

## 9.0 Guidelines for Buildings and Surroundings

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### General

In its history and character, Buttonville is a distinct place in the larger municipality of Markham.

The purpose of these Design Guidelines is to help maintain the historic qualities that make up that sense of distinctness. They are intended to clarify and illustrate, in a useful way, the recognizable heritage characteristics found in the hamlet. They will serve as a reference for anyone contemplating alterations or new development within the Heritage Conservation District.

The Guidelines examine the past in order to plan for the future. They recognize that change must and will come to Buttonville. The objective of the Guidelines is not to prevent change, but to ensure that change is complementary to the heritage character that already exists, and enhances rather than negatively impacting it.

The design Guidelines are divided into the following sections:

Architectural Styles

Streetscapes

Alterations and Additions to Heritage Buildings

Alterations and Additions to Other Buildings

New Development

- Woodbine Avenue
- Residential Streets

Commercial Features and Streetscape Elements

Landscape Features.

### 9.1 Architectural Styles of Buttonville's Heritage Buildings

Architectural style means the identifying characteristics of construction as it has evolved under the forces of changing technology and fashion. Before the industrial age, even minor details were custom-made for each building and it would be hard to find even two identical front door designs from the early 19th century.

Nonetheless, each period produced buildings that shared a design vocabulary, including elements of massing, composition, proportions, window and door details, and decorative elements. This section shows the principal historic styles that have appeared in Buttonville. This section is necessarily brief and does not replace the more detailed research needed for authentic work.

#### Guidelines

1. Additions and alterations to an existing heritage building should be consistent with the style of the original building.
2. New developments should be designed in a style that is consistent with the dominant vernacular heritage of the community, with a particular emphasis on the Georgian Tradition and Classic Revival.
3. All construction should be of a particular style, rather than a hybrid one. Recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger homes.

## 9.1 Architectural Styles of Buttonville's Heritage Buildings

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### Georgian Tradition 1800-1860

The Georgian Tradition of conservative, symmetrical houses following a standardized formula of design and proportion was brought to Upper Canada by the Loyalists in the late 1700s. This classic mode of building carried on long after the Georgian period. It was adaptable and versatile, readily suited to the smallest of worker's cottages to the most pretentious of residences. Most of Buttonville's early houses are rendered in a simplified expression of this style, whose success relies on pleasing proportions rather than decorative details. Many local examples have been altered and enlarged over time.

### Stylistic Features

- Symmetrical façade, usually 3 bays.
- Front door and flanking windows may have uneven spacing
- Rectangular plan, often with a rear kitchen wing
- 1 to 1 ½ storey height for local examples
- Low to medium pitched gable roof, may have eave returns
- Gable end chimneys
- 4 or 6 panelled door, may have a Classical surround, may have a multi-paned transom light
- 6/6, 12/8 or 12/12 sash style windows, may have louvered shutters (2/2 windows are typical later replacements)
- Wood clapboard or roughcast stucco are historic local exterior finishes.



*The John Stiver Farmhouse, c.1850, (relocated to 1 Millbrook Gate) is a larger example of a house in the Georgian Tradition. Note the Classical door surround.*

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### Classic Revival 1830-1860

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

#### Stylistic Features

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



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

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### Ontario Regency Cottage 1830-1860

This style of house is characterized by a low, cottage-like appearance and hip roof. It was most often built by families of English origin throughout Britain's colonies. The Ontario Regency Cottage could be 1 or 1 ½ storeys in height. Dormers, when present, were small-scaled. Locally, the style is uncommon, with the John Button House (demolished) and the Thomas Croley House being the only Buttonville examples. These houses are true vernacular buildings, lacking the French doors and extensive verandahs associated with more elaborate versions.

### Stylistic Features

- Symmetrical façade, usually 3 bays
- Square or rectangular plan
- 1 to 1 ½ storey height
- Raised foundation for basement kitchen
- Low pitched hipped roof, sometimes with small dormers
- Prominent chimneys
- 4 or 6 panelled door, may have multi-paned transom and/or sidelights
- 6/6, 12/8 or 12/12 sash style windows (2/2 windows as later replacements)
- brick or wood clapboard are local historic exterior finishes
- tent roofed veranda supported on wood treillage,



*John Button's Ontario Regency Cottage, c.1840, was located on the south side of 16<sup>th</sup> Avenue, east of Woodbine. Note the diminutive Georgian dormers. Casella collection*

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### Ontario Classic 1860-1890

The 1 ½ storey, centre gabled house with a Georgian sense of balance and Gothic Revival details (also known as the Ontario Gothic Cottage), is representative of rural Ontario. This common house form was popular for decades. Many examples include a pointed-arch window in the front gable and decorative wood trim commonly called “gingerbread” due to its resemblance to the icing on a gingerbread house. Sometimes, older houses were updated with the addition of a steeper roof pitch and a Gothic Revival gable, as was the case with Buttonville's William Sutton House. Ontario Classic houses were once a common feature in the rural landscape that formerly surrounded the hamlet.

### Stylistic Features

- Symmetrical façade, 3 bays
- T-shaped plan with rear kitchen wing
- 1 ½ storey height
- Medium to steeply pitched gable roof with corbelled gable-end chimneys
- Gothic Revival centre gable with pointed-arch or flat-headed window
- May have decorative bargeboards, kingposts and finials in one or more gables
- 4 panelled front door, may have transom light or transom and sidelights
- 2/2 sash-style windows, flat or segmentally-headed, may have louvered shutters
- May have a full-width front verandah and verandahs adjoining rear wings
- Board and batten, vertical tongue and groove boards or clapboard are typical local exterior finishes.



*The Alexander Young farmhouse, c.1870, demolished, illustrates many characteristics of the Ontario Classic style. It was located on the east side of Woodbine Avenue, south of Buttonville. Casella #52*

## 9.1 Architectural Styles of Buttonville's Heritage Buildings

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### Vernacular 1870-1900

Vernacular houses, usually relatively small and reflecting the individual tastes of builders or owners, typically have irregular plans and often have elements of Gothic Revival design. These highly individualistic buildings are difficult to precisely classify into any primary stylistic categories of 19<sup>th</sup> century architecture, and are therefore true vernacular structures that reflect local materials, conditions and building traditions. They represent the modest dwellings of the ordinary people, constructed in the days before mass-produced, standardized housing.

#### Stylistic Features

- Asymmetrical façade
- L-shaped or irregular plan
- 1 ½ to 2 storey height
- Medium to steeply pitched gable roof, may have decorative bargeboard
- Corbelled brick chimneys
- 4 panelled door, or door with glazed upper portion and panelled lower portion
- 2/2 sash style windows, flat or segmentally headed, may have louvered shutters
- Verandah or porch in the street-facing ell, often with decorative wood trim
- Board and batten, vertical tongue and groove boards and roughcast stucco are local historical exterior finishes.



*Archival view of the Tomlinson House, 8953 Woodbine Avenue, with additions and alterations dating from the early 1890s. A typical L-plan, vernacular house. Casella #11*

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### Edwardian Classical 1900-1925

In contrast to the irregular plans and decorative woodwork of late Victorian houses, early 20<sup>th</sup> century houses in the Edwardian Classical style display solid practicality and sober simplicity. Buttonville has several examples of the American Foursquare, a particularly successful form of Edwardian Classicism. With a compact cubic plan and 2 to 2½ storey height, these houses represented the best in space planning at the time. Bay windows, generous porches, sunrooms and usable attic space lit by dormer windows added interest to the basic plan outline. Locally the American Foursquare type of house replaced some Buttonville's older frame cottages as the community transitioned out of the mill era.

### Stylistic Features

- Cubic plan
- 2 to 2 ½ storey height
- Low pitched hip roof, with hip roofed dormers
- Slab door with glazing, may have sidelights
- 1/1 or 3/1 sash style windows, singly or in pairs, may have casement windows
- Leaded glass accent windows
- Angled or box bay windows
- Full width verandah supported on brick piers and/or Classical wood columns
- Red pressed brick or narrow clapboard are typical local historical exterior finishes.



*The Buttonville Mill House at 9064 Woodbine was remodelled in the form of an American Foursquare house about 1905.*

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### Bungalow/Arts & Crafts 1910-1930

The Bungalow/Arts & Crafts Style became popular in the early 20<sup>th</sup> century as a practical, comfortable form of housing suited to the suburban expansion of cities and towns. Bungalows could be 1 or 1½ storeys in height, with broad gable or hipped roofs. Façades were dominated by wide, deep porches supported on substantial posts or brick piers. Where there was a half storey, gable or shed-roofed dormers were used. These houses were characterized by the use of naturally finished materials such as brick, fieldstone or wood shingles. Decorative effect was achieved with exposed structural elements such as brackets and shaped rafter ends. In Buttonville, there is only one example of this style.

#### Stylistic Features

- Asymmetrical arrangement of doors and windows
- 1 to 1 ½ storey height
- Broad gable or hipped roof with wide overhang, gable or shed roofed dormers, and exposed rafter ends
- External fireplace chimney
- Slab door with glazing, may have sidelights
- Multi-paned casement windows, or 3/1 sash-style windows, single or in groups of 2, 3 or more
- Full-width front porch supported on substantial brick piers and/or wood posts
- Red pressed brick is the typical local exterior finish, stained or painted wood shingles for dormer cladding.



*The Dr. George Kelly Jr. House, 1926, at 9004 Woodbine Avenue, is Buttonville's only example of the Bungalow/Arts & Crafts style.*