

9.4 New Buildings

9.4.1 Overview

The overall heritage character of the District is composed of buildings, streetscapes, landscapes, and vistas. This overall character has more significance than any individual building, even if it is one of the finest. Within the design of any individual building, architectural elements contribute to the character of the public realm of the street. Massing, materials, scale, proportions, rhythm, composition, texture, and siting all contribute to the perception of whether or not a building fits its context. Different settings within the district have different characters of siting, landscaping and streetscaping.

New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage style. Research should be conducted so that the style chosen is executed properly, with suitable proportions, decoration, and detail.

Guidelines

1. Existing heritage assets and attributes shall be conserved.
2. All development proposals will ensure that the architectural design enhances and protects buildings of cultural heritage value and interest.
3. All development proposals shall conform to the Policies in Section 4.0 and the Guidelines in Section 9.4.3
4. It is highly recommended that owners engage design professionals skilled in heritage work for new buildings in the District

9.4.1.2 Built Form Vision

The properties abutting the Crescents, including those fronting on Woodbine Avenue, form the historic core of Buttonville. The Crescents are a unique form of plan. The preservation and enhancement of the character and viability of the Buttonville Core area requires policies and guidelines specific to the place.

The objective of the proposed built form for the Buttonville Core is to create a unified environment that is pedestrian-friendly, suitable for permitted residential and business uses, and that preserves and enhances the heritage character of the hamlet.

The built form vision recognizes the historic unity of the hamlet, which has suffered from the widening and re-grading of Woodbine Avenue. It aims to re-unify the hamlet by making a pedestrian link under the Woodbine Avenue bridge to connect the two Crescents. This creates an opportunity to develop the rear frontages of Woodbine lots in ways that enhance the use and appearance of the Crescent frontages, through the re-use of existing outbuildings, construction of new buildings, and landscaping and streetscaping.

The built form vision recognizes the design restraint found in the heritage buildings in the hamlet, and the characteristic building forms of individual houses, shops, and mills. The Guidelines that follow provide for change that preserves respects and enhances the character of the Buttonville Core.

9.4 New Buildings

9.4.2 Streetscapes

9.4.2.1 Woodbine Avenue South of the Bridge

Overview

Woodbine Avenue is Buttonville's "Main Street." Unlike traditional Ontario Main Streets in larger villages, towns and cities, Buttonville is of a very modest scale and never had a large concentration of commercial buildings. Its character is distinctly different from Unionville or Markham Village due to its history as a small village or hamlet.

Only one historic storefront remains discernable on Woodbine Avenue: the Buttonville Post Office and General Store at 8971 Woodbine Avenue. The other historic commercial buildings were remodelled to a residential appearance many decades ago. Present-day commercial uses occupy converted residences, most of which are heritage buildings. Only a handful of properties remain in residential use.

Buildings converted to commercial uses have been enlarged with additions to the rear or sides of the original buildings. These additions have been designed to complement the heritage buildings through the use of compatible exterior finishes and design elements. While many of the older buildings have already been enlarged, opportunities still exist for commercial conversions and additions.

There are limited opportunities for the construction of new infill buildings on Woodbine Avenue. New buildings may be introduced through the redevelopment of properties containing non-heritage buildings or through the development of vacant parcels. There is the possibility of new buildings being constructed at the rear of Woodbine Avenue properties with access off of Buttonville Crescent East and Buttonville Crescent West.

Streetscape Guidelines

1. New buildings should complement the historic buildings in terms of scale, materials and design details.
2. Buildings should have a front entrance facing Woodbine Avenue.
3. Building setbacks should reflect local historic patterns.
4. New buildings should be designed in a modern interpretation of the vernacular Georgian style, to reflect the dominant historical architectural character.
5. Building heights should be between one and a half to two and a half storeys, in keeping with the residential village scale of the heritage buildings.

9.4 New Buildings

9.4.2 .2 Woodbine Avenue North of the Bridge

Overview

On the east side of Woodbine Avenue, north of the bridge, there are no sites available for development or redevelopment. None of the properties that face onto Woodbine Avenue are addressed on Woodbine. There are heritage houses at 1 Millbrook Gate and 25 Burr Crescent, and sympathetic modern-era subdivisions houses at 19, 22, 24 and 26 Burr Crescent. It is expected that this area of the District will remain stable for some time.

The west side of Woodbine Avenue is an area in transition, with development and redevelopment opportunities on former suburban residential lots to the north of the historic Buttonville Mill House at 9004 Woodbine Avenue. The properties at 9074, 9084, 9100 and 9110 Woodbine Avenue contained single detached houses dating from the post-World War II period of Buttonville's history. None of the buildings were considered to be of cultural heritage value, and the redevelopment of these four properties for medium density residential uses is anticipated in the Buttonville Secondary Plan. The introduction of a vehicular entrance to this future development site is shown in the Buttonville Secondary Plan, opposite Millbrook Gate.

Streetscape Guidelines

1. New residential buildings on the west side of Woodbine Avenue, north of the Buttonville Mill House, should complement the existing medium density, heritage-style townhouse blocks to the north of the District boundary in terms of materials, scale and design elements.
2. New residential buildings should complement the Buttonville Mill House in terms of materials, scale and design elements.
3. The architectural style of new residential buildings is encouraged be a modern rendition of the vernacular Georgian style prevalent in the District, echoing the design of the now-demolished grist mill that once stood near the north end of the bridge.
4. Development blocks closest to Woodbine Avenue should have traditional front doors and porches facing Woodbine Avenue, with garages doors on the rear wall.
5. The use of traditional wood picket fences along the Woodbine Avenue streetscape is encouraged, to continue the streetscape theme of the existing residential development to the north.

9.4 New Buildings

9.4.2.3 Buttonville Crescent East

Overview

Buttonville Crescent East is the inner street dating from John Button's 1840s subdivision of village lots. The street has an informal, semi-rural feel, much like a private lane. The street functions as a back lane serving the properties that front onto Woodbine Avenue. There are no houses or commercial buildings fronting on the west side of Buttonville Crescent East; however, there are driveways, parking lots, landscaped areas and several garages and historic stables.

On the east side of the street are a number of one and one and a half storey residences of varying ages and styles, with rear yards backing onto the Rouge River valley. The buildings are set close to the street line, due to the presence of the valley and the resulting slope of the land. Heritage houses are found at 5 and 7 Buttonville Crescent East. A large brick and stone bungalow has recently been constructed at 11 Buttonville Crescent East, in an interpretation of the Arts and Crafts style. Redevelopment opportunities are limited to the expansion of the house at number 5, or the potential replacement of the 1960s bungalow at number 15.

Streetscape Guidelines

1. New residential buildings should respect the existing heritage building stock in terms of scale, materials and architectural details.
2. Buildings should be oriented with the front door facing the street.
3. Buildings should have a low profile, no more than one and a half storeys in height.
4. Detached garages are preferred.
5. New accessory buildings serving properties fronting onto Woodbine Avenue should be designed to resemble the remaining historic urban barns or stables on Buttonville Crescent East.
6. Opportunities for additions to non-heritage buildings should be considered before demolition and replacement.

9.4 New Buildings

9.4.2.4 Buttonville Crescent West

Overview

Buttonville Crescent West is the inner street dating from Robert Baldwin's 1840s subdivision of village lots. The street has an informal, semi-rural feel, much like a private lane. The street functions as a back lane serving the properties that front onto Woodbine Avenue. There are no houses or commercial buildings fronting on the east side of Buttonville Crescent West; however, there are driveways, parking lots, landscaped areas, two garages and a historic stable.

On the west side of the street are a number of one and one and a half storey residences of varying ages and styles, with rear yards backing onto a buffer between the hamlet of Buttonville and the industrial development on Renfrew Drive to the west. The buildings are set close to the street line. Heritage houses are found at 6, 12 and 14 Buttonville Crescent West. Redevelopment opportunities are limited to the potential replacement of the 1960s bungalow at 8 Buttonville Crescent West, a recently severed lot at 10 Buttonville Crescent West, and a keyhole lot at 20 Buttonville Crescent West. The keyhole lot borders on the Rouge River Valley.

Streetscape Guidelines

1. New residential buildings should respect the existing heritage building stock in terms of scale, materials and architectural details.
2. Buildings should be oriented with the front door facing the street.
3. Buildings fronting directly on Buttonville Crescent West should have a low profile, no more than one and a half storeys in height.
4. Detached garages are preferred.
5. New accessory buildings serving properties fronting onto Woodbine Avenue should be designed to resemble the remaining historic urban barns or stables on Buttonville Crescent West.
6. Buildings on the keyhole lot should have a maximum height of 2 ½ storeys, with the upper storey contained within the roof.
7. The architecture of new buildings should be modern interpretations of the styles historically associated with Buttonville and vicinity.
7. 8. Opportunities for additions to non-heritage buildings should be considered before demolition and replacement.

9.4 New Buildings

9.4.2.5 Architectural Style

Architectural style is the term used to identify the characteristics of particular modes of construction, as defined by a variety of elements including geography, materials, influence, culture, economics, and history.

The style of new construction should be sensitive to its surroundings. It need not imitate exactly the older styles of existing local buildings, but should respond to the spirit of its surroundings. The measure of successful new construction within heritage areas is not the extent to which it stands out but its ability to blend in with its surroundings.

The predominant architectural styles of Buttonville are vernacular interpretations of the Georgian Tradition and Classic Revival. Other historic styles represented in the District include Ontario Regency Cottage, Ontario Classic, Picturesque, Edwardian Classical and Arts and Crafts/Bungalow. New construction should reflect local historical design precedents in terms of style, scale, building type and materials. Refer to Section 9.1 for an overview of the above-noted architectural styles.

Common building types in historic Buttonville include single detached houses, village shops, artisan workshops, as well as village shops combined with residential quarters for the shopkeeper. Larger building types that existed historically in the area included grist and sawmills adjacent to the river valley, and stables and barns.

Guidelines

1. The design of new buildings should be products of their own time, but should reflect one historic architectural style prevalent in the District. The Georgian Tradition and Classic Revival are the predominant styles and are therefore preferred.
2. A consistent approach to design detail for the chosen style should be used for all building elements.
3. It is important to recognise that the overwhelming characteristic regarding style in Buttonville is simplicity. Overly elaborate styles and others that are not compatible with the local village context should be avoided.
4. In order to reflect a village pattern, rather than an urban pattern, adjacent detached buildings should not be identical.
5. Multiple family houses (semi-detached and townhouse blocks) should be of a single architectural style to reflect traditional double and terrace housing of the 19th century.

New houses inspired by historical styles



9.4 New Buildings

9.4.2.6 Overall Scale

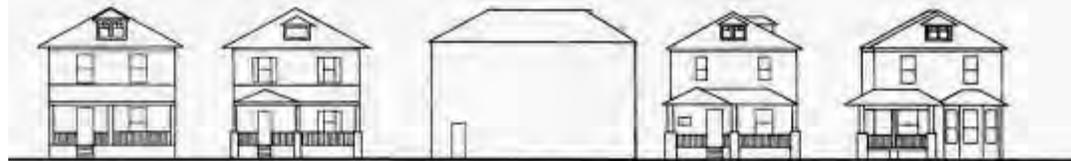
An important attribute of the Heritage District is the distinctive form and massing commonly found on a traditional streetscape, with the predominant building form being the small- to medium-sized, single detached dwelling. Established before the introduction of the automobile, the local streets often possess a rhythm that emphasises the individual house.

Guidelines

1. While new construction may vary in scale from the surrounding development, it should fit in with the existing streetscape in terms of rhythm, alignment, and spacing.
2. The ratio of green space to building mass and the sideyard setbacks should be generally consistent with the character of adjacent properties.
3. Where a building is proposed that is substantially larger than the typical buildings found on the street, the scale of the structure can be reduced by breaking up the façade and overall building mass into elements that proportionally reflect the adjacent building forms.



1. Large empty lot/redevelopment site



2. **Not Appropriate:** The new dwelling is too massive, and ignores the rhythm, spacing, and alignment of the existing streetscape.



3. **Appropriate:** The dwelling's scale is reduced through articulation of the façade with part of the dwelling set back. Rhythm, spacing and alignment are based on the existing context.

9.4 New Buildings

9.4.2.7 Building Form: Directional Emphasis

The building stock of the District varies between a vertical and horizontal directional emphasis.

Directional emphasis is influenced by the height of the building, massing and articulation, and placement of details such as roof pitch, gables, windows, etc.

The general rule of new construction in the District is that it should blend in, but not overwhelm the heritage character of the District.

Guidelines

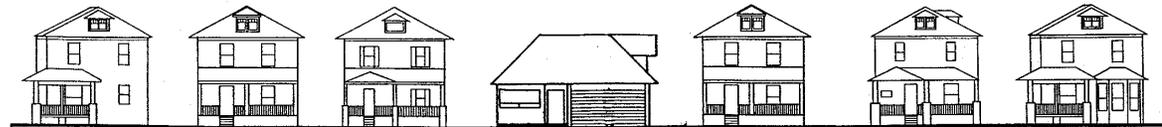
New residential construction should reflect the typical directional emphasis and building form of the surrounding streetscape.



Appropriate



Too Vertical



Too Horizontal

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

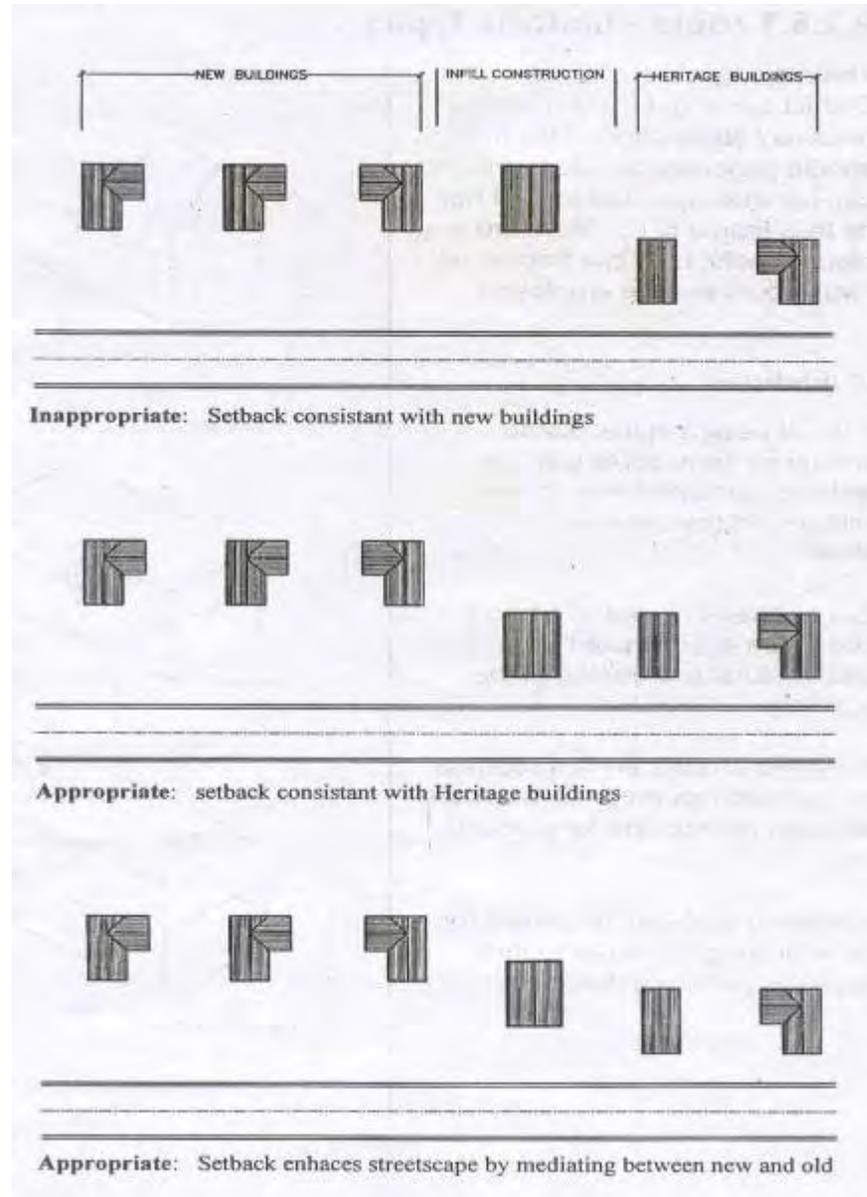
9.4 New Buildings

9.4.2.9 Location and Setbacks

The traditional pattern of residential setbacks is an important contributor to the character of the Heritage District. Buildings are generally located closer to the street than those in most modern suburban developments, while garages and ancillary buildings are located towards the rear. The pattern is typically more ordered in the older core area.

Guidelines

1. New construction should respect the overall setback pattern of the streetscape on which it is situated. Where the minimum requirement for front yards does not permit this, appropriate variances to the zoning by-laws should be sought.
2. Where there are areas of significant variation in the location of adjacent buildings, the front yard setbacks of new residential infill should be defined either as the average of the setbacks of the adjoining properties, or where appropriate for historical reasons, aligned with the adjacent heritage buildings.
3. New buildings should generally be located with the front façade parallel to the roadway.
4. Ancillary buildings should be located towards the rear of the lot. Garages, in particular, should not form part of the front façade.
5. Maintain greenspace by having generous setbacks between buildings.



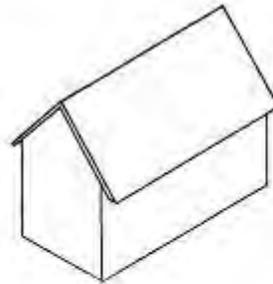
9.4 New Buildings

9.4.2.10 Roofs: Appropriate Styles

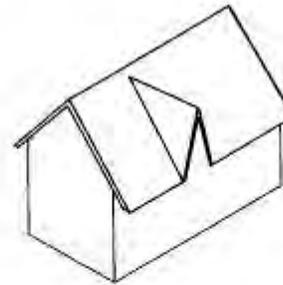
The majority of roof forms in the District are of gable form, with a relatively steep pitch. This form should generally be used. Pitches can be shallower, but should not be less than a 6/12.

Guidelines

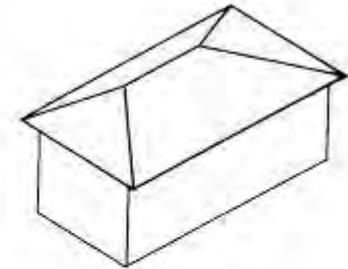
1. Roof design in the District should be compatible with the historic roof type forms in the village and the selected building style.
2. The extent of roof overhang should be appropriate to the architectural expression of the building.
3. Gambrel and gable roofs are appropriate for outbuildings.
4. Hipped roofs are preferred for taller buildings in order to minimize the perceived height.
5. Roofs visible from the public realm should have slopes with historic precedent.
6. Mansard and flat roofs are not supported.



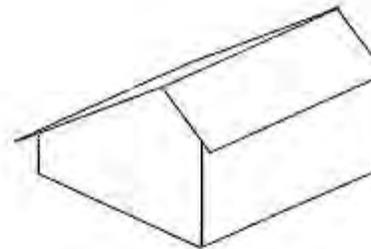
Gable



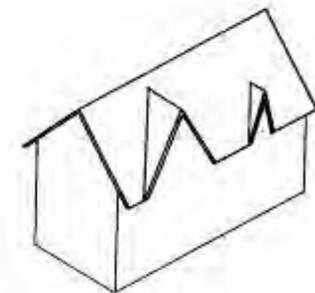
Centre Gable



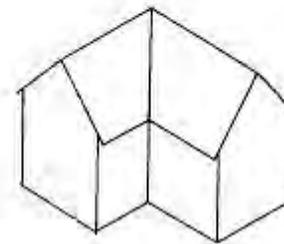
Hipped



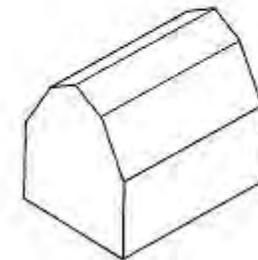
Saltbox



Double Gable



Ell gable



Gambrel

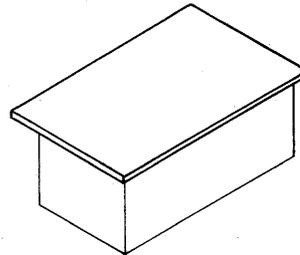
9.4 New Buildings

9.4.2.11 Roofs: Inappropriate Styles

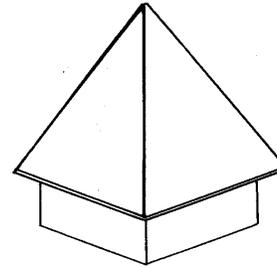
The consistency and compatibility of the existing roof types in the District are significant contributors to the character of the area. Roof types and features which detract from the character of the area are not supported.

Guidelines

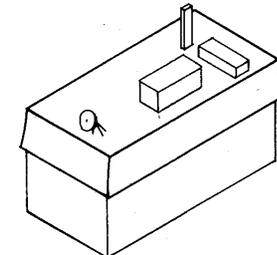
1. Flat or shallow roofs should be avoided.
2. Massive and monolithic roof volumes should be avoided.
3. Visible rooftop mechanical equipment should be avoided. If installation is unavoidable, appropriate screening techniques should be introduced.
4. Rooftop patios are not appropriate and are not supported in the District.



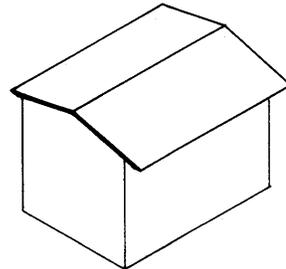
Flat Roof



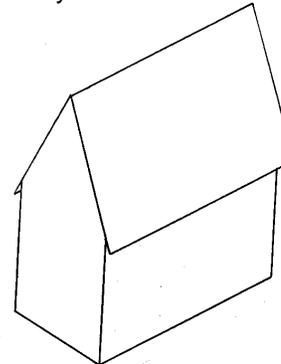
Overly Massive Roof



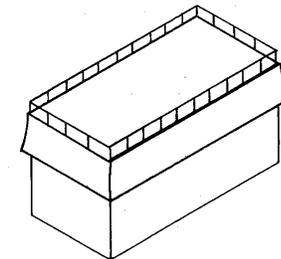
Rooftop Mechanical Equipment



Low Pitched Roof



Overly Massive Roof



Rooftop Patio and Mansard Roof

9.4 New Buildings

9.4.2.12 Chimneys

In the late 19th century, the primary source of heating was stoves. This had an impact on the architecture with the presence of internal chimneys on most roof-lines, typically at the gable ends. With modern heating systems, this important architectural element has been lost.

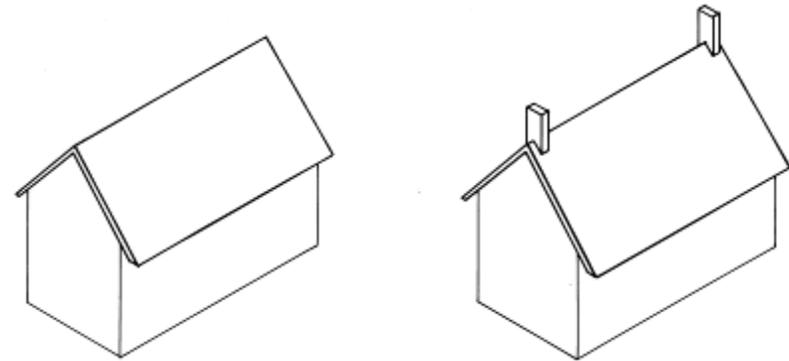
On new construction, the presence of chimneys on the roof-line is one of the elements which help to make the new construction compatible with the heritage environment. This is particularly true on large roofs where chimneys help to break up the massing to a more appropriate scale.

Historic photographs of the area reveal details of a variety of historic chimneys, which may be referred to in new chimney design.

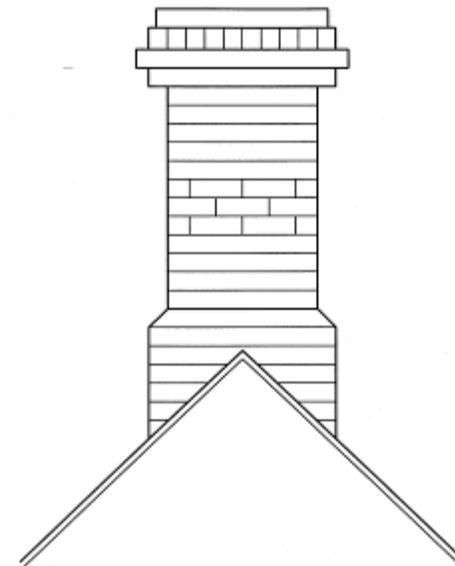
In those instances where a non-functional chimney is desired, a false shelf chimney could be considered.

Guidelines

1. Chimneys are important features of the roovescape and are encouraged in new construction.
2. The use of chimneys on large roofs as a means of breaking up the massing to a more appropriate scale is encouraged.
3. The design of historic chimneys should be used as a reference in new chimney design.



Chimneys can help break up the mass of large roofs.



Historic chimney detail, 19th century

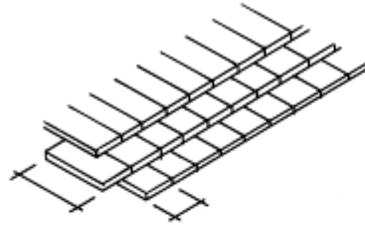
9.4 New Buildings

9.4.2.13 Roofs: Materials

Many of the buildings in the District once had cedar shingle roofs. A majority of these have now been replaced by asphalt shingles. Porch roofs were typically clad in wood shingle or wood board-and-batten. The use of appropriate roof materials is encouraged.

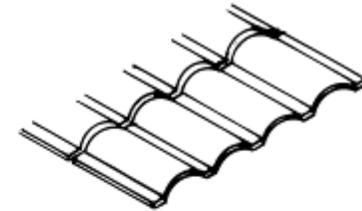
Guidelines

1. Roof materials on all buildings in the District should reflect the traditional materials of the village. Traditional 3/8"-thick taper-sawn cedar shingles with a 4½" to 5½" weather are the most appropriate while asphalt shingles of an appropriate heritage colour, design, and weather are also acceptable.
2. Asphalt and wooden shingles as well as wood board-and-batten can be used on porch roofs.
3. Cedar shakes should only be used on barns and outbuildings.
4. Roofing materials that are not appropriate include metal (except for accessory buildings) clay or metal tile, plastics or other synthetics.



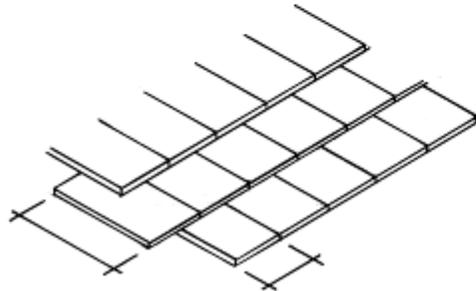
Acceptable:

3/8" thick taper-sawn cedar shingles with 4 ½ to 5 ½ weather



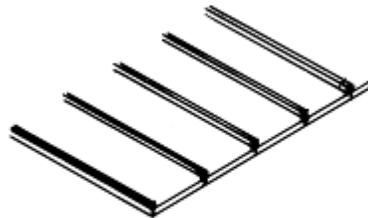
Not Appropriate:

Clay Tiles or simulated tiles



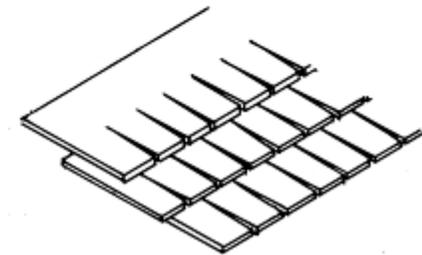
Acceptable in Certain Situations:

Cedar Shakes—for barns only



Acceptable in Certain Situations:

Wood board and batten—for porch roofs



Acceptable:

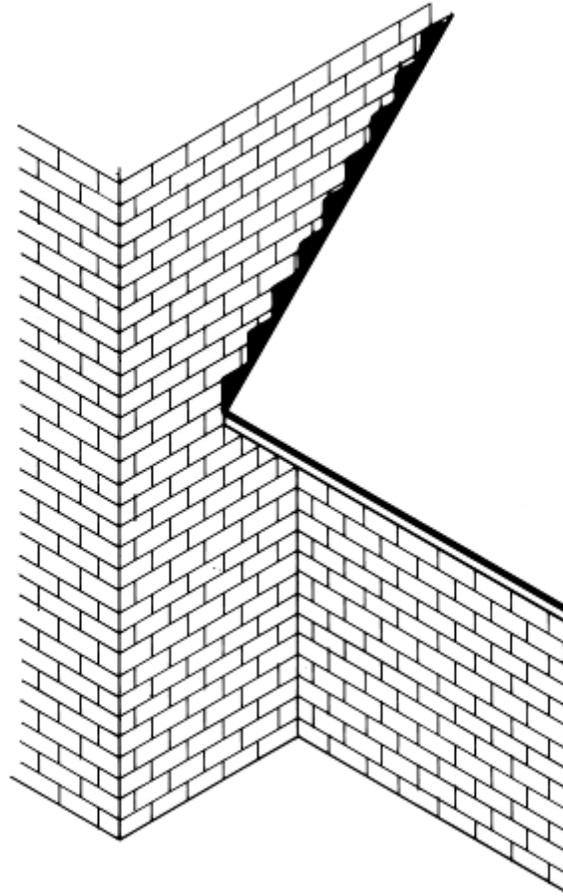
Asphalt shingle of traditional size, colour, texture and weather

9.4 New Buildings

9.4.2.14 Roofs: Flashing

Guidelines

1. Where a roof meets a wall, highly visible flashing connections should blend in with the wall colour. Stepped flashing and caulking should not be highlighted by matching their colour to the trim of the house (e.g., white, beige, etc.). Such flashing should be coloured to match the wall against which it is located.



Flashing colour should blend, not contrast.

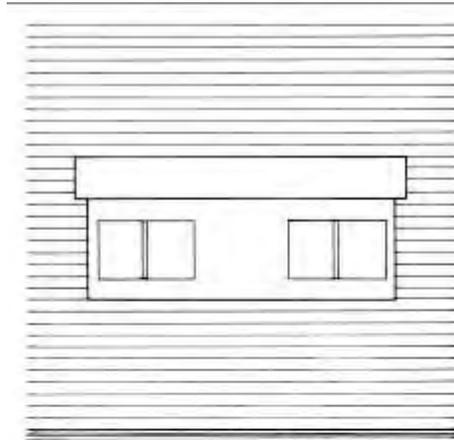
9.4 New Buildings

9.4.2.15 Dormers: Inappropriate Styles

The windows in the dormer should reflect the style of the building and be smaller in size than the main windows on the building.

Guidelines

1. Dormers should be proportioned in a traditional manner with the window, rather than the wall, as the dominant feature.
2. Dormers should not overwhelm the proportions of the façade. Simple dormers are preferred.
3. Double dormers should be avoided.
4. Palladian windows and other features which draw attention to the dormers are not appropriate.
5. Generally, dormer windows should be double hung in appearance.
6. Skylights on the visible façades of a building should be avoided.
7. The predominant type of dormer in the District is the roof dormer. Wall dormers are generally used only in the Second Empire style.



Double dormers and shed dormers should be avoided.



Dormer size is excessive; doesn't relate to historical styles; dormer window is overly complex.



Dormer size is excessive; window is too small for dormer.

9.4 New Buildings

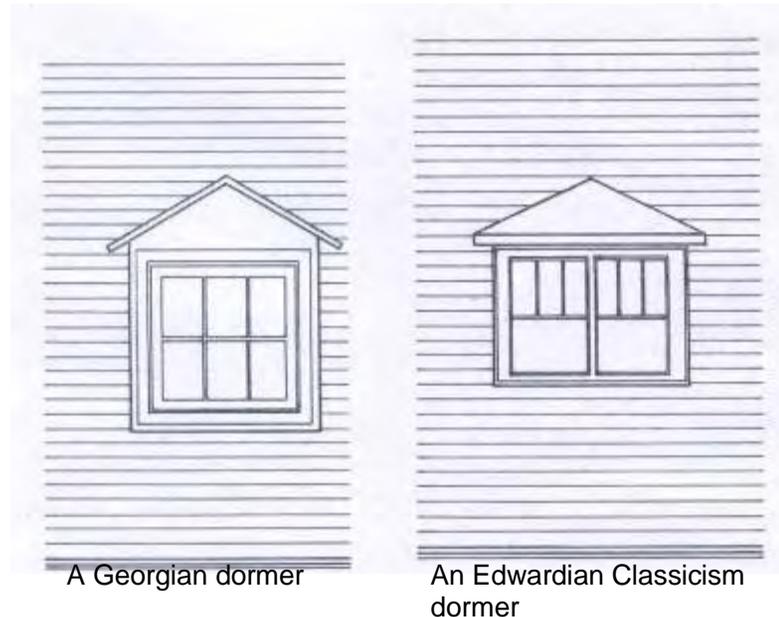
9.4.2.16 Dormers: Appropriate Styles

Although not extensively found in the District, the use of appropriately scaled dormers can be a positive addition, as opposed to skylights which should be avoided on the public façades of a new building. Similarly, stacks, vents, etc., should all be located on the less public side of a structure.

The traditional purpose of dormers was to bring light, not space, to an attic room. The extension of the dormer beyond the width of the window trim should be negligible.

Guidelines

1. Dormers in new construction should be consistent with the style of the house and should be consistent with traditional dormer scale and proportions.
2. Dormers should reflect the traditional hierarchy of windows on a structure, in that the windows in the dormer should be of a lesser scale than the windows on the lower part of the building.
3. The predominant type of dormer in the district is the roof dormer.



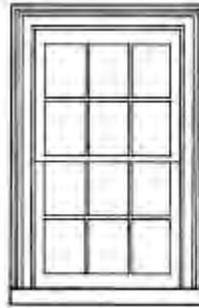
9.4 New Buildings

9.4.2.17 Windows: Appropriate Styles

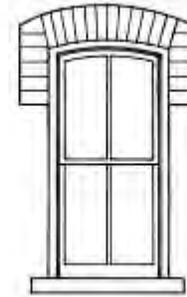
The predominant historic window type in the District is wood, double hung, which is characterized by two vertically sliding sashes, each closing a different part of the window. The double-hung window form can include both flat headed and segmental arched designs. Pane division variations include 6/6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



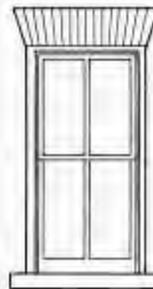
6/6 Double Hung:
Square Headed



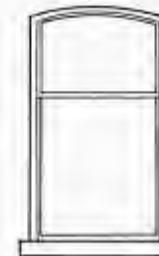
2/2 Double Hung:
Segmental Arched



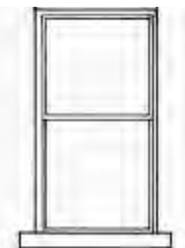
1/1 Double Hung:
Segmental Arched



2/2 Double Hung:



1/1 Transom Window



1/1 Double Hung

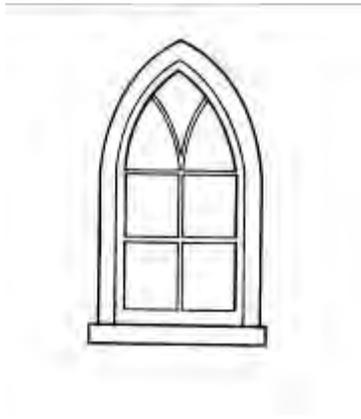
9.4 New Buildings

9.4.2.18 Windows: Accent Windows

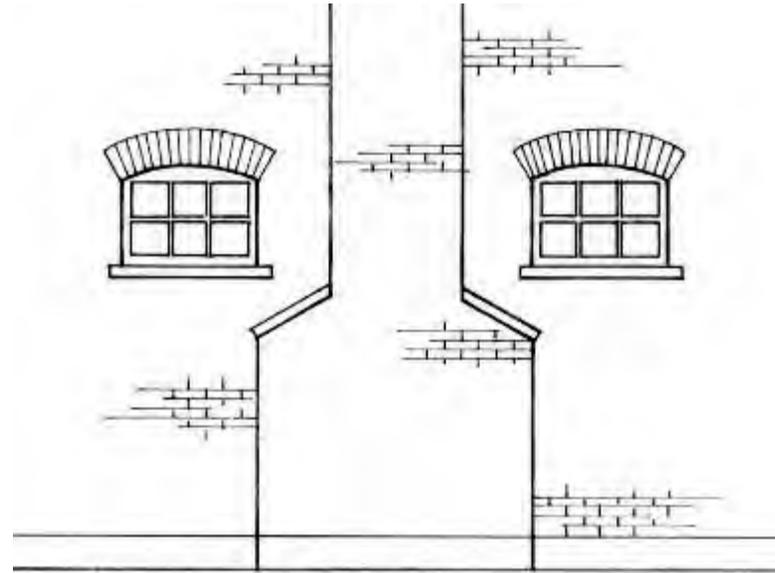
While the predominant window types in the District are double hung, flat, or segmental arched, there are some accent windows usually in gables.

Guidelines

1. Accent windows used in new construction should reflect those found in the District and be consistent with the style of the building.
2. Stock suburban accent windows are not appropriate.



Gothic accent window sometimes used in the centre gable of Ontario Classic houses (above).



Accent windows flanking the fireplace, as used in Arts and Crafts houses (below).

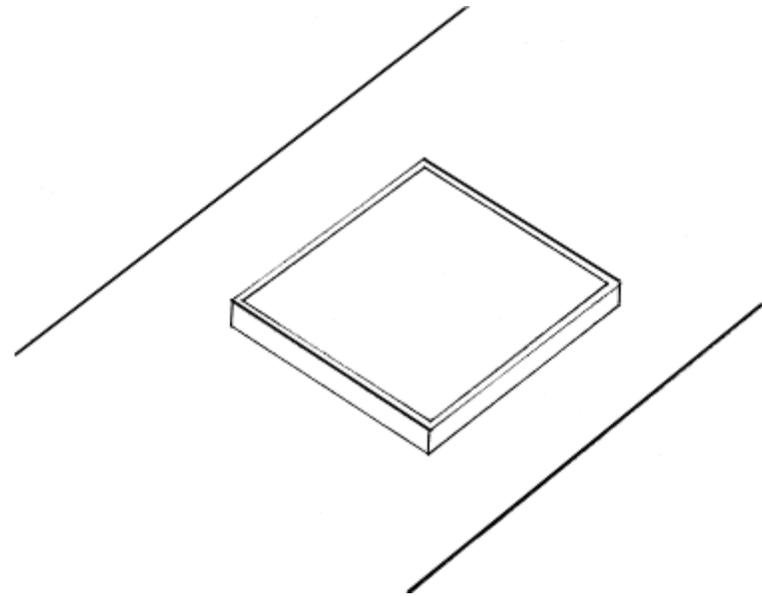
9.4 New Buildings

9.4.2.19 Skylights

Skylights or roof windows are not consistent with the heritage character of the District and are to be avoided on the visible elevations of buildings (e.g., the front and sides).

Guidelines

1. Where skylights or roof windows are used they should be flat, projecting only a minimal distance from the roof, tinted to match the colour of the roof, and placed in locations on the roof that are least visible.
2. Skylights or roof windows are not appropriate on elevations of the building visible from the street.
3. Bubble skylights are not appropriate for use in the District.



Where skylights are permitted they should be flat, of the same colour as the roof, and placed in locations that are least visible.

9.4 New Buildings

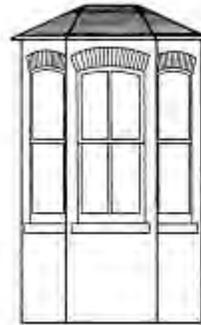
9.4.2.20 Windows: Bay Windows

Typical features of the historic bay windows include:

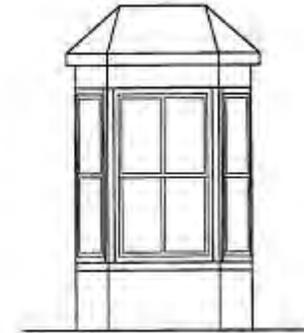
- simplicity in detailing;
- large wood mullions or a brick course between the windows;
- double-hung windows;
- the bay extends to the ground;
- ordered placement on the façade.

Guidelines

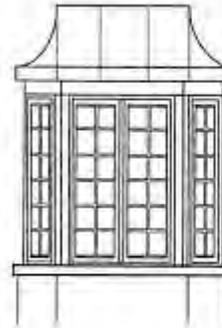
1. The use of a bay window should be appropriate for the architectural style of the building.
2. Bay windows on new construction should be applied in an orderly manner, extend to the ground and reflect historic bay window forms.
3. Popular modern bay windows such as those with minimal mullions, multi-paned casement windows, or which do not extend to the ground are not appropriate.



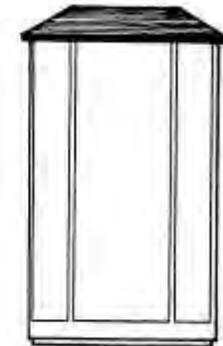
Appropriate: typical historical brick bay window



Appropriate: typical historical wood bay window



Not Appropriate: fixed bay window with minimal mullion bars which does not extend to the ground



Not Appropriate: elaborate, suburban type bay window with multi-paned casement windows

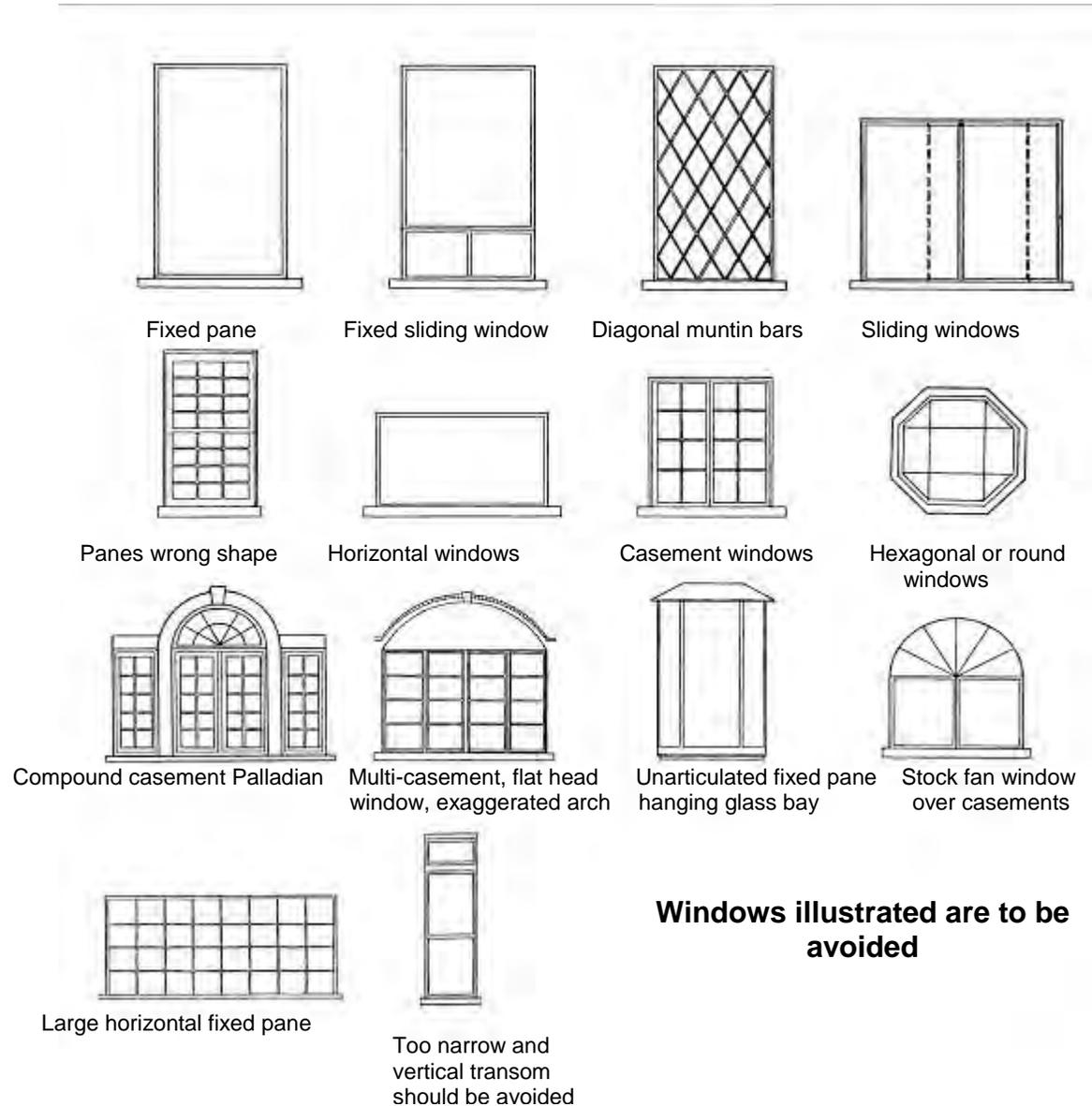
9.4 New Buildings

9.4.2.21 Windows: Inappropriate Styles

These windows tend to be overly elaborate or are not compatible with the traditional architecture of the District. Windows should feature traditional forms and articulation.

Guidelines

1. Windows on new construction should reflect the historic windows in the village. Non-traditional window configurations should be avoided.
2. Stock window forms, typical of modern suburban design are not appropriate in the District.
3. New windows should reflect the tradition of simplicity in the District. Overly elaborate windows are not generally appropriate.
4. Divided windows should include real, externally perceivable muntin bars (external, permanently adhered muntins are also acceptable).
5. Window screens that are visible from the exterior should be avoided.



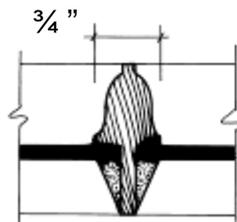
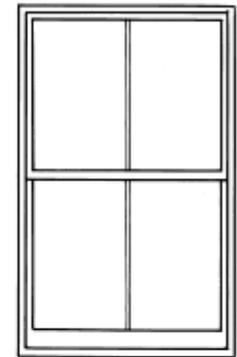
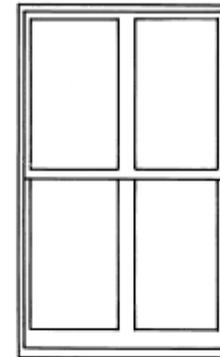
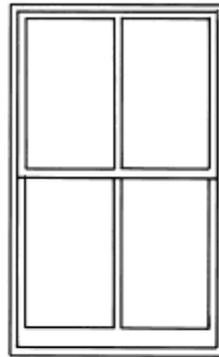
9.4 New Buildings

9.4.2.22 Windows: Muntin Bars

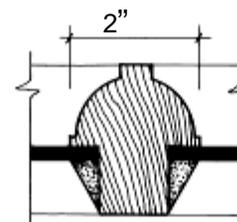
Muntin bars are the framing members used to hold panes within a window or glazed door and are typical features in Buttonville. Windows are considered to be “the eyes of a house” and are among the most important visual features. The shadow lines created by externally perceivable muntin bars on windows are a significant contributor to the appearance of the heritage building stock.

For new construction, where a “divided window look” is proposed, the use of true divided windows with real muntin bars is encouraged. Some window manufacturers produce windows with imitation muntin bars which snap in behind the glass. This approach should be avoided, since the pane divisions are flat and do not appear real.

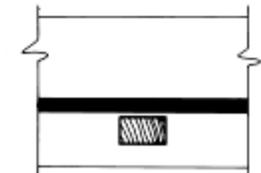
Where muntin bars are proposed, it is important that the type of bar division be compatible with the style of the house and appropriate to the District.



Appropriate thickness



Too thick



Snap in muntin bar : profile too thin and not perceived externally

9.4 New Buildings

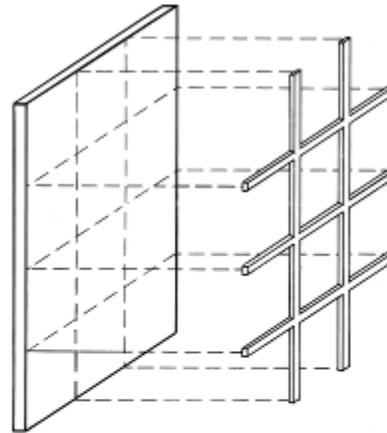
9.4.2.22 Windows: Muntin Bars cont'd

Pane divisions such as 4/4 (four panes over four panes), 6/9, and 3/3, or diagonal divisions, are not found in the District and should be avoided.

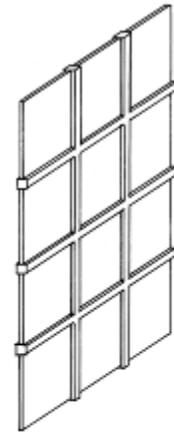
It is also important that the size and profile of the muntin bars should be consistent with the traditional size that would have been seen historically in the District.

Guidelines

1. Where divided windows are proposed on windows readily visible to the general public, they should consist of true divided lights (externally perceivable muntin bars) or muntin bars that are externally, adhered to the outside glass.
2. Snap-in muntin bars are not supported.
3. The type of muntin bar division should be compatible with the architectural style of the house.
4. Muntin bar divisions that would not have historically appeared in Buttonville should be avoided.
5. The size and profile of muntin bars should be compatible with the typical historic varieties used in the District.



Snap-in imitation muntin bars to be avoided



True divided wooden muntin Bars are encouraged

9.4 New Buildings

9.4.2.23 Windows: Storm Windows and Double-glazed Windows

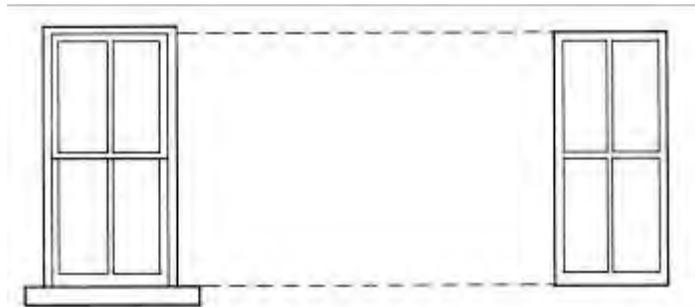
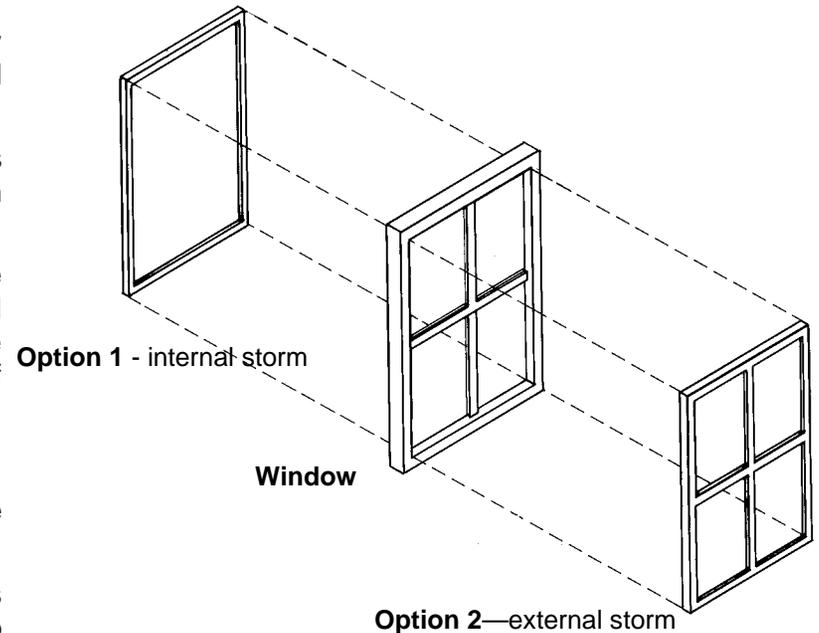
If muntin bars are necessary for a particular design, and thermal efficiency is also an important consideration, thermally sealed double-glazed windows can be acquired with real muntin bars.

On historic buildings and elsewhere, when authentic single-glazed lights are necessary, comparable thermal efficiency may be achieved through the use of traditional wood storm windows.

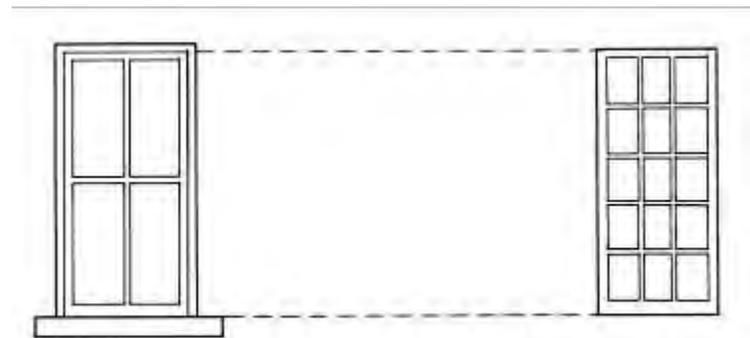
When adding storm windows to the external face of a window, the pane division of the storm window should match the pane division of the original window. When adding storm windows to the internal face of a window, the pane division of the storm window should either match the pane division of the original window or it should have no divisions at all.

Guidelines

1. When using storm windows, those selected should be of compatible size, material, and pane division compared to the host window.
2. If thermal or double-glazed windows are used, they should possess externally perceivable muntin bars of a size and profile compatible to the architectural style of the building.



Appropriate: 2/2 storm window added externally to 2/2 original window



Inappropriate: multi-paned storm window added externally to original

9.4 New Buildings

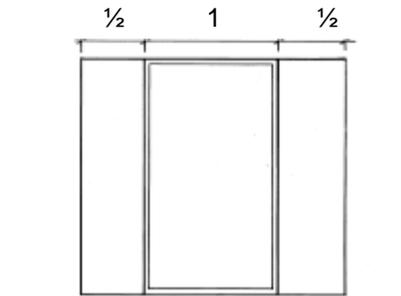
9.4.2.24 Windows: Shutters

Shutters are movable screens, usually made of wood, used to provide additional screening for openings in a building. The most common types are external louvered shutters which are attached to hinges on the frame of the window.

Although today they serve more as decoration, shutters were important functional components of the house as sun and wind shields and insulators, and this was reflected in their design. Shutters had to be able to fully close over an opening thus the width of shutters was invariable equal to half the width of the window.

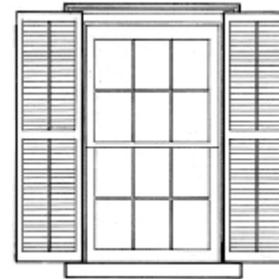
Guidelines

1. Shutters should be half the width of a window and attached at the frame, not the wall, in order to appear functional.
2. Shutters should be of louvered construction and fit the window shape and size.
3. The use of traditional shutter hinges is encouraged.



Shutters should each be $\frac{1}{2}$ the width of the window.

Appropriate

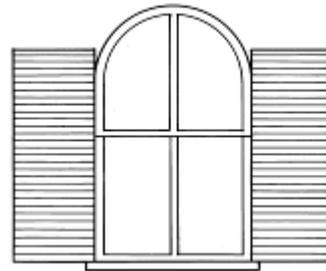


Square shutters fit square-headed windows.

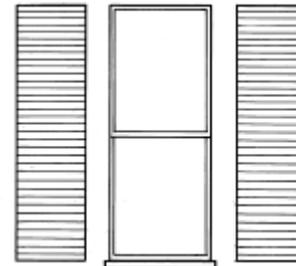


Segmental arched shutters fit segmental arched windows

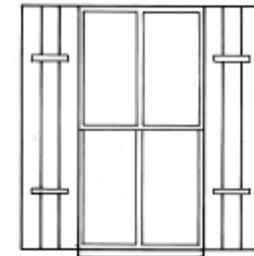
Not appropriate



Shutters do not fit the shape of the window

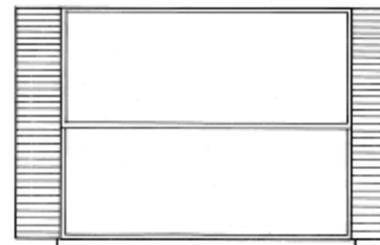


Shutters are fixed to the wall, do not appear functional.



Board, panel, or solid shutters were not a common historic feature in Buttonville

4. The use of wood shutters is preferred. Shutters made from more modern materials may be used. Consultations with staff on the appropriateness will be required.



Shutters inappropriate for window – do not relate to size of opening.

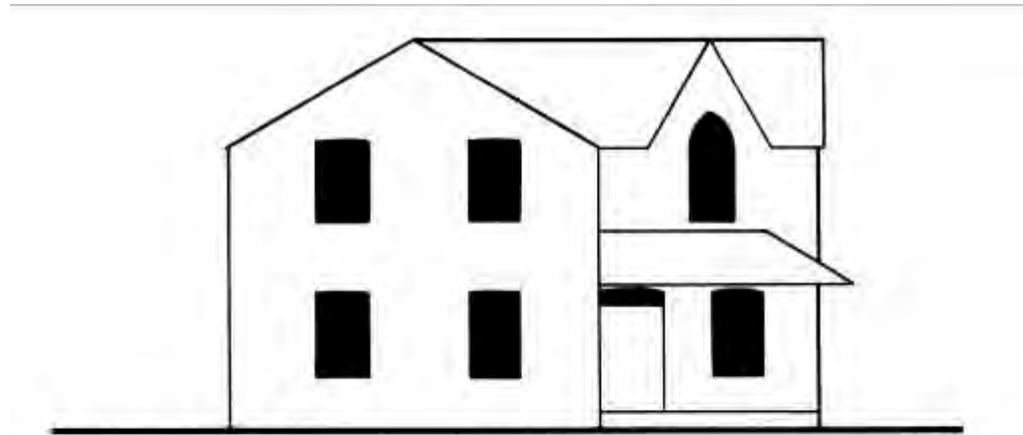
9.4 New Buildings

9.4.2.25 Window-to-Wall Ratio

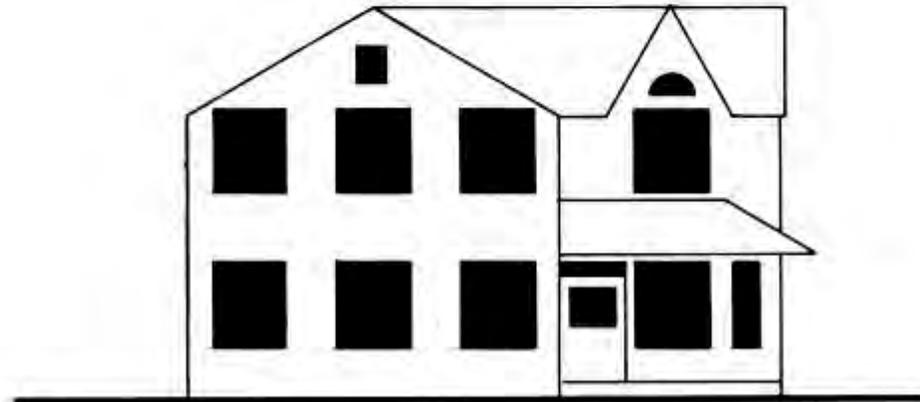
The window-to-wall ratio is measured by the amount of window space against the amount of wall space on each façade. Heritage buildings in the District have a window ratio of 15–20% of the total wall coverage.

Guidelines

1. New construction should respect the traditional ratio of 15–20% of window-to-wall coverage.
2. Greater window-to-wall ratios should be avoided.



Appropriate: 15 to 20% is historically accurate.



Not Appropriate: 40% is excessive.

9.4 New Buildings

9.4.2.26 Window and Door Placement

In the historic architecture of Buttonville, buildings were usually designed with an orderly placement of windows and doors on the façades. New construction should respect the historic patterns of window and door placement within the District.

In the District, window placement may vary slightly from period to period, but in no case do windows appear at ceiling height, touching the roof in elevation. This should be respected when placing windows in new construction.

Guidelines

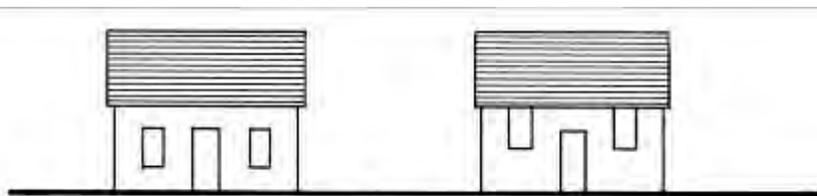
1. On façades that are visible from the street, new windows should maintain historic proportions and placement patterns typically found in the District.
2. Where appropriate, centre lines of windows should be aligned vertically.
3. Windows should have sufficient clearance around all sides to avoid a cramped appearance.
4. Windows on new buildings should not touch the eave.
5. A door should be visible on the front façade and placed in a traditional manner.



Ordered Façade: Compatible with the Heritage District



Disorganized Façade: Not compatible with the Heritage District



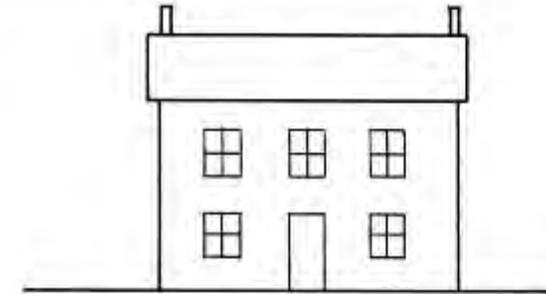
Ordered: Windows are balanced vertically on the façade.

Disordered: Windows appear cramped when placed directly under the eaves.

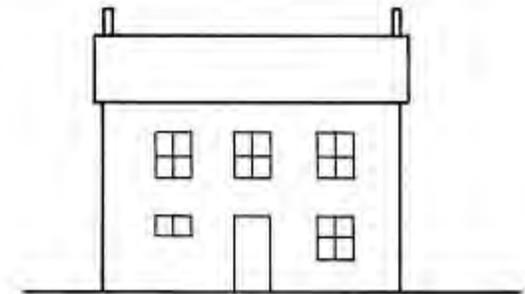
9.4 New Buildings

9.4.2.26 Window and Door Placement cont'd

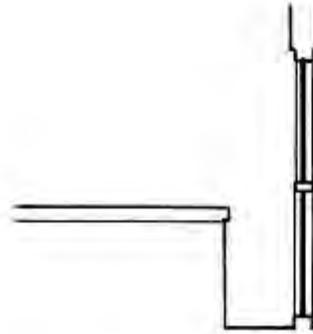
6. Where internal arrangements such as a kitchen counter impact the ability to achieve a proportioned and/or symmetrical façade, the use of an internal ledge can help to achieve symmetry.



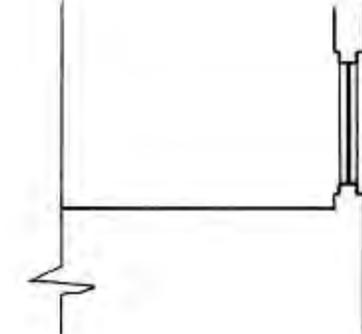
Elevation: appropriate window treatment—
Symmetry is maintained.



Elevation: exterior appearance is affected
due to internal feature. Symmetry is lost.



Section of window above: Use of ledge
preserves symmetry.



Section of window above: No use of ledge
compromises symmetry..

9.4 New Buildings

9.4.2.27 Doors: Appropriate Styles

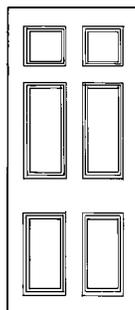
The historic doors of Buttonville are typically made of wood and were consistent with the styles popular in Ontario in the 19th and early 20th century.

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.

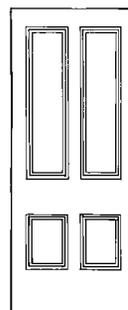
Other door types include the partially glazed door, which is popular in late 19th century residential and commercial buildings, the double door (each of which is typically $\frac{3}{4}$ the width of a standard door), and the vernacular solid wood outer door.

Guidelines

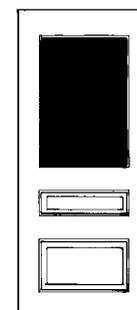
1. An appropriate style of door should be selected consistent with the proposed architectural style.
2. The door should maintain the existing proportions and reflect the historic designs found in the District.
3. The use of a traditional wood door is preferable; however, doors constructed from modern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



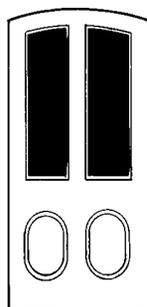
Cross and Bible panel door



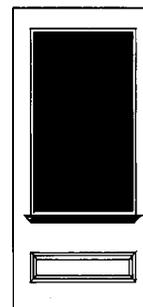
Four panel door



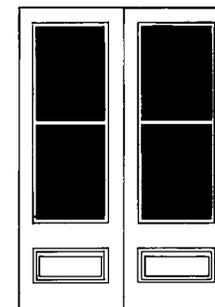
Half-glazed door



Partially glazed panel door



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



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

d

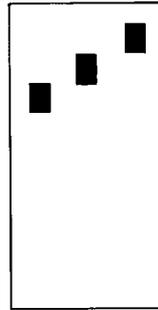
9.4 New Buildings

9.4.2.28 Doors: Inappropriate Styles

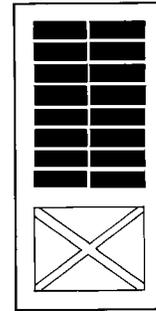
Doors are significant elements in the elevation of any building. In order to ensure compatibility with the character of the District, new doors should reflect the designs, colours, and textures commonly found on local heritage buildings.

Guidelines

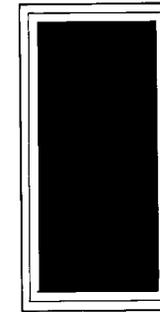
1. Stock modern doors of compositions and materials that are not consistent with the character of the District should be avoided.



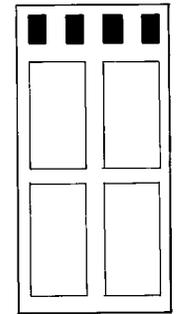
Inappropriate design and proportion



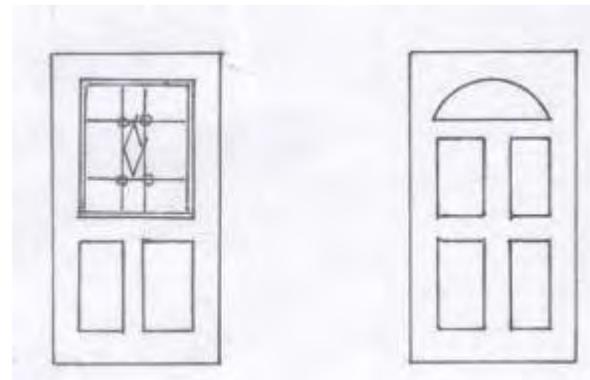
Not a traditional Buttonville design; inappropriate pane division; stock modern door



Overglazed



Inappropriate design and proportion



Steel doors with wrought iron or stained glass inserts are not appropriate for front doors

Steel doors with fanlights and other non-historic panel or glazing details generally not appropriate

9.4 New Buildings

9.4.2.29 Doors: Frames and Surrounds

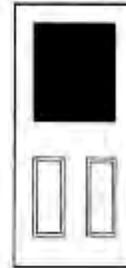
In the historic doors of Buttonville, the proportion and amount of glazing in the door surround was usually related to the architectural design of the building. Typically when there was glazing in the door, sidelights were not seen, and when sidelights were applied, they were either installed in pairs or not at all. Sidelights and transoms are most often typified by glass that is divided by true divided muntin bars, rather than single-glazed panels.

Guidelines

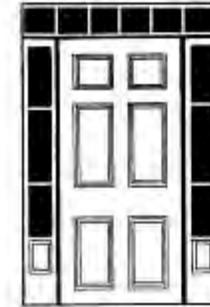
1. The door surround should be appropriate for the architectural style of the building.
2. Door surrounds should be consistent with the traditional design of these elements seen in the District.
3. Sidelights should be used in pairs and only where the door is not glazed.
4. The lower ¼ of the sidelight should be a solid panel.



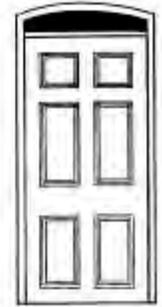
Appropriate
Square Transom,
no sidelights



Appropriate
Door with window,
no sidelights



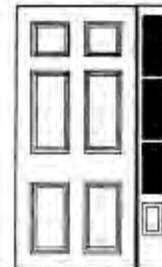
Appropriate
Traditional door, with
transom and sidelights



Appropriate
Rounded transom
no sidelights



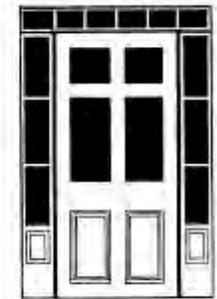
Not Appropriate
Glass door with
transom and sidelights



Not Appropriate
Single sidelight



Not Appropriate
No articulation of
sidelights and transom



Not Appropriate
Glass in door with
with sidelights/transom

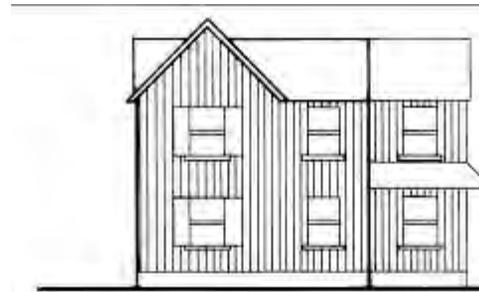
9.4 New Buildings

9.4.2.30 Foundations

The early foundations in the District were almost entirely built of fieldstone. With improvements in concrete technology around the turn of the century, concrete gradually replaced stone as the material of choice. Foundations are visually evident in the architecture of the village, but tend to be relatively low.

Guidelines

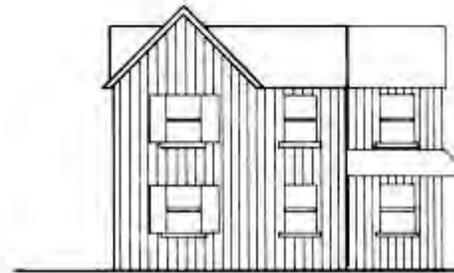
1. Foundations on new construction should be of a height that is appropriate to the historic architectural forms of the District.
2. Any increase in window size in the foundation should be incorporated through a window well rather than extending the foundation out of the ground.
3. Where new construction occurs in areas of particular sensitivity or the foundation will be highly visible, exposed foundation walls above grade should have a rebate to be faced with split-faced, coursed random rubble laid to appear structural, as in a traditional fieldstone foundation, or cultured stone with a similar appearance. The stone should be of mixed colours and types representative of locally found fieldstone. The stone should not be laid in a flagstone pattern resembling modern stone veneering.



Traditional foundation



Excessive foundation



Lack of foundation



Stone-clad foundation

9.4 New Buildings

9.4.2.31 Wall Cladding Materials

In the case of new construction, the selection of cladding materials should reflect the context of the particular site. Not only is it important to make a selection based on what is fitting for the design of the new building, but also if it is appropriate for its specific locale.

Materials used as exterior finishes for any new structure should be visually compatible with the adjacent historical buildings. Traditional cladding materials in Buttonville include:

- Stucco : Roughcast (not the smooth or semi-smooth modern type)
- Brick : Red Clay Brick
- Wood : Vertical Tongue and Groove Wood
: Horizontal Clapboard
: Board-and-Batten

Stone is used as a foundation material, but not a wall material. The only type of stone used is coursed split fieldstone, laid horizontally, which reflects its function, and is fully dressed.

Wood:

Wood sidings are the most common cladding material used in the District and are therefore the preferred cladding material. Pre-1867 structures used horizontal 5–6” clapboard and board-and-batten, while post-1867 structures used more narrow horizontal siding or vertical wood. No examples remain.

Stucco:

Buttonville once had a number of buildings in roughcast stucco. No examples remain.

Brick:

Traditional bricks were 8½” long by 2½” high and red or red-orange in colour.

General Comments

When choosing materials it should be considered that brick tends to exhibit a more dominant appearance than wood and may not necessarily be appropriate for all contexts within the District. Modern stucco finishes are generally not appropriate for the District as they cannot duplicate the effect of traditional roughcast.



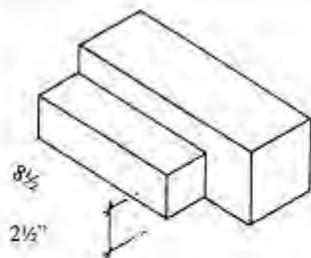
The varied but compatible distribution of historic building materials is an important contributor to the District character.

9.4 New Buildings

9.4.2.31 Wall Cladding Materials cont'd

Guidelines

1. Materials used in new construction should be compatible with local historic materials as well as the specific design of the proposed building.
2. The use of traditional wood sidings is always preferable. Non-traditional materials and products, such as cement board, vinyl and aluminium, in historical configurations and profiles that provide the appearance of traditional sidings may be used. Consultation with staff is required.
3. Brick should be of the standard older, Ontario Size variety (no greater than 2½" by 8½"), and of a traditional local colour and texture. CSR size brick is also acceptable. The use of traditional mortar colour, profile, and texture is encouraged.
4. Stone is appropriate for foundations only.
5. Cladding materials that are not appropriate include: concrete block, concrete brick, pre-cast or poured concrete panels, ceramic tile, angelstone, smooth stucco, wood shakes, artificial stone, and terra cotta.



Appropriate: Ontario sized brick (traditional)
Not Appropriate: oversized brick



Appropriate: Red and red-orange clay brick consistent with historic local varieties



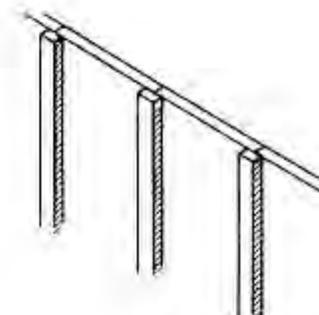
Appropriate: Wood shingles on Queen Early 20th century styles.



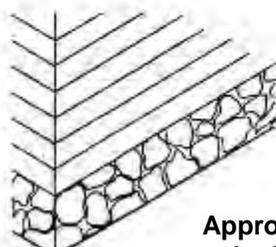
Appropriate: tongue and groove wood siding



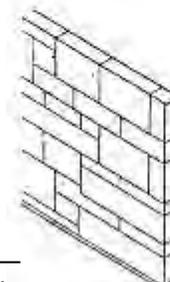
Appropriate: 5-6" horizontal wood clapboard



Appropriate: Vertical wood board and batten siding. Moulded battens to be used on houses, plain battens to be used on accessory buildings.



Appropriate: Stone— for foundations only



Not Appropriate: Stone or horizontal Angelstone

9.4 New Buildings

9.4.2.32 Architectural Details: Brick

One of the common misconceptions with regard to new development in historic areas is the use of decorative polychromatic (two-toned red and buff or yellow coloured) brick detailing.

Typically in Buttonville, polychromatic brickwork was only used on buildings in the rural area outside of the hamlet proper. Typical details included brick arches over the windows and quoins at the corners of the building. Early 20th century brick buildings were built with dark red pressed brick with ornamentation limited to radiating arches over door and window openings.

Guidelines

1. Polychromatic brick detailing should be applied only when stylistically it is appropriate and should reflect the tradition of simplicity that is seen in Buttonville architecture. Plain dark red brick is more typical of Buttonville and is preferred over the decorative Victorian Styles.



Patterned brick was used on larger mid-19th century houses in the vicinity of Buttonville.



Plain red brick is more typical of Buttonville, reflecting the buildings of the early 20th century.

9.4 New Buildings

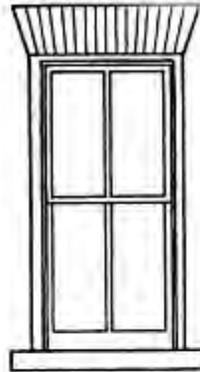
9.4.2.33 Architectural Details: Brick Arches

The purpose of an arch is to support the masonry above an opening. Traditional 19th-century window and door openings were supported on a brick or stone arch, made up of angled masonry which carried the loads to the wall alongside. The angled masonry units are called voussoirs.

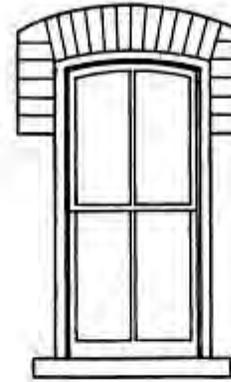
Most modern openings are supported on hidden steel lintels, so the masonry no longer carries the loads. As a result, brickwork can be installed in a way that does not replicate the historic form where the lintel must extend beyond the opening to bear on the wall below. Vertical soldier courses that don't extend beyond the opening don't appear functional, and look false and trivial.

Guidelines

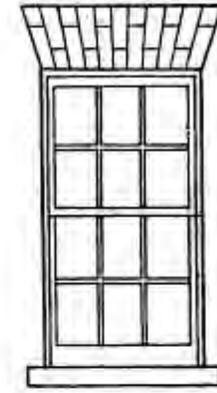
1. On brick buildings, traditional angled voussoirs should be constructed above the windows and doors. Soldier-course lintels and wood pediments should be avoided.



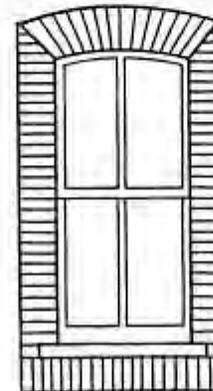
Correct



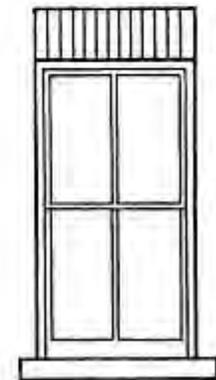
Correct



Correct



Incorrect



Incorrect

9.4 New Buildings

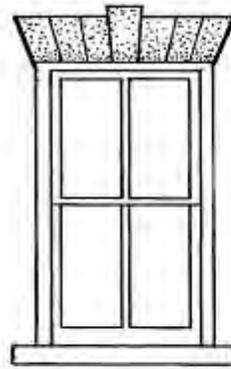
9.4.2.34 Architectural Details: Keystones And Sills

Keystones are architectural details used as an accent in door and brick surrounds. While often seen in major centres, such as Toronto, and in modern suburban construction, in simple historic Buttonville architecture, keystones are not a typical feature.

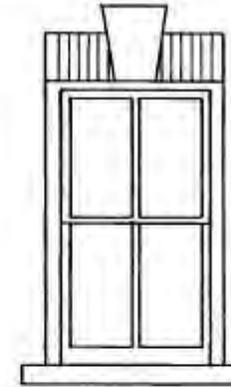
Window sills in the District were historically made from wood, and later from stone and concrete. On masonry structures, the use of a contrasting material served to highlight the window opening. The trend in modern construction is to use brick sills. Unfortunately, the detail is often lost within the wall and as a result, the appearance of the window is diminished.

Guidelines

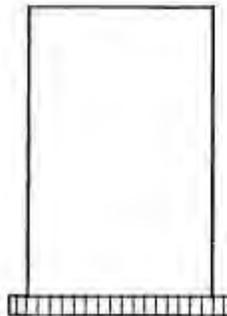
1. Keystones and other overly elaborate architectural details should not be used.
2. Window sills should be made of wood, stone, or concrete; brick sills should not be used.
3. All windows should have sills.



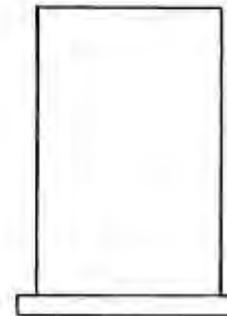
Not Appropriate: elaborate concrete lintel, keystone oversized



Not Appropriate: keystone oversized, lintel is soldier course



Not Appropriate: brick sill



Appropriate: stone sills or wood sill preferred, concrete post-1900 styles, wood pre-1900 styles

9.4 New Buildings

9.4.2.35 Architectural Details: Brick Quoining

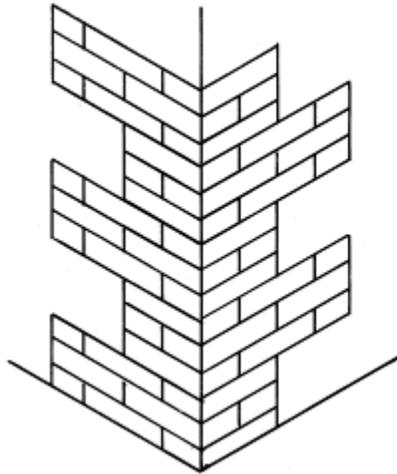
Quoining is based on an historic practice of using hard stone or brick to reinforce the external corner edge of a wall.

The historic roots of quoining were apparent to builders in the 19th century, who typically constructed the feature in a functional manner. They employed an alternating pattern, whereby the multichrome brick would be continually present on the façade.

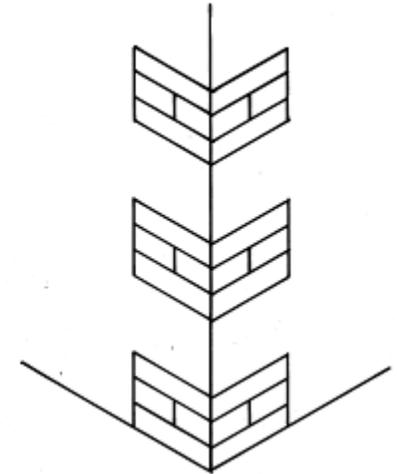
A typical misrepresentation of quoining which appears in modern construction is the separation of the quoins. This practice, unfortunately, diminishes the functional appearance of the quoins and also the compatibility of a building within the heritage area.

Guidelines

1. Where quoining is to be used on buildings of a pre-20th century style, traditional quoining techniques should be used.



Appropriate: This quoining technique is historically accurate, and seen most often in mid-to late – 19th century styles (c. 1860 to 1900)



Appropriate: This quoining is not historically accurate in the context of Buttonville.

9.4 New Buildings

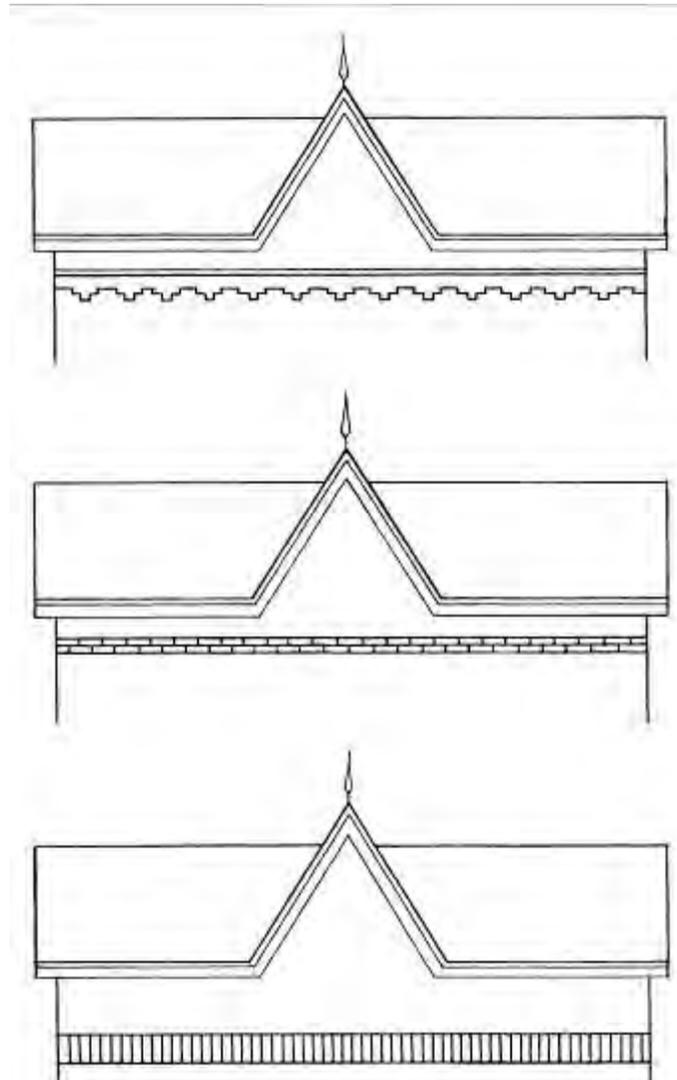
9.4.2.36 Architectural Details: Brick Coursing

A brick course is a horizontal row of bricks that circles the entire building or a portion of it. It forms a pattern, such as a line or multiple crosses, and is done in contrasting colours.

Contrary to some modern representations of brick coursing, in traditional architecture the bricks tended to be laid with the run of the bricks in the wall rather than perpendicular in soldier course (which would not have been structurally stable using traditional masonry techniques).

Guidelines

1. Brick coursing should reflect traditional local examples with respect to pattern, alignment, and colour.
2. Soldier-course banding is not appropriate.



Appropriate: historical coursing, using cross pattern in running bond.

Appropriate: simple coursing, running bond

Not Appropriate: vertical soldier brick coursing

9.4 New Buildings

9.4.2.37 Architectural Details: Porches and Verandas

Porches are semi-enclosed spaces applied to buildings which provide a means of shelter. In stylistic terms, a “porch” provides a relatively small amount of cover, while a “veranda” extends across the entire façade.

In the earliest styles, such as Georgian, porches were relatively rare and, if applied at all, provided only minimal shelter. Later in the 19th century, the full veranda became popular, often with a bell-cast roof and a sloping ceiling to allow heat to rise. This type of veranda is seen, with slight variations, on Gothic Revival, Italianate, Second Empire, and Regency architecture. By the turn of the new century, and the Edwardian era, heavier, more massive columned verandas became popular, a trend that lasted well into the 20th century.

Porches and verandas have a significant impact on the function and character of buildings in the District.

19th century porches and verandahs were typically between 1.5 and 1.8 metres (5 and 6 feet) in depth. Early 20th century porches and verandahs were deeper.



Victorian verandahs were light in proportion, often decorated with fretwork brackets. Casella#1



Early 20th century verandahs were heavier in proportion, with Edwardian Classical motifs.

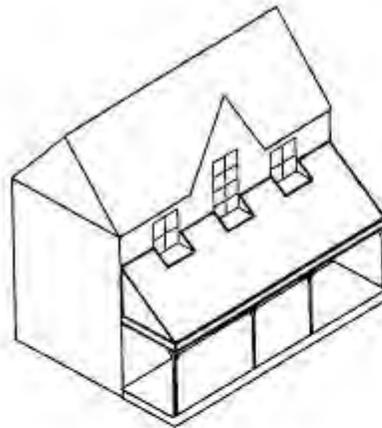
9.4 New Buildings

9.4.2.37 Architectural Details: Porches and Verandas cont'd

The drawings opposite illustrate porches and verandas which, although often popular in modern construction, should be avoided since they do not reflect the character of the District, or the building design.

Guidelines

1. Traditional porches and verandas are encouraged as features of new construction in the District.
2. When designing new buildings, attention should be given to ensuring that the design of porches and verandas is compatible with the particular style of the building and the overall character of the street and District.
3. Flooring used on porches and verandas is to be laid perpendicular to the adjacent wall.
4. Screening of the facing of the porch or veranda deck is to be done with framed squared lattice or solid wood.
5. Non-traditional porches are not to be used.
6. Front yard decks are not supported.



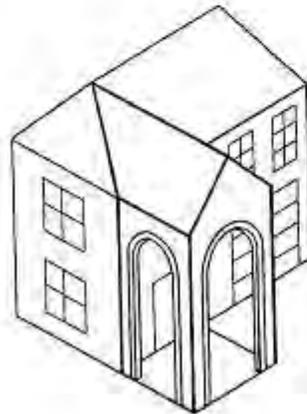
Overly heavy porch, cut into windows over narrow metal columns



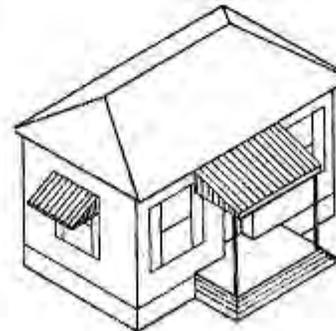
Greek Revival columned porch



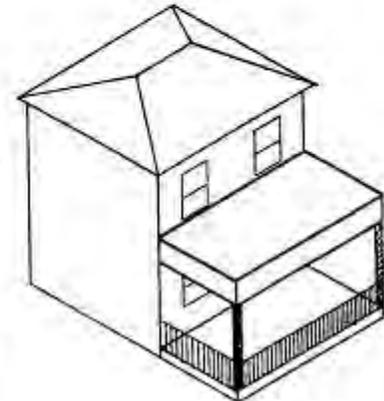
Car-port type porch



Enclave and Spanish porches



Metal awnings



Overly heavy flat porch and wrought iron supports

Porches illustrated are not supported

9.4 New Buildings

9.4.2.38 Paint Colours

One of the most important and simple ways of integrating a new building into a heritage area is through the use of traditional local heritage paint colours.

Generally, paint colours in the rural community of Buttonville have tended to be the more reserved, and readily available, pale natural tones favoured by Andrew Jackson Downing. By the turn of the century, while pale neutral tints continued to be popular, a wider variety of colours became available.

Most paint manufacturers have produced heritage paint colour brochures which can be used to select appropriate colours for the Heritage District.

Guidelines

1. Select paint colours appropriate to the period and style of the building.
2. Section 9.2.4.7 of this Plan provides information on typical historic Buttonville paint colours.



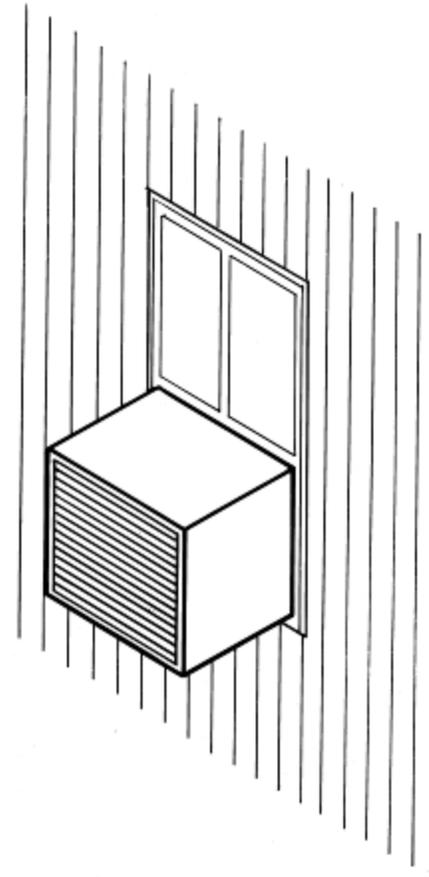
9.4 New Buildings

9.4.2.39 Utility and Service Equipment

Utility and service equipment should not be readily visible, especially on the front or side façades.

Guidelines

1. Service hardware such as utility meters, cable television, satellite dishes and telephone connection boxes should be visually integrated into the building design. Projecting architectural elements such as porches and bays can be configured to help conceal these services when they are proposed for the front of the building.
2. Commercial mechanical elements such as dryer vents, heat reclamation vents, furnace and water heater exhausts, gas fireplace exhausts, and kitchen exhausts which cannot be screened should not be placed on the front or side walls of the building.
3. Ground-mounted electrical and mechanical hardware such as heat pumps, transformers, and air conditioning units should also not be located on the front or side walls of the building, or should be screened in an appropriate manner.
4. Window-mounted air conditioning units should not be installed on elevations visible from the street.
5. Noise sources should be placed away from habitable areas and operable windows



Air conditioning units should not be installed in window openings visible from the street

9.4 New Buildings

9.4.2.40 Garages and Ancillary Buildings-

General

Since Buttonville was a rural village until relatively recent times, there are a number of historic urban barns, drive sheds, carriage houses, and stables. While their function has been adapted to suit the automobile, these features enhance the village context and are important contributors to the character of the District.

When proposing new construction, the best approach to integrating a garage into the heritage area is to reflect the design, materials, and positioning of the historic outbuildings in the village.

Traditionally, outbuildings in Buttonville were of a simple, vernacular design, primarily constructed out of wood (board-and-batten, barn board, vertical tongue-and-groove, and narrow horizontal clapboard) and were often set at the back of the lot, and not visible from the street.

The most visible element of an outbuilding is often the door. Special attention should be made to ensure that this is compatible with the Heritage District context.

Guidelines

1. Outbuildings and garages should have a traditional design and positioning.
2. Brick garages tend to contribute to an overly heavy appearance and should be avoided.
3. Garages should be lower in profile than the principle building and complementary in design and colour.
4. Windows and doors should be compatible with the District character.
5. The use of traditional materials and products such as wood windows and sidings, is always preferred.
6. Non-traditional materials and products (vinyl, aluminium, cement board) in historical configurations and profiles that provide the appearance of traditional materials may be used. Consultation with staff will be required.



A good example of a rear ancillary building

9.4 New Buildings

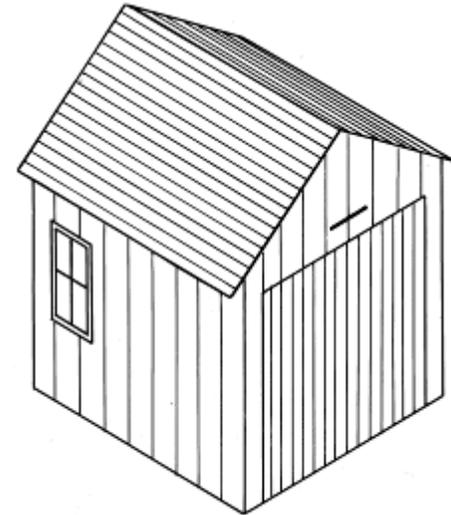
9.4.2.41 Garage Placement

The garage should not be the principal feature of a dwelling in the District. This can be achieved by a compatible design of the garage itself, as well as the position of the garage relative to the house.

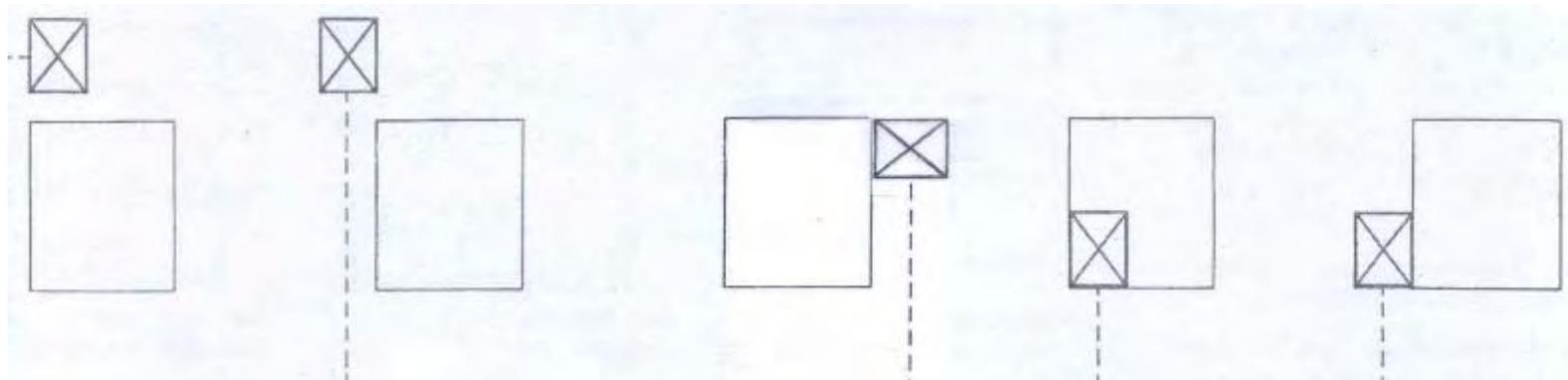
Historically, garages and outbuildings in the District were located to the rear of the main building. Modern suburban developments have absorbed the garage into the front of the house, dominating the façade and creating a streetscape that is more welcoming to cars than to people..

Guidelines

1. Garages are to be located to the rear or at the side towards the rear of a building, so that the house, not the garage, is the focal point. Below grade garages are not supported.
2. Detached garages are recommended. Attached garages should be located on the rear façade or recessed from the front façade and whenever possible, positioned to be not readily visible from the public realm.



Typical rear garage design



Appropriate: Rear

Appropriate: Rear side

Appropriate:
Rear side

Not Appropriate:
Front, flush

Not Appropriate:
Front, no setback

9.4 New Buildings

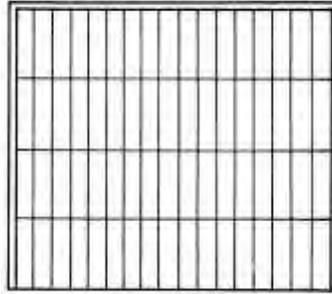
9.4.2.42 Garage Door Design

When designing new garages in the District, the clarity and simplicity of historic frame urban barns and drive sheds should be reflected in the new construction.

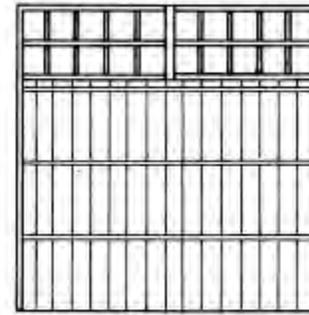
Modern suburban garage doors tend to be constructed in overly elaborate designs and with materials that are not consistent with the character of the Heritage District and should be avoided.

Guidelines

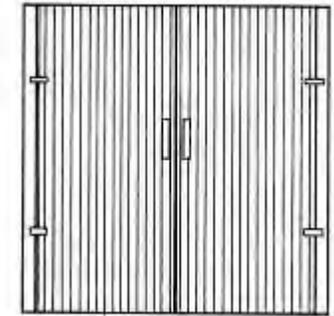
1. New garage doors should reflect simple historic doors in a form that is consistent with the historic vernacular architecture of Buttonville.
2. Appropriate garage doors include the vertical tongue-and-groove roll-up or swing door, either with or without windows, or for less conspicuous locations simple, unarticulated wood doors may also be used.
3. Modern suburban stock, panelled garage doors are not supported.
4. Wood is preferred, but modern materials in historical configurations may also be used.



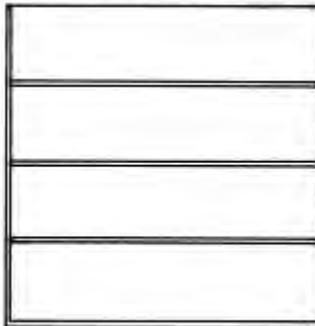
Appropriate: historic style vertical wood



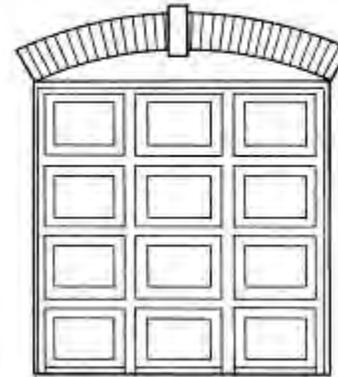
Appropriate: vertical wood with windows



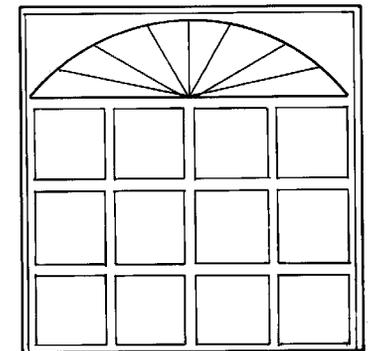
Appropriate: traditional swing doors



Appropriate: simple unarticulated door



Not Appropriate: overly elaborate door



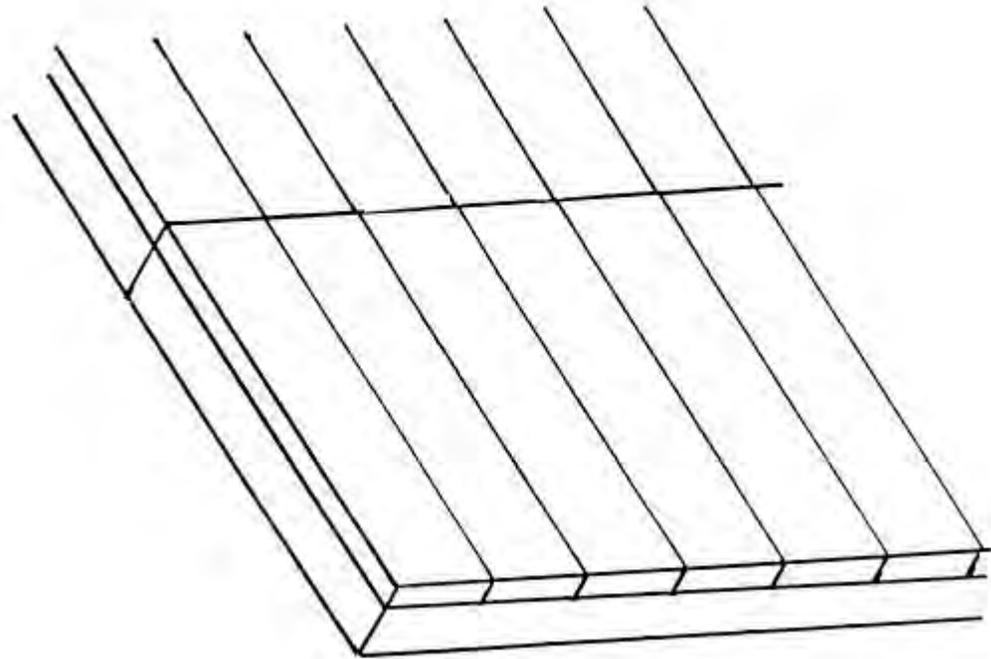
Not Appropriate: overly elaborate door and inappropriate window

9.4 New Buildings

9.4.2.42 Garage Door Design cont'd

One of the most successful examples of a new garage door in the heritage area is the vertical tongue-and-groove wood door. If properly manufactured, these doors present an appearance that resembles a carriage house door, yet is sufficiently unarticulated that it does not stand out on the façade of a building.

A traditional-looking vertical wood roll-up garage door can be attained through affixing vertical wood strips (often tongue-and-groove) to a plain garage door and using a tool to cut along the fold lines.



Appropriate: Vertical wood applied to conventional fold-up door, and cut

9.4 New Buildings

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.

9.4 New Buildings

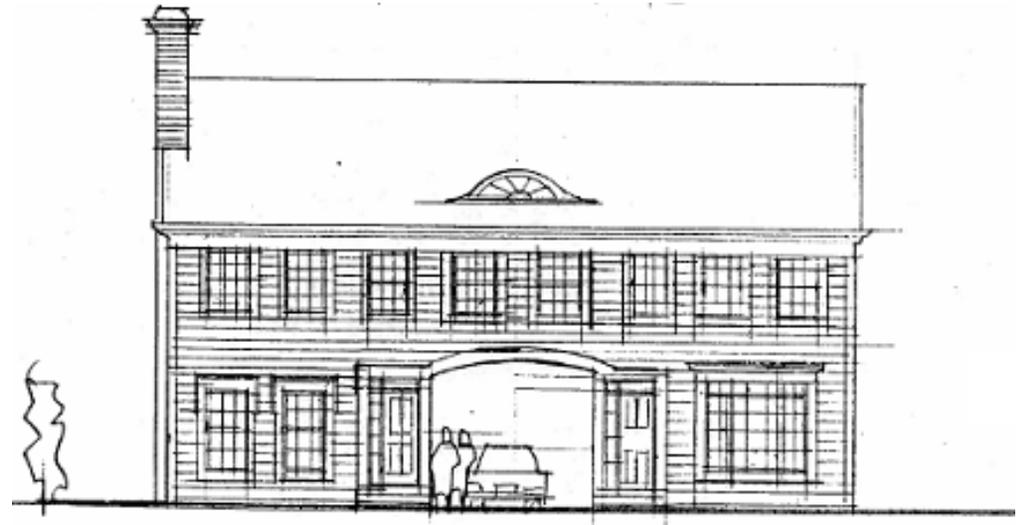
9.4.3.1 Built Form for Multiple Family Dwellings

Multiple family housing forms present a unique set of challenges for successful integration into the historic core of the hamlet of Buttonville. Through appropriate scale, design and materials, larger new buildings can be integrated into the existing community in a respectful manner that will preserve the traditional, village-like character.

Guidelines:

1. New buildings should be oriented so their front doors face the street.
2. Garage doors should be hidden from street view wherever possible, with access from a rear lane or driveway rather than the front.
3. The maximum height of any residential building is 2 ½ storeys, stepping down to a lower height when adjacent to a heritage building of less than 2 ½ storeys. The upper storey may be contained within the roof structure.
4. The Georgian Tradition or Classic Revival architectural styles are preferred for multiple family buildings, to ensure compatibility with the dominant architecture of Buttonville's heritage buildings.
5. A building designed to reflect an individual house may contain more than one unit. A building designed to look like a mill may contain a row of multiple units.
6. Wood, pre-finished wood, or synthetic sidings that are a good facsimile of wood sidings are preferred for new, multiple family residential buildings, to lighten the visual impact of larger new buildings among the existing heritage structures. Where brick is used, there should be variation

between townhouse blocks so that some are wood or siding, and some are brick.



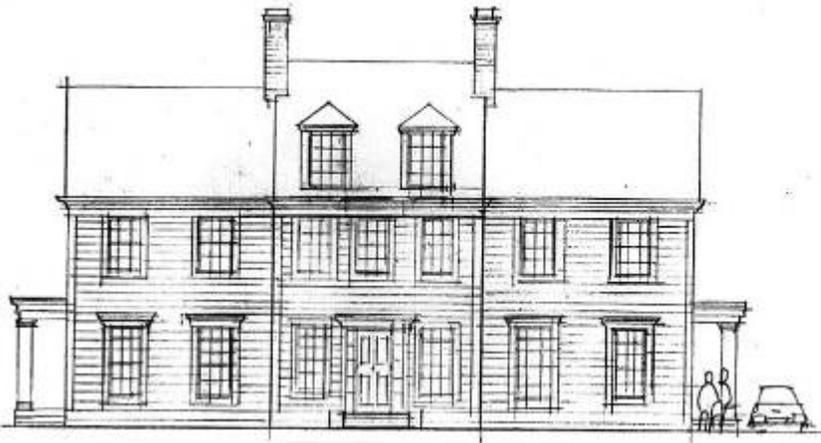
This design for semi-detached dwellings provides a drive-through “carriage way” for access to parking behind the building. This built form is also suitable for a property in commercial use.

9.4 New Buildings



9.4.3.2 Preferred Locations for Residential Intensification

In the special case of 20 Buttonville Crescent West, a keyhole lot behind the historic streetscape, a traditional relationship to the street cannot easily be achieved. The depth, orientation and location of the lot are suitable for a row of townhouses, set well back from the street line and oriented to parallel the contour lines of the valley. The southwest elevation of a building in this orientation would not be prominently visible from the public realm



Two design options for multiple family dwellings appropriate to the village-like scale of Buttonville.

The four properties located to the north of the Buttonville Mill House at 9064 Woodbine Avenue, none of which contain a heritage building, are suitable for a form of townhouse development in keeping with the existing townhouse complexes to the north. The secondary plan indicates a stub of Millbrook Gate that could be opened in the context of the comprehensive development of these properties.

9.4 New Buildings

9.4.4 Special Design Guidelines for Commercial Properties

General

As a rural hamlet, Buttonville did not have a traditional main street with flat-fronted commercial blocks. Rather, retail shops and artisan workshops were housed in residential-scale frame buildings. Only one traditional storefront remains, at 8971 Woodbine Avenue. New commercial buildings on Woodbine Avenue can take their design cue from either the small-scale stores of historic Buttonville, or adopt the form of a residential building adapted for commercial use. Traditional storefronts are recommended for retail businesses, while the residential form is recommended for professional and business offices.

Within Buttonville, there are opportunities for the construction of new commercial buildings, and for the conversion and potential expansion of existing residential buildings for commercial use.

The following design guidelines apply to commercial properties on the Woodbine Avenue frontage, and are intended to build upon the general guidelines regarding the treatment of buildings and properties stated in the earlier section of the District Plan.

Guidelines

1. New commercial buildings should be designed to reflect the existing precedents of a house, a shop, or a mill.
2. In the conversion of existing residential properties to commercial uses, the original exterior residential character of the building is to be retained. Landscape features, particularly on street frontages, should retain a residential, village-like character.
3. See the general guidelines in Section 9.4.2 for other requirements



Buttonville's only remaining historic shop front, the former General Store and Post Office at 8971 Woodbine Avenue.

9.4 New Buildings



A traditional village storefront in a heritage conservation district, 154 Main Street, Unionville.



Commercial office conversion of an historic residence, with a compatible addition, 8953 Woodbine Avenue.



Conversion of an historic residence to commercial use, 8985 Woodbine Avenue.

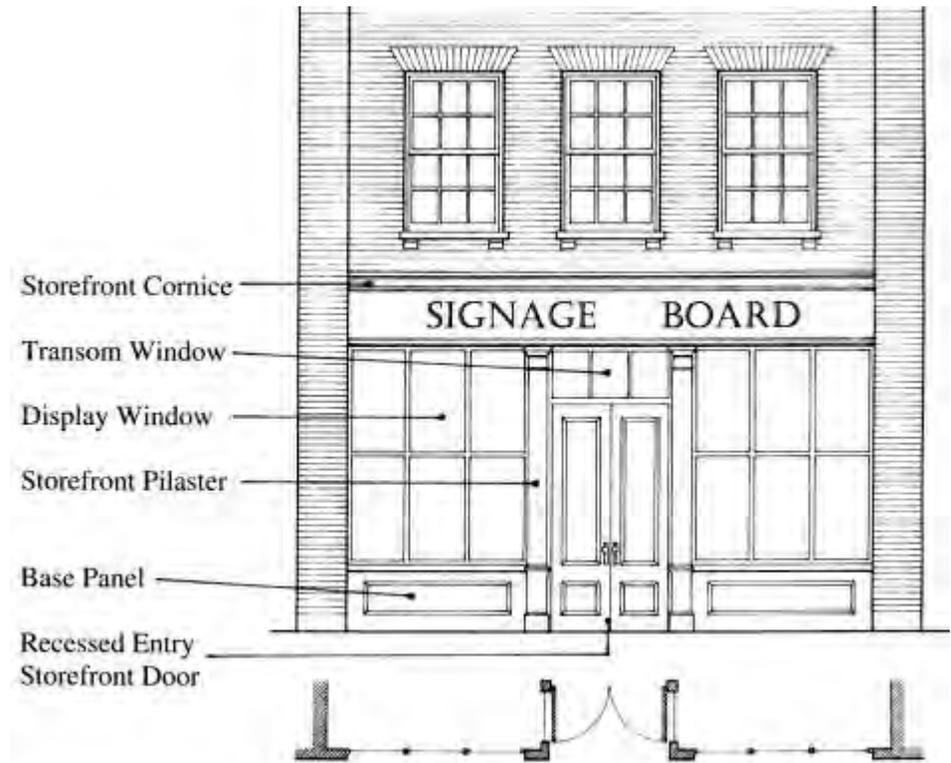
9.4 New Buildings

9.4.4.1 Storefront Entry Design

Traditional storefront entry design generally consists of large divided glass windows on either side of a central, recessed entry. The display windows remain prominent while the recessed entry calls attention to the doorway. This is one of the most important rhythms of a traditional commercial area.

Guidelines

1. The storefront entry features should include: base panels, display windows, entry doors, transom windows, piers or pilasters, awnings and cornices.
2. The key vertical storefront parts (such as entries, doors, piers and pilasters) should align with similar parts in the upper façade.
3. The storefront should be aligned with neighbouring storefront features on the street, especially in terms of height.
4. Generally, an entry should not be set back a distance greater than 25% of the storefront width.



9.4 New Buildings

9.4.4.2 Mechanical Equipment

Mechanical equipment and related infrastructure should strive not to be readily visible.

Guidelines

1. Rooftop mechanical equipment, transformer vaults, heat pumps and other forms of mechanical equipment should be considered in design of the building.
2. These elements should be designed or screened to reduce their visual impact on the subject building, the streetscape and neighbouring properties, as well as ensure that noise and servicing does not impact neighbouring properties. 1.

9.4.4.3 Parking

Parking is required for commercial properties for the convenience of both customers and employees. Because most of the existing buildings on Woodbine Avenue are placed close to the street, parking is typically located in the rear yard. This is a desirable situation in a heritage conservation district. Driveway access within Buttonville varies from property to property, with access off of Woodbine Avenue or the Crescents.

Guidelines

1. Parking lots should be located in the rear of commercial properties.
2. Visual screening from residential properties and the street should be provided, using fencing, vegetation or a combination of these.
3. Wherever possible, permeable paving and other methods of storm water management should be considered to maintain or improve water quality and infiltration.

4. Parking lot lighting should be adequate for safety purposes, but directed in such a way as to avoid light pollution into the sky or residential properties. The height of free-standing lights should be of a human scale consistent with the village-like scale and character of Buttonville.

9.4.4.4 Loading, Recycling/Garbage and Storage

Loading, recycling/garbage and storage areas should strive not to be readily visible.

Guidelines

1. Loading, storage and other service areas should not be visible from any public street. Screening in the form of fencing or landscaping should be provided for these areas in order to reduce their visual impact.
2. Recycling/garbage receptacles and storage should be provided within the building.

9.4 New Buildings

9.4.4.5 Commercial Signage Design

Commercial signage is one of the most constantly changing aspects within the District. It is a means by which businesses are able to convey a message.

Signs are not a modern phenomenon, and early photographs of the area show signs on buildings used as stores. Most were painted by the owner or local sign painter and were generally wood signs with plain or three dimensional lettering.

Trends in modern signage tend to be bigger, brighter, and more obtrusive to get people's attention. Within a heritage conservation district, the heritage atmosphere itself attracts attention, and as such is a virtual sign.

In order to maintain the unique environment, it is important that commercial signage be more reflective of traditional signage, and complements both the building and the streetscape. In this regard, the number of signs should be kept to a minimum and those signs that detract from heritage buildings should be removed or modified. Encouragement should be given for businesses to recreate older, individual and distinctive, traditional signs.

Guidelines

Sign By-law

1. All signage will be subject to the Special Sign District provisions detailed in the Town of Markham Sign By-law.

Sign Placement

2. Signs should not block architectural features such as windows and ornamentation and should be attached such as to do the least amount of damage to the façade.
3. Buildings and business external identification signs should be limited to the traditional location above the storefront.

Sign Design

4. The use of traditional materials such as wood, brass, or bronze is preferred.
5. Letter styles appropriate to the period of the structure will be encouraged. Historically appropriate letter styles such as Roman, Clarendon, Egyptian, and sans serif styles will be encouraged. Typeface or lettering should project the image of the particular business, reflect the building itself, and harmonize with the style of the structure.
6. Capital letters are generally more legible than lowercase letters. The total message, including letter forms and designs, should generally not occupy more than two-thirds of the total sign area.
7. Fluorescent or very bright colours are not considered appropriate. The heritage palette of colours described in Section 9.2.4.7 is recommended. Uncomplicated colour schemes are also preferred.
8. Symbols are often more recognizable than lettering and good design often includes both.

Sign Types

9. Signs permitted in the District are subject to the provisions of the Town of Markham's Sign By-law and include: wall sign, canopy sign, projecting sign, window sign, and ground sign. Inappropriate decorative signs such as broken pediment heads will be discouraged.

Number of Signs

10. The number of signs permitted per premise is detailed in the Sign By-law (Special District Signs).

9.4 New Buildings

9.4.4.5 Signage Design cont'd

Sign Illumination

11. Internally illuminated signs are not allowed in the District.
12. Sign illumination should be achieved using external means of illumination, such as goose-neck lighting.
13. Owners of internally illuminated signs will be encouraged to replace them.

Financial Assistance

14. Town staff should be consulted for information on assistance programs such as the Commercial Signage Replacement Grant Program.

9.4 New Buildings

9.4.4.5 Signage Design cont'd

The following types of signs are not supported in the District:

- Internally illuminated signs
- Neon signs
- Bubble awning signs
- Signs painted on walls
- Round hood awning signs
- Plastic or vinyl signs

The following are among the types of signs which are generally acceptable in the District (subject to compliance with the Town Sign By-law):

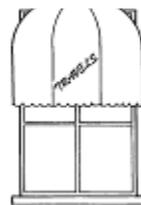
- Externally illuminated wooden signs (overhead or ground lights)
- Traditional retractable canvas awnings with signage at end of awnings
- Triangular canvas awnings that closely resemble traditional awnings



Not Appropriate: internally illuminated



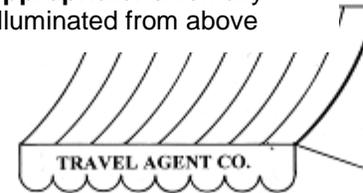
Not Appropriate: Vinyl bubble awning (illuminated and non-illuminated)



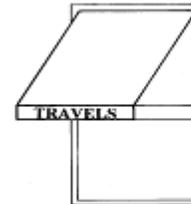
Not Appropriate: round window awning sign



Appropriate: externally illuminated from above



Appropriate: retractable canvas awning



Appropriate triangular awning which resembles retractable awing with discreet signage



Appropriate: externally illuminated from below



Not Appropriate: neon sign



Not Appropriate: signs painted on walls or windows

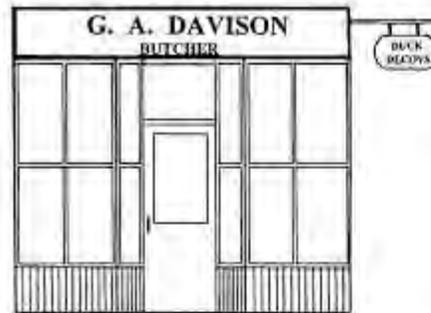
9.4 New Buildings

9.4.4.6 Signage Placement on Traditional Storefronts

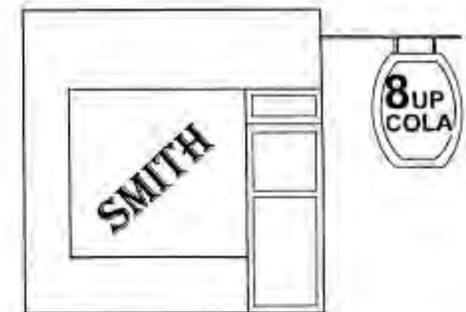
The placement of signs, their proportion and number, can have a significant impact on a commercial property, either supporting the heritage character of the District, or detracting from it. Care must be taken to balance the need to promote a business and the objective to maintain or enhance the special character of the streetscape. The accompanying diagrams illustrate appropriate and inappropriate storefront treatments.

Guidelines

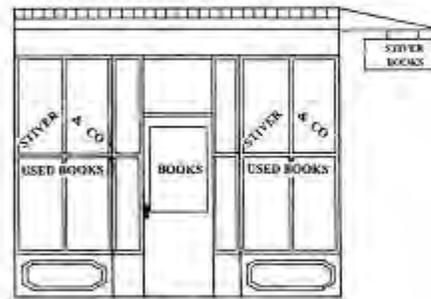
1. Wherever possible, traditional placement, colours, and design of commercial signage should be used in order to maintain and enhance the special historical character of the Heritage Conservation District.
2. Sign designs based on 19th and early 20th century historical photographs can be consulted to provide design inspiration for commercial signage.



Appropriate: traditional storefront and signage



Not Appropriate: non-traditional storefront and signage



Appropriate: traditional subtle gold-leaf



Not Appropriate: excessive window signage



Appropriate: traditional awning and signage



Not Appropriate: excessive signage, inappropriate awnings and storefront decoration

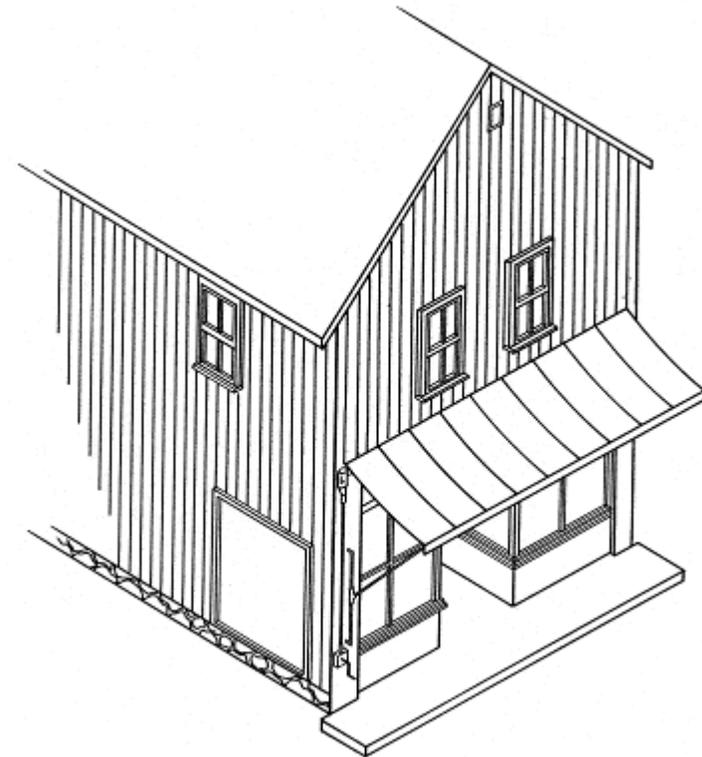
9.4 New Buildings

9.4.4.7 Awnings

On commercial buildings, traditional canvas awnings are only appropriate where the proportion and design of the buildings lend themselves to that kind of detail. In the example at right, the awning fits well over the storefront and is compatible with the building's proportions and designs.

Guidelines:

1. Where they are appropriate, traditional awnings may be acceptable on commercial buildings.
2. On new buildings, awnings should complement the design as well as relate to the historical context surrounding it. The retractable canvas awning commonly used in the heritage area is most appropriate.
3. Modern awning designs such as semi-circular, bubble, and cascade, of non-traditional materials such as vinyl, are not considered appropriate in the District.
4. Commercial awnings are subject to Building Permits and the requirements of the *Ontario Building Code*.



Appropriate: historic retractable canvas storefront awning