

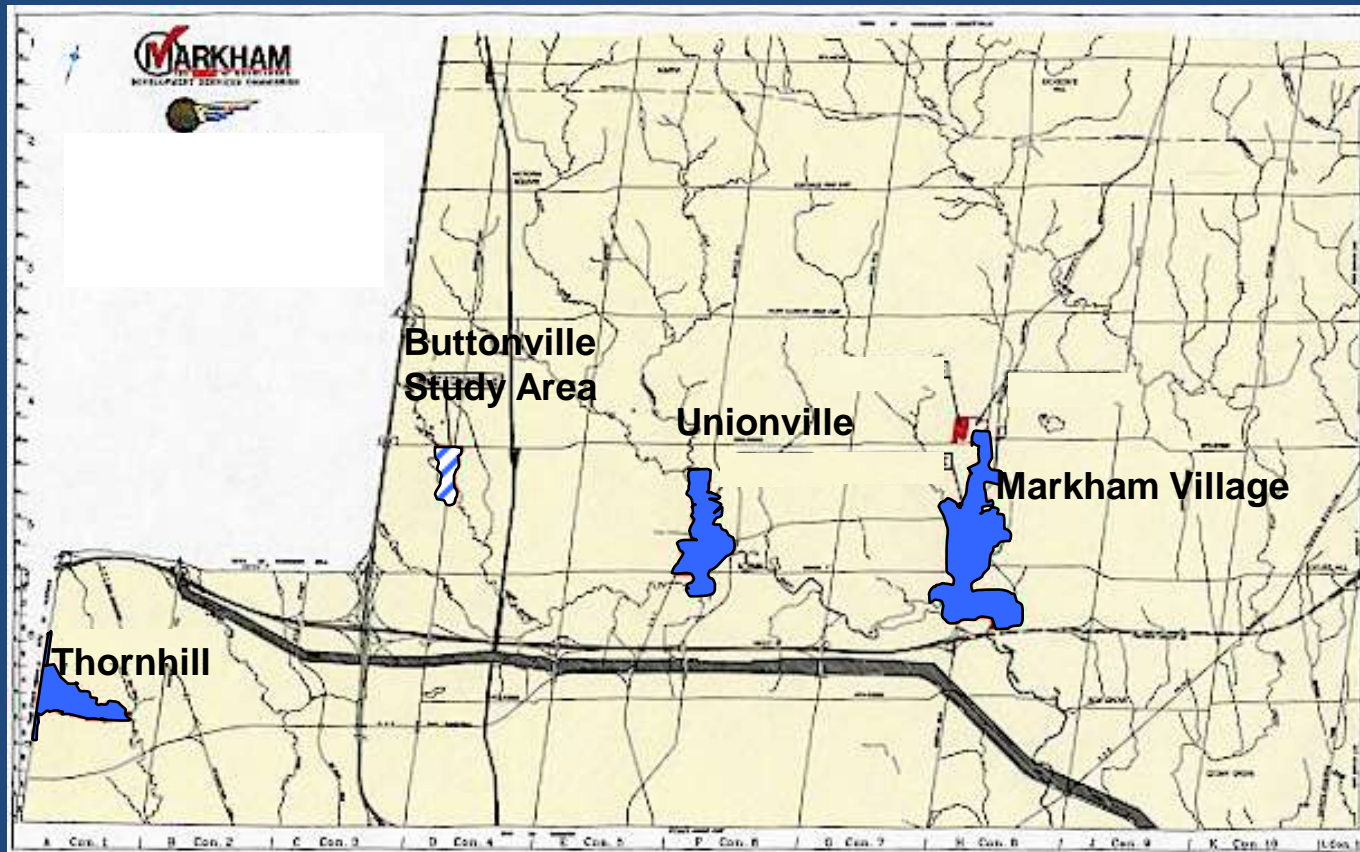
Presentation to Development Services  
Committee – Part A  
March 22, 2011

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Heritage Section

# Buttonville Heritage Conservation District Plan 2011



# Heritage Districts in Markham: Thornhill, Unionville, Markham Village



# What is a Heritage Conservation District?

- A collection of buildings, streets and open spaces of special historical and/or architectural significance;
- An area where elements combine for a sense of cohesiveness;
- A place of special character or association, with an integrity of its own, that distinguishes it from other areas of the community.





# Purpose of a Heritage Conservation District

- Purpose is to guide change so that it contributes to, and does not detract from, the district's unique character;
- To preserve and enhance significant heritage buildings;
- To preserve and enhance natural features;
- To maintain and enhance the valued aspects of the community's character;
- To accommodate services and functions that are important to the area.



# Heritage Districts Mythbusting

## Heritage district designation...

- does not prohibit change or prevent development;
- does not lower property values or prevent the sale of property;
- does not affect building interiors;
- does not affect land use;
- does not require owners to open their homes for public tours .



# District designation benefits a neighbourhood...

- Highlights a distinct community identity;
- Enhanced community pride;
- Protection of a special area in the municipality;
- Encourages property improvement;
- Greater stability for the neighbourhood (guiding compatible changes).



# Buttonville: The newest Heritage Conservation District





# Buttonville Heritage District Study Area - 1986



# Buttonville Heritage Conservation District Boundary 2011

- Boundary approved by Council in January, 2006;
- Focus is on the original mill village and adjoining valleylands
- 31 properties;
- 20 heritage buildings;
- 14 designated individually.
- Markham's smallest heritage district;



# An historic mill village established about 1804 – Over 200 years old



# Planning Process

- 1988 Heritage Conservation District Plan not implemented due to proposed Woodbine Avenue widening;
- Buttonville remained a viable Heritage Conservation District;
- Council authorized an updated study and district plan in 2004;
- A special advisory committee was appointed to oversee the planning process;
- A consultant team was hired to work with staff on the updated study and district plan.



# Planning Process

- Public consultation indicated support for district designation;
- Updated study completed and Buttonville Heritage Conservation District boundary approved by Council in January, 2006;
- Council directed staff to prepare the District Plan;
- Draft district Plan completed Fall, 2010, after consultation with Heritage Markham, the Buttonville Advisory Committee and Town Departments.

**The Corporation of the  
Town of Markham**

**Development Services  
Commission**

**2011**

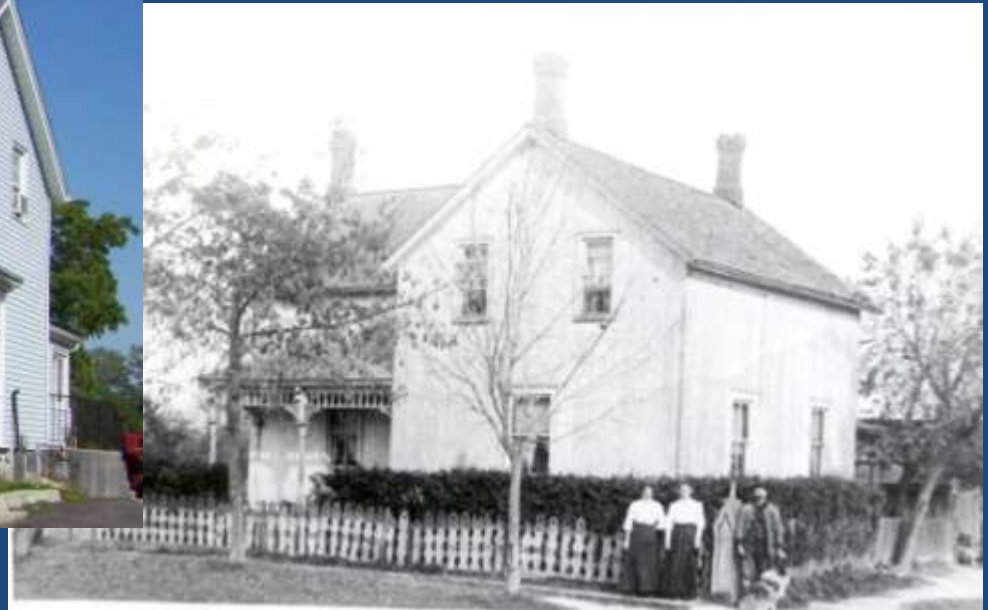
## **Buttonville Heritage Conservation District**



**The District Plan – 2011**

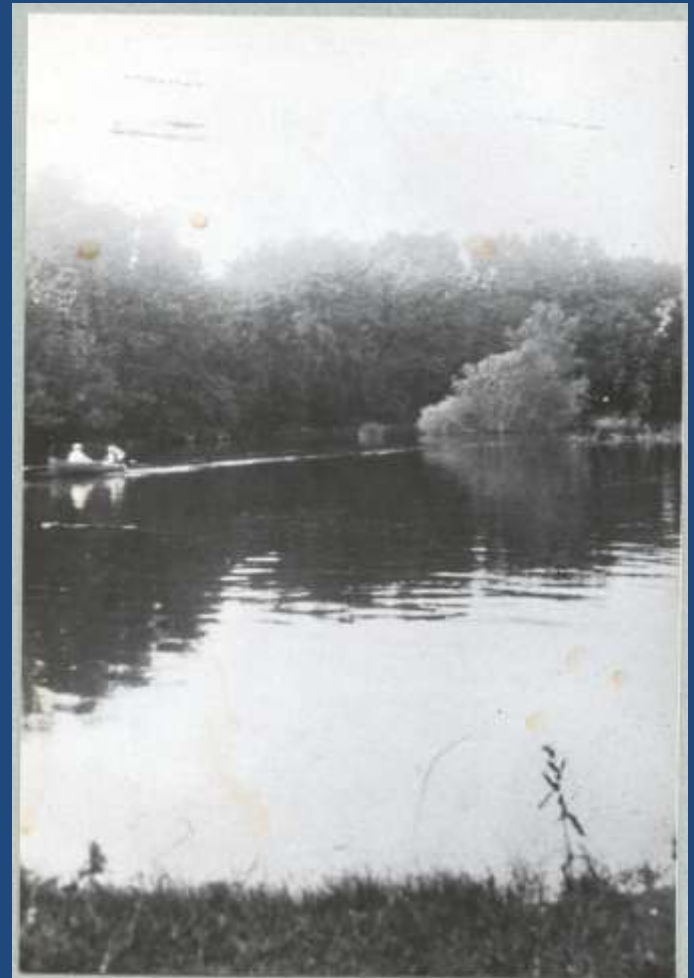
# Heritage Conservation District Plan defines cultural heritage value

- Describes historical background;
- Provides a detailed inventory of heritage features;
- Establishes building classifications: “Heritage,” Complementary “B,” and Non-Heritage “C.”



# Heritage Conservation District Plan provides policies

- Preservation and restoration of heritage buildings;
- Additions;
- New buildings;
- Streetscapes and Infrastructure;
- Preservation of natural heritage.





# Heritage Conservation District Plan provides guidelines

- Guidelines for heritage building maintenance and restoration;
- Design guidelines for renovations, additions, and new buildings;
- Design guidelines for development;
- Design guidelines for streetscapes and landscapes;
- Design guidelines for signage and infrastructure.



## 9.1 Architectural Styles of Buttonville's Heritage Buildings

### Classic Revival 1830-1860

The Classic Revival style is in many respects similar to the Georgian Tradition, retaining the key Georgian aspects of symmetry and simplicity of form. The main difference between the two styles is in the details, which were directly inspired by the ancient buildings of Classical Greece and Rome. Door surrounds, window surrounds, and cornice details are generally large in scale and robust in their detailing. Classic Revival details often appear on buildings of other architectural styles. Locally, peaked door and window trim is a noteworthy expression of Classic Revival. A simplified, gable-fronted form of this style was used for Buttonville's institutional and commercial buildings.

#### Stylistic Features

- Symmetrical façade, usually 3 bays
- Rectangular plan, often with a rear kitchen wing. Front-gabled "temple front" form used for institutional and commercial buildings
- 1 to ½ storey height for local examples
- Low to medium-pitched gable roof with eave returns
- Gable-end chimneys
- 2, 4, or 6 panelled door, with a Classical surround, may have a transom light and sidelights
- 6/6 sash-style windows, may have louvered shutters. (2/2 windows are typical later replacements)
- Clapboard or roughcast stucco are typical local historical exterior finishes
- Ornamentation may include pilaster corner boards, wide frieze boards, or window trim with a moulded cornice or peaked head.



*The Button House, c.1850, at 8977 Woodbine Avenue, is a fine example of a vernacular house with Classic Revival details. Note the cornices over the front door and windows, and the substantial corner pilasters.*

## 9.4 New Buildings

### 9.4.2.27 Doors: Appropriate Styles

The historic doors of Buttonville are typically made of wood and were consistent with the styles popular in Ontario in the 19<sup>th</sup> and early 20<sup>th</sup> century.

The earliest and most widely used of the historic doors is the wood panel door. Varieties include the square-headed four panel, and the cross-and-bible, distinguished by four upper panels which are positioned to resemble a cross and the two lower panels, said to represent an open bible.

Other door types include the partially glazed door, which is popular in late 19<sup>th</sup> century residential and commercial buildings, the double door (each of which is typically  $\frac{3}{4}$  the width of a standard door), and the vernacular solid wood outer door.

#### Guidelines

1. An appropriate style of door should be selected consistent with the proposed architectural style.
2. The door should maintain the existing proportions and reflect the historic designs found in the District.
3. The use of a traditional wood door is preferable; however, doors constructed from modern materials that give the appearance of a wood door may be used.
4. For appropriate storm doors see Section 9.2.4.3.



Cross and Bible panel door



Four panel door



Half-glazed door



Partially glazed panel door



$\frac{3}{4}$  glazed door



Paired  $\frac{3}{4}$  glazed doors  
(Commercial buildings only)

## 9.4 New Buildings

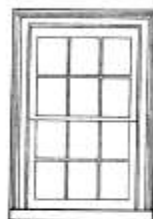
### 9.4.2.17 Windows: Appropriate Styles

The predominant historic window type in the District is wood, double hung, which is characterized by two vertically sliding sashes, each closing a different part of the window. The double-hung window form can include both flat headed and segmental arched designs. Pane division variations include 6/6 (six panes on top of six panes), 12/8, 2/2 and 1/1 which are most prevalent.

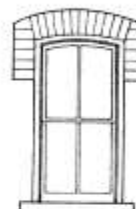
The demand for heritage-friendly construction has improved the visual quality of many products including non-wood windows.

#### Guidelines

1. Windows on new construction should visually reflect the historic windows in the District (double- or single-hung windows) and be consistent with the style of the house.
2. A consistent approach to window proportion and type should be followed in the design of a new building.
3. As a general principle, windows should be taller than their width (usually 2:1 ratio of length to width).
4. The use of traditional wood windows in historical configurations and profiles is always preferable.
5. Windows made from more modern materials in historical configurations and profiles that visually give the appearance of a wood window may be used. Consultation with staff will be required.
6. Divided windows should include real, externally perceivable muntin bars (external, permanently adhered muntin bars are also acceptable).



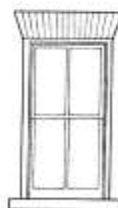
6/6 Double Hung:  
Square Headed



2/2 Double Hung:  
Segmental Arched



1/1 Double Hung:  
Segmental Arched



2/2 Double Hung:



1/1 Transom Window



1/1 Double Hung



## 9.2 Additions and Alterations to Heritage Buildings (Class A)

### 9.2.5. Additions to Heritage Buildings

In designing a new attached exterior addition, consideration should be given to its relationship with the heritage building as well as the historic district. Appropriate new additions will complement and respect the original building yet be distinguishable as new construction.

#### 9.2.5.1 Location

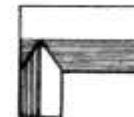
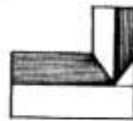
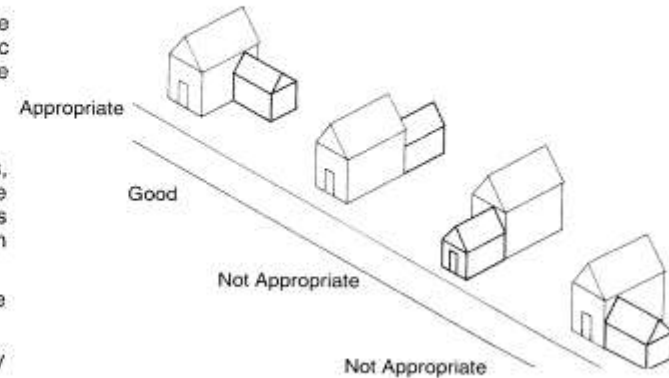
Since many of the buildings in the District date back at least 100 years, it is inevitable that over time additions and alterations would be necessary. Changes in ownership, uses, and personal requirements as well as deterioration have resulted in the need for modern interventions in the historical fabric of Buttonville.

Early additions can become part of the continuing history of the heritage buildings and should be respected and maintained.

Location is a key consideration for the sensitive and complementary design of additions to heritage buildings.

#### Guidelines

1. Attached exterior additions should be located at the rear or on an inconspicuous side of a historic building.
2. Additions should be limited in size and scale in relationship to the historic building, so the original structure is not overwhelmed by the new.



Street

**Appropriate:** addition in rear

**Appropriate:** addition set back to side

**Not Appropriate:** addition too far forward

**Not Appropriate:** addition located in front of building

## 9.4 New Buildings

### 9.4.2.8 Building Form: Height

The height of most of the residential building stock in the District is relatively constant and falls between one and two storeys. The continuity of height and massing in the District is an important contributor to the distinctive character of the area.

Infill construction that is significantly taller than the adjoining structures will overwhelm the existing heritage character of the street and should be avoided.

#### Guidelines

1. New construction should be compatible with the traditional height pattern in the District of one-and-a-half and two storeys, and should have regard for the adjoining buildings on the street.
2. The height of new residential buildings should not be less than 80% or more than 120% of the average height of the residential buildings on immediately adjacent properties.
3. In order to ensure that height and massing of new development are compatible, all proposals for new buildings in the District should include a detailed streetscape elevation of the adjoining structures and features. Corner lots require two streetscapes. If necessary, photographs may also be used.



Appropriate



Too Tall



Too Low

## 9.4 New Buildings

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### 9.4.3 Special Design Guidelines for Multiple Family Residential

#### General

The zoning provisions in Buttonville allow for multiple family dwellings in the form of semis, townhouses and cluster housing. These forms of building are not typical of the historic hamlet, and have only been introduced in recent years on the west side of Woodbine Avenue, north of the District. Selected areas of the District, removed from the traditional village streetscape, are best suited to medium density development. In cases where medium density development is contemplated within the context of the heritage buildings on Woodbine Avenue and the Crescents, special care must be taken to ensure compatibility with the character of the hamlet and its heritage buildings and mature trees.

#### Guidelines:

1. New development should respect the intimate character created by the existing scale and placement of heritage buildings within the landscape
2. Heritage buildings are to be conserved and integrated into medium density residential development.
3. All development proposals shall ensure that the architectural design enhances and protects buildings of cultural heritage value.



The architectural style, scale and orientation of these townhouses on Station Lane, Unionville, are appropriate for multiple family developments in Buttonville.

# Next steps...

- Place Draft Plan on Town webpage for public viewing
- Provide notice and hold a public information meeting (April);
- Revise draft District Plan based on any public comments (May);
- Report to Development Services to adopt the District Plan and complete the heritage designation process for the new Buttonville Heritage Conservation District (June)

