



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: December 9, 2020

SUBJECT: Official Plan and Zoning By-law Amendments
7750 Bayview Avenue
Proposed High Density Mixed Use Development
7750 Bayview Avenue Limited Partnership c/o Liberty Development Corporation
McCullagh Estate /Shouldice Hospital
File 20 126269

Property/Building Description: McCullagh Estate / Shouldice Hospital, 1937
Use: Commercial-Institutional
Heritage Status: Listed on the Markham Register of Property of Cultural Heritage Value or Interest

Application/Proposal

- See description of the development provided by applicant:

The proposal as facilitated by the proposed amendments contemplates a GFA of approximately of 111,712 sq m (1,202,457.96 sq ft) within the North Block of the Master Plan Area, consisting of 1,287 residential units and 2,495.8 sq m (26,864.6 sq ft) of indoor amenity space, in addition to 3,217.5 sq m (34,632.9 sq ft) of outdoor amenity space. This infill development represents the first phase of a long-term multi phased development for the Master Plan Area. A key component of this proposal is the retention of the existing Shouldice Hospital facilities and associated surface parking areas within the South Block as per the terms of an on-going lease agreement with the hospital tenant. In the long term, opportunities for adaptive reuse of the South Block and new development opportunities within the East Block will occur. As-of-right development permissions, will be retained within these blocks to accommodate their future growth. The key to success of the Master Plan area will be to achieve a development that is vibrant and animated for residents, visitors, and employees, including the provision of a trail network that achieves interconnection within the site and to the broader community network.

The proposal for redevelopment includes new buildings within the North Block ranging between 18 to 35 storeys, providing a total density of 3.66 FSI within the North Block and Buffer Block, and 1.64 FSI in relation to the net developable area of the site net of the West Block (Pomona Creek Valley and woodlands). The existing as of right development potential in the East and South Blocks, inclusive of 725 residential units, is proposed to be retained, including the ongoing operations of the private Hospital. The Master Plan Area includes 1.799 ha (4.445 acres) of land that wrap around the western and southern limits of the Master Plan Area, identified as the Western Block that will be reserved for conservation and will be protected as part of these amendment applications. The South Block will see landscape enhancements to front lawn and orchard plantings of the estate house of the Shouldice Hospital, integrating these as the key elements of the conservation strategy for the long term.

- See attached Site Plan
- **Heights:**
 - RESIDENTIAL NORTH TOWERS- Two towers at 24- and 35-storeys, connected by a single 6-storey landscaped podium;
 - RESIDENTIAL NORTH-WEST and WEST TOWERS - Two towers at 31 storeys (North-West Tower) and 18- storeys (West Tower), connected by a single 6 storey landscaped podium;
 - RESIDENTIAL SOUTH-WEST TOWER - A single tower at 21-storeys.
- According to the submitted **Heritage Impact Assessment (HIA) (ERA Architects Inc., August 27, 2020)**, the proposed development anticipates the construction of five new residential towers, the extension of Royal Orchard Boulevard, a new roadway, and a defined trail network to and through the Site. The proposed development removes the existing Greenhouse and conserves the following features of the original 1936 Plan: the Main house, Gatehouse, Stable building, Gardener’s Cottage, Formal Gardens, Forecourt, Pomona Creek Valley lands within the Western Grounds, and Curvilinear Driveway.

The HIA also notes that “*the existing structures adjacent to Bayview Avenue are within the area currently identified for potential future road widening. However, these changes do not form part of the current development applications, and as such are not described or assessed in this Report*”. The buildings along Bayview Avenue include the Gatehouse, Stable Building and Gardener’s Cottage.

Background Information

- **Markham Register of Property of Cultural Heritage Value or Interest**
 - The property is listed.
 - Staff has prepared background research on the property (see Appendix X) and the Heritage Impact Assessment includes a comprehensive overview of the historical and architectural features (see Section 2- Background and Analysis).
- **Shouldice Hospital Lease**
 - A portion of the Site is currently occupied by the Shouldice Hospital, a tenant with an ongoing lease arrangement for the main house, addition and parking lot approximately 2 ha in area.
- **Markham Official Plan 2014**
 - Area and Site Specific Policies – 9.18.11.2 – Shouldice Hospital (this section is under Appeal)

- Provides a maximum building height provision is included (3 storeys to the west, 8 Storeys in the middle of the site and 10 storeys along Bayview Avenue)
- To retain the heritage building on the lands in-situ as an integral part of the development
- To recognize the archaeological potential of the lands and the requirements for an archaeological assessment
- Archaeological Assessment Report
 - The Stage 1 background study concluded that the property exhibits archaeological potential. The Stage 2 property assessment did not identify any archaeological resources within the subject property. The report recommends that no further archaeological assessment of the property is required.
- Heritage Impact Assessment Report
 - The report noted that the key cultural heritage features of the site are to be retained, but acknowledges that the new development (buildings and roadways) “*will have some impact on the cultural heritage value of the Site*”.

a) Setting

The proposed development will alter the Site’s setting, and will impact the existing balance of the natural and built form environment. However, the majority of new construction will be located in "Altered Estate Lands". The Site’s varied topography will be altered by infill for the proposed development, however the lands which descend into the ravine at the property’s south and west edges will be conserved. Opportunities for recreation and connectivity to the Site’s natural features and Pomona Creek Valley lands will be enhanced through a defined trail network.



Unaltered Estate Lands
 Altered Estate Lands
 Pomona Creek Valley
 (Google Maps, WZMH, annotated by ERA).

b) Views

The proposed development maintains the contextual relationships between the Site's heritage features, including the important axial relationship and the following three views identified as heritage attributes of the Site:

(1) The northward terminating view from the Main House to the curved treeline at the north edge of the Formal Garden.

Due to the proposed alterations to the Formal Gardens, the northward views from the Main House to the Formal Gardens will be impacted. However, the proposed reinstatement of the treeline will conserve the original landscape design intent and ensure the impact on this northward view is minimal.

(2) The southward terminating view from the Formal Garden to the Main House

The southward views towards the Main House across the Forecourt from the Formal Gardens will not be impacted by the new development.

(3) The arrival views at the Forecourt looking westward towards the Western Grounds.

This view will be altered by the introduction of a new backdrop of several buildings. However, the proposal has been designed in a manner that maximizes the space between the existing and new built form through landscape buffers and open space. In addition to this, the proposed buildings introduce a new complementary material palette, including a variation of high quality materials in a neutral colour palette.



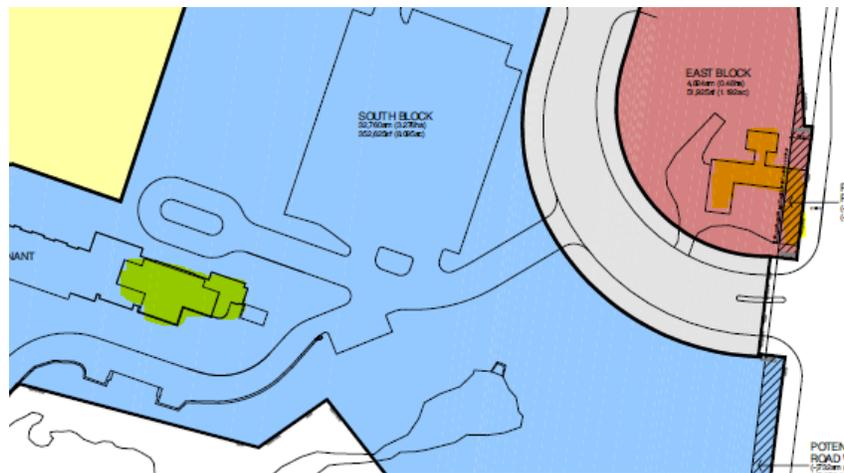
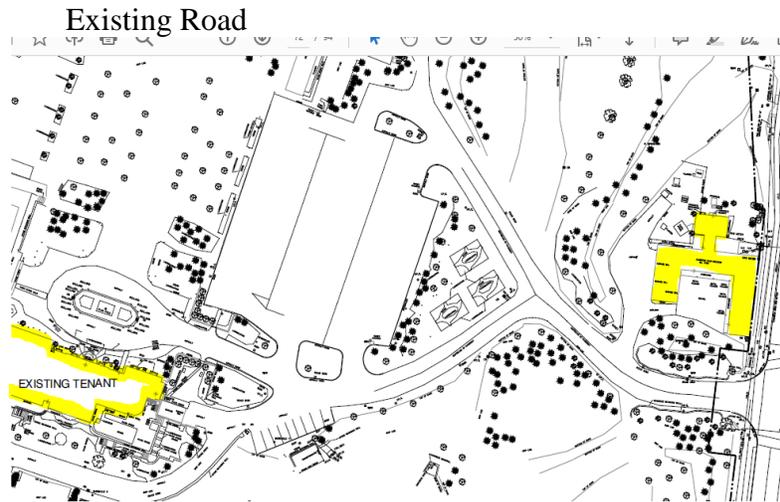
← View 1 ← View 2 ← View 3 (Google Maps, WZMH, annotated by ERA)

c) Shadows

Shadow impacts on the Site's heritage attributes, identified in Appendix II of the HIA report, will be minimal. The Shadow Study shows that there will be new shadows on the Main House and Forecourt from 6:18PM onwards throughout the year, however there are no anticipated impacts associated with these shadows. New shadows will be cast on the Formal Gardens after 4:18PM during the spring equinox, partially after 2:18PM during the summer equinox, and partially after 3:18PM during the fall equinox. **The new shadows will not inhibit the sunlight required to maintain the integrity, character, and usability of the Formal Gardens, and as such, minimal impact is anticipated.**

d) Roadways

A new roadway and driveway will be introduced as part of the proposed development. The proposal will be maintaining the presence of a curvilinear driveway leading to the Main House. The new roadway will have some impact on the Formal Gardens, as the removal of existing mature trees that form the curvilinear treeline is required for the proposed new roadway. However, the proposal includes the introduction of new trees to reinstate a curvilinear treeline.



Proposed roadway-

e) Greenhouse

The Greenhouse is proposed to be removed to allow for the new roadway. ERA found the Greenhouse to be in poor-to-defective condition and as such, its removal is appropriate. Given its poor condition and the proposed retention of many other original estate feature, ERA is of the opinion its removal will have minimal impact on the Site's cultural heritage value.



○ **Conservation Approach and Strategy – HIA**

The primary conservation approach is **rehabilitation**, which introduces a new compatible contemporary use of the Site, while protecting its heritage attributes. In addition, the proposed approach includes the preservation of the original built form and landscape features on the Site, including their protection and preventative maintenance.

Preliminary Conservation Strategy

The conservation scope will be detailed in a forthcoming Conservation Plan. However, the general conservation strategy for the Site includes:

- Retention in-situ of original estate features including: the Main House, Gatehouse, Stable Building and Gardener's Cottage;
- Preservation of the Forecourt, Formal Gardens, Stone Gates and Pillars, Pomona Creek Valley lands within the Western Grounds, and Curvilinear Driveway;
- Reinstate curved treeline on the northern edge of the Formal Gardens to maintain the existing terminus and views from the Main House to the Formal Gardens; and
- Minimal preventative maintenance measures for the Main House, including flat roof replacement, rain-gear replacement, and window repairs.

Proposed alterations and new construction is primarily located in "Altered Estate Lands". Most original estate features will be conserved.

○ **Mitigation Strategy-HIA**

The proposed development accommodates new uses on Site while mitigating impacts to the Site's cultural heritage value through implementing the following design considerations:

- Siting new construction primarily in "Altered Estate Lands" while preserving the Pomona Creek Valley lands within the Western Grounds and allowing for the continued evolution of the Site;
- Providing a landscaped buffer between the existing and new built form, and between the Pomona Creek Valley lands within the Western Grounds and the new built form;
- Introducing a defined trail network to and through the Site, maintaining and improving access to the Pomona Creek Valley lands;
- Locating the new roadway along the perimeter of the Site and making use of the existing roadway at the southern edge of the Site, ensuring minimal impact on the views and the existing landscape features;

- Providing a curvilinear roadway that is in keeping with the form of the original and existing driveway on Site; and
 - Providing new parking underground, to allow for unencumbered active uses at ground level.
- **Next Steps (HIA Report)**
As the development process moves forward, further mitigation strategies should be explored, including but not limited to:
 - Review of site plan control details and landscape plan elements within the context of existing heritage attributes;
 - Continued maintenance and opportunities for restoration of the Main House, Gatehouse, Stable Building, and Gardener's Cottage; and
 - The preparation of a Conservation Plan, detailing the conservation scope of work for the Site, as requested by City Staff.

The proposed road widening of Bayview Avenue and future redevelopment of the Site beyond that currently proposed, may require further assessment to identify any potential impacts on the Site's cultural heritage value.

Staff Comment

Heritage Section staff have the following comments for Heritage Markham's consideration:

- **Protection of the Cultural Heritage Resources**
 - The Heritage Impact Assessment submitted in support of the applications acknowledges that the property has cultural heritage value including the Main House, Gate House, Stable Building, Gardener's Cottage, Forecourt, Formal Gardens, Stone Gates and Pillars, Pomona Creek Valley lands within the Western Grounds, and Curvilinear Driveway. The HIA also provides a detailed draft Statement of Significance.
 - It is recommended that the City immediately initiate the designation of the portion of the property containing the identified heritage features, including interior features of value in the Main House such as decorative plaster details, wood mouldings and trim, original windows, doors and hardware, and the ornate curved processional black granite staircases on each level.
 - It is recommended that as a condition of development approval the City secure a Heritage Easement Agreement on the portion of the property containing the identified heritage features.
 - It is recommended that the Greenhouse complex be permitted to be demolished after the building is documented. There also may be interest in relocating the building elsewhere and it should be advertised as a condition of removal approval.

- **Conservation of the Cultural Heritage Resources**
 - As a condition of development approval, obtain a Conservation Plan for the cultural heritage resources on the property including both maintenance and restoration requirements. Secure its implementation through a financial security.
 - As a condition of development approval, implement a historic landscape plan for the Formal Gardens including reinstating the curved treeline on the northern edge

of the Formal Gardens to maintain the existing terminus and views from the Main House.

- Secure commitments from the owners to undertake necessary maintenance on existing cultural heritage resources including repairs to the Gate House. As per the HIA report, consideration should be given to covering the ground floor windows and doors with ventilated exterior grade plywood to add an additional layer of security to the building. It's unclear if the interior is currently being heated, or if adequate ventilation is being provided to the interior spaces, which would discourage the buildup of moisture and accumulation of mold inside the building.
- **Interpretation of the Cultural Heritage Resources**
 - As a condition of development approval, the City should secure one or more Markham Remembered plaques to highlight and celebrate the identified cultural heritage resources on the property.
- **Transition of new proposed development to Formal Gardens and Heritage Buildings**
 - Consider an alternative building form such as townhomes to the west of the Formal Gardens/Shouldice Hospital buildings. This would reduce shadow impacts and provide a more sensitive transition to the existing cultural heritage resources/landscapes.
 - Observation – the new alignment of Royal Orchard Blvd will separate the Gate House and Stables from the remainder of the former Estate grounds.

Suggested Recommendation for Heritage Markham

THAT the Heritage Markham Committee has the following comments and recommendations concerning the Official Plan and Zoning By-law Amendments in support of the redevelopment of the property (7750 Bayview Avenue):

- a) The property has cultural heritage value which includes the following features: the Main House, Gate House, Stable Building, Gardener's Cottage, Forecourt, Formal Gardens, Stone Gates and Pillars, Pomona Creek Valley lands within the Western Grounds, and Curvilinear Driveway;
- b) The identified cultural heritage resources should be protected through designation under Part IV of the Ontario Heritage Act, including interior features of value in the Main House such as decorative plaster details, wood mouldings and trim, original windows, doors and hardware, and the ornate curved processional black granite staircases on each level, as well as through the acquisition of a Cultural Heritage Easement Agreement with the City;
- c) Given the proposed road configuration, there is no objection to the relocation or removal of the Greenhouse complex subject to it being properly documented and advertised for potential relocation;
- d) As a condition of development approval, the City should:
 - obtain a Conservation Plan for the cultural heritage resources on the property including both maintenance and restoration requirements, with implementation secured through a financial security;
 - require the implementation of a historic landscape plan for the Formal Gardens including reinstating the curved treeline on the northern edge of the Formal Gardens to maintain the existing terminus and views from the Main House;

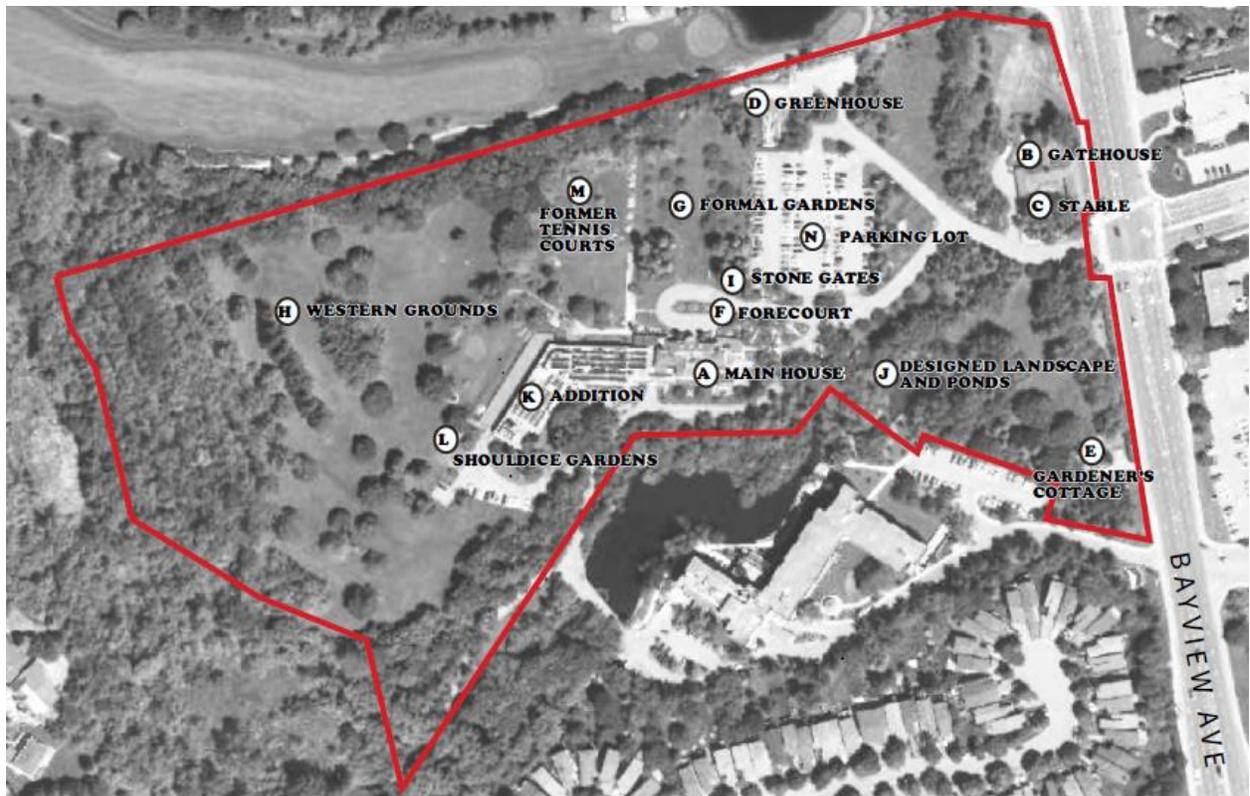
- secure commitments from the owners to undertake necessary maintenance on existing cultural heritage resources including repairs to the Gate House, and the proper boarding and low level heating of unoccupied buildings if they are to continue to be left vacant.
 - secure one or more Markham Remembered plaques to highlight and celebrate the identified cultural heritage resources on the property;
- e) For the proposed new building immediately northwest of the Shouldice Hospital/Formal Gardens, consider a lower multi-storey building or a lower form of residential housing typology to provide a more sensitive transition to the existing cultural heritage resources/landscapes.

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Location



Map from Heritage Impact Assessment(HIA) (ERA Architects Inc)



Images (from HIA Report)



Main House – front above, rear below





Stable Building (unoccupied)



Gate House (to the north of the Stable Building)



Gardener's Cottage



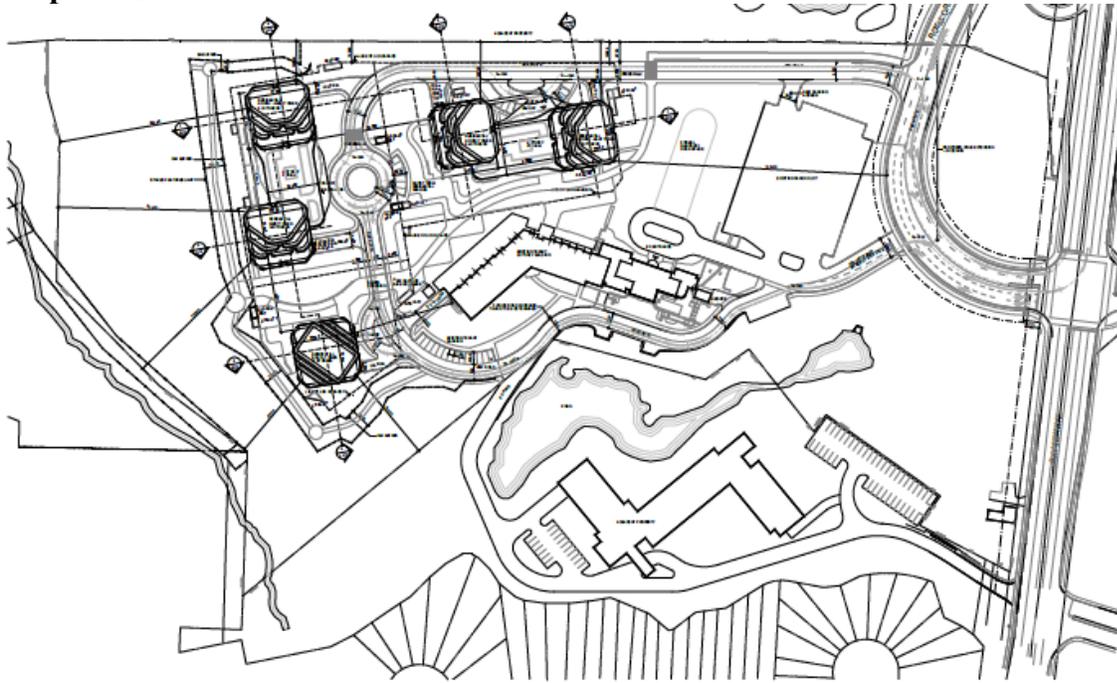
Greenhouse



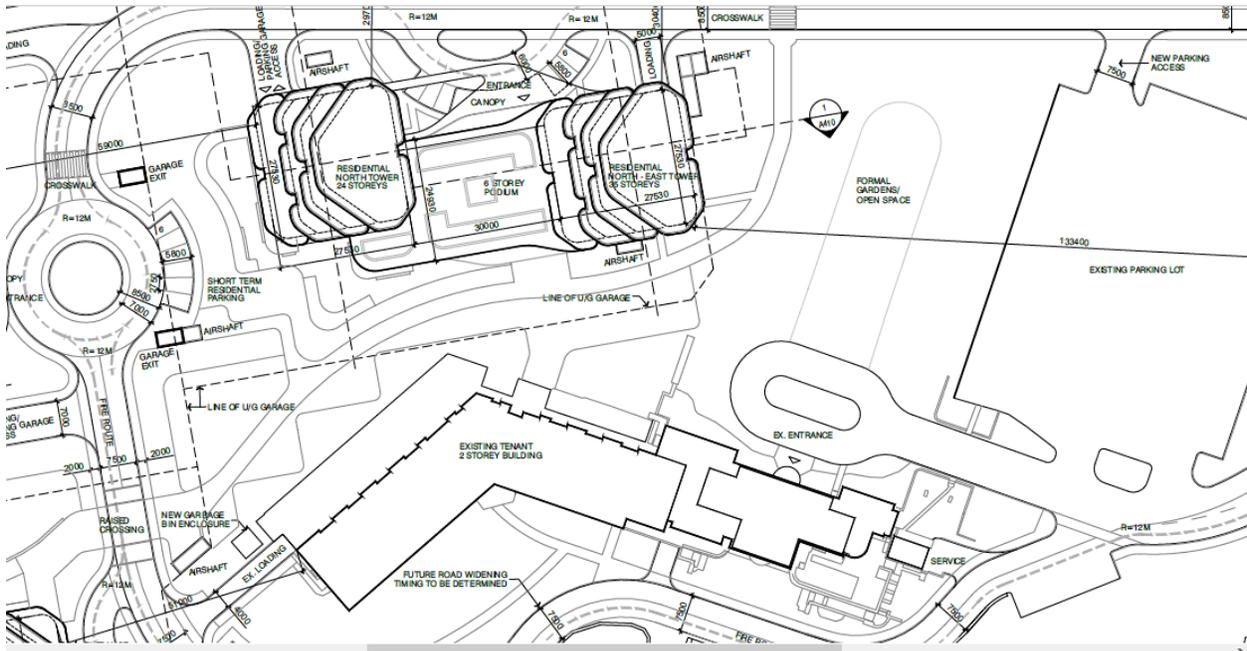
Interior- Reception Area



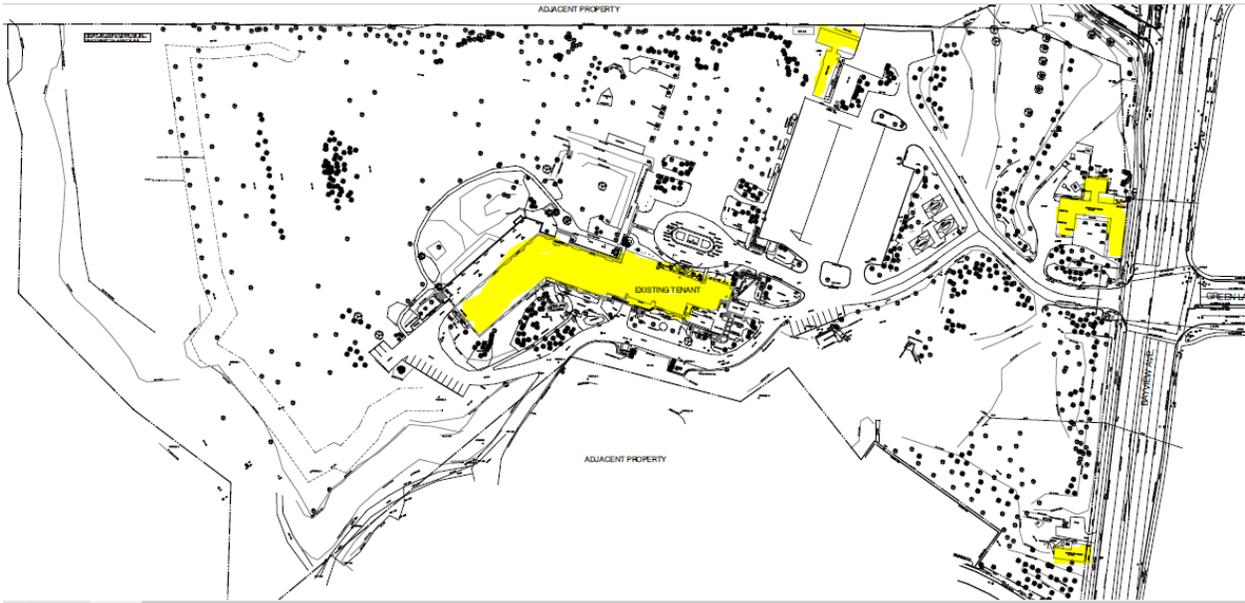
Proposed Site Plan



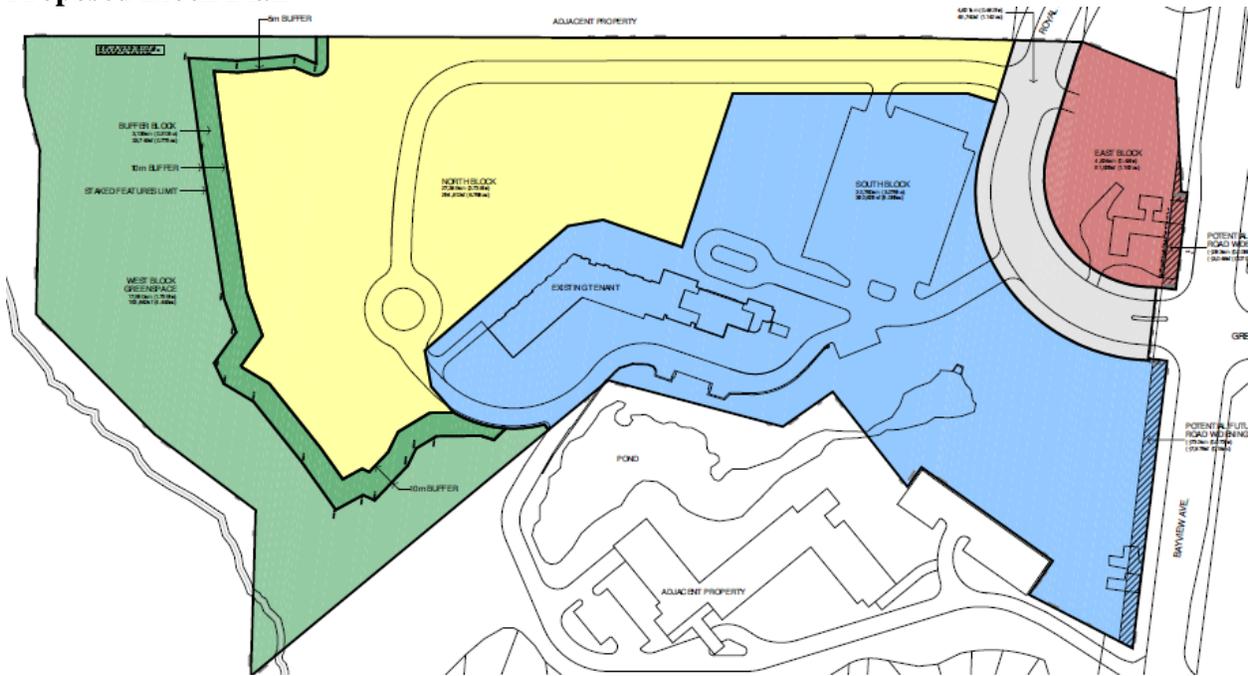
Site Plan (WZMH, 2020).

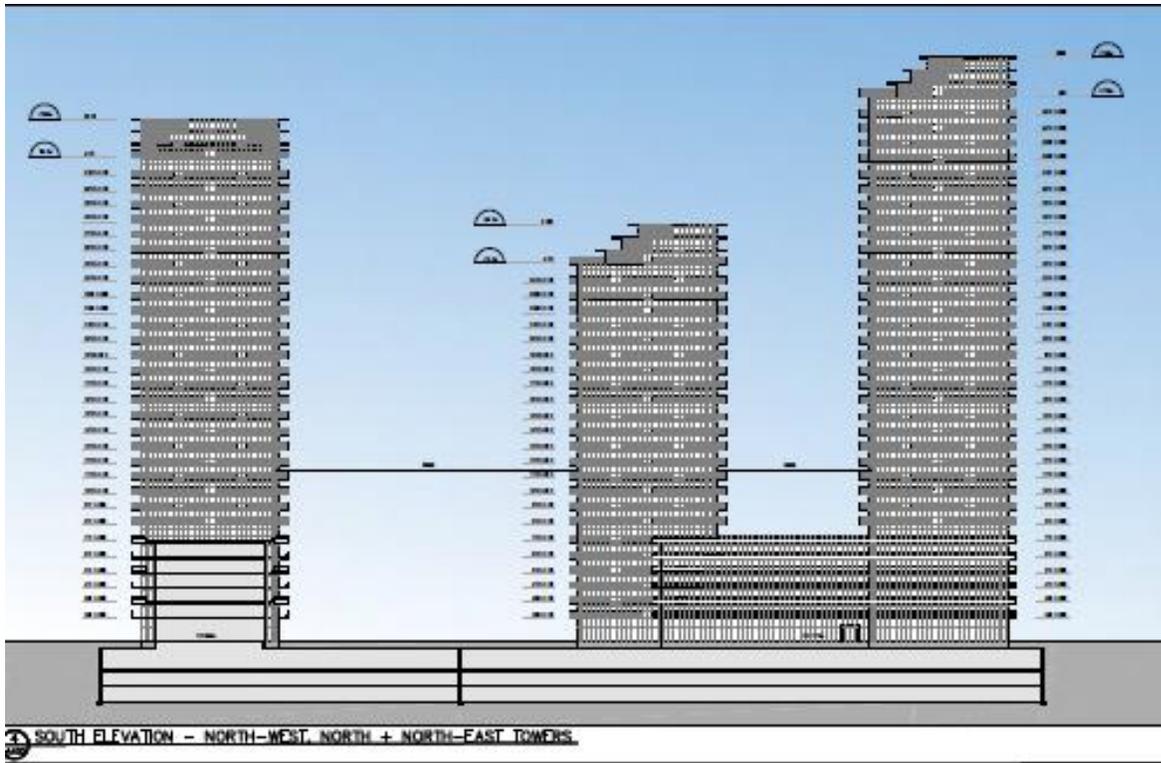


Existing Site Plan



Proposed Block Plan





South Elevation of buildings facing the Shouldice Hospital with the furthest right tower being next to the Formal Gardens

Artist Concept



Appendix A - Historical Research

McCullagh Estate House/Shouldice Hospital

1937

7750 Bayview Avenue

Part of Lots 30 and 31, Concession 1

This report is an update of the original research report prepared by Heritage Markham, 1979.

Historical Background:

Early Property History

The McCullagh Estate House/Shouldice Hospital is located on portions of Lot 30 and Lot 31, Concession 1, Markham Township. The early history of this property is linked to the very beginning of Thornhill and the milling industries that provided the impetus for the development of a village in this location.

Thompson Maxwell received the original Crown patent for the 190 acres of Lot 30, Concession 1 in 1803, but this was cancelled (possibly due to non-completion of the required settlement duties) and instead, Stillwell Willson received the patent or grant in 1808. Willson was the owner of large land holdings throughout the region north of the Town of York (later Toronto), and did not likely reside on this property.

This property, fronting on Yonge Street, was particularly valuable due to the presence of the Don River, which provided the opportunity for the establishment of water-powered industries such as saw mills, grist mills and others. John Street, which runs through Lot 30, was constructed by William Berczy and his German settlers in the mid 1790s as a road leading from Yonge Street to the German Mills near Leslie Street, to the east of Thornhill.

Allan McNab, who is best remembered in Ontario's history as the original owner of Dundurn Castle in Hamilton, purchased the eastern portion of Lot 30 in 1817. There he built a grist mill and a saw mill on the Don River, to the west of the John Street bridge, in 1820. The mills were registered under the name of Daniel Brookes and operated by John Playter and his son, also named John. McNab envisioned a community to be named Dundurn that would grow up around his mills, but that was not to be, and his "Dundurn" was built elsewhere.

In 1844, McNab's mills were purchased by John Brunskill, who renamed them "Pomona Mills" after the Roman goddess of orchards and gardens. Brunskill lived in a fine brick house on Yonge Street known as "Cricklewood," now addressed as 54 Cricklewood Crescent. Brunskill's land holdings also included property on the south half of Lot 31, Concession 1, and the east half of Lot 29, Concession 1, south of John Street.

After John Brunskill's death in 1870, the property was divided and sold. The grist mill was operated by a succession of owners including William Harris, Andrew McFall, John Ramsden, and lastly, William Hall. The mills were destroyed by fire in 1889, and today their importance to the history of old Thornhill is commemorated in the name of Pomona Mills Park in the Don Valley. A stucco-clad brick house at 170 John Street, known as the Pomona Mills House, is a physical remnant of this vanished industry.

In 1880, Matthew Dean purchased 91 acres of farmland on the north side of John Street that were formerly associated with the mills. This included part of Lots 30 and 31, Concession 1. The Dean farmhouse overlooked the mill pond. In later years, Matthew Dean's son, Major, farmed the property, continuing until 1937. The Dean farmhouse, similar in design to the Pomona Mills House, but located on the north side of the river valley closer to Bayview Avenue, was demolished to make way for the development of Baywood Court in the latter part of the 20th century.

The George McCullagh Estate

In 1936, the Dean farm was sold to prominent Toronto financier and press baron Clement George McCullagh (1905-1952) as the location for his county estate. The large acreage (approximately 91 acres) was ideally suited to accommodate his interest in jumping and thoroughbred horses. In addition to the house, there were stables and a staff cottage. The Thornhill estate was home to George McCullagh, his wife Phyllis C. Laidlaw, and their three children Robert, George, and Ann.

George McCullagh, the son of a London, Ontario cabinet maker, worked his way up the corporate ladder of the *Toronto Globe* newspaper, beginning as a subscription agent in his home town, then moving to Toronto to the newspaper's editorial department. As the assistant business editor at the *Toronto Globe*, his interest and expertise in financial matters, in particular northern mine development, led to a career with a Toronto brokerage firm. He went on to form the firm of Barrett, McCulloch and Co. In 1936, with the financial backing of gold mining magnate William H. Wright, George McCulloch purchased the *Toronto Globe*, followed by *The Mail and Empire*, which he amalgamated to form *The Globe and Mail*.

In addition to his duties as publisher of *The Globe and Mail*, George McCulloch served on the boards of a number of Toronto hospitals, as well as the University of Toronto. He was a part owner of the Toronto Maple Leafs. In 1948, he purchased and improved the *Toronto Telegram*. McCullagh also had a keen interest in Canadian politics, at first a supporter of the Liberal party then later backing the Conservatives. In the late 1930s he promoted the idea of an all-party national government that would run the nation on the basis of sound business principles.

For his country estate, George McCullagh engaged Donald Mackenzie Waters, a Toronto architect well-versed in historical architectural styles and in particular, the Georgian Revival. In contrast to his interest in period styles, Waters was also an early, influential promoter of

international modernism in Canadian architecture. He specialized in the design of residences, commercial projects, and historic restorations. Some of his best-known projects include the Ridpath Limited Showroom and Store (Toronto, 1928), the Gilbey Distillery Ltd. office and factory (new Toronto, 1933), the Deck House at the Elgin Hotel in Muskoka (Lake Joseph, 1938), and Maple Leaf Gardens (Toronto, 1931) as an associate architect with Ross and McDonald and Jack Ryrie.

Mackenzie Waters was a founding member of the Architectural Conservancy of Ontario when it formed in 1933, and was involved in the restoration of Fort York. It is fitting that after retirement, his practice was taken over by B. Napier Simpson, the noted Thornhill-based restoration architect.

On the drawings, the name “Bayview” appears on the title block. Traditionally, estates of this scale have been given names by their owners, so it is possible that McCullagh named his estate Bayview. However, based on current research, no other references to that name have been found, so it may be that this was not the name of the estate, merely an indication of its geographical location.

The McCullagh residence was built in the Georgian Revival style, one of the traditional revivalist architectural styles favoured by the business elite of Toronto, on the periphery of Bayview Heights, a semi-rural area of country estates that was centred on Bayview Avenue, north of Lawrence. This affluent area took advantage of the picturesque setting of the Don Valley and the proximity of the properties to Toronto. Described by the media as “Millionaires’ Valley” or “Millionaires’ Row” in its heyday, this community developed in the late 1920s through the 1930s. Some of the noteworthy original residents included E. P. Taylor, E. R. Wood, Frank P. Wood, J. J. Vaughan, and James McLean.

Other homes of distinction and character, but not necessarily on the same scale as the estate houses of the McClullagh house and others in Millionaires’ Row, were also built in the general area during the same time period. “Aldbarron,” the home of James Murray at 7070 Bayview, built c.1937, was one of these, as was Irving W. Ford’s house at 234 Steeles Avenue, 1940.

The Shouldice Hospital

The next owner of the McCullagh estate was Dr. Edward Earl Shouldice (1890-1965), the inventor of an innovative hernia treatment called the “Shouldice Repair.” This technique, developed during the Second World War, improved the results of the procedure and significantly shortened the recovery time for patients. Dr. Shouldice began in 1945 with a private hospital on Church Street in Toronto. Before long there was a long waiting list of patients but limited space to work with.

In 1953 Dr. Shouldice purchased the former McCullagh property and converted the spacious estate house to serve as his new private hospital. As the demand for the surgery grew, plans were

developed for a significant addition. Donald Jackson of Thornhill, of Jackson, Ypes and Associates, was the architect. A large modern wing was added in 1970, with the official opening presided over by the Honorable Thomas Wells, Ontario Minister of Health. The Shouldice Hospital is well known both nationally and internationally, attracting patients from all over North America for its unique hernia procedure.

The children of Dr. Shouldice have carried on his legacy. In 1961, Dr. Byrnes Shouldice followed in his father's footsteps as a surgeon at the Shouldice Hospital, and later became President and Chairman of the Board. Mrs. W. H. Urquhart, the daughter of Dr. Shouldice, served as Vice President and Director on the Board since the founding of the hospital. Her husband, William Urquhart served as President and Chairman of the Board until his passing in 1998.

The conversion of the McCullagh estate into the Shouldice Hospital carefully preserved and retained the major features of the property, including the main house, the stone bridge and pond, the expansive landscaped grounds, and the staff cottage and stables. The original grandeur of the estate remains intact despite the change in use and the major addition to the main building. In 1967, a sewage treatment plant was built on the portion of the property near the John Street bridge, which enabled the construction of sewers on the Markham side of old Thornhill, leading to suburban residential development.

Today, the Shouldice Hospital is located on approximately 22 acres of the original property, with portions having been sold off for the development of the Glynnwood Retirement Residence and residential subdivisions.

Architectural Description

The McCullagh Estate house is a two and a half storey masonry building clad in aluminum siding that simulates the original wood clapboard siding underneath. There are no corner boards. The general shape is a three part plan, with irregularities in the form of one storey wings. The principal façade faces north and is set close to grade level. The house is built into a slope that allows for an exposed basement level wall and large windows on the south façade. The basement wall, where exposed, is faced in rock-faced, broken-range ashlar of Credit Valley stone.

The roof of the main block is hipped with tight eaves and a flat-roofed centre. The roof of the sidewings is hipped. The one storey wings have flat roofs. On the north façade, main block, there are three dormers with segmental tops, containing 6 over 6 sash windows. On the south façade there are five dormers of this type, three on the projecting bay, and two on the main block. Two massive chimneys of white-painted red brick frame the main block. They are ornamented with corbelled caps and wide pilasters.

North Facade

On the north façade the two and a half storey main block is divided into seven bays. The three centre bays are within a shallow projecting frontispiece. The walls within this area are clad in aluminum siding with a vertical board and batten finish, which covers a flush-boarded wall surface. A full-height semi-circular portico shelters a recessed front entrance with splayed reveals. The portico is supported on four, slender square columns and two half columns (pilasters). The cornice is flat and is also clad in the aluminum board and batten finish. The entrance consists of double-leaf wood doors with narrow applied mouldings creating a panelled effect, with a circular motif enclosing the hardware. Over the door is a flat-headed transom light with thin muntins arranged in an intersecting circle pattern. On either side of the transom light are metal ventilation grates.

Flanking the entrance are two octagonal windows divided into nine panes. On the second floor there are three 6 over 9 sash windows, each with wrought iron balustrades that give the effect of shallow balconies. The outer bays flanking the projecting frontispiece contain four over four sash windows framed with louvered shutters, two on the ground floor, and two above. On the left side, the outermost window has been converted to a door. The flat-roofed, one storey wings each have three 6 over 6 sash windows framed with louvered shutters.

South Façade

The south façade overlooks the pond. The projecting wing, three bays wide, has an exposed foundation wall, with a central, segmental bay window flanked by a round, six-paned window on each side, framed with stone voussoirs and keystones. A shallow balcony with a metal railing extends across the width of the projecting wing, bowing out over the bay window below. The metal railing has rounded ends and is lightly proportioned. The stone-faced base of terraces on the east and west sides of the wing are located on either side of the exposed foundation wall. Their rounded corners contribute to the open appearance of this large light well.

On the main floor level, a series of three multi-paned French doors open onto the shallow balcony associated with the projecting wing. Above the French doors are three 6 over 6 sash windows framed with louvered shutters. On the right, the south wall of the main block has three 9 over 6 sash windows framed with louvered shutters. On the second floor there are two 6 over 6 sash windows aligned above the outer ground floor windows. On the left, ground floor level of the south wall of the main block is enclosed within a sunroom addition. On the second floor are two 6 over 6 sash windows similarly arranged to those on the right.

East Façade

The east façade incorporates a garage into the base of the stone-faced terrace. The one-storey, flat-roofed wing has an entrance door on the left. A smaller extension of the wing is tucked into the ell, with a curved corner. There is a glass block wall on the east side, and tall vertical windows on the curved corner. The corner windows have been altered from the original design. This section of the building has vertical aluminum siding. On the second storey of the two storey east wing are two 6 over 6 sash windows. On the second floor level of the east wall of the main

block is a tall, narrow 10 paned window. On the ground floor level of the east wall of the south projecting wing is a single set of French doors, with a 6 over 6 sash window above.

West Façade

The west end of the building has been altered by the addition of the modern wing. The addition impacted the ground floor level but has left the second floor level intact.

Interior

The interior of the building has been modified to suit the hospital function, but has been carefully treated to preserve the sense of an estate-style residence. Many original features remain, as well as much of the original layout. Generally speaking, the layout is a large-scale version of a box-hall plan. The service areas are located at the front of the house, whereas the principle rooms are located to take advantage of the southern exposure of the rear of the house. The circular entrance vestibule has a patterned tile floor, four rounded niches, and a plaster ceiling with concentric circles. The elegant curving staircase, with its lightly-proportion balustrade, is an important feature to the right of the vestibule. Fireplace mantels, plaster accents and mouldings have a stylized Neo-classic character, which complements the Art Deco aesthetic of other elements of the interior.

Stylistic Considerations:

The McCullagh Estate house is a good example of a large, architect-designed residence in the Georgian Revival style, with Art Deco influences. The overall character of the building remains true to the original design intent, but in terms of some details, the exterior has been simplified by the addition of aluminum siding over the wood cladding. The cornice, portico and wall treatment in the centre bay have been simplified by the modern cladding of the wooden elements. It is fortunate that the architectural drawings from 1937 have been preserved and can be used to compare the current state of the building with the architect's elevations and floorplans.

The Georgian Revival, called the Colonial Revival in the U.S., was a significant architectural movement in the early to mid 20th century. The Georgian Revival, along with the Tudor Revival, were the traditional architectural styles preferred by Toronto's business elite for new residences in the early to mid 20th century, in contrast to the highly decorative Queen Anne Revival and Richardson Romanesque preferred by earlier generations of the city's elite.

The revivalist styles appealed to those with a sense of nostalgia and tradition. They can be distinguished from authentic examples of the buildings that inspired them by the use of modern materials, an eclectic mix of details, differences in scale and proportion, and the incorporation of modern features such as garages, sunrooms and modern fenestration. The Georgian Revival was based on English colonial architecture of the 1700s to early 1800s. Symmetrical facades, gable or hip roofs, clapboard siding, multi-paned sash windows framed with shutters and formal entranceways are typical features.

In the case of the McCullagh Estate house, the overall Georgian Revival architectural character is accented with a Neo-classical portico and Art Deco features such as octagonal windows, a wall of glass block, front doors with a circular panel motif, and streamlined metal railings. These same architectural influences extend into the interior. Although there are a few other examples of the Georgian Revival style in Markham, the McCullagh Estate house stands out as the largest and most sophisticated of them, and the only example incorporating Art Deco detailing.

Context:

The McCullagh Estate house/Shouldice Hospital stands on a 22 acre remnant of the original property. The house is set back from Bayview Avenue, and is not visible from the road. A winding driveway leads to the front of the house, with a landscaped oval-shaped turn-around in front of the main doors. On the south side of the Bayview Avenue entrance is a one storey hip-roofed cottage (7716 Bayview Avenue) designed to reflect the Georgian Revival style of the main house. It has a simple L-shaped plan, a hip roof, multi-paned sash windows with shutters, and aluminum siding in an imitation of clapboard. Further north at 7766 Bayview Avenue, the former stables are found, arranged in a south-facing U shape. A two storey, cubic shaped residence is attached to the north wall of the stables by a small link. The stable complex is distinguished with louvered ventilators on the hip roof. The design and materials reflect those seen on the main house and cottage.

The grounds of the former estate are park-like, with large mature trees, a pond with an arched stone bridge bearing the date “1937,” stone terraces on the east and south sides of the main house, and a greenhouse. The introduction of paved parking lots and the large west wing serving the needs of the Shouldice Hospital have not significantly impacted the essential residential character of the site.

The grounds were designed by the firm Borgstrom and Carver. The plans are still in existence and can be used to compare which features of the McCullagh estate remain in place today. According to Humphrey Carver’s memoir, *A Compassionate Landscape*,” regarding the McCullagh estate he stated “I think it was the best work of landscape art that Borgstrom and I did together.”

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11. Information on the landscape plan provided by Alex Topps, September 30, 2019, including images of the original drawings and additional biographical information on George McCullagh.