

P L A N T

PLANT ARCHITECT INC.

PROCESS

GBCA

WALTERFEDY

DEW Inc.

MBL

A.W. Hooker

Custom Ice Inc.

Trina Moyan Bell

Eric Beck Rubin

**MULOCK
PROPERTY**

Heritage Committee Meeting

February 2, 2021

AGENDA

Presentation by GBCA

- Mulock site background

Presentation by PLANT Architect Inc.

- Proposed house uses
- Park masterplan



MULOCK PROPERTY
HERITAGE COMMITTEE
MEETING

PART 1, PLAN 65R-11676

TWIP

(FORMERLY

BLOCK X
PLAN M-1009

BLOCK Y
PLAN M-9

LOT 91

FORMERLY

PARCEL B - 4.64 ha.

11.46 Acres

TO BE RETAINED

FRAME POOLHOUSE

3/2 STOREY BRK. RESIDENCE

BRK. GARAGE

FRAME SHED

2 STOREY BRK. DWL.

CONC. BLK. GARAGE

FRAME BARN

FR. GARAGE

2 STOREY BRK. DWL.

FRAME BUNGALOW

20' ROW (8.096)

20' ROW (8.096)

20' ROW (8.096)

20' ROW (8.096)

20' ROW (8.096)

20' ROW (8.096)

20' ROW (8.096)

20' ROW (8.096)

20' ROW (8.096)

20' ROW (8.096)

20' ROW (8.096)

SE ANGLE LOT 92, CONT.

540,976 (184,888)

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

Instrument No. 88031(3)
THOMAS H. MULOCK

HIGHWAY 102
ALLIANCE BETWEEN FORMER TOWNSHIP OF KING AND TOWNSHIP OF KING

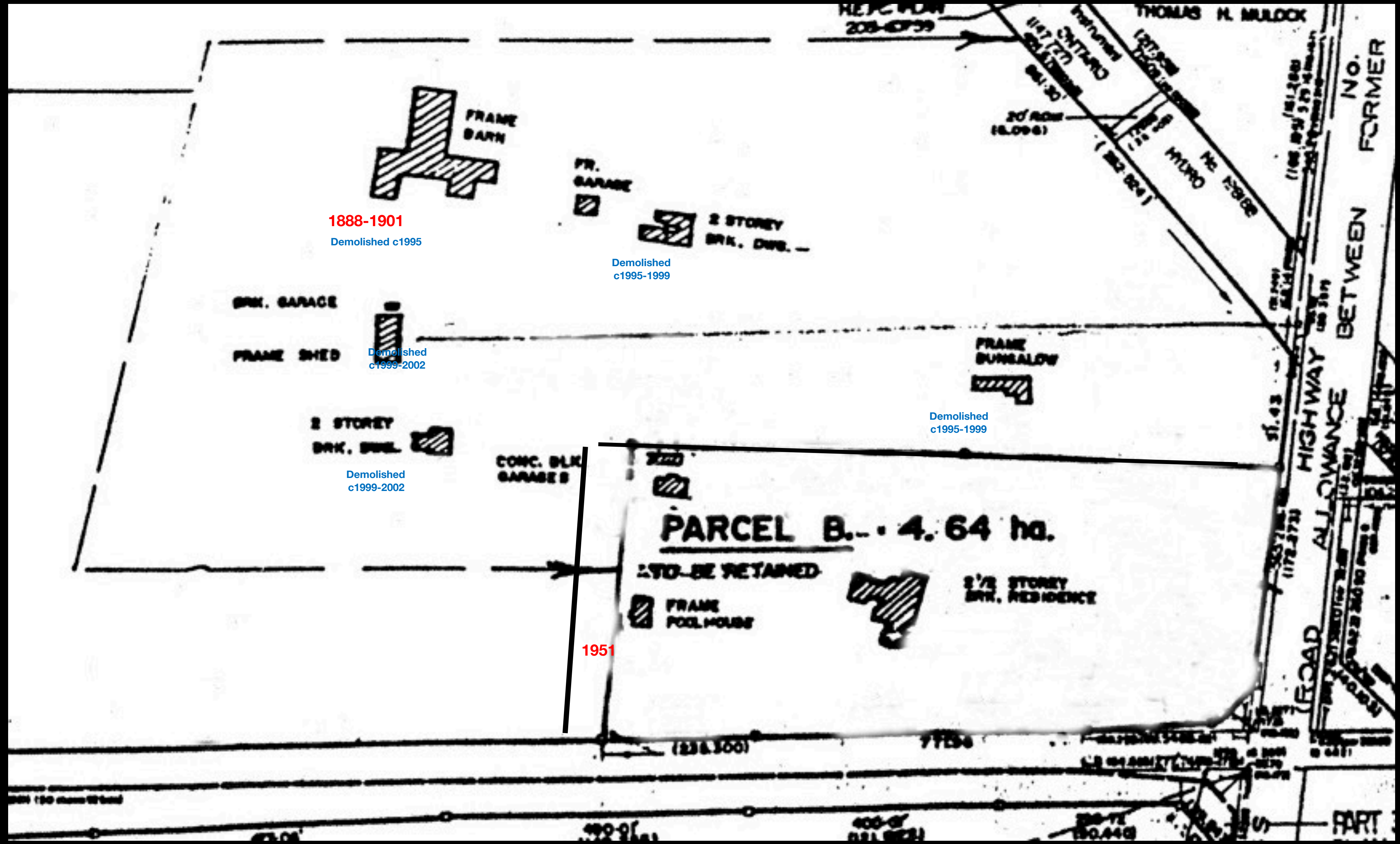
MULOCK ROAD

PART 3, EXPROP. PLAN 26902

LOT 90

Instrument No. 32381(2) NORTH - 1/2 OF THE EAST HALF
THOMAS H. MULOCK

SEE SURVEY BY
C.R. LLOYD O.L.S.
(AUGUST 1961)



1888-1901
Demolished c1995

Demolished
c1995-1999

Demolished
c1999-2002

Demolished
c1999-2002

Demolished
c1995-1999

1951

PARCEL B. - 4.64 ha.

TO BE RETAINED

FRAME
POOL HOUSE

2 1/2 STOREY
BRK. RESIDENCE

FRAME
BARN

FR.
GARAGE

2 STOREY
BRK. DWG. --

BRK. GARAGE

FRAME SHED

2 STOREY
BRK. DWG.

CONC. BLK
GARAGES

FRAME
BUNGALOW

NO.
FORMER

HIGHWAY
ALLOWANCE
BETWEEN

ROAD

PART

THOMAS H. MULDOCK

REC'D FOR
208-0739

20' ROW
(18,096)

HYDRO

HE 15802

(108, 105) / (181, 200)

51.43

(178, 373)

(23 & 300)

7756

10,440

490-91

400-07

10,440

rank Homer		John Hodgins		Elijah Rose 94	
Richard Dunham				S F Doan 93	
Manning	Geo. Jefferson ^o J. P. Jefferson ^T	John Cooper	H. Graham ^o A. Graham ^T	H. E. Doan	S Armitage
Brown		Q. M. Deneugh E. Armitage	W. Gardner ^o C. Johnson ^T	C. Lewis ^o	C. D. Owen ^o 92
Campbell	Luke Gibbons	John Hodgins	E Dennis	J. N. Bracon	
		Thornston Bails	Edward Owens	Wm. Mulock	91
Deris ^T		Jas. W. Gamble	Thos Cannon	J Smith	90
ance ^T	Chas. Haines	David Lapp	L. Kneestrow ^o A. Beckett ^T	Wm Cook	89
ead	T. F. Milk	Wm Haines ^o Harvey Haines ^T	Benj Williams	M. Terry	88
Wm. Hood	Hiram Davis	Henry C. Webb	E Bennett ^o J. A. Dillane ^T	T. Buckle	87
		Marshall Wm J	Alfred Carson	A. Nichol ^o Wm Holmon ^T	86
				Mary Beer ^o	

T

E

90

89

88

87

86



III

II

I

III				II		I	
Jas. Somerville	Jno. Sharp	Rich ^d Kirton	GLENVILLE		E.P. Irwin	Edw ⁿ Hunter	
			Jas. Bolton 35	95	Jno. Rogers		
Thos Davis		Rich ^d Kirton	Jno. 34 Hodgins	94	Michael Wasley		
Robt Medill	Benj Medill	Asa. Rogers	Pat ^k 33 Hodgins	93	W ^m W. Doan	Levi Rogers	
Jas. McGinnis	Benj. Medill	Jno. S. Armitage	Seth Armitage	32	92	L. Lewis	S.A. S. Doan
Jno. Ramsay	Luke Gibbons	M ^{rs} Maria Robinson	Augustus Rogers	31	91	Augustus Rogers	Jas. W. Rogers
P. Carley Est.	Jno. R. Lloyd	W ^m Gamble	Jas. Allen	30	90	Seba. Armitage	Q.M.H.
Chs. Lloyd	Starting Chappell	And ^w Lapp	Chs. 29 Pratt Est	89	89	Oliver S. Phillips	C.F.O.
B.H. Amos	Seth Haycock	Jas. Credsor	Benj. Williams	28	88	Alf. Stevens	S.M.
Alfred Haycock	Seth Haycock	W ^m M ^c Gill	H ^d Pottage	27	87	Pet ^r Nichol	
Alfred Haycock	Orlin Chappell	Benj. Rush	W ^m M ^c Gill	26	86	Jas. Buga	Geo. Walker
Wm. Webster	Thos. Anderson	Reuben Judd	Silas Davis	Jno. 25 Mably	85	Copson Bros.	Tho. W. Costord



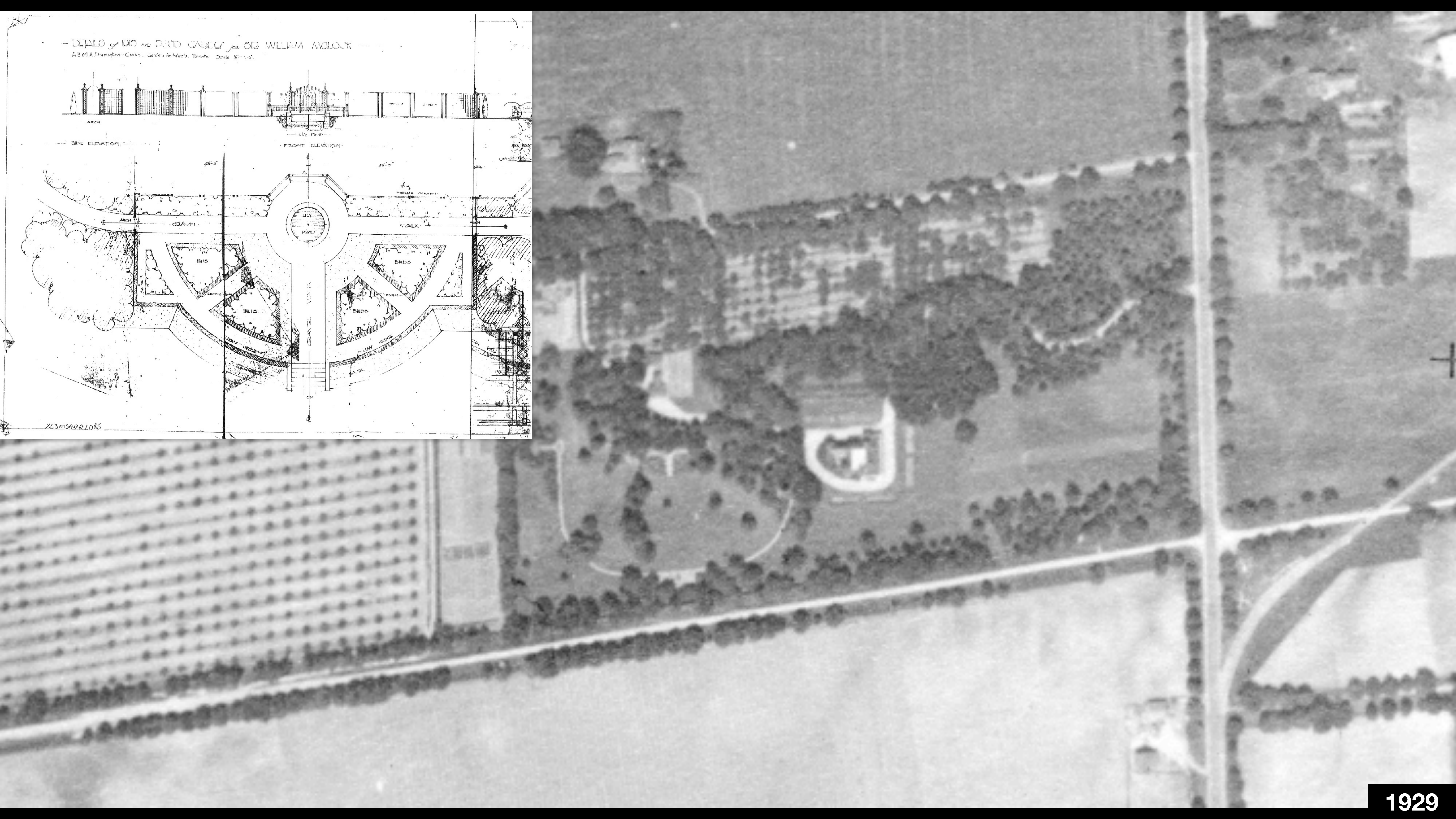
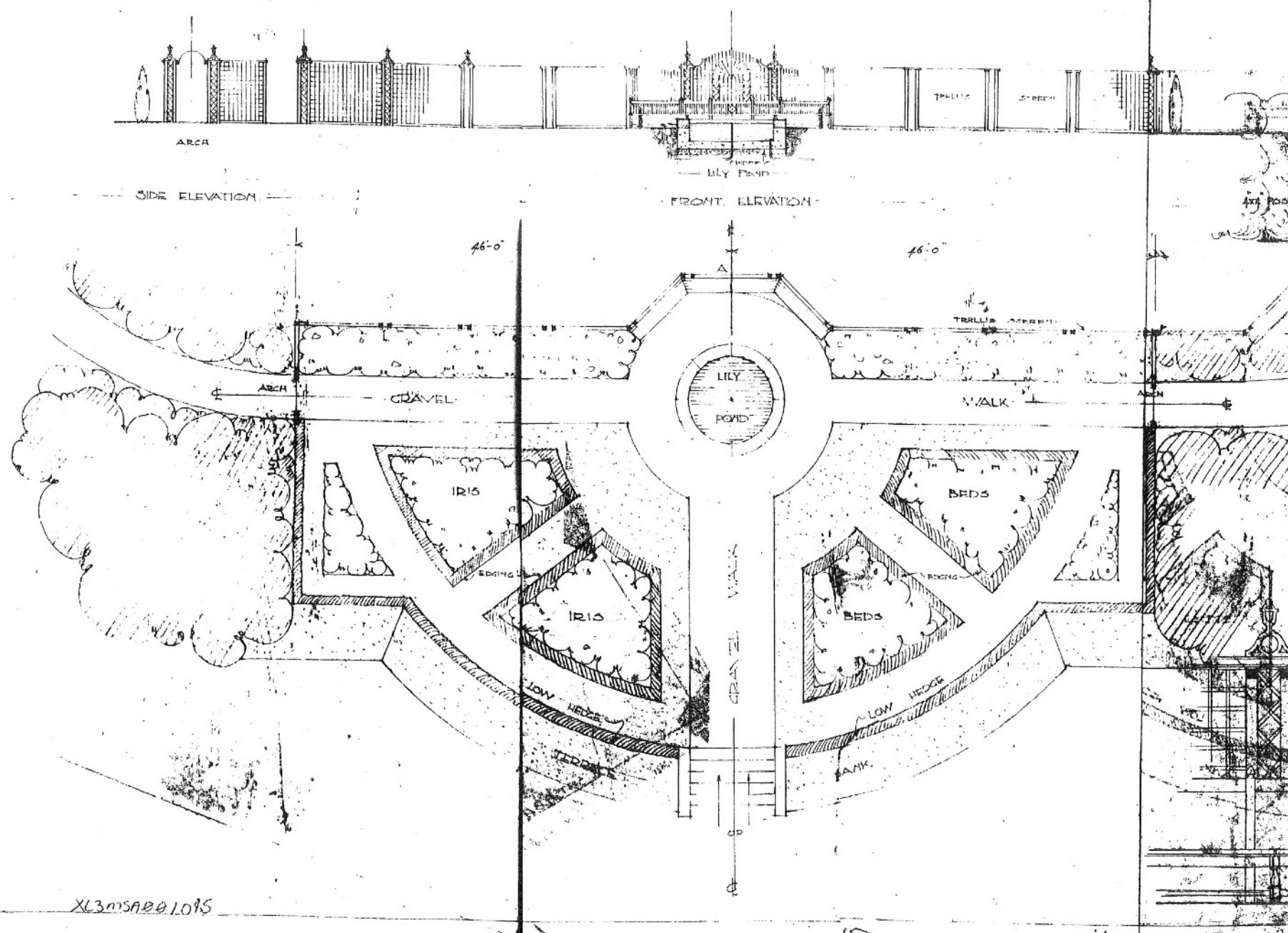
1954

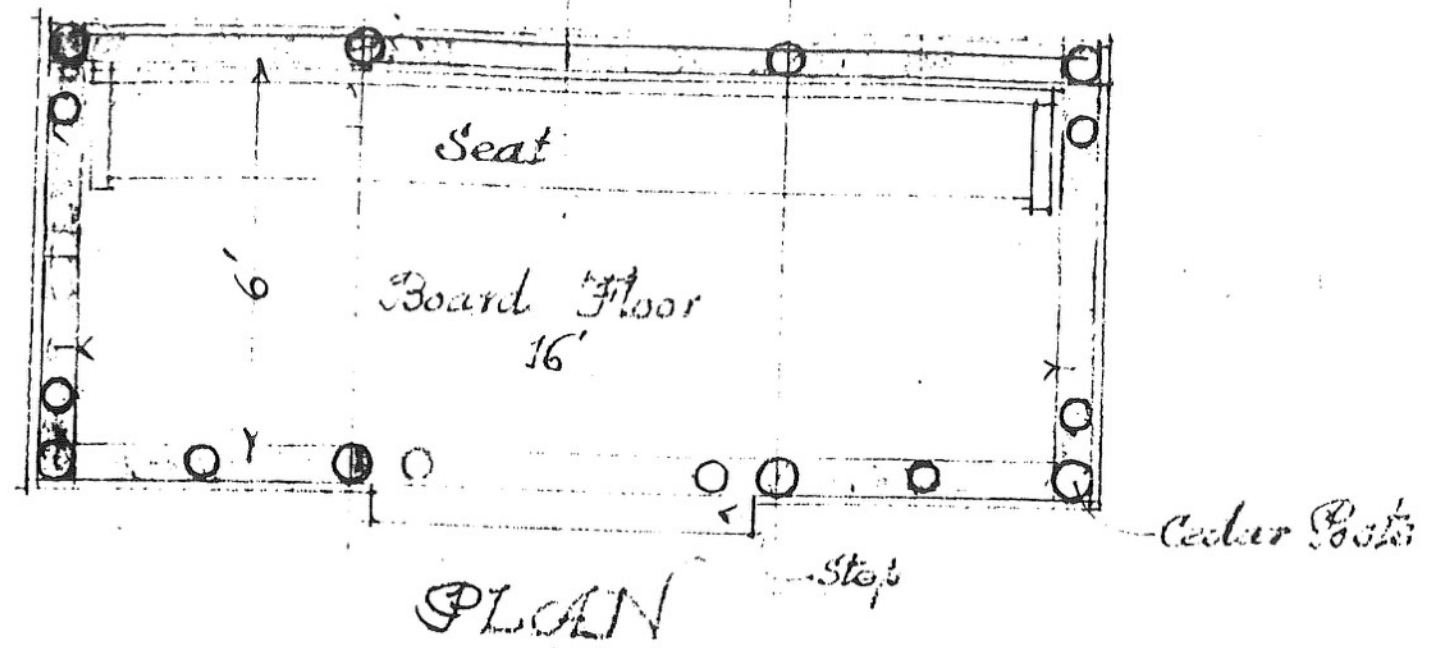




DETAILS OF IRIS AND LILY BEDS AND SIDE WALKS BY SID WILLIAM MCLOCK

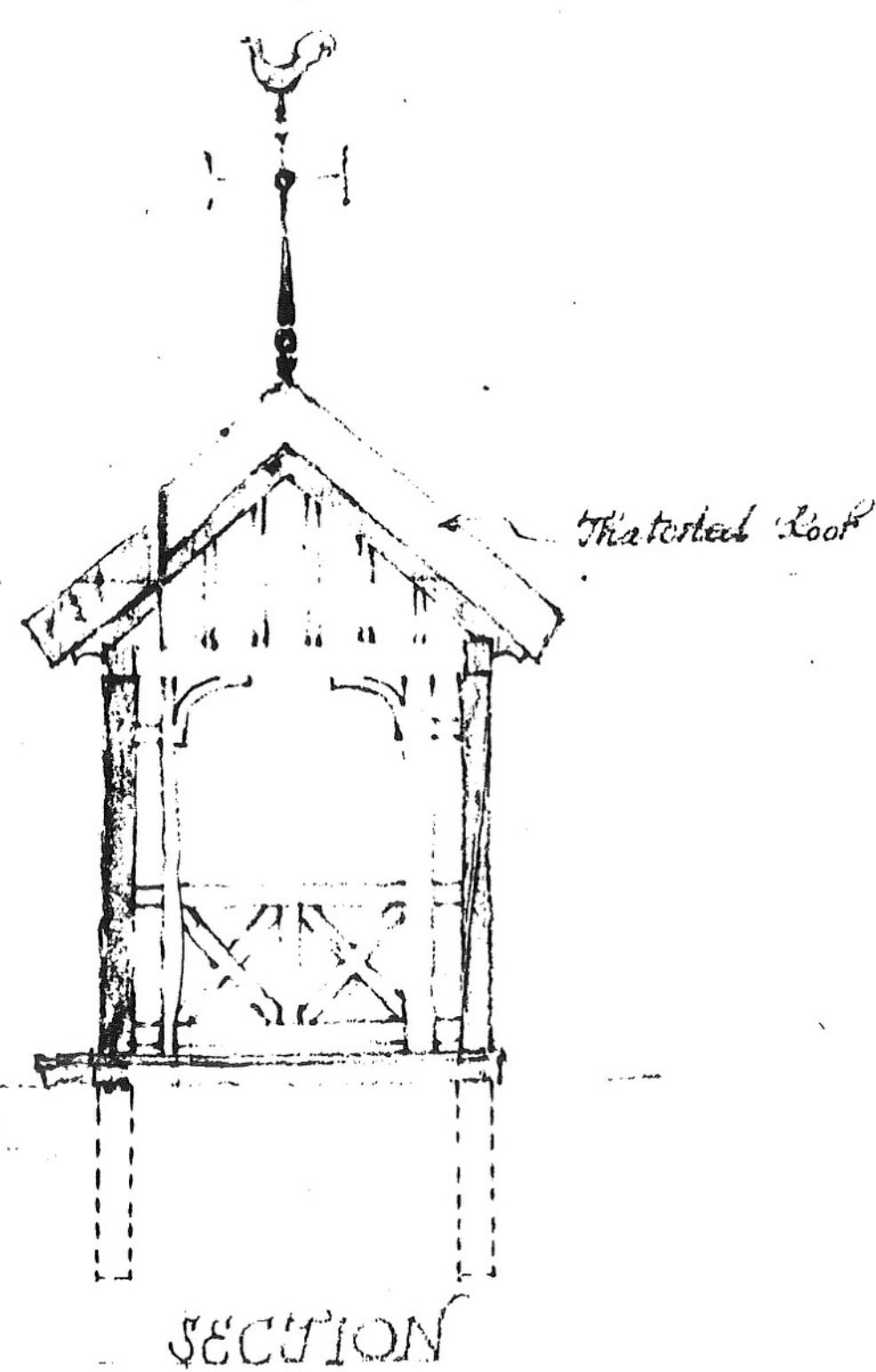
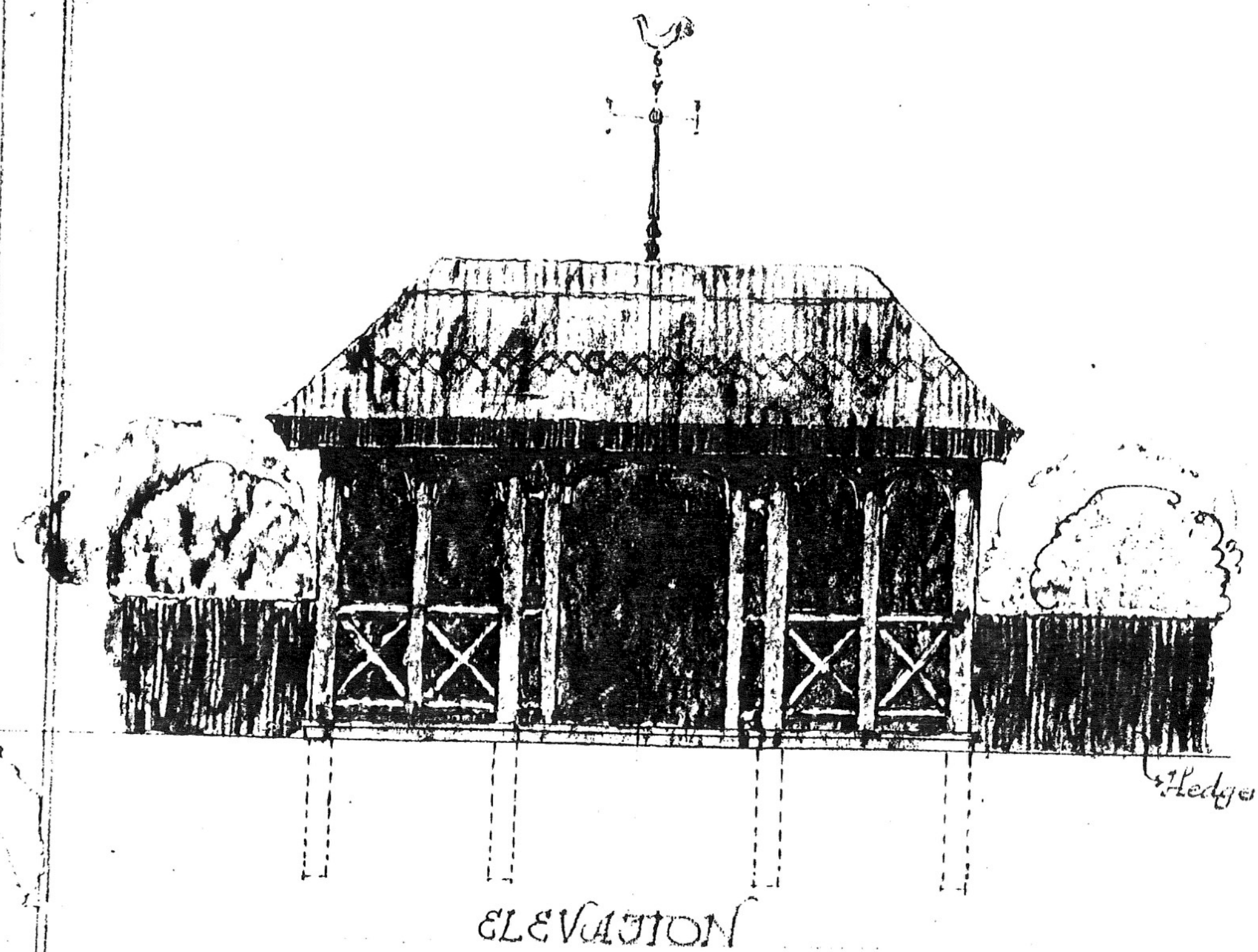
A.B. & A. DUNN & CO. Garden Architects, Toronto. Scale 1/4" = 1'-0"



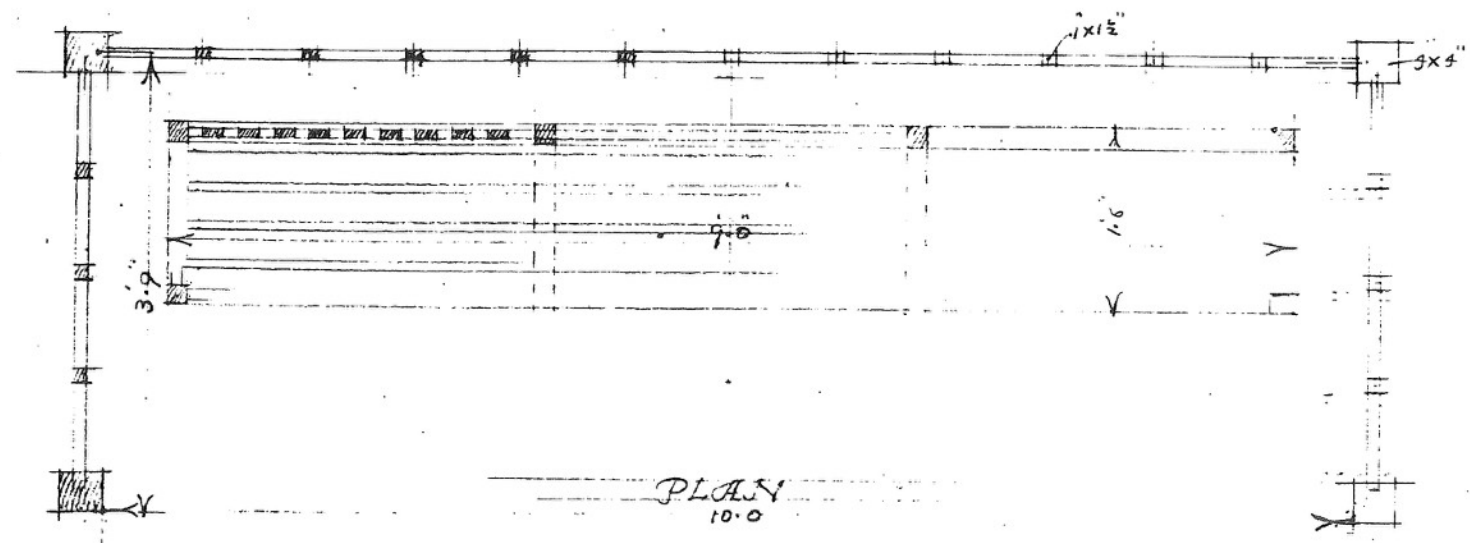
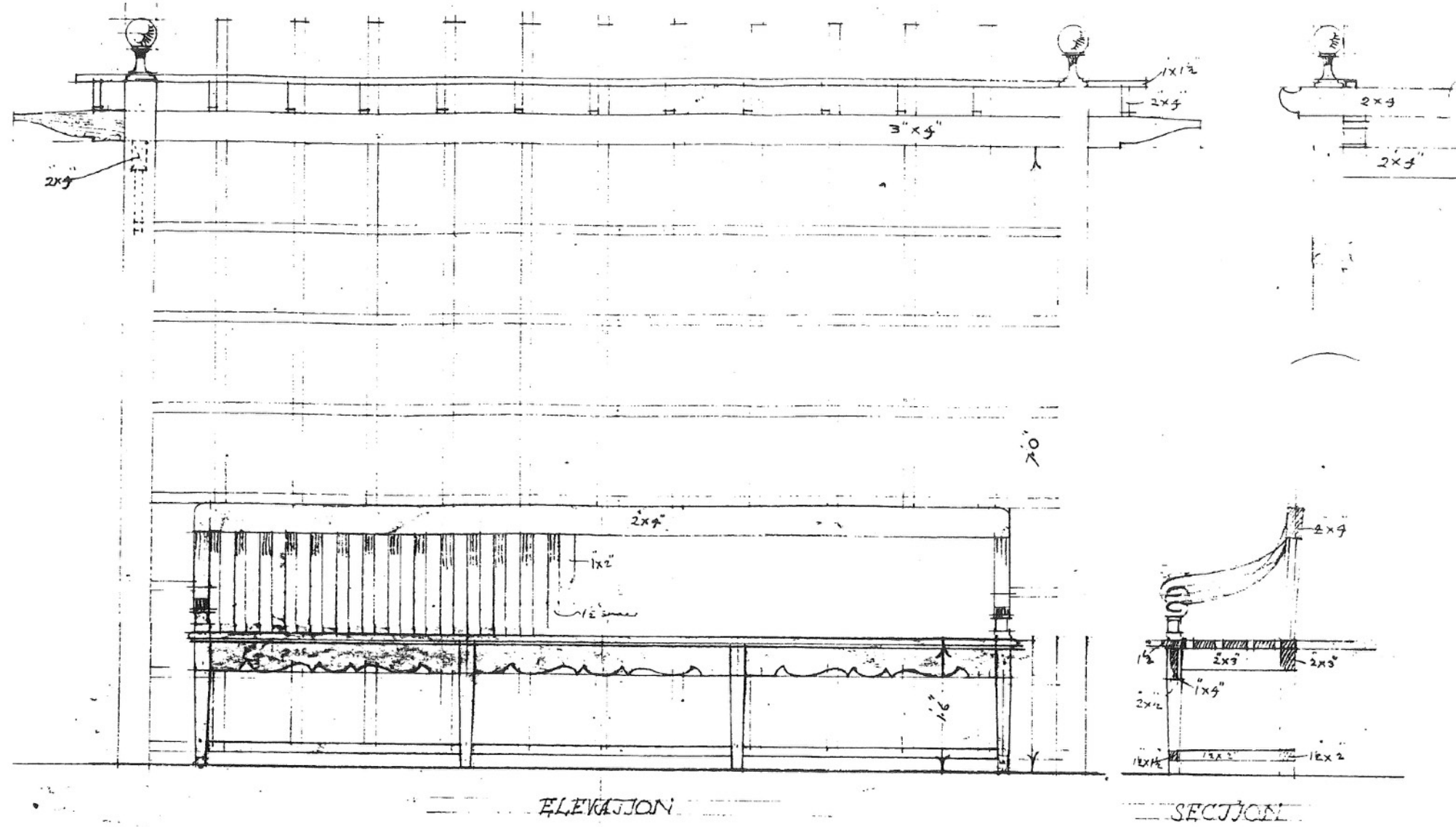


SKETCH DESIGN for GARDEN
HOUSE for SIR WILLIAM MULLOCK
Newmarket Ont. Scale $\frac{1}{2}$ " = 1'

H. B. & L. Dunnington - Junrs
Garden Architects Toronto



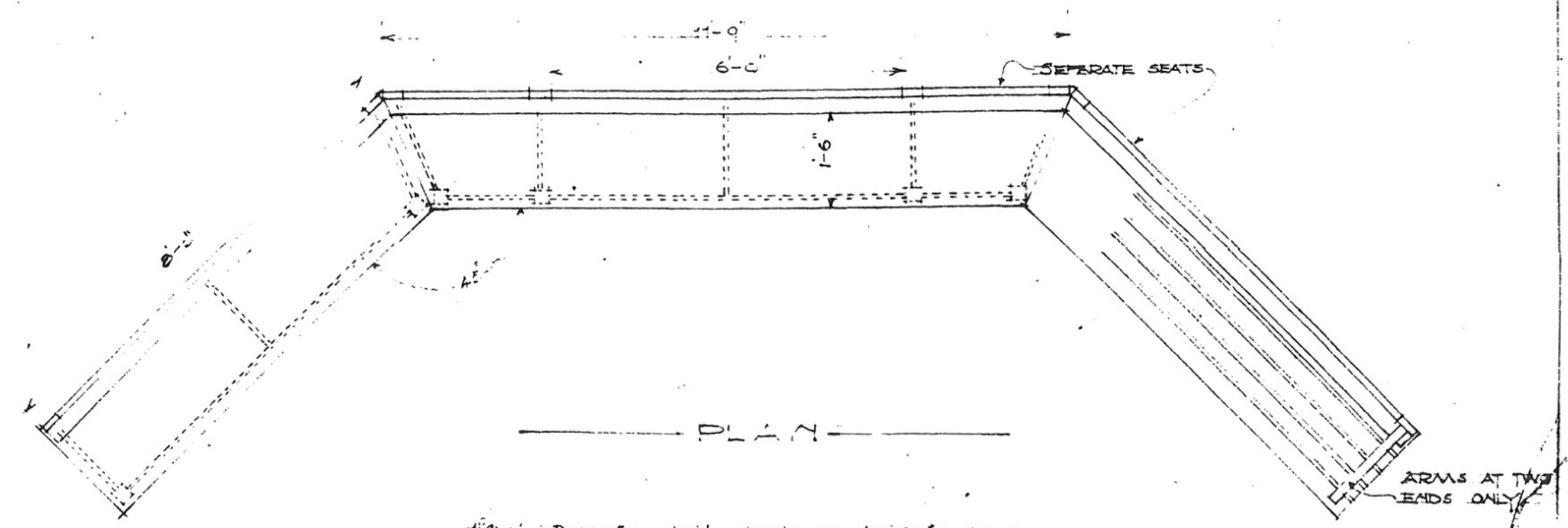
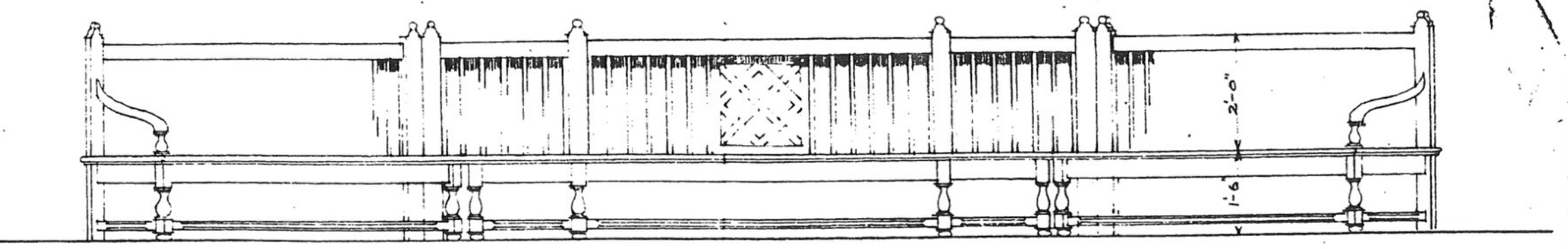
PLAN ARBOUR and SEAT for SIR WILLIAM MCLOCK Scale 1" = 1 Foot



J. S. & L. DUNNINGTON GRUBB
LANDSCAPE ARCHITECTS TORONTO.

H.B.G. PLAN 35/7

SCALE DETAIL of SEATS for SIR WILLIAM MCLOCK NEWMARKET ONT.



J. Bell & Dunnington - Grubb, Landscape Architects Toronto

H.B.G. PLAN 35/6



1995



1999





IMPROVEMENTS.—Wm. Mulock, Esq., is making great improvements at his residence on Yungo Street. The mound between the house and the street is being removed and the declivity at the South side is filled in. A large quantity of stone has been taken out and is being broken up to macadamize the drives and walks. Mr. Eslog is making a light iron fence which will be placed around the house. The telephone is now in operation. When the magnetite and electric elements are on a jumboree in the Hub, if that telephonic wire should catch on and singe out the Aurora end, would we hear that it was spontaneous induction?









1930





THE Newmarket Era and Express

NET PAID ACTUAL AVERAGE
CIRCULATION
for three months ended June 30
NEWMARKET 1,047 TRADING AREA 1,241
OTHERS 833 (INCLUDES 459 HALF-PRICE
SOLDIERS' SUBSCRIPTIONS)
TOTAL PAID 3,101

AR NO. 36

NEWMARKET, ONTARIO, THURSDAY, OCTOBER 5TH, 1944

MEMBER OF AUDIT BUREAU OF CIRCULATIONS

SINGLE COPIES, 5 CENTS EACH

When he was 82 years old he bought two alleged trout ponds at Markdale surrounded by a 150-acre farm. The farmer who made the sale caught some trout before Sir William's eyes, and asked \$15,000 for the farm. Sir William offered \$9,000 and got it, but no trout, as it turned out the following spring. Year after year Sir William tried planting trout at Markdale and after four years met with some success. He called the farm "Holland House" and planted thousands of trees, which grew faster than the trout.

The planting of trees was always a hobby of Sir William's. The great walnut trees that stand in front of his home at Armitage he planted years ago. As the years went by greater opportunities came to indulge this patriotic fancy, and Sir William planted the great groves of walnuts at Armitage at an age when most people have retired from this world.

OCT. 10 TO VOTE ON BOND ISSUE

On Oct. 10, voters in Newmarket who are qualified to vote by-law, will be asked to vote on the question: "In favor of the purchase of the Newmarket property for operation of a skating rink for \$17,000, payable over a period of eight years."

The purchase of the property by-law are those who own property and those who have a term period of payment for all municipal taxes of which they are liable.

The rink will be open from 7 p.m. For St. Andrew's ward, the poll is 79 Prosser St. For St. Andrew's ward, the location of the rink is the fire hall building. For St. Andrew's ward, the location of the rink is the fire hall building.

RESIDENT DIES
Mr. Dorland, a former resident, died suddenly in Woodstock on Monday. He is survived by two sons, Bill and...

Opinions on Arena Purchase

Following the practice of last week, The Era and Express prints additional opinions on the proposal to purchase the arena. As last week, the majority of the opinions are in favor of the purchase. The editor regrets that he was unable to obtain opinions which were against the proposal in order to present both sides of the question. For the opinions printed here are by no means to be interpreted as representing the majority of the voters.

L. H. Bovair: "I heartily endorse the purchase of the arena by the citizens of Newmarket. As skating and hockey are clean and healthy pastimes for the development of our youth, in the wintertime it would be well worth any money spent."

"The arena could be a big asset in planning a recreation and community centre in our town."

"Newmarket has long lacked the proper facilities and supervision for our youth, who wish to take part in activities where team-play is involved."

"The purchase by our citizens would greatly help the schools in planning a schedule so the children of like ages could enjoy the rink at various intervals."

"This would greatly relieve the congested condition which the children have had to put up with in the past, and would lessen the chance of injury and enable the child to learn the art of skating and enjoy it."

"Come on folks, let's get in the swim, vote to benefit our children."

Joel Spillette: "As a town councillor and one who was a lessee of the arena for two years, operating same on a part-time basis, I feel it my duty to urge every ratepayer to vote YES on Oct. 10 for the purchase of the arena."

"When the directors of the Newmarket arena informed the town council, at a meeting of the directors and a special committee of councillors, that they would be willing to sell the arena to Newmarket for \$17,000, I contended at the time of the meeting that, under all circumstances, the price they were asking was too high and I am still of that opinion. However, the directors made it perfectly plain that they would not sell for less, claiming that it cost over \$34,000 to erect and that, at present day prices, the cost would be much higher."

"As the arena is private property, privately owned, the directors have the perfect right to stipulate they would, in all likelihood, close the arena permanently rather than sell for less than \$17,000."

"Therefore, I felt that the need of the town for an arena..."

SIR WILLIAM MULOCK BURIED IN NEWMARKET FAMILY PLOT; TOWN MOURNS KINDLY FRIEND

Sir William Mulock was borne to rest at Newmarket cemetery yesterday after funeral services that were an appropriate end to a gloriously full and successful life. At the service were men and women representative of all phases of Sir William's long and brilliant career. There were statesmen, lawyers, educators, as well as friends and admirers.

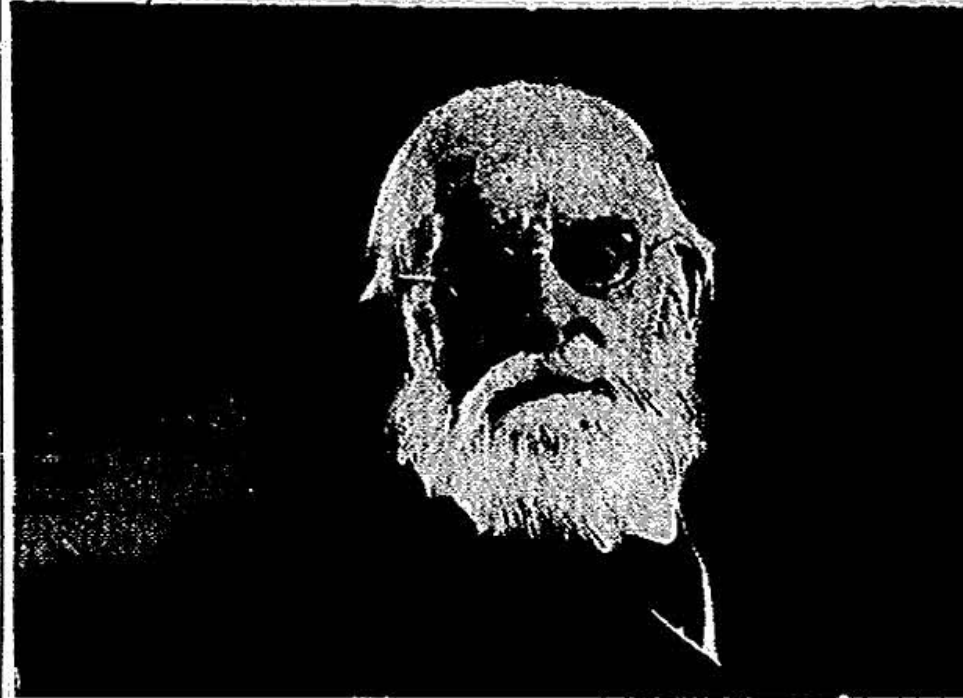
A private funeral service was held at 2 p.m. in the parlors of his home on Jarvis St., attended by about 50 relatives and very close friends.

The doors of the residence were closed and a special police guard took position. Included in that intimate gathering were Rosamond Pratt, housekeeper for the past 31 years; James Clarke, gardener for 36 years; and Jack Holden, private chauffeur for 33 years.

From his home the procession wended its way to St. Paul's Anglican church, Bloor St., where one of the largest funerals in the history of Toronto took place.

Thousands of people from all walks and theatres of life thronged the church and lined adjacent streets. A police escort was in attendance from one o'clock until four thirty when the mile-long cortege proceeded to Newmarket. The public service for Sir William was conducted by the rector, Canon F. H. Wilkinson, and the Rev. Canon H. J. Cody, president of the University of Toronto, and former rector of St. Paul's. Passages of Scripture and a lesson from 1st Corinthians, chapter 15, beginning—"O death, where is thy sting?" were read by Canon Wilkinson. Rt. Rev. A. R. Beverley, D.D., suffragan bishop of Toronto, acting on behalf of Archbishop Owen, Primate of Canada, pronounced the benediction.

The funeral oration on Sir William "whose life almost stems our..."



THE LATE SIR WILLIAM MULOCK

On Wednesday, Oct. 4, Sir William Mulock, in his 102nd year, was laid to rest in Newmarket cemetery. He lies beside his mother and father on the brow of a hill overlooking the valley in which his youth was spent.

Over 500 people from all walks of life were present at the simple graveside service. The nation's leaders stood beside farmers and factory workers, united in common homage. As Dr. G. H. Johnson led the service, the cry of a little child was heard from where a mother held her baby.

Westward from where Sir William was buried, through an arch of trees, could be seen the valley serene and bright with autumn's colors. The afternoon sun shone strongly on the faces of the spectators. The air was still.

The funeral procession entered Newmarket shortly before five o'clock. Main St. was lined with townsfolk and school children, and others had vantage points on the post office steps and at upstairs windows. The south end of Main St. was lined by a guard of honor of troops from Newmarket military camp. Besides the troops, were the Air Cadets. As the procession slowly passed, the troops presented arms and the cadets snapped to attention. The crowd waited almost an hour for the procession.

The funeral procession, led by provincial police, was close to a mile in length. Not a sound except the soft whirr of rubber...

In Deepest Sympathy

Moved by Mayor Dr. L. W. Dales and seconded by Reeve Fred Lundy: That this council has learned with deep regret of the passing of Sir William Mulock and extends to the Hon. W. P. Mulock and the other members of the family of the late Sir William Mulock the deepest sympathy of the citizens of Newmarket in their bereavement.

The council further goes on record as expressing the gratitude and appreciation for the interest the late Sir William always took in the town of Newmarket and for his many generous expressions of his interest in practical ways.

Signed, Arthur Evans, acting mayor.

The motion was passed by an unanimous standing vote.

Town Arena Will Pay,

Boys Jack Slade Killed

SOLDIER RECOVERING

ARMITAGE
**'MEN OF THE TREES'
FOUNDER PAYS VISIT**

Will Be Guest of Sir Wil-
liam Mulock

Armitage, July 24.—Capt. St. Barbe Baker, founder of the Men of the Trees, will be among guests invited to the country home of Sir William Mulock, honorary president of the Canadian branch of the organization, at his country home at Armitage tomorrow afternoon. Frederick E. Robson is president of the society.



SCHEDULE "B"

REASONS FOR PROPOSED DESIGNATION

The "Mulock Farm" or the "Augustus Rogers House" located at 16780 Yonge Street is significant both historically and architecturally. This 2 ½ storey structure was built between 1870 and 1878 by Augustus Rogers, as a farm house. This parcel of property was part of the original 210 acre grant to Quaker settler Rufus Rogers at the beginning of the nineteenth century. In the 1880's the residence and surrounding farms were purchased by William Mulock who would later enlarge the house significantly, to the proportions Newmarket is familiar with today. It is a collection of various architectural styles including both the Ontario vernacular Georgian and Neo-Classical Gothic styles. The appearance of the house, reflects the fact that the house was built in sections over a long period of time. The original house contains many significant architectural features. Steep gable roofs are found throughout the facades containing two dominant unequally pitched roofs on the east elevation. An Ionic colonnade veranda wraps around the entire east elevation and one-quarter of the south and north elevations. What appears as the front façade from Yonge Street is actually the verandah enclosed east elevation. The elaborate brick work (with projections and patterns) is a very ornate as are the variety of sizes of windows with their double-hung, one-over-one panes and the elaborate gable work on the eaves. The principle entrance is on the south elevation where a large canopy has been recently added. Much of the significance of this residence is owing to its famed owner, Sir William Mulock(1843-1944).

STATEMENT OF SIGNIFICANCE

- As a planning and property management tool, the SOS is the first step in developing a conservation plan for the ongoing management of a historic place.
- The SOS communicates to property owners and managers where value lies within the historic place to help to ensure that its heritage value continues.
- The SOS provides guidance to project managers designing repairs or alterations to historic places to ensure that existing heritage values will not be destroyed or diminished.

The Statement consists of three parts:

- a brief description of the historic place;
- a statement of heritage value; and
- a list of character-defining features

CHARACTER DEFINING FEATURES SITE

- The placement of the house set well back from Yonge and Mulock streets, with a driveway curving from Yonge Street, up through a stand of purposefully planted black walnut trees
- Those landscape features related to the successive generations of Mulock occupation, including the formal “front lawn” facing Yonge street, the stands of black walnut trees, and the remnants of the Dunnington-Grubb designed garden feature, which includes a fountain and semi-circular planting beds/pathway

CHARACTER DEFINING FEATURES HOUSE EXTERIOR

- The rambling nature of the brick house, which is a factor of its construction over time, under cross-gable roofs, with a variety of pitched gables and brick chimneys
- The variety of sizes of windows which speaks to the various building periods of the distinct portions of the house and also varies between first and second floor on the later, westerly Victorian portion
- The asymmetrical nature of the design features on the later, westerly Victorian portion of the house with varied pitched gables, projecting bay windows and chimney breasts

CHARACTER DEFINING FEATURES

HOUSE EXTERIOR

- The limited architectural details that feature on the later, westerly Victorian portion of the house, including the brick work (with projections, patterns and soldier coursing), and the two monogrammed stone plaques in east facing gables
- The wooden veranda that was added in the early-twentieth century running along the entire east façade and turning onto portions of the south and north elevations, including the piers and columns, railings, ceiling, entablature and upper balustrade
- While not original, the brick porte-cochere that was added in the 1940s, which covers the principal entrance on the south façade facing Mulock Road

CHARACTER DEFINING FEATURES HOUSE INTERIOR

- The volumes of the original interior rooms on the ground floor that reflect the lifestyle of the Mulock family in the early twentieth century, including the grand front hall and wooden staircase
- Original architectural features such as wood trim, hardware, along with features added during the 1940s renovations, including fireplaces, built in bookshelves and cabinets

HOUSE



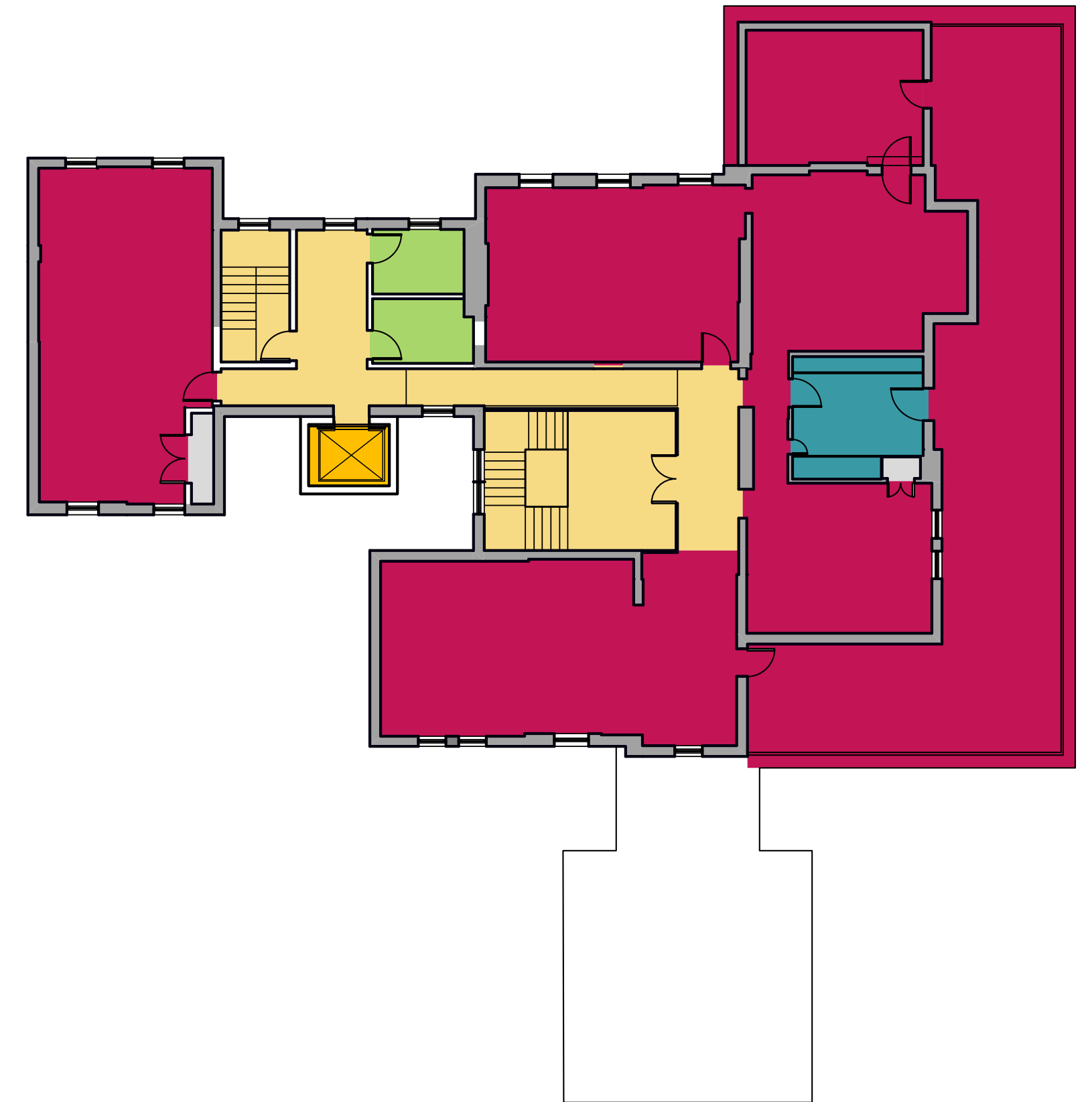
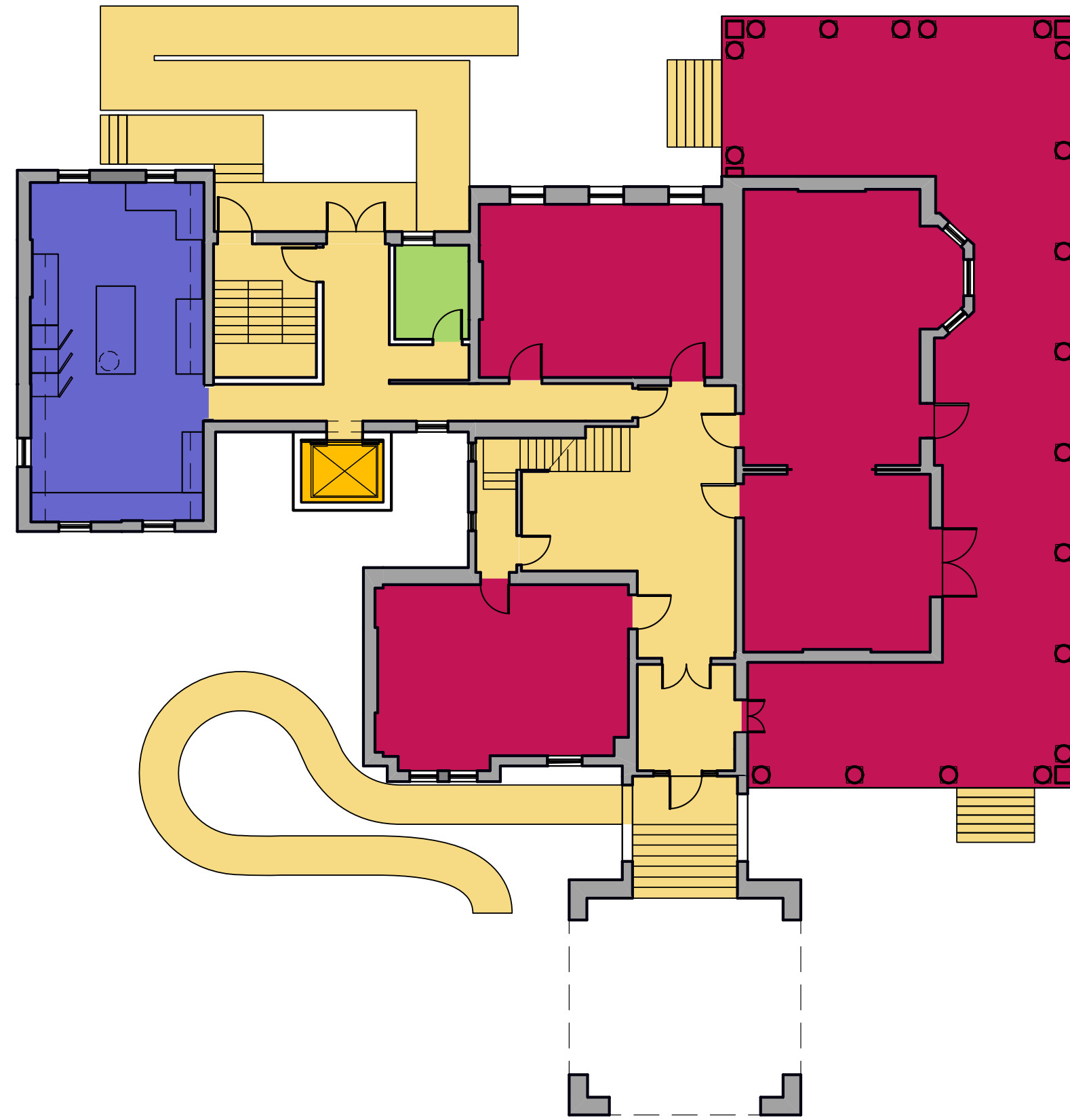
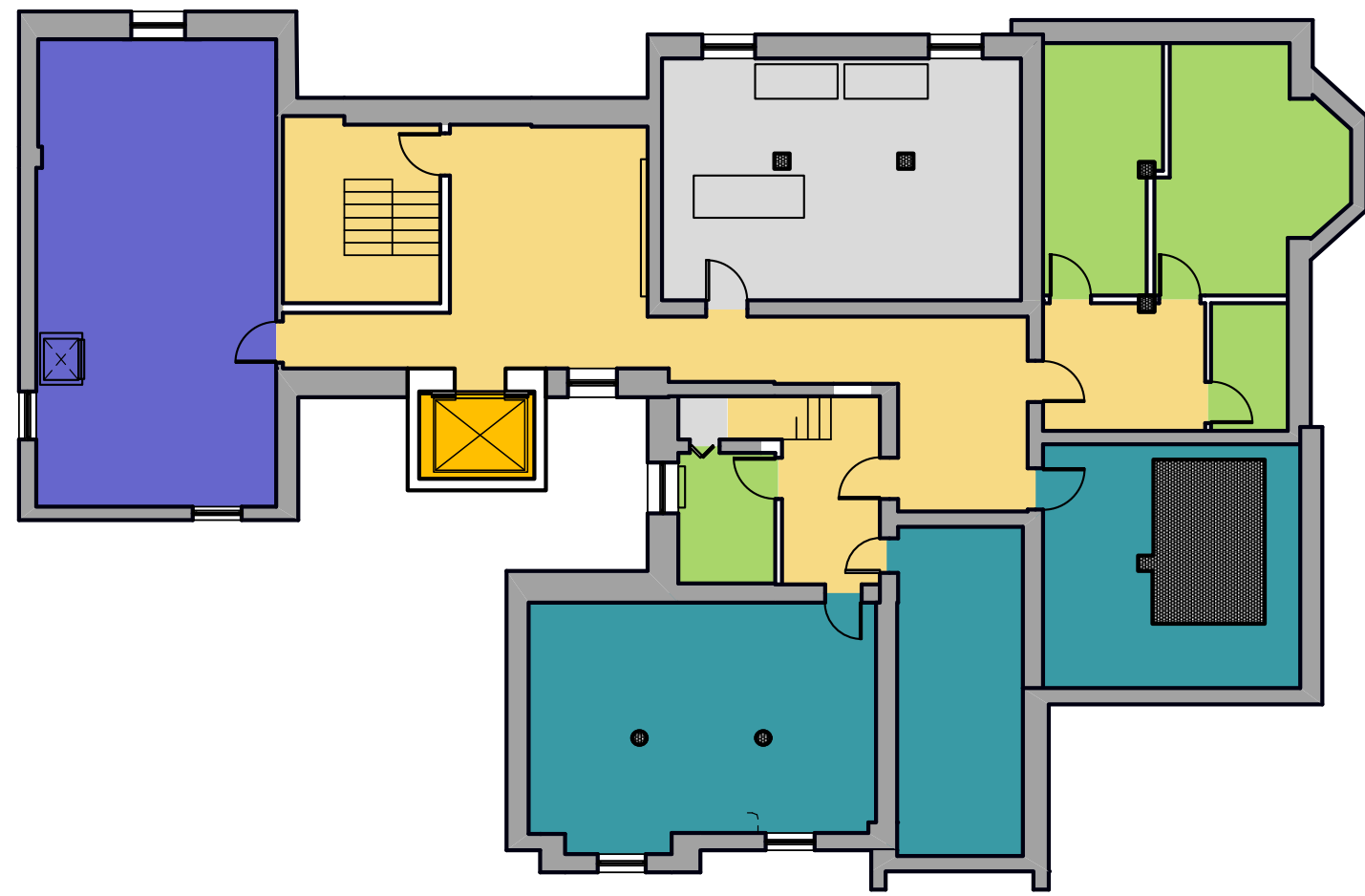
House Plan for Resiliency

- arts, education/think tank, meeting or event space, restaurant /food service
- public function
- interaction with community
- connect to the landscape
- value for the money
- not a house museum
- don't add to size of building if possible








BASEMENT

GROUND FLOOR

SECOND FLOOR



LEGEND

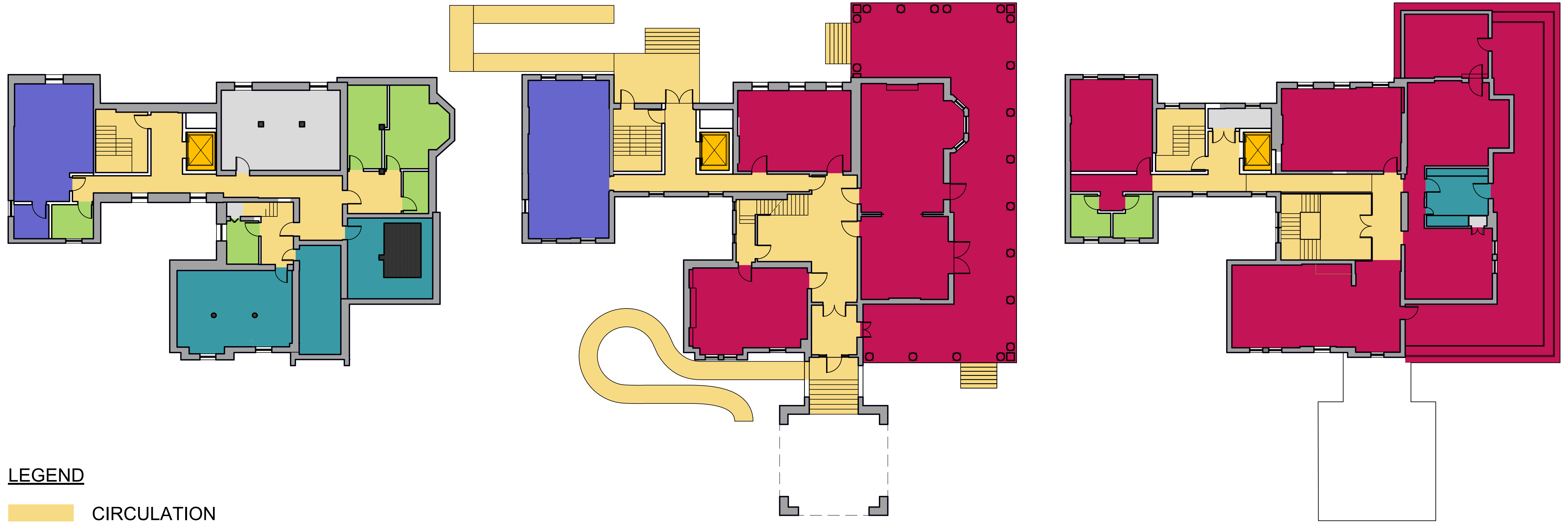
-  CIRCULATION
-  ELEVATOR
-  HISTORIC ARTIFACT FOR VIEWING
-  KITCHEN/PANTRY
-  PROGRAMMABLE SPACE
-  STORAGE
-  WASHROOM

HOUSE -ELEVATOR OPTION 1

BASEMENT

GROUND FLOOR

SECOND FLOOR



LEGEND

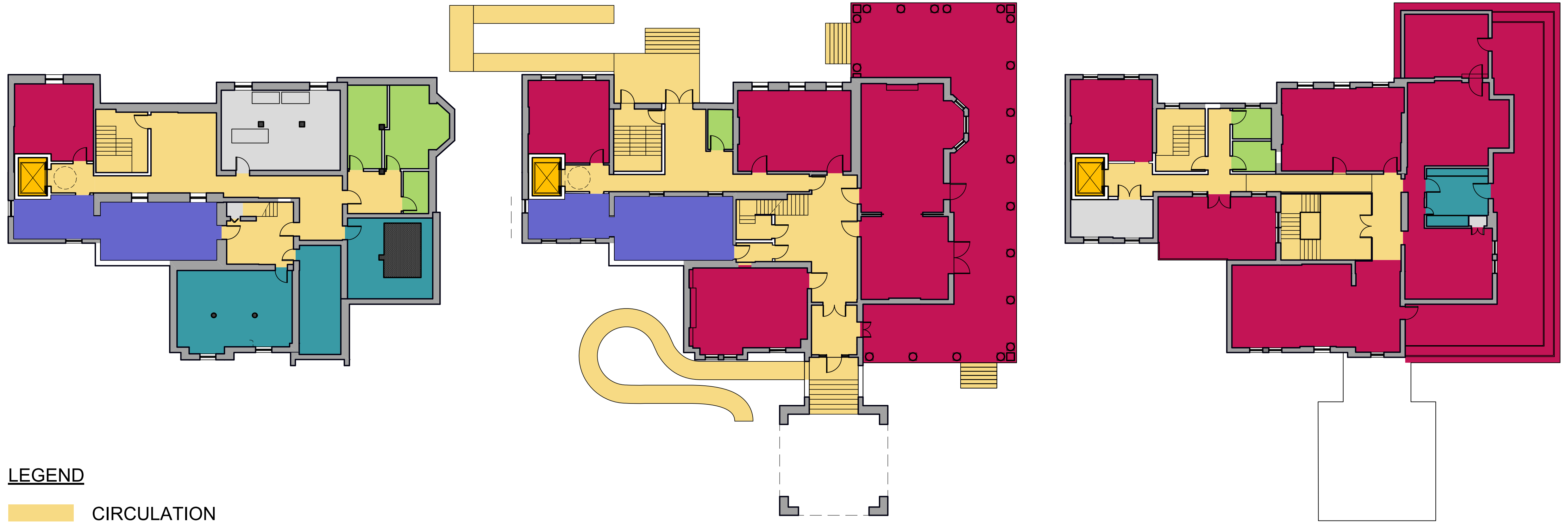
- CIRCULATION
- ELEVATOR
- HISTORIC ARTIFACT FOR VIEWING
- KITCHEN/PANTRY
- PROGRAMMABLE SPACE
- STORAGE
- WASHROOM

HOUSE -ELEVATOR OPTION 2








BASEMENT

GROUND FLOOR

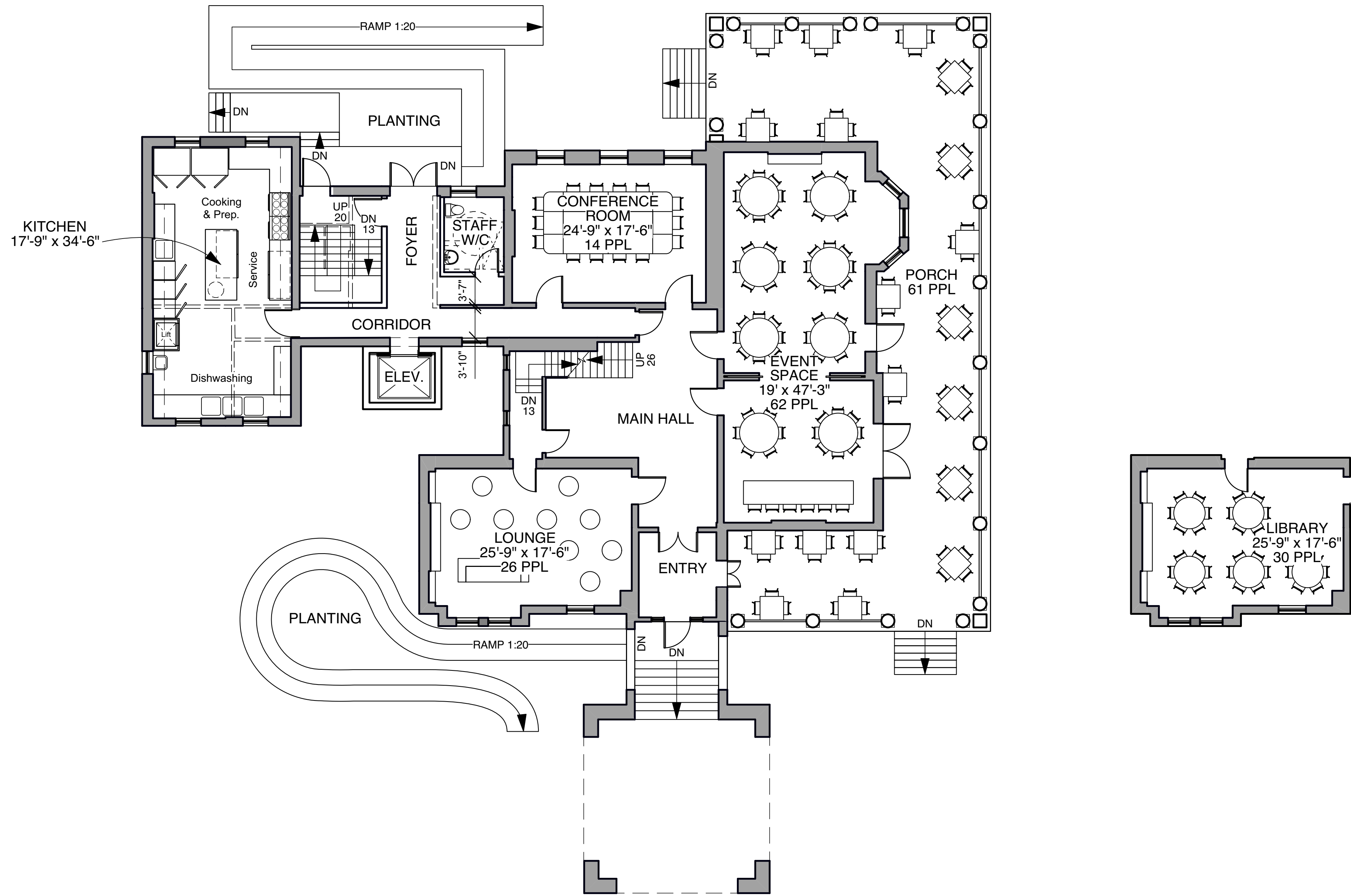
SECOND FLOOR



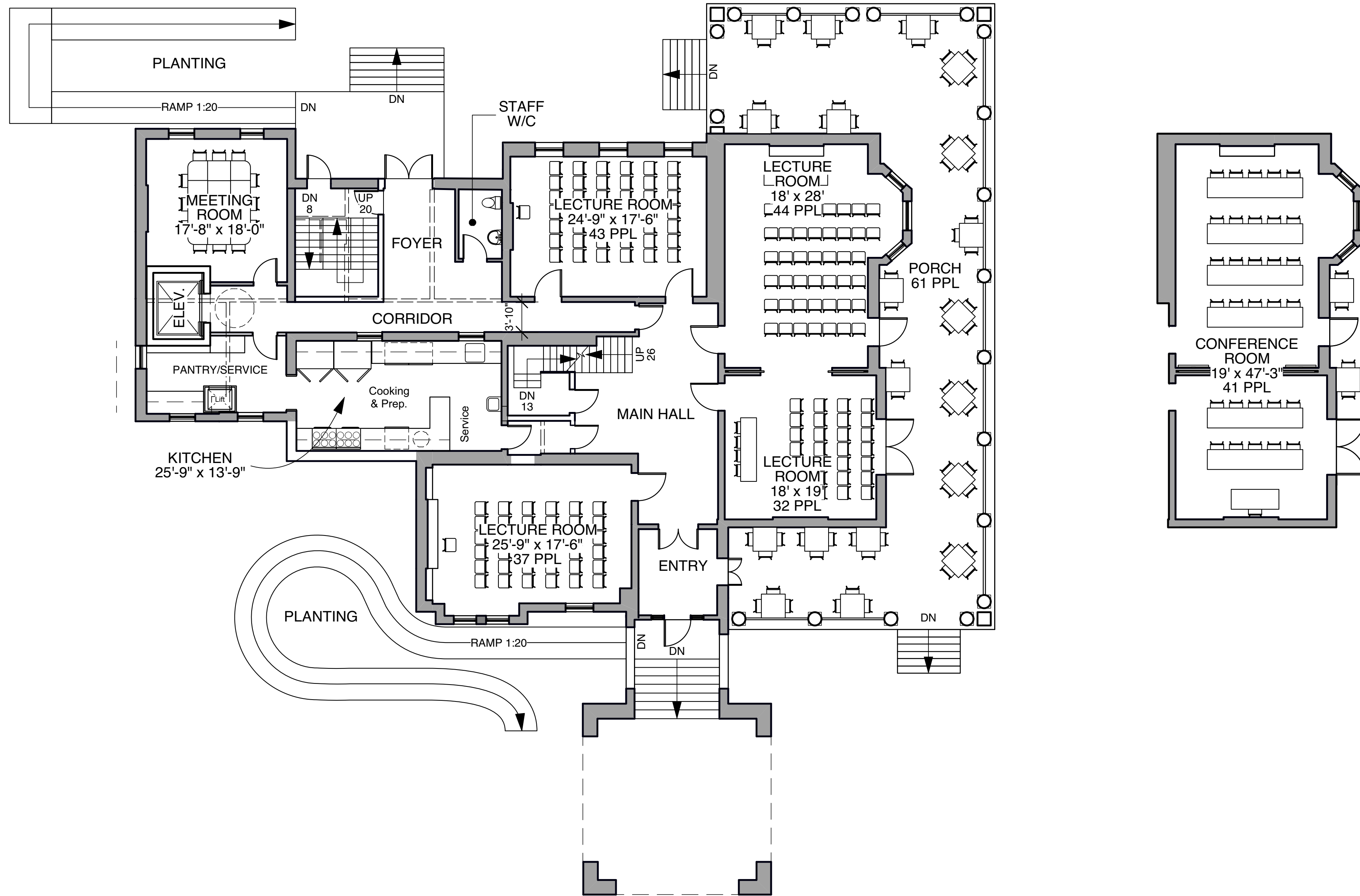
LEGEND

-  CIRCULATION
-  ELEVATOR
-  HISTORIC ARTIFACT FOR VIEWING
-  KITCHEN/PANTRY
-  PROGRAMMABLE SPACE
-  STORAGE
-  WASHROOM

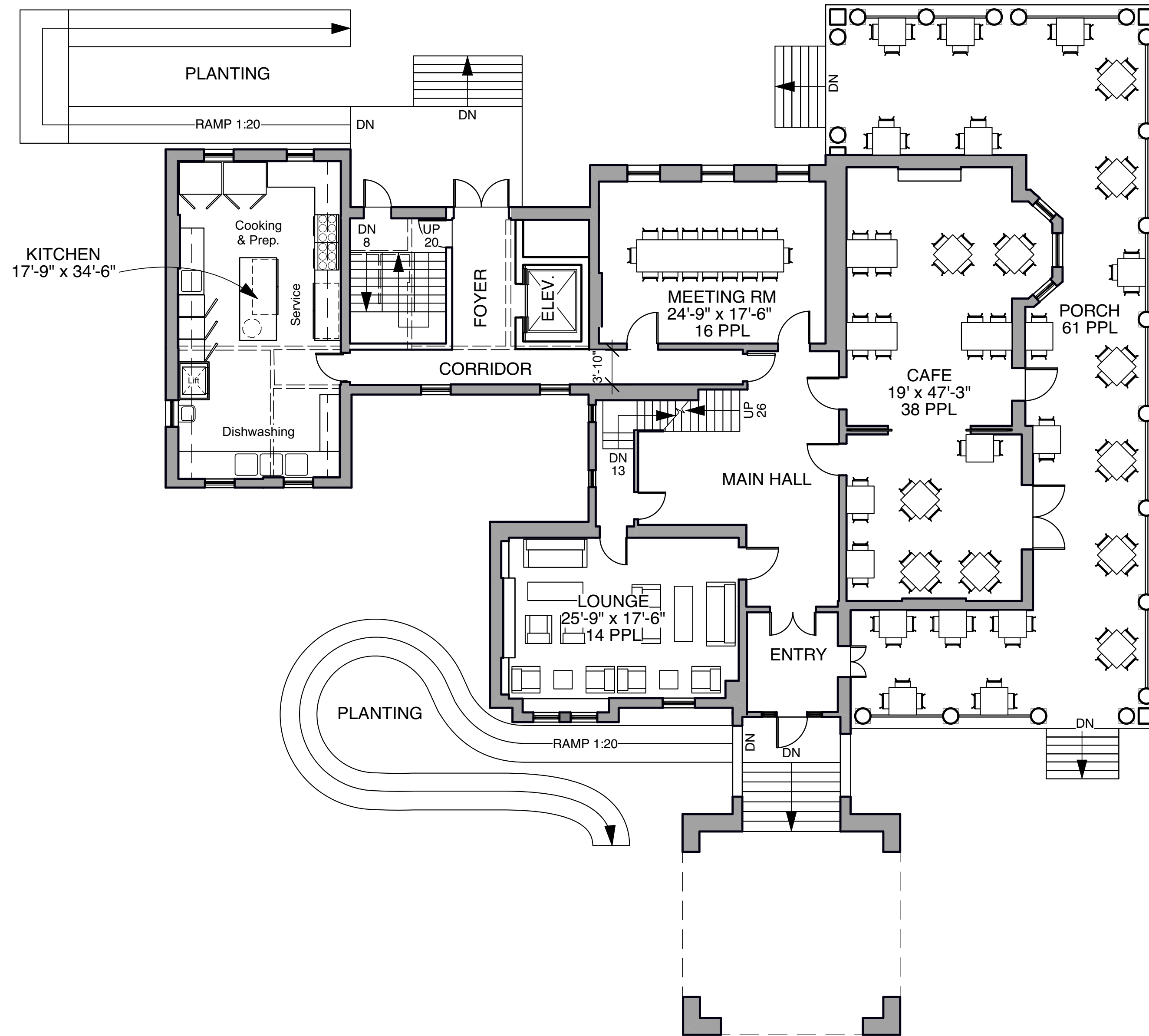
HOUSE -ELEVATOR OPTION 3



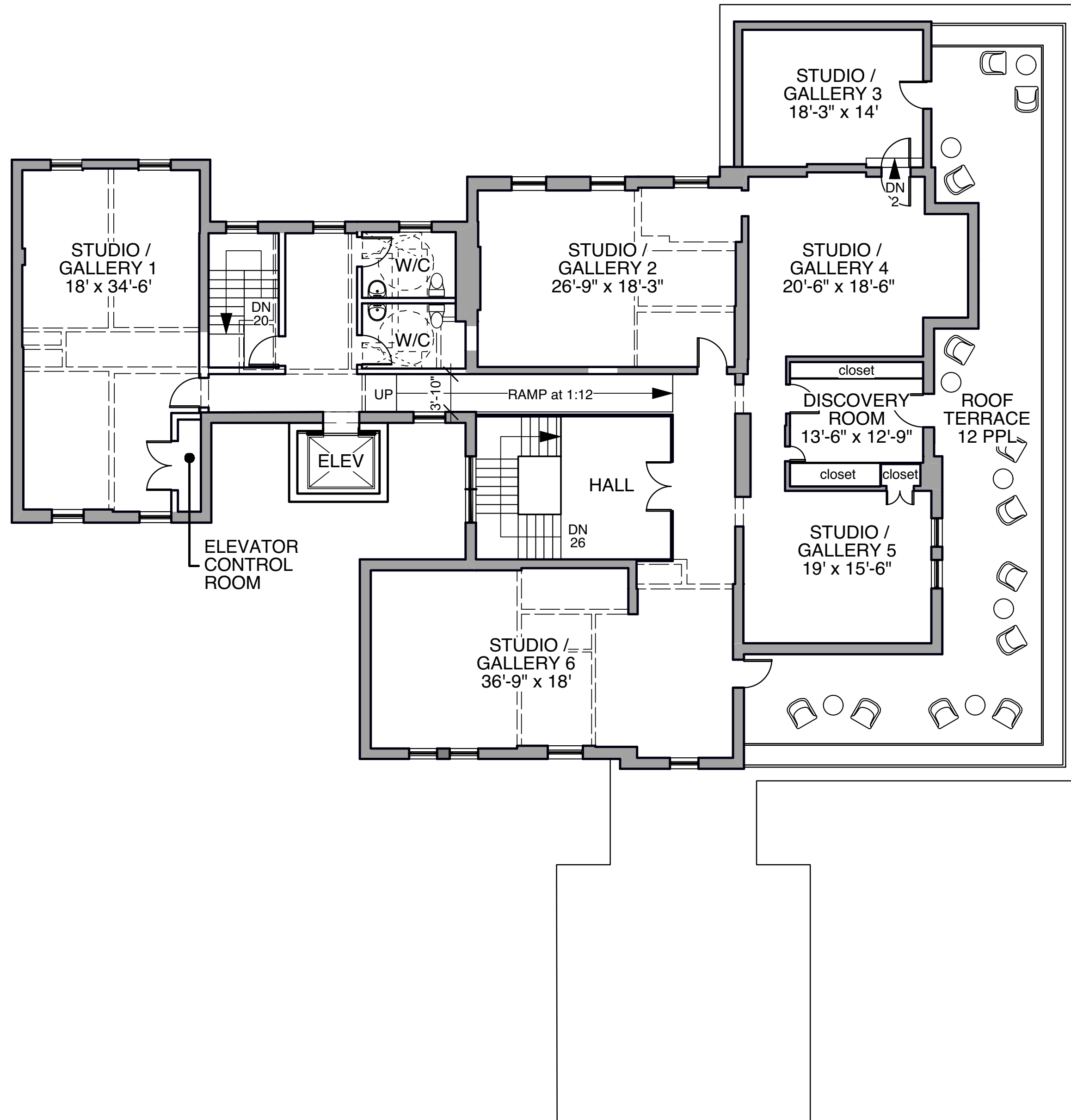
GROUND FLOOR - FOOD, EVENTS, MEETING



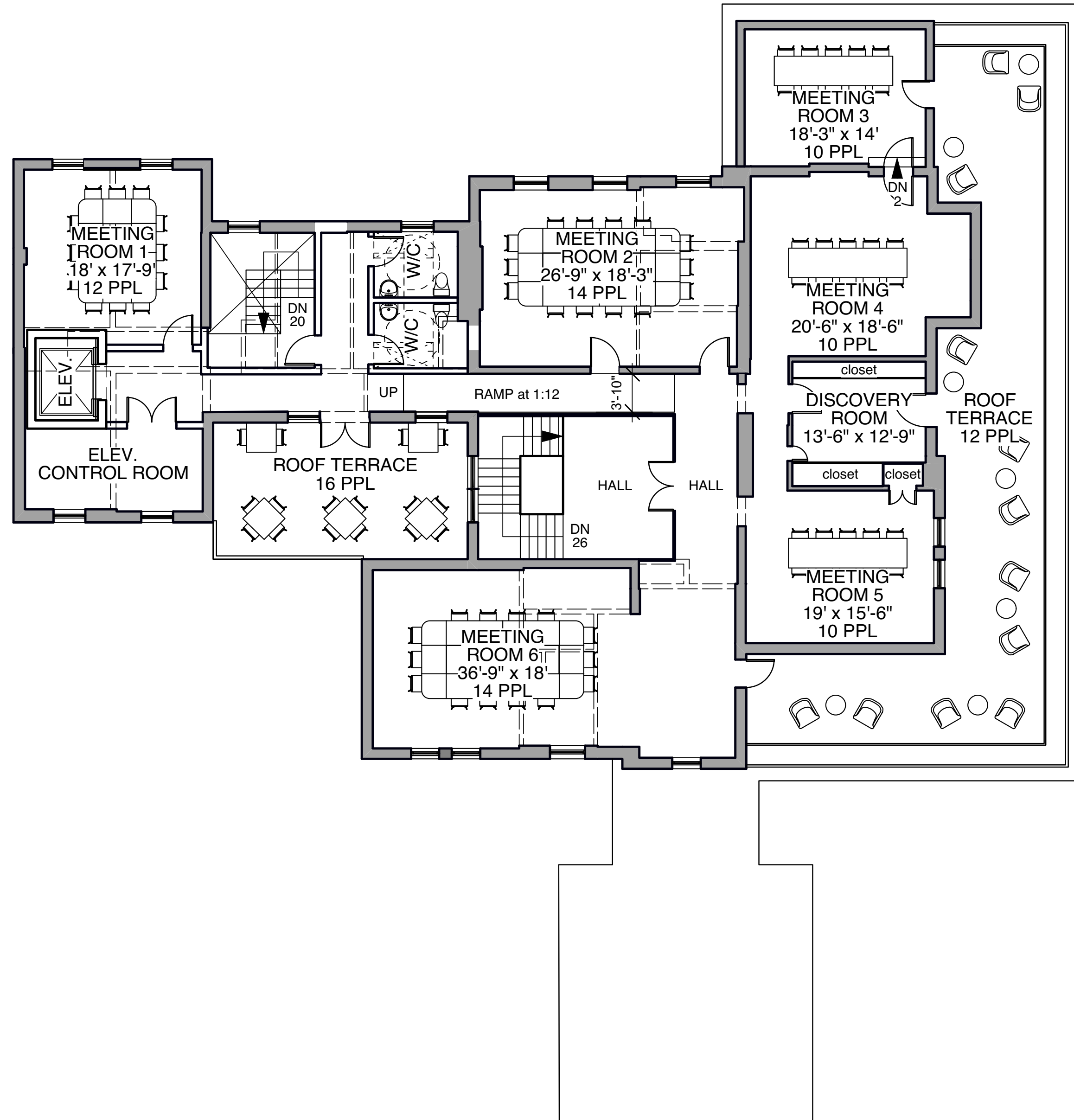
GROUND FLOOR - FOOD, EVENTS, MEETING



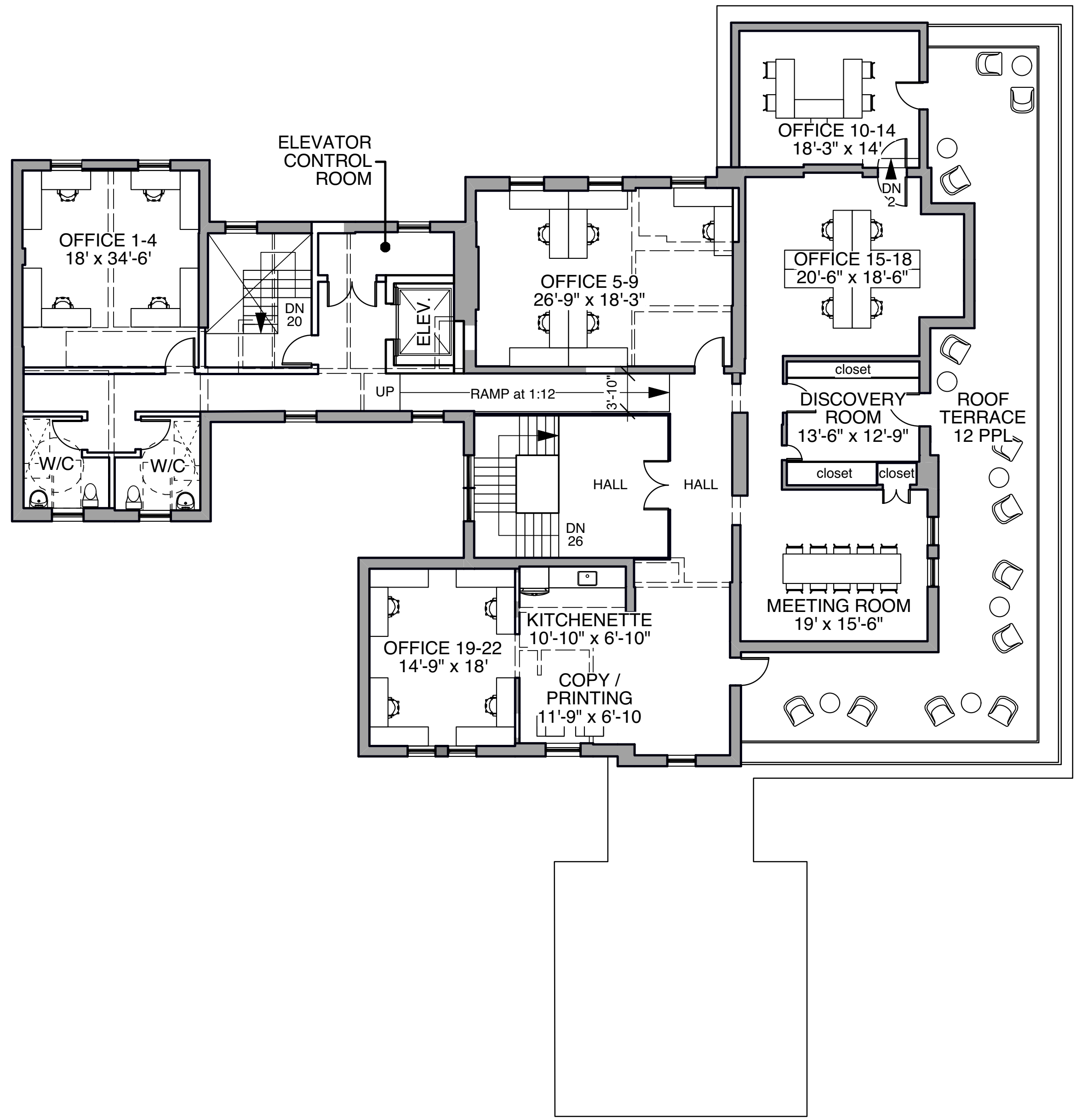
GROUND FLOOR - FOOD, EVENTS, MEETING



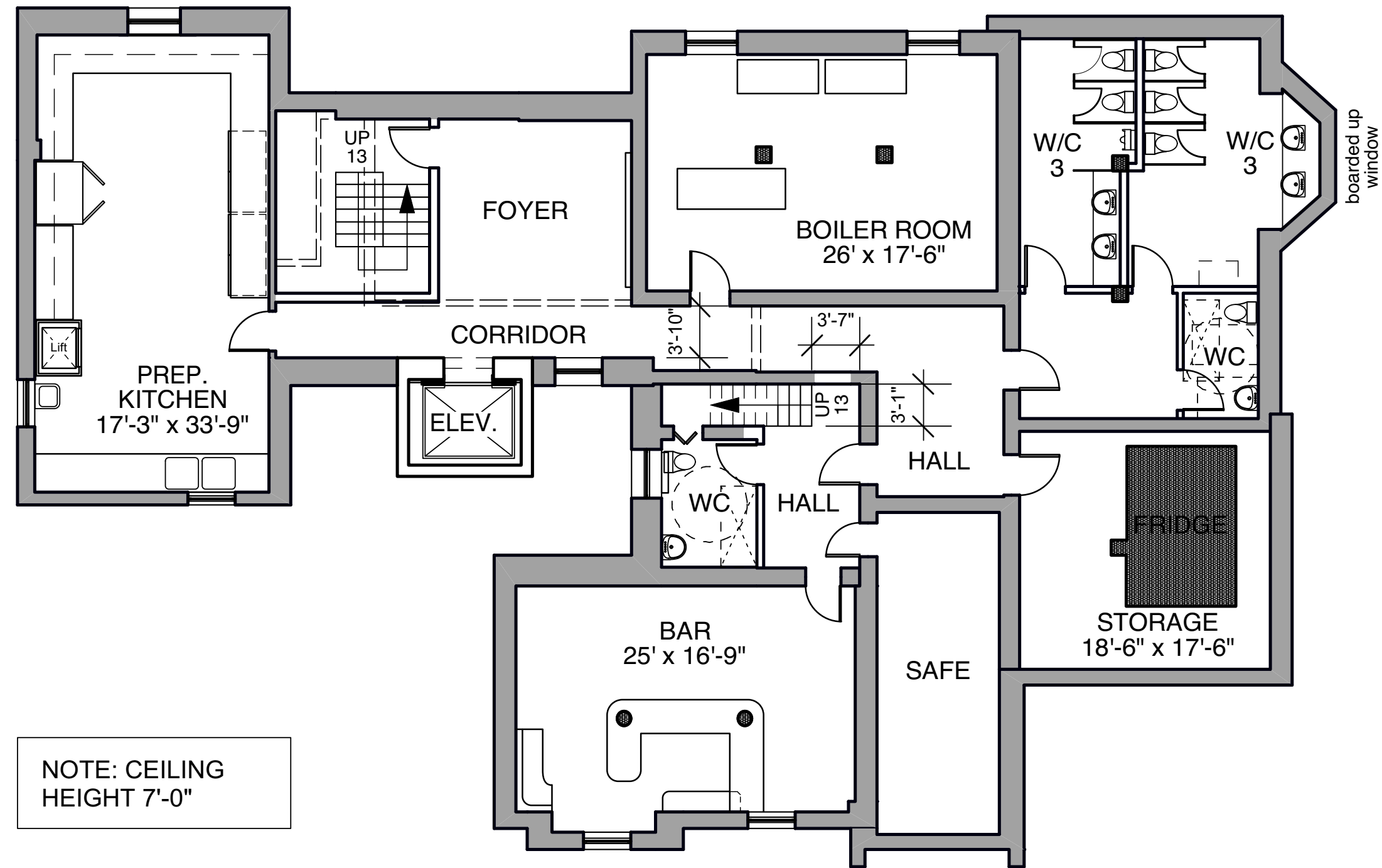
SECOND FLOOR - ART, MEET, OFFICE



SECOND FLOOR - ART, MEET, OFFICE

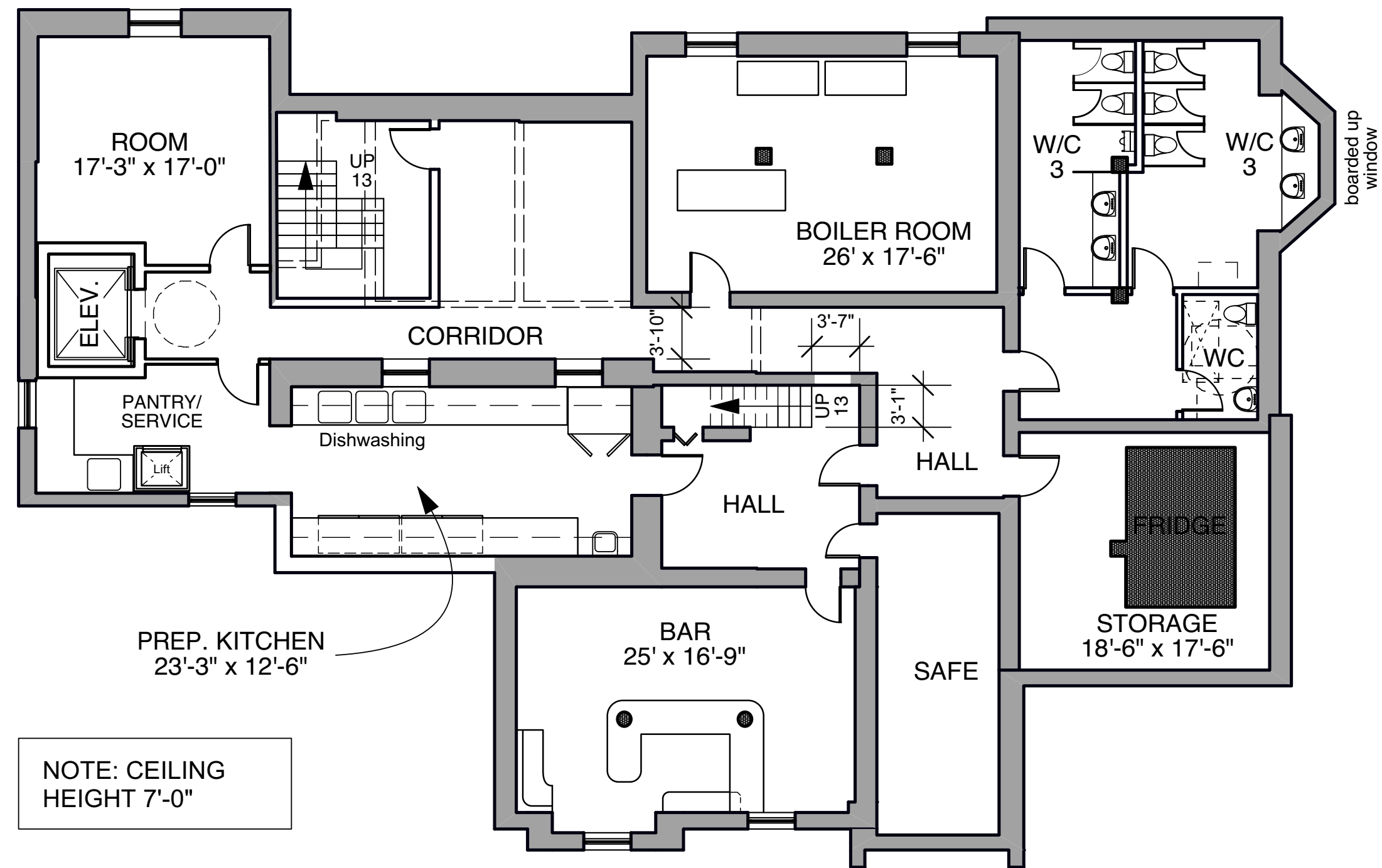


SECOND FLOOR - ART, MEET, OFFICE



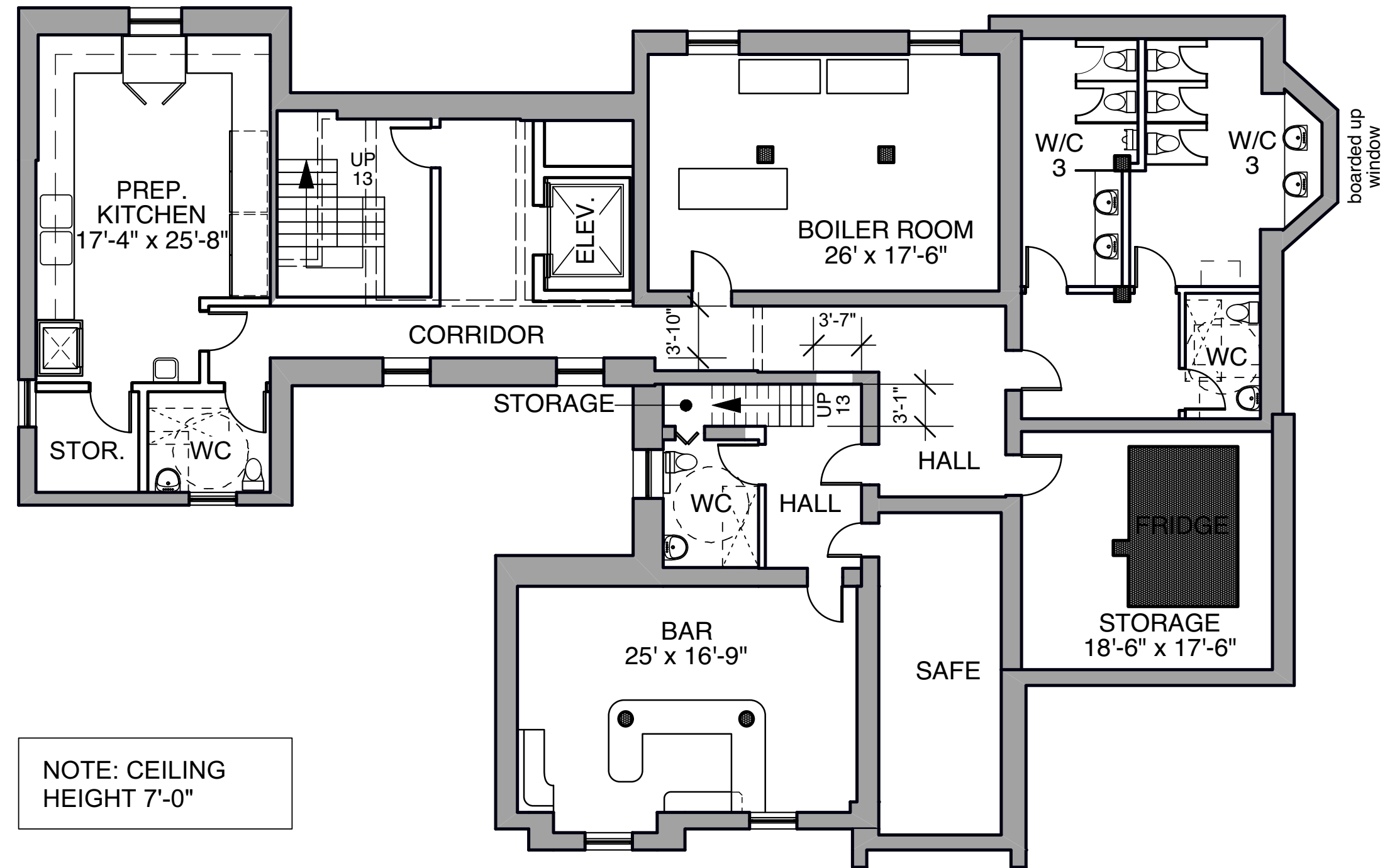
NOTE: CEILING HEIGHT 7'-0"

BASEMENT



NOTE: CEILING HEIGHT 7'-0"

BASEMENT



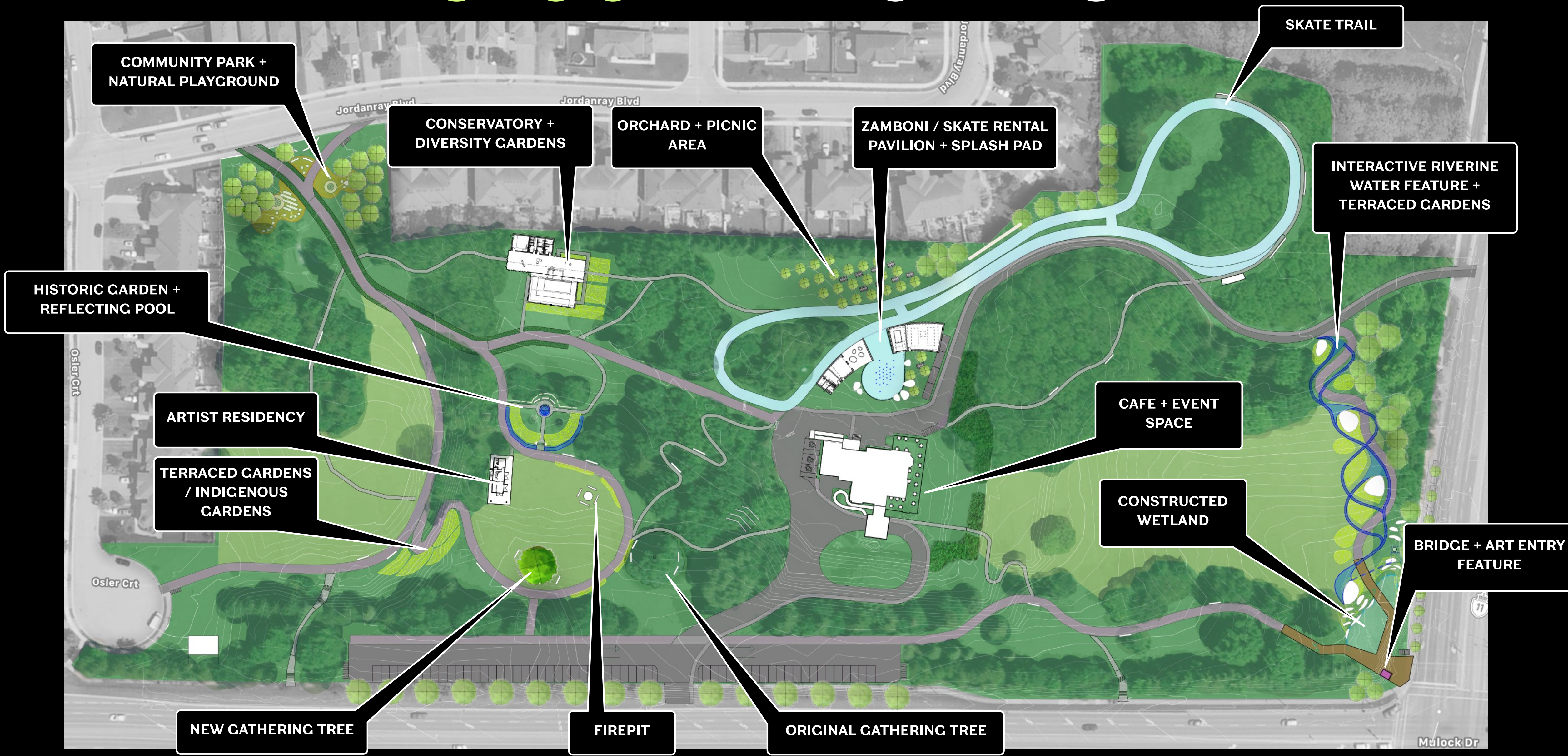
NOTE: CEILING HEIGHT 7'-0"

BASEMENT

MULOCK ARBORETUM



MULOCK ARBORETUM



QUESTIONS

P L A N T