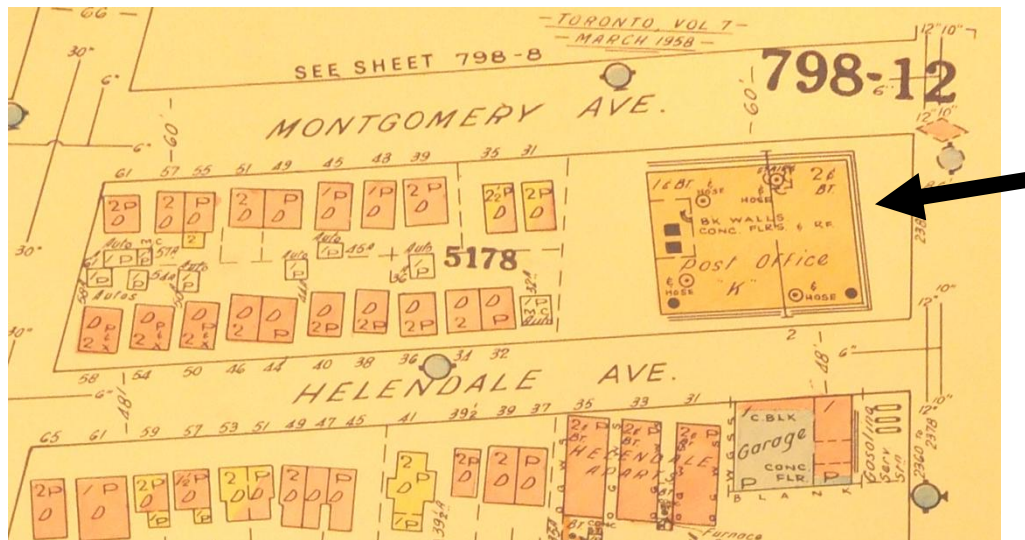
4. Illustrated Historical Atlas of the County of York, 1878: showing "Eglington" with the community post office on the opposite side of Yonge Street and labeled "P.O."



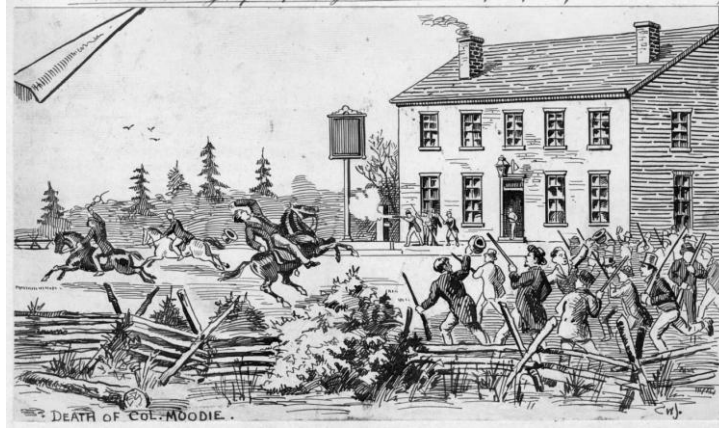
5. Goad's Atlas, 1890: showing the development of Yonge Street in "Eglinton" in the Town of North Toronto (above), and a close up with the buildings in the block between "Smith Ave" (now Helendale Avenue) and Montgomery Avenue (below)



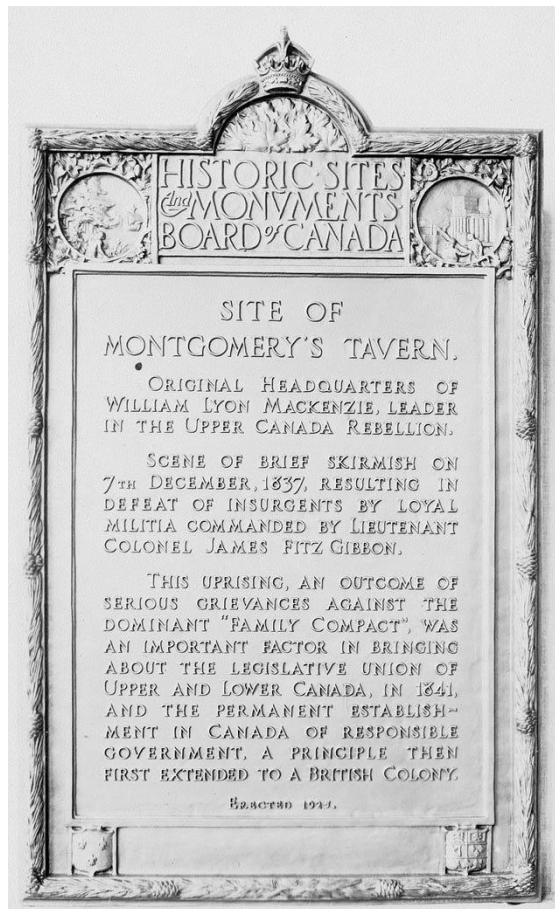
6. Goad's Atlas, 1912: showing Oulcott's Hotel on the subject property



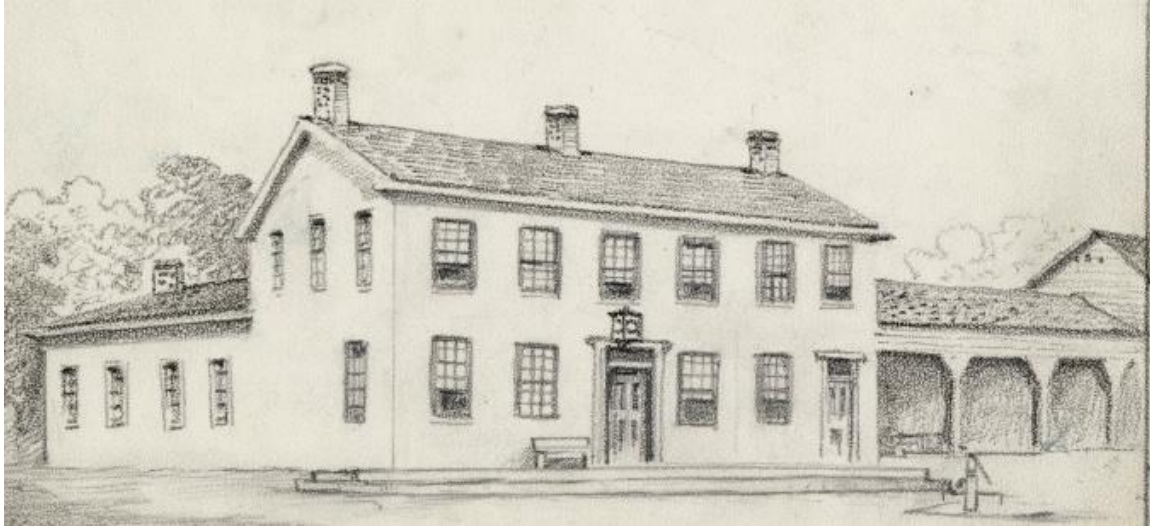
7. Underwriters' Survey Bureau Atlas, March 1958: showing Postal Station "K"



8. Illustration, Montgomery's Tavern, 1837: depicting the events on the site during the Rebellion of 1837 in Upper Canada (Toronto Reference Library, Item 2345)



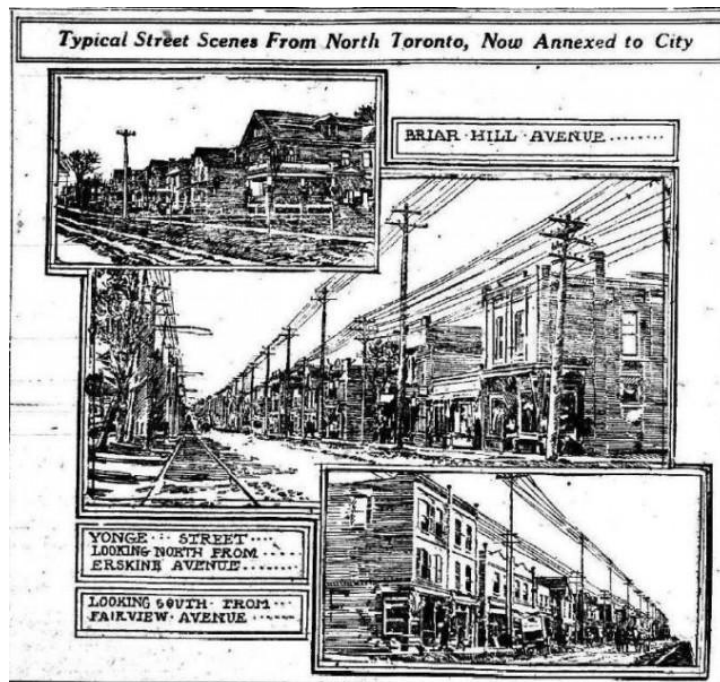
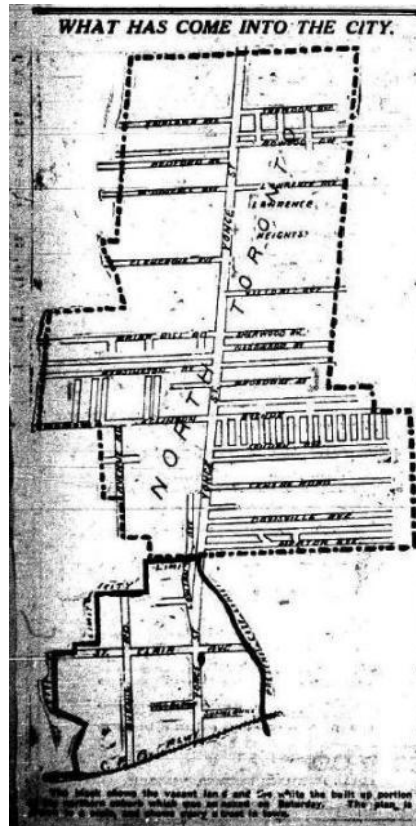
9. Commemorative Plaque, Montgomery's Tavern: the original plaque erected by the federal government in the 1920s in recognition of the property's status as a National Historic Site (City of Toronto Archives, Series 372, Item 137)



10. Illustration, The Prospect House, no date: showing the hotel constructed in 1843 on the subject property to replace Montgomery's Tavern (Toronto Reference Library, Item 1981)



11. Archival Photograph, Oulcott's Hotel, 1909: showing the subject property before North Toronto was annexed by the City of Toronto and the hotel converted to the community's post office (City of Toronto Archives, Fonds 1244, Item 7053)



12. Archival Images, Evening Telegraph, December 16, 1912: showing the boundaries of North Toronto following its annexation by the City of Toronto, and scenes of the development of Yonge Street to date

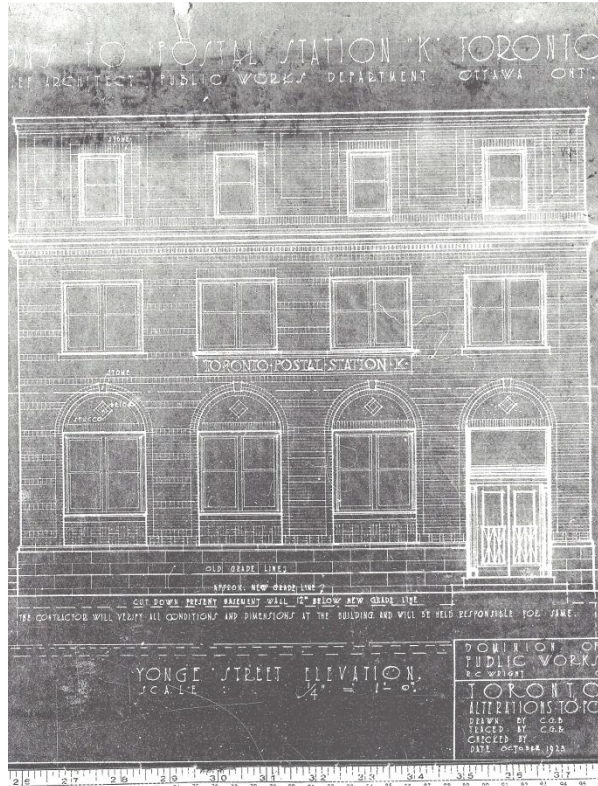


Start of North Toronto postal service 1912-20 Yonge St. south of Montgomery (says "Postal Station K on stone over door") see # 7052-3

13. Archival Photograph, Oulcott's Hotel, North Toronto, undated: the inscription indicates that North Toronto's post office was located in Oulcott's Hotel south of Montgomery Avenue (City of Toronto Archives, Fonds 1244, Item 297)



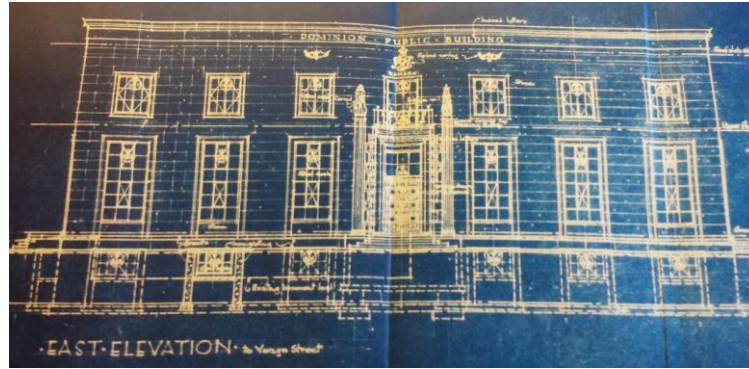
14. Archival Photograph, Oulcott's Hotel, 1923: the image has been cropped to show the nameplate "Postal Station K" over the entry (City of Toronto Archives, Fonds 1231, Item 1112)



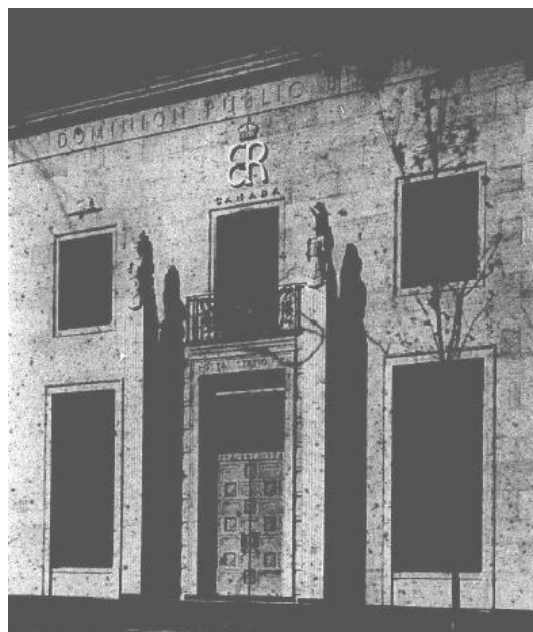
15. Drawing, Postal Station "K", 1923: showing one of the drawings prepared by the federal government according to its standardized template, which was not built (City of Toronto Building Records, Toronto and East York, 1923, #69043)



16. Archival Photograph, Yonge Street and Montgomery Avenue, 1933: showing the northwest corner of the intersection with Police Station #12 at 2398 Yonge and Fire Hall #28 at 16Montgomery, both completed in 1932. Postal Station "K" was built on the southwest corner (left) two years after the photograph was taken (City of Toronto Archives, Fonds 1231, Item 817)



17. Plans, Postal Station "K", 1936: showing the principal (east) facade (above) and the south elevation on Helendale Avenue (below) (City of Toronto Archives, Fonds 200, File 478)



18. Archival Photograph, 1937: showing the entrance detailing on Postal Station "K" that included the Royal cypher of Edward VIII (Journal, Royal Architectural Institute of Canada, September 1937, 46)



19. Aerial Photograph, Yonge Street and Eglinton Avenue, 1951: showing Postal Station “K” north of the intersection (http://www.blogto.com/city/2012/05/what_yonge_and_eglinton_used_to_look_like/)



20. Archival Photograph, Yonge Street and Montgomery Avenue, 1968: showing the placement and setback of Postal Station “K” on the southwest corner of the intersection and Police Station #12 to the north (City of Toronto Archives, Series 648, Item 18)



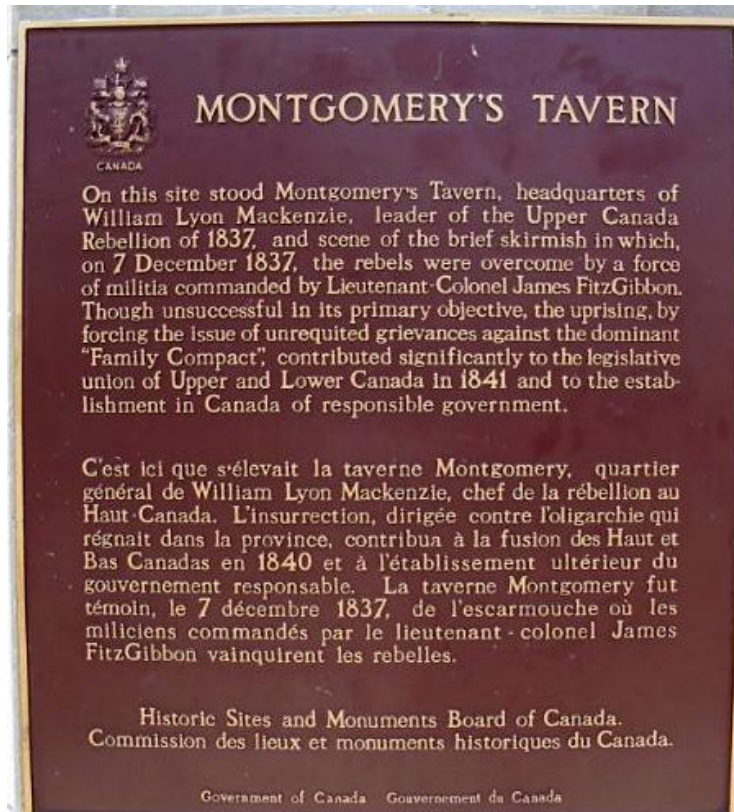
21. Archival Photograph, Postal Station "K", 1973: showing the building prior to its listing on the City of Toronto Inventory of Heritage Properties. The commemorative plaque is shown on the right (Toronto Historical Board)



22. Archival Photograph, Postal Station "K", 1980: showing one of the sculptural panels depicting methods of postal delivery (Toronto Historical Board)



23. Photograph, Postal Station “K”, 1996: showing the east façade and south elevation on Helendale Avenue (Toronto Historical Board)



24. Photograph, Commemorative Plaque, 2013: showing the bilingual replacement plaque marking the property as a National Historic Site (http://www.torontoplaques.com/Pages_MNO/Montgomerys_Tavern.html)



25. Photograph, 2384 Yonge Street, 2013: showing the south elevation on Helendale Avenue on the right and the rear (west) wall to the left (Heritage Preservation Services)



26. Photograph, 2384 Yonge Street, 2013: showing part of the north elevation on Montgomery Avenue with the sorting station on the right (Heritage Preservation Services)



27. Photographs, 2384 Yonge Street, 2013: showing the interior of the post office with the first-floor ceiling detailing (above) and one of the two stairwells with the terrazzo floors and steel railings (below) (Heritage Preservation Services)