

46 CENTRE STREET / MARTIN HOUSE

PRESERVE / RESTORE / RENEW / REACTIVATE

C4
Communication
Heritage Vaughan – January 20, 2021
Item # 1

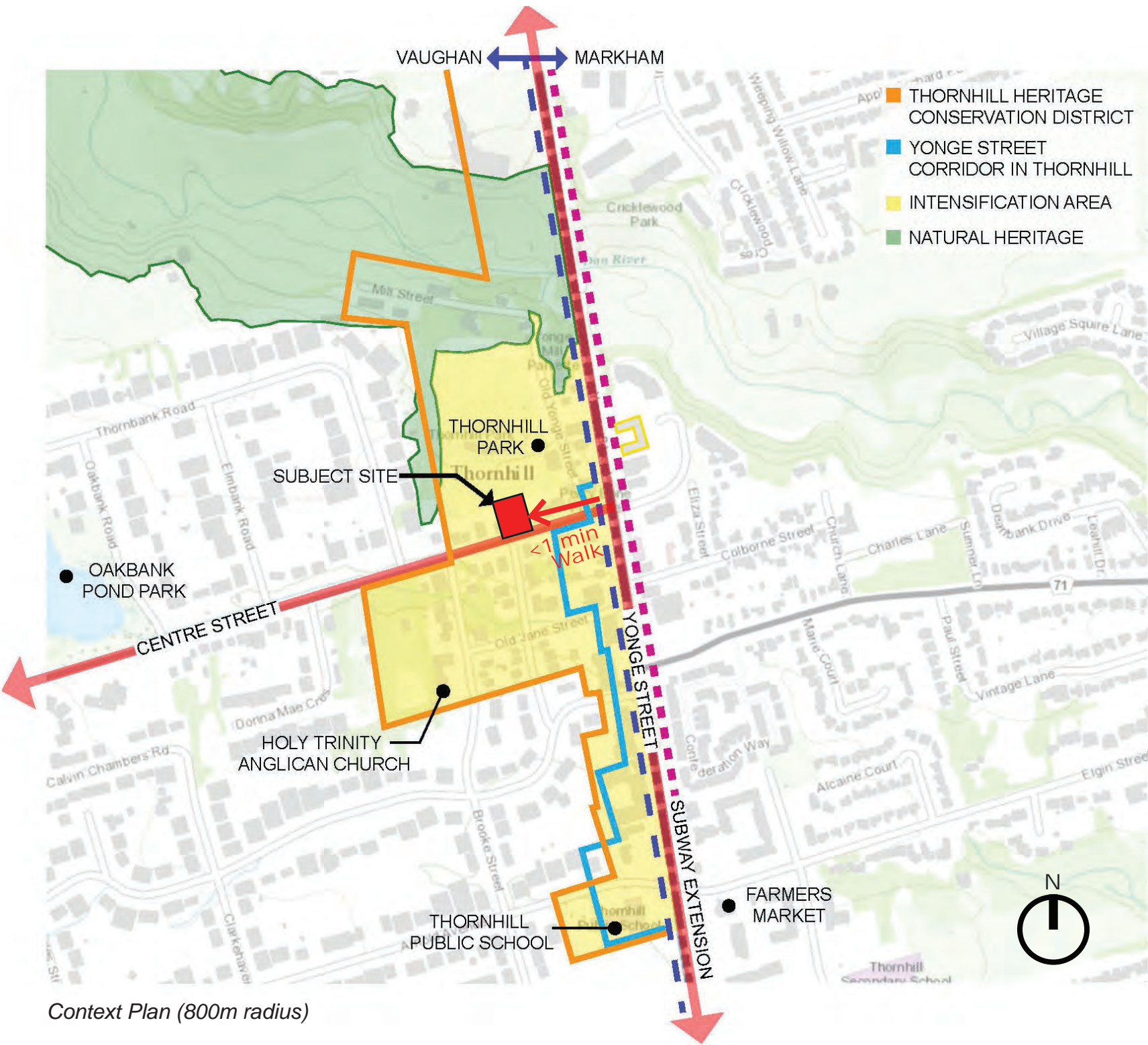


CONTEXT / POLICY CONTEXT

Thornhill Heritage Conservation District (HCD)

Standards and Guidelines for Conservations of Historic Places in Canada

City-Wide Urban Design Guidelines



CONTEXT

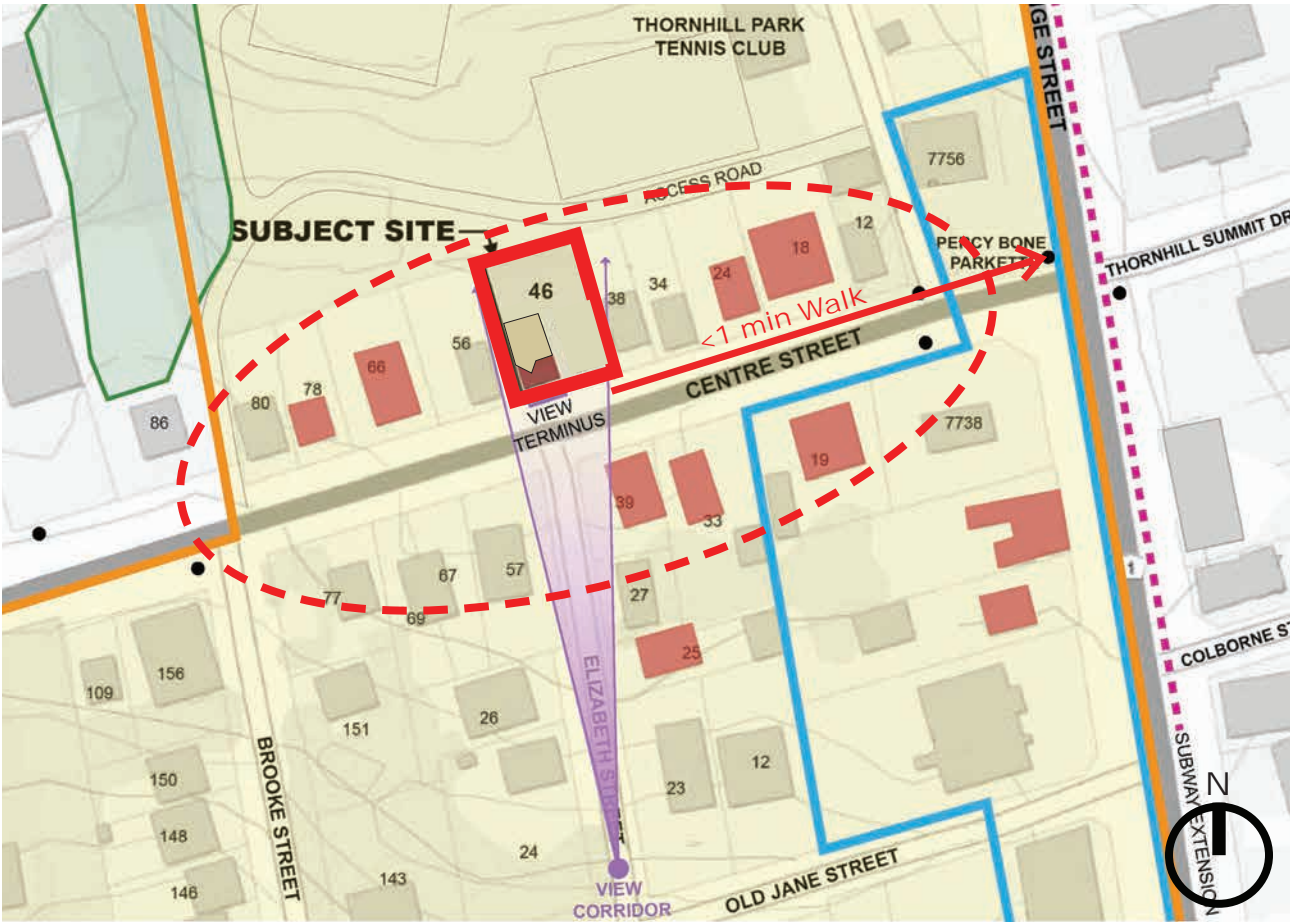
Thornhill Heritage Conservation District (HCD)

Standards and Guidelines for Conservations of Historic Places in Canada

City-Wide Urban Design Guidelines

City of Vaughan Official Plan

- Local Centre
- Intensification Area



Context Plan (200m radius)



Aerial (200m radius)

CONTEXT



CONTEXT



CONTEXT

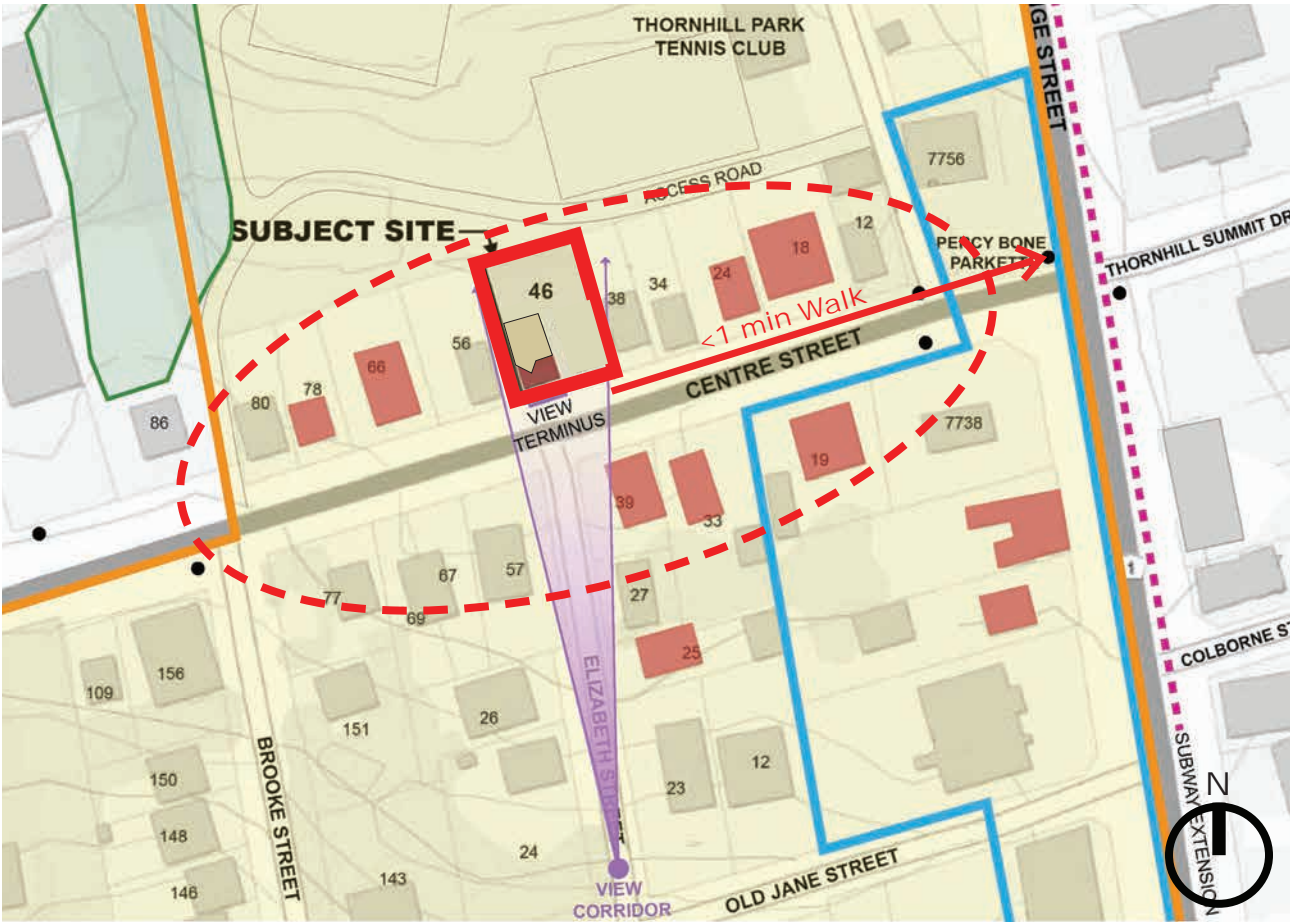
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City-Wide Urban Design Guidelines

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- Local Centre
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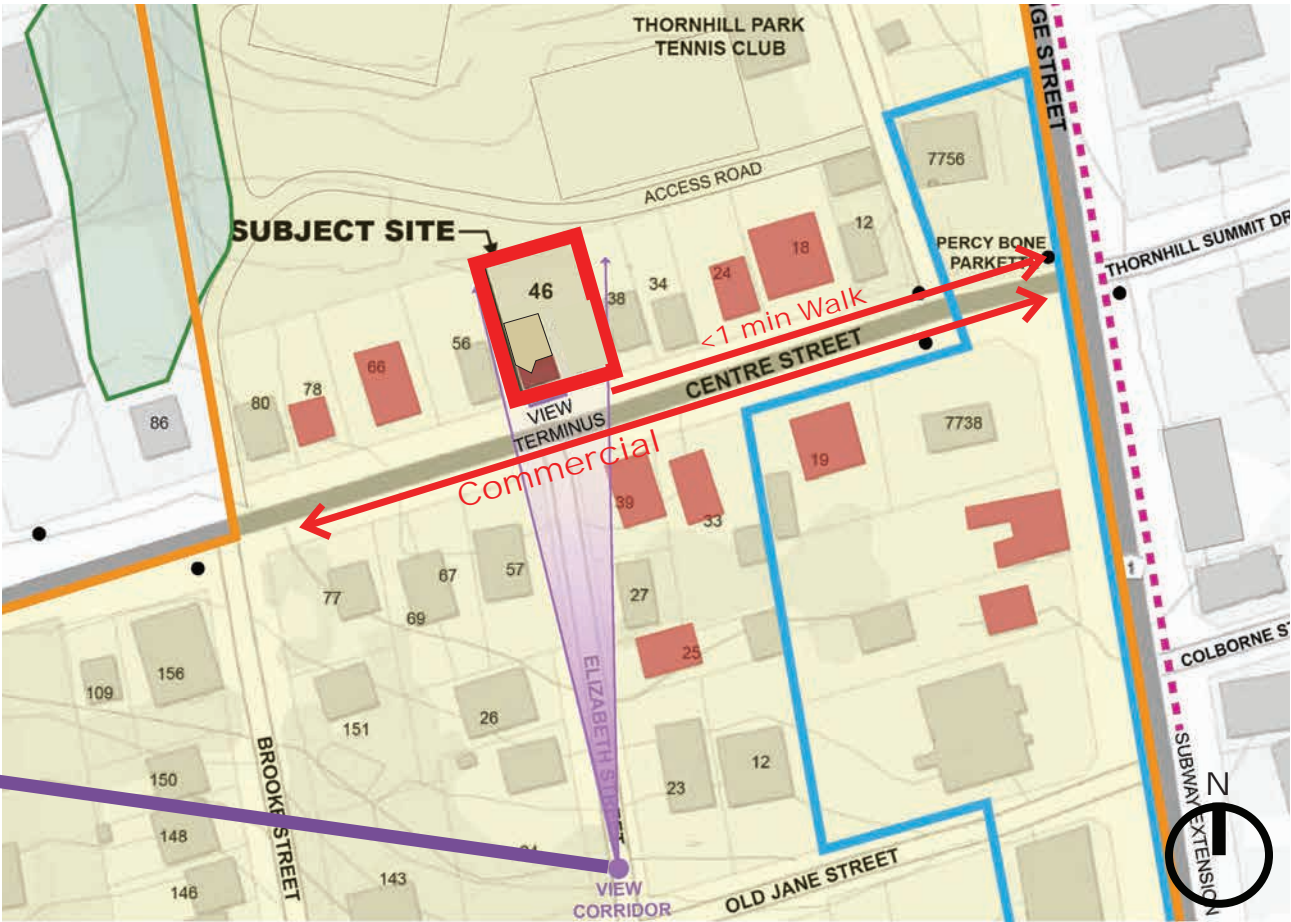
Context Plan (200m radius)



Aerial (200m radius)

CONTEXT

Elizabeth Street View Corridor



Context Plan (200m radius)



Aerial (200m radius)

SITE - EXISTING

Existing Structures:

Original Main House (1840's)

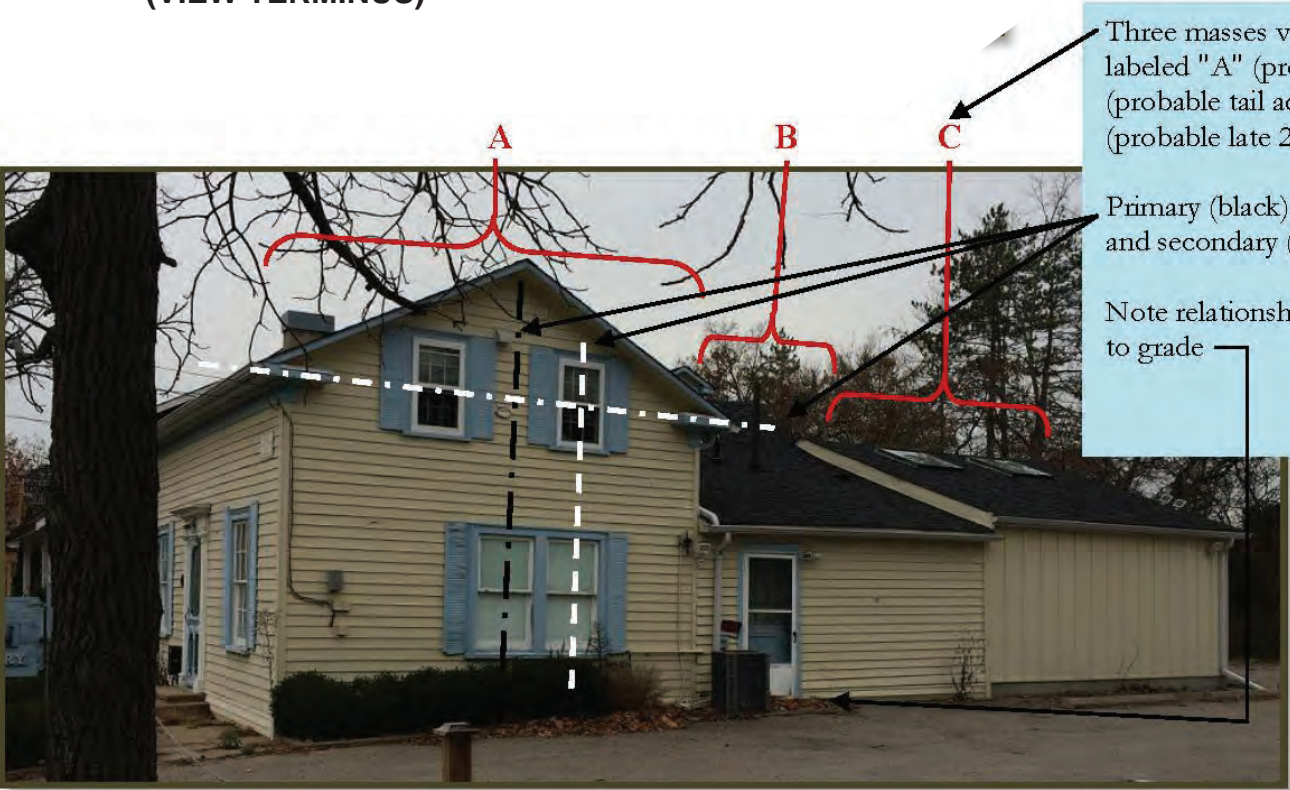
vs.

Rear Additions (Later 19th and 20th Century)



- Gable-end chimney
- Simple gable roof
- Settlement-era proportions of front and rear walls
- Six-over-six double hung window
- Symmetry of vertical axes
- Proximity of first floor level to grade

SOUTH - ORINGAL MAIN HOUSE AT CENTRE STREET
(VIEW TERMINUS)



- Three masses visible from east labeled "A" (probable original), "B" (probable tail addition), and "C" (probable late 20th-C addition).
- Primary (black) axis of symmetry and secondary (white) axes
- Note relationship of finished floor to grade

EAST - REAR ADDITIONS

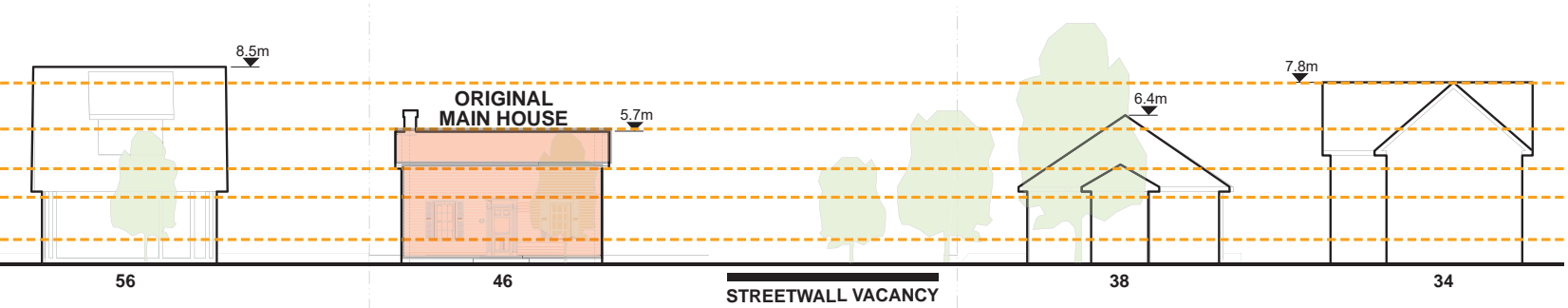
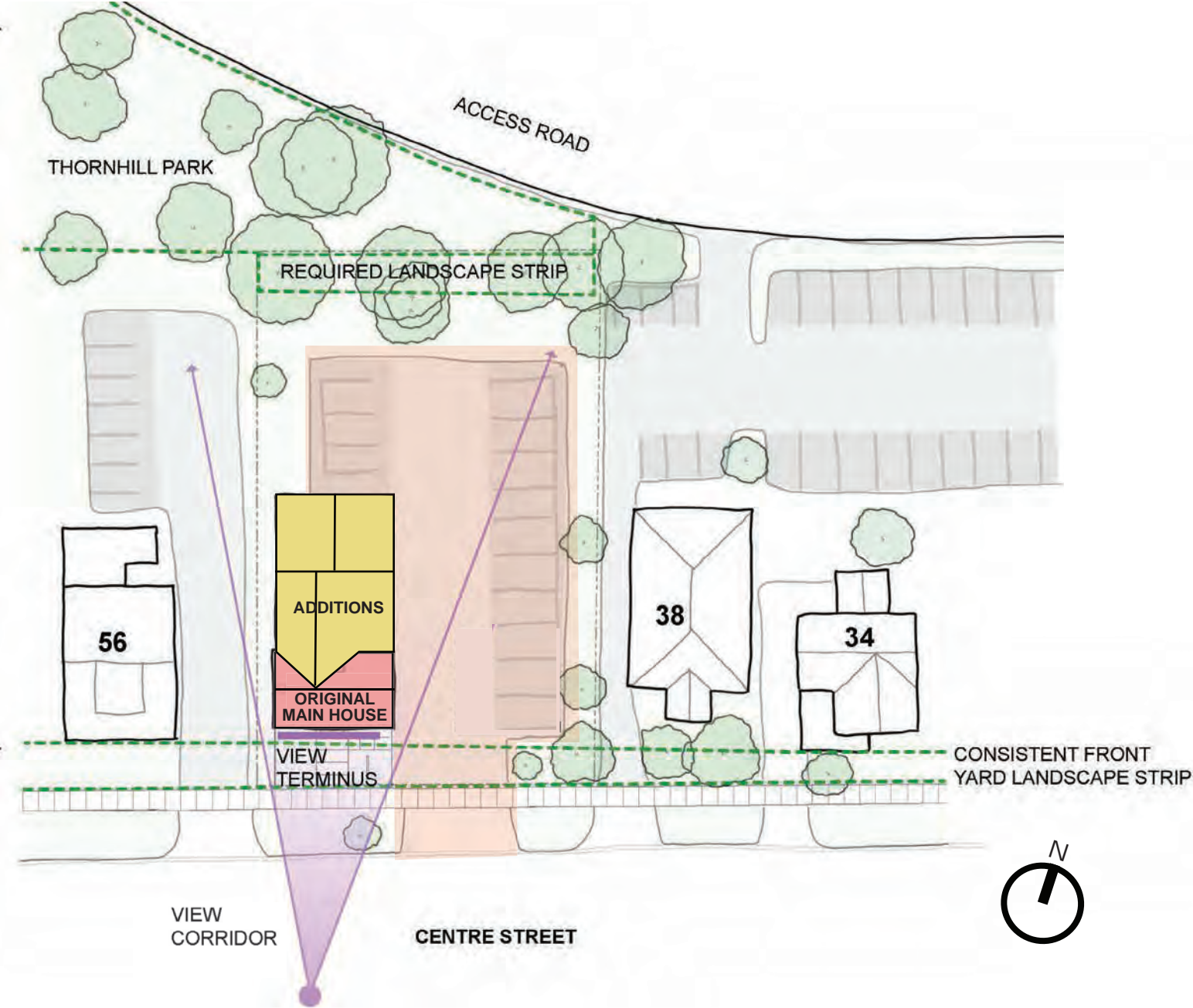
SITE PLAN - EXISTING

SITE - EXISTING

Parking

VS.

Streetwall



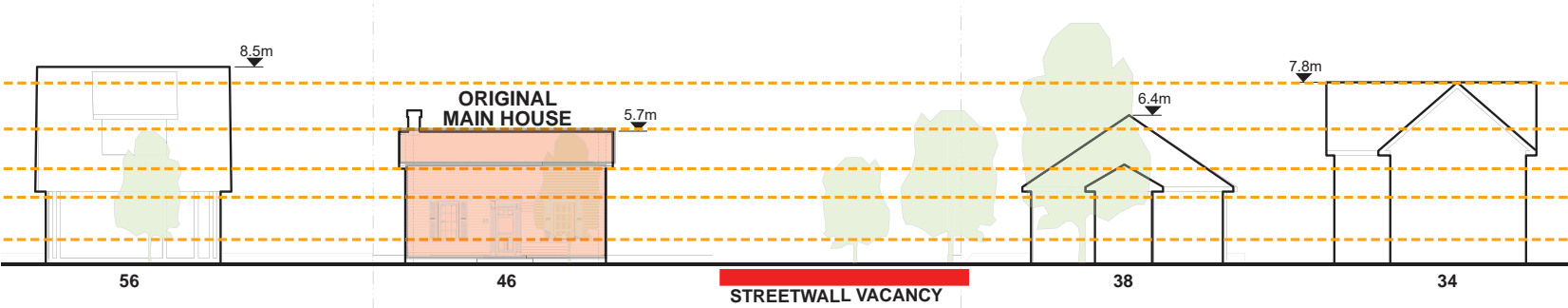
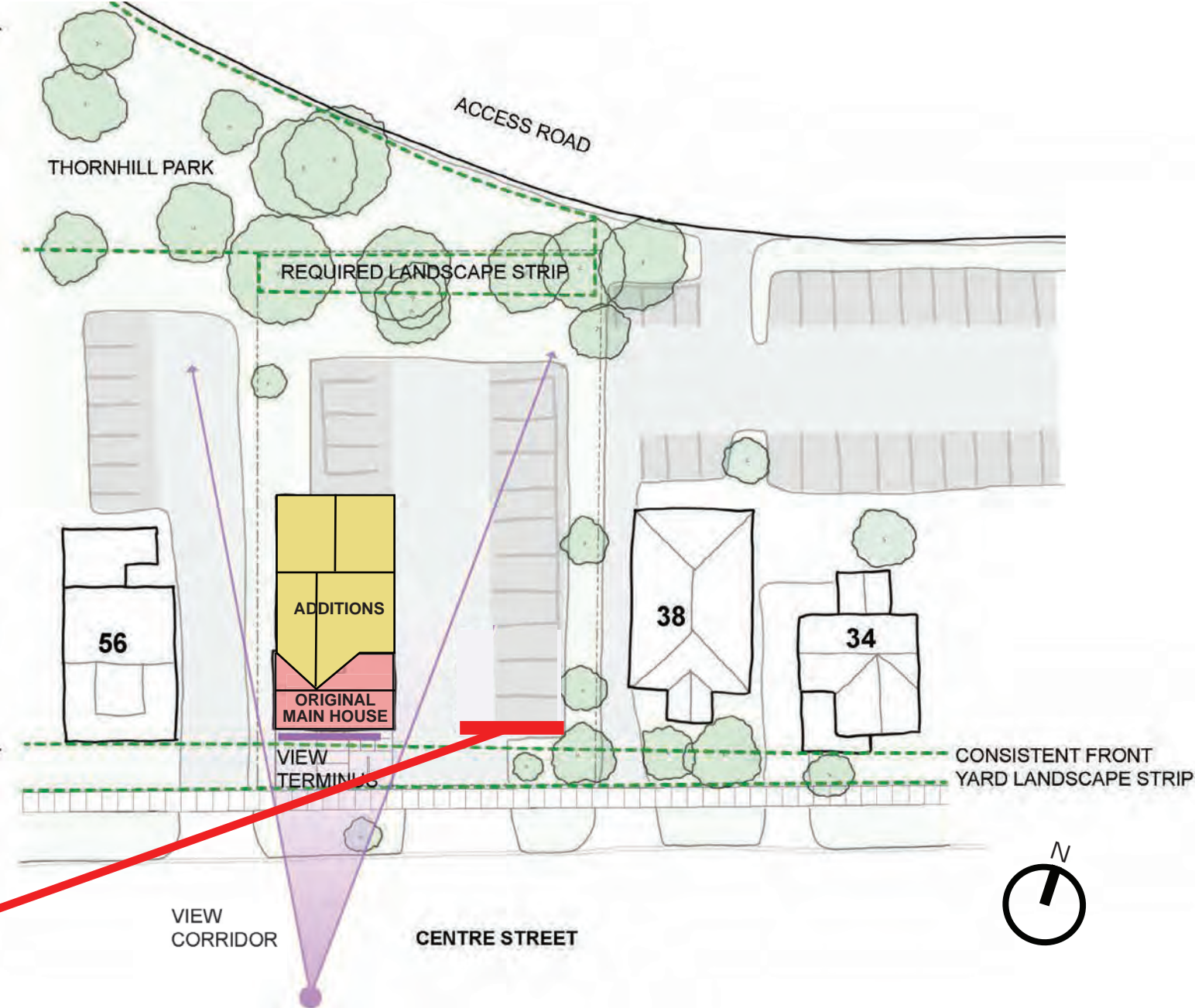
STREET ELEVATION - EXISTING

SITE - EXISTING

Parking

VS.

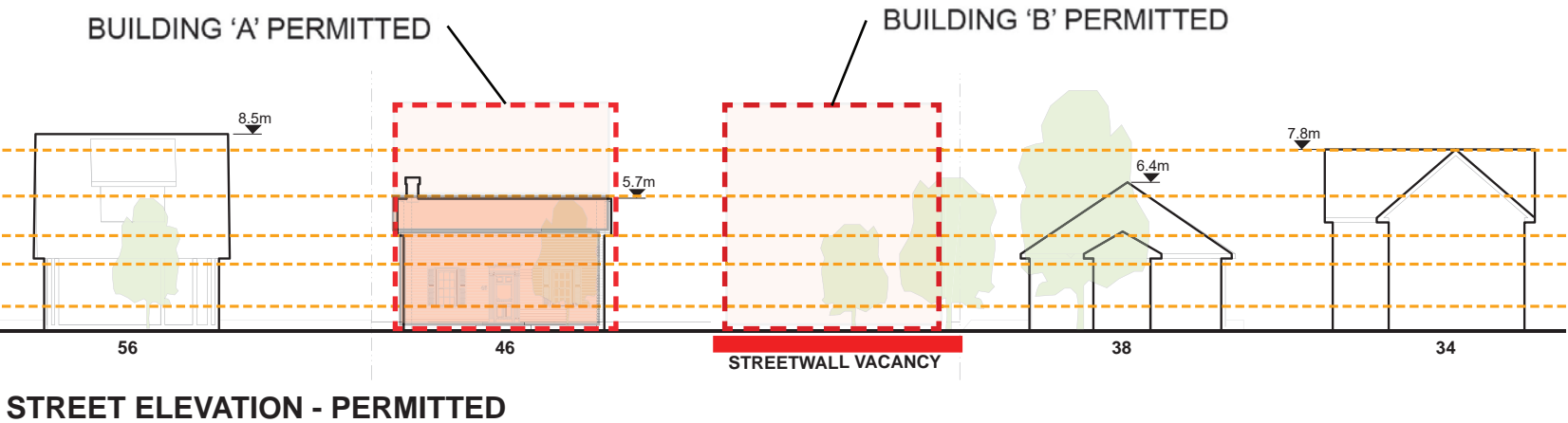
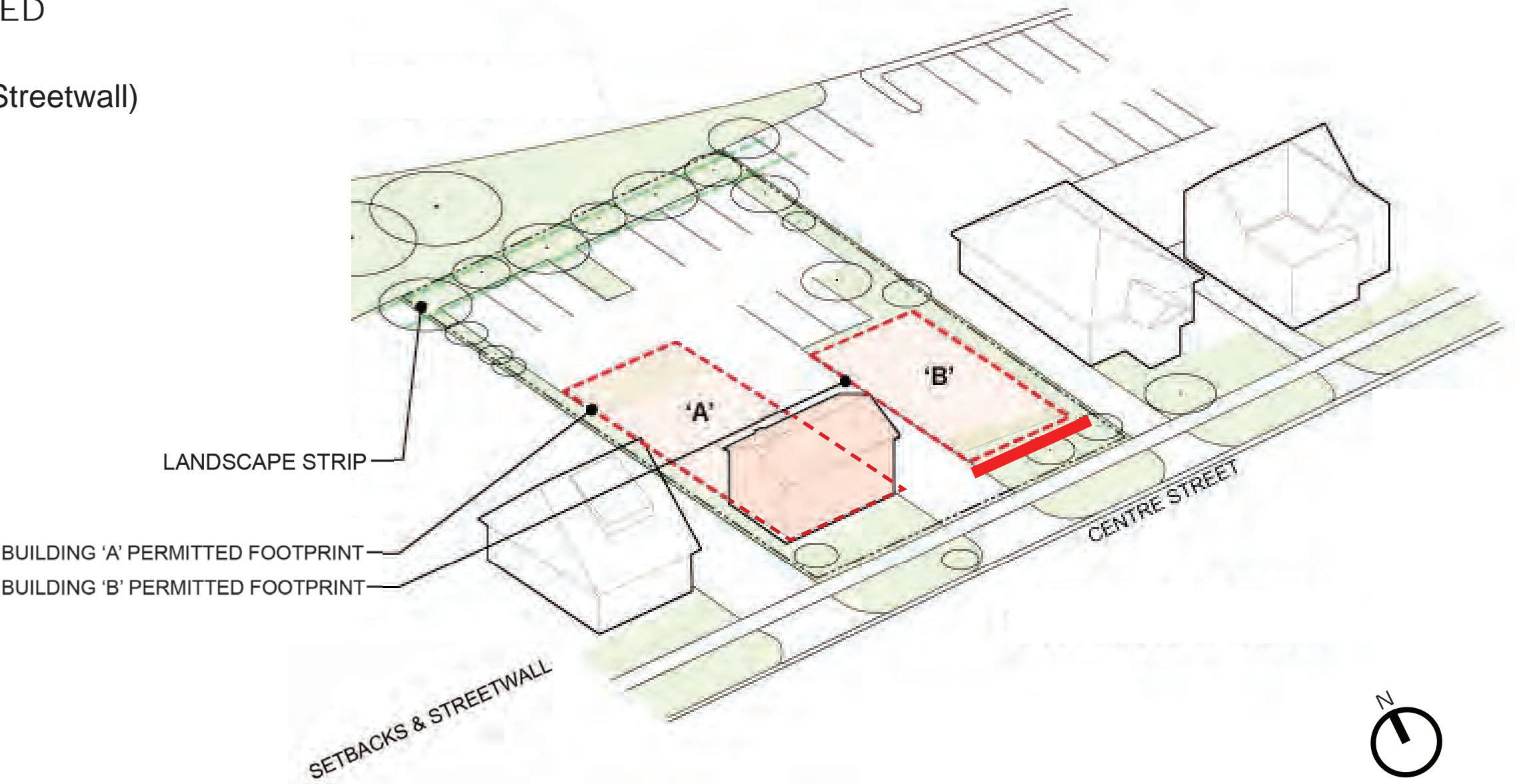
Streetwall



STREET ELEVATION - EXISTING

SITE - PROPOSED/PERMITTED

Permitted Buildings (Complete Streetwall)

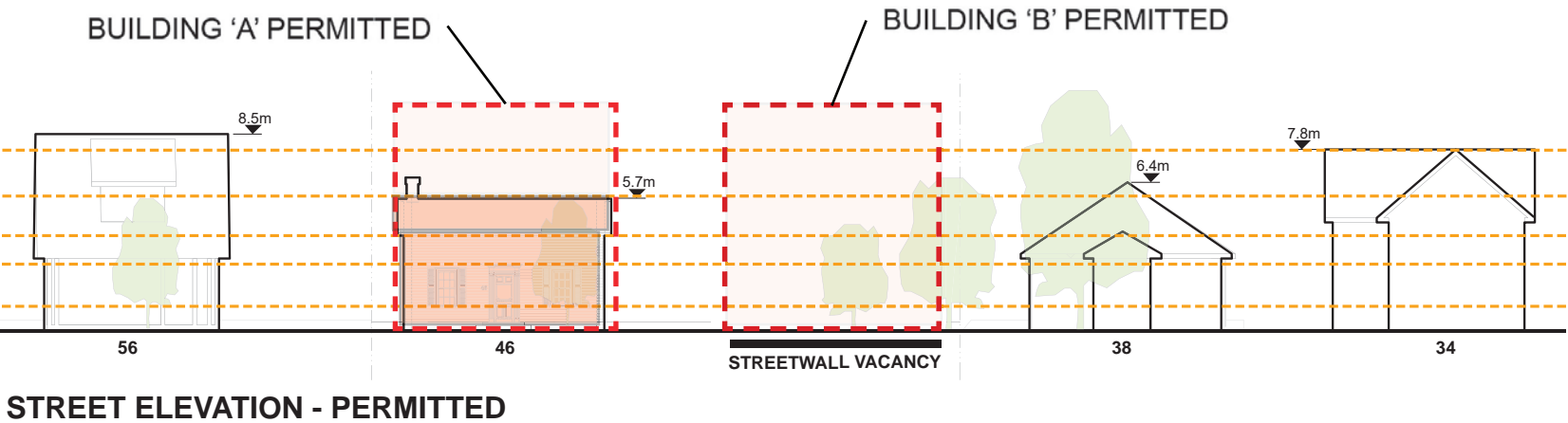
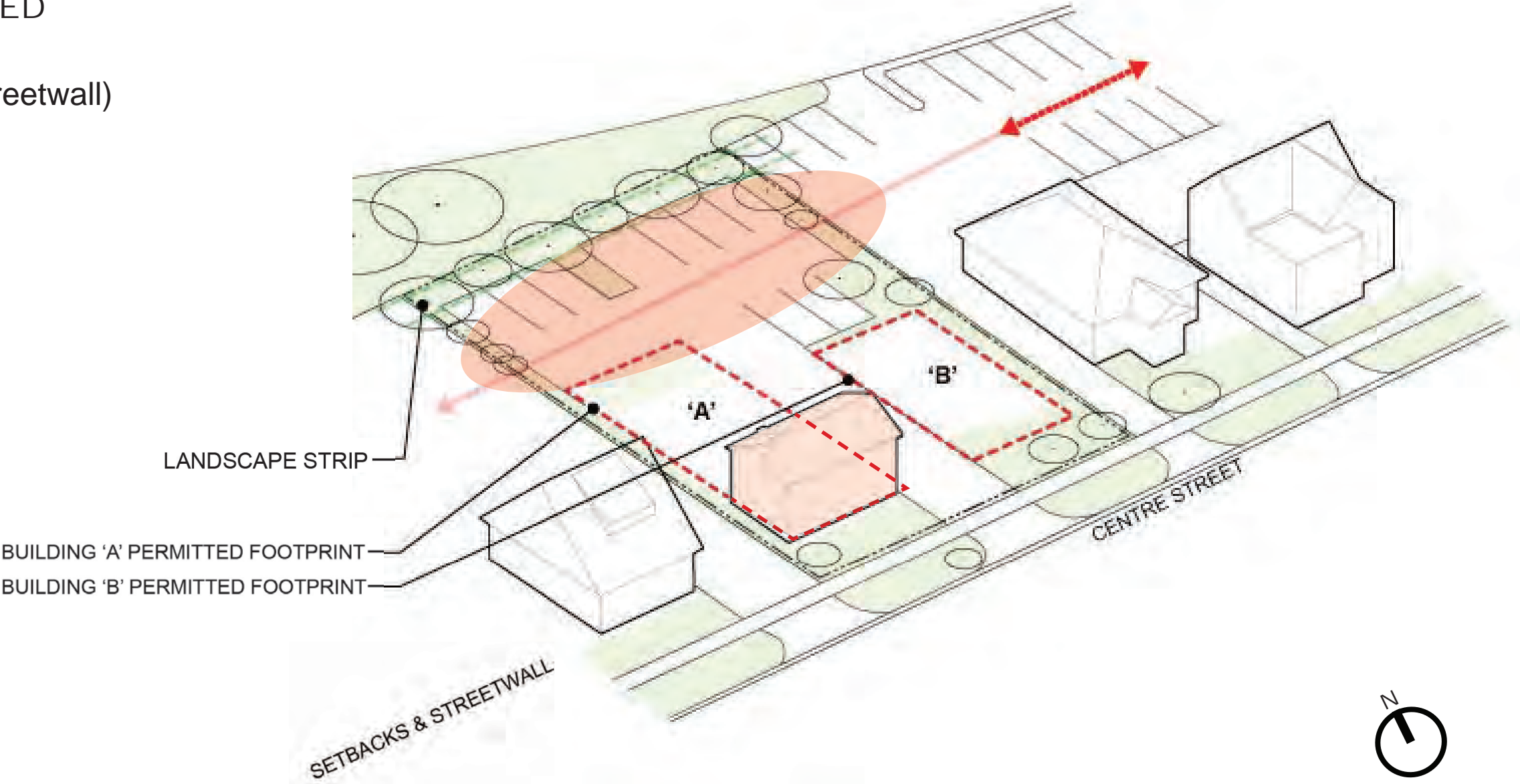


SOUTHEAST AERIAL - PERMITTED/ PROPOSED SITE MODIFICATIONS

SITE - PROPOSED/PERMITTED

Permitted Buildings (Complete Streetwall)

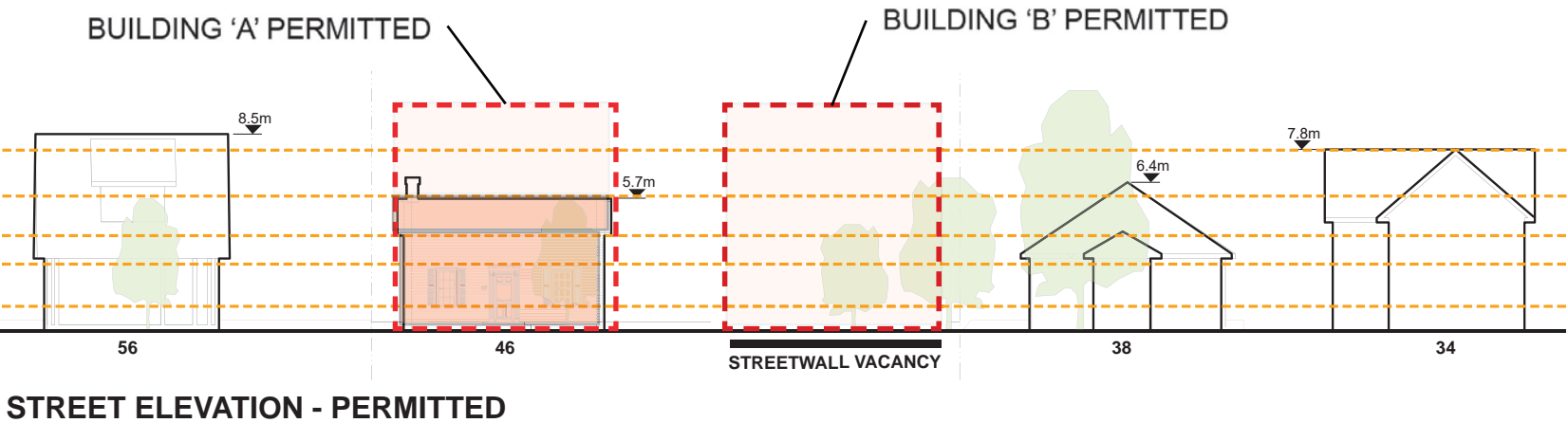
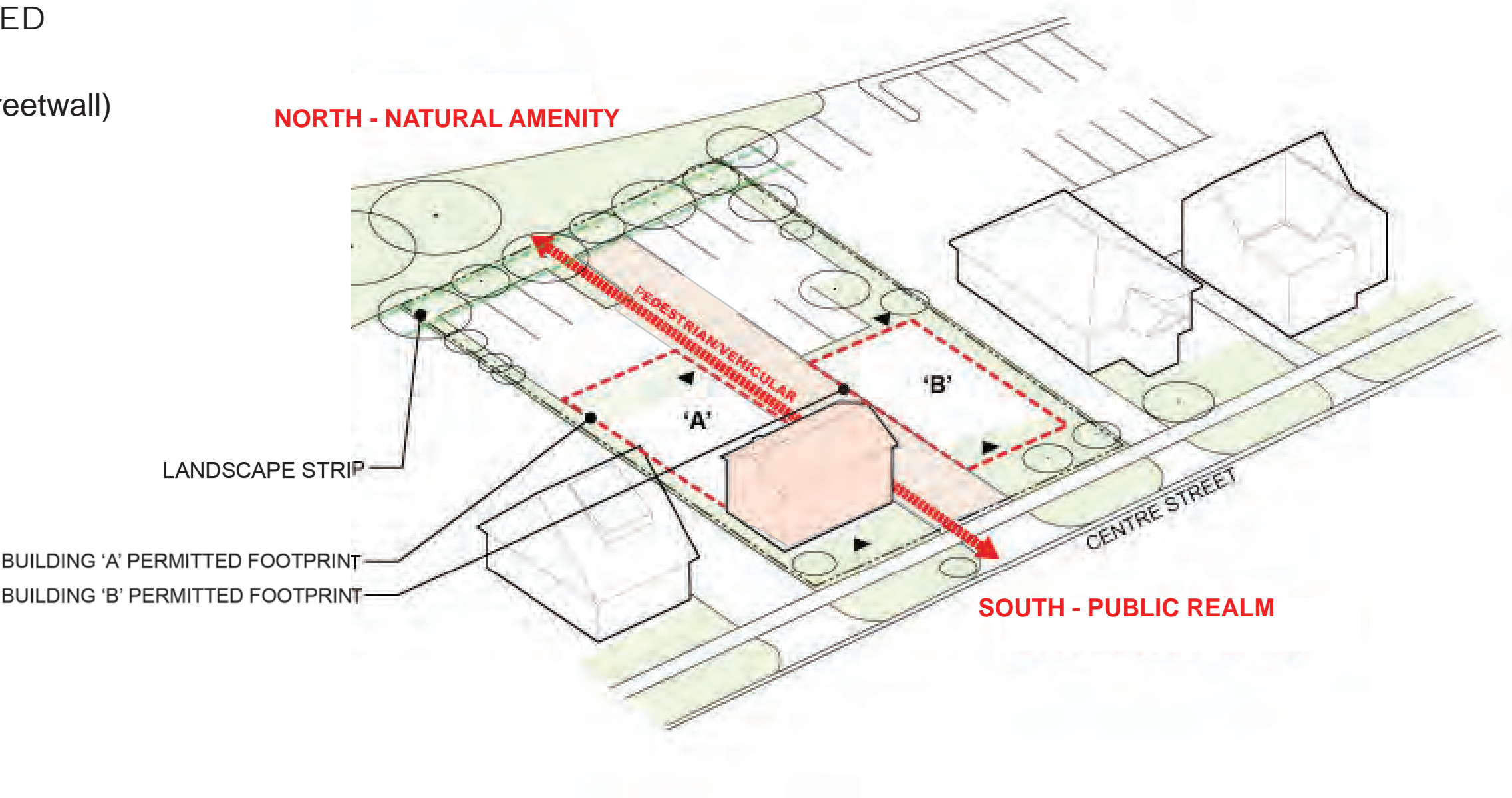
Consolidating Parking/Services



SOUTHEAST AERIAL - PERMITTED/ PROPOSED SITE MODIFICATIONS

SITE - PROPOSED/PERMITTED

- Permitted Buildings (Complete Streetwall)
- Consolidating Parking/Services
- North and South Frontage
- Pedestrian Connection



ARCHITECTURE

Permitted Built-Form

VS.

Proposed Design

Primary Objectives:

***“Sympathetic”, “Compatible”, “Distinguishable”
and “Subordinate”***

- Thornhill HCD

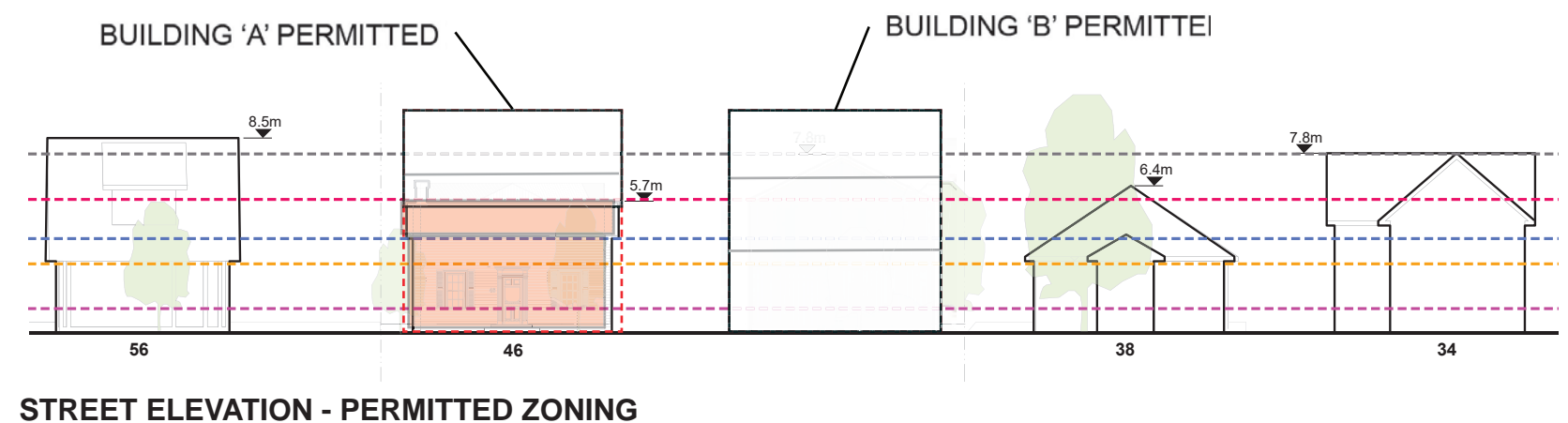
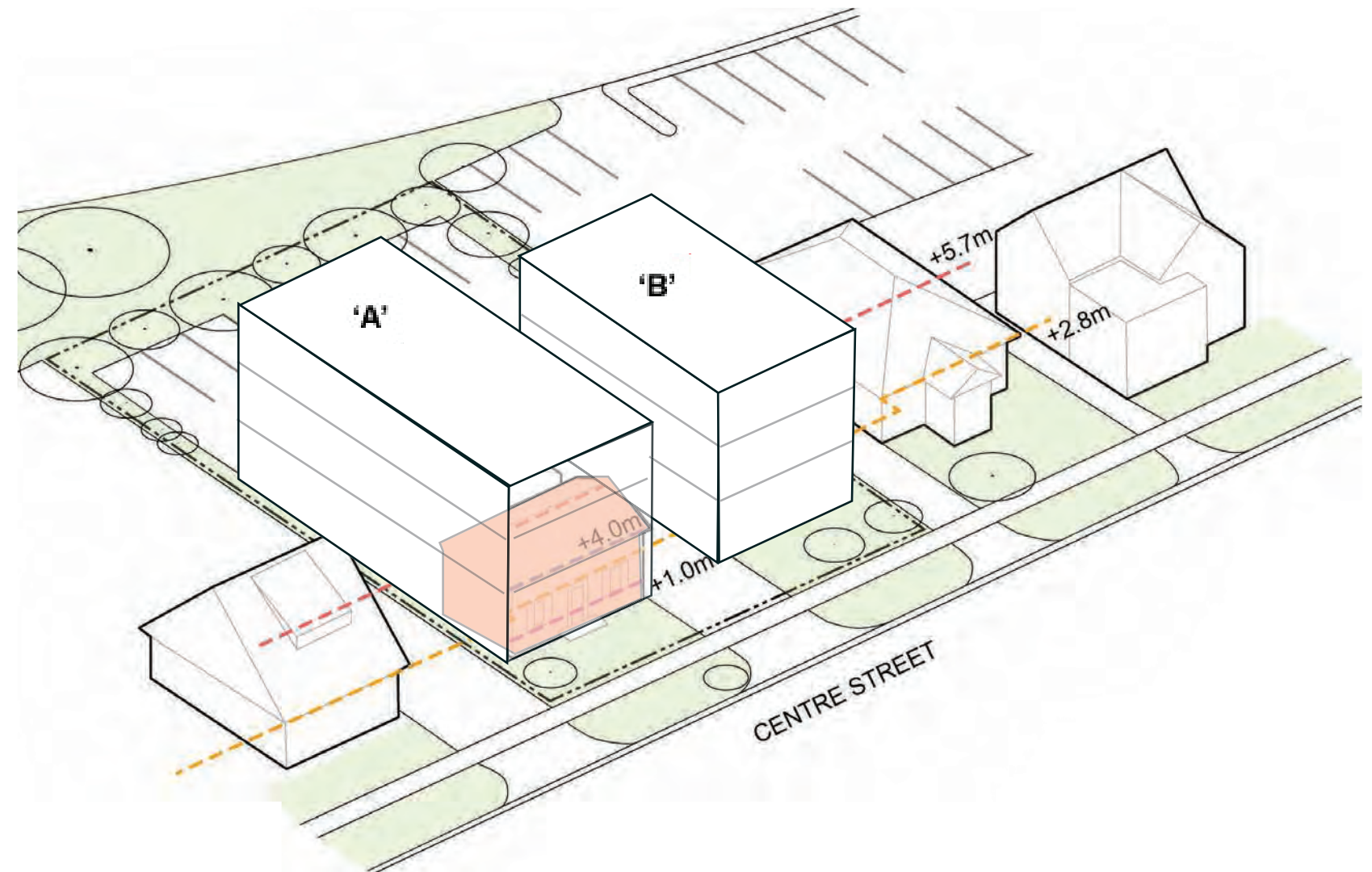
***“will be products of their own times, but should
reflect one of the historical architectural styles tradition-
ally found in the District.”***

- Thornhill HCD

***“Not Recommended: Duplicating the exact form, mate-
rial, style and detailing of the original building in a way
that makes the distinction between old and new unclear”***

- Conservations of Historic Places in Canada.

***Consider Built-Form(Massing), Articulation, Material
and Detail.***



ARCHITECTURE

Town Barn-Style

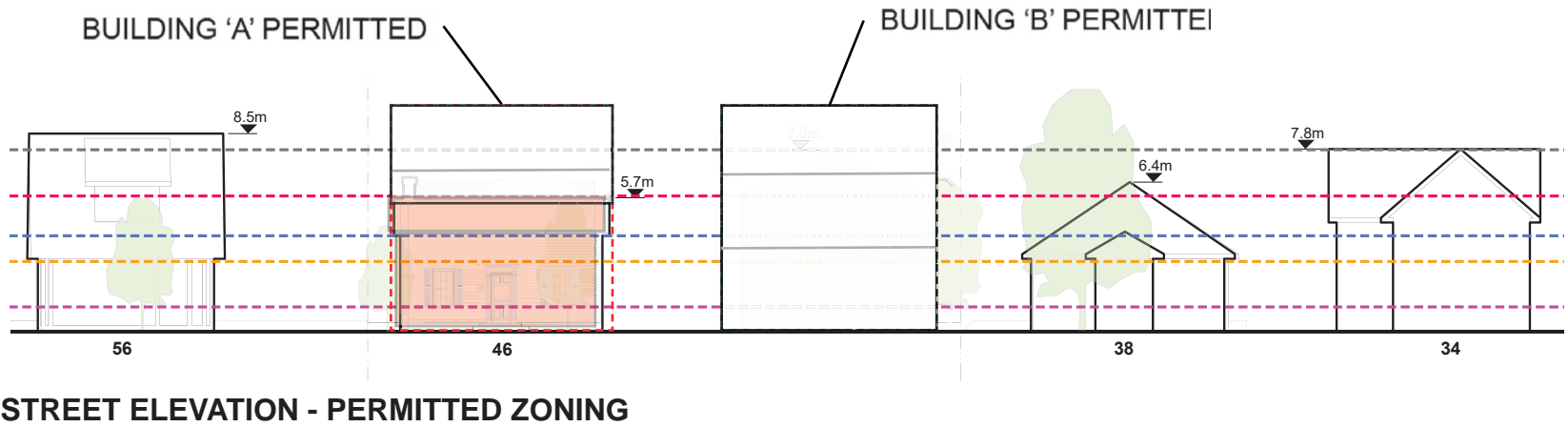
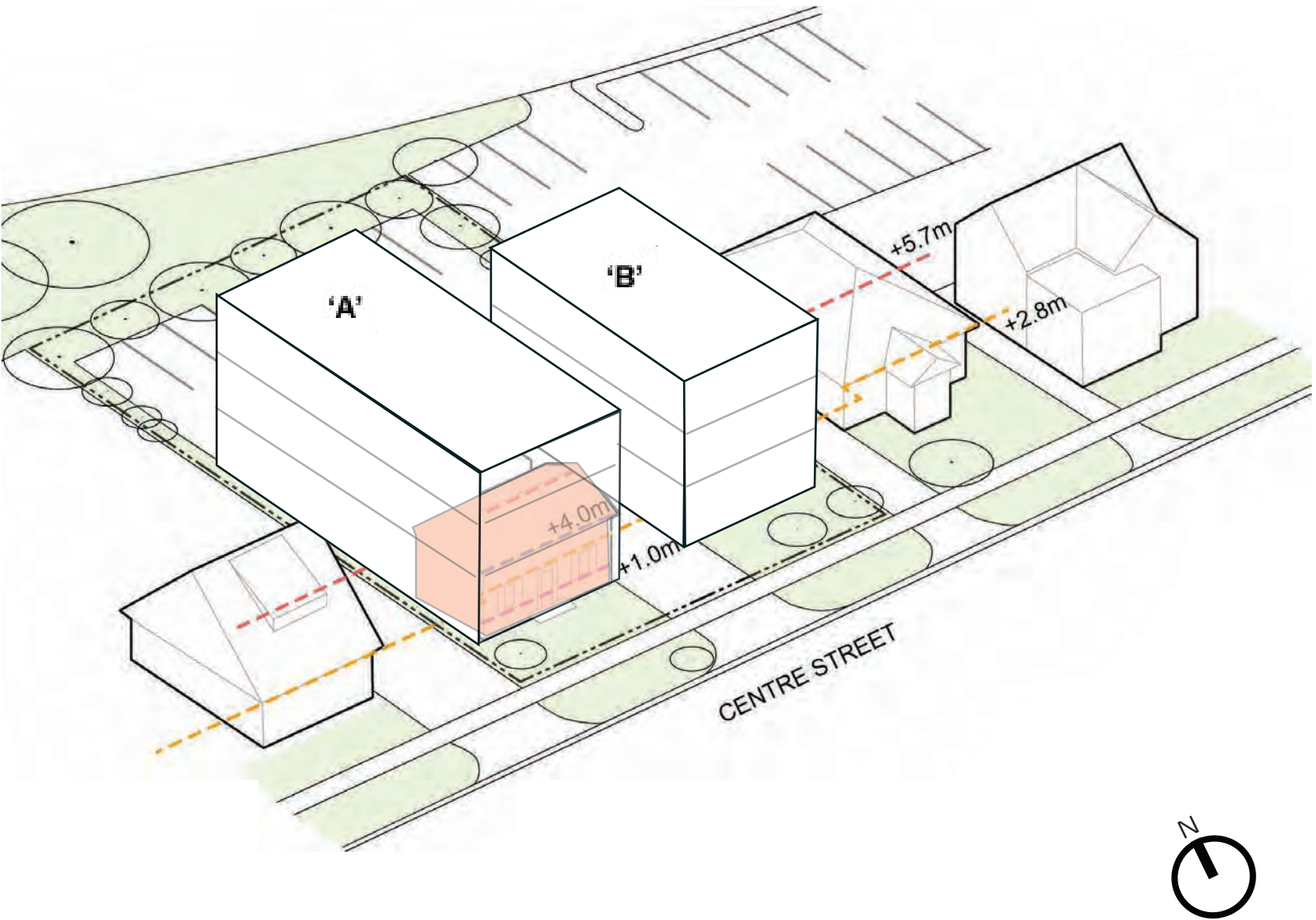


ARCHITECTURE

Permitted Built-Form

VS.

Proposed Design



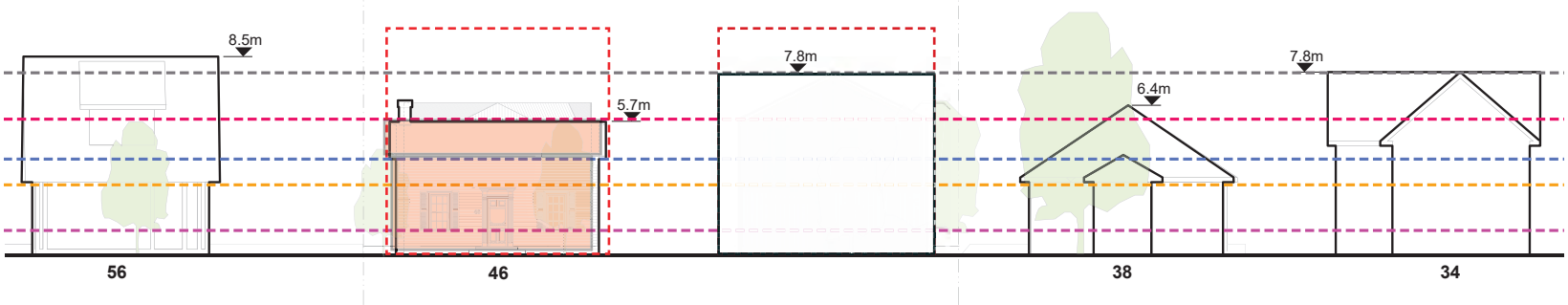
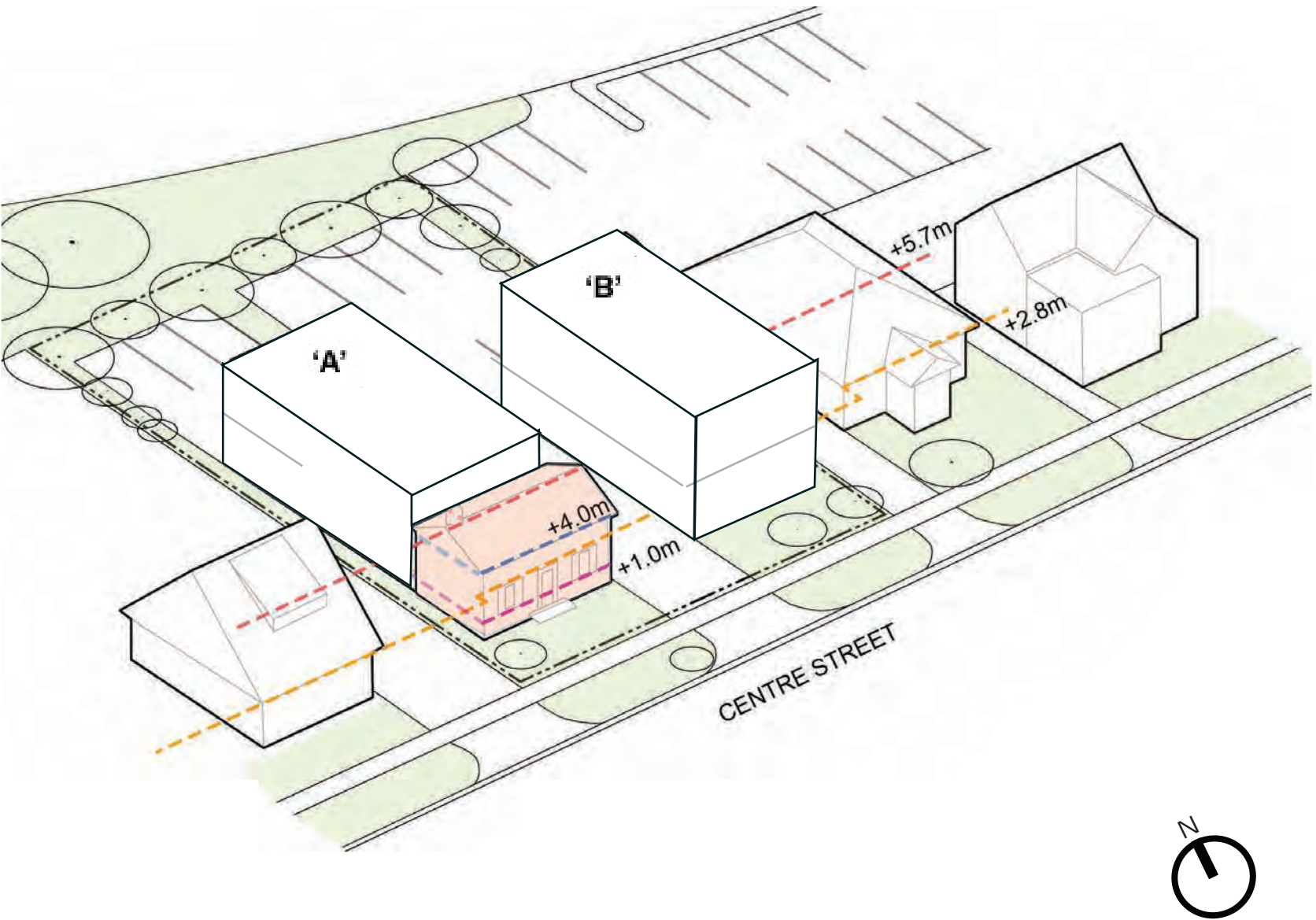
SITE - PROPOSED / PERMITTED

Permitted Built-Form

VS.

Proposed Design

-Built-Form (Massing) / Articulation



STREET ELEVATION - PROPOSED REDUCED HEIGHT

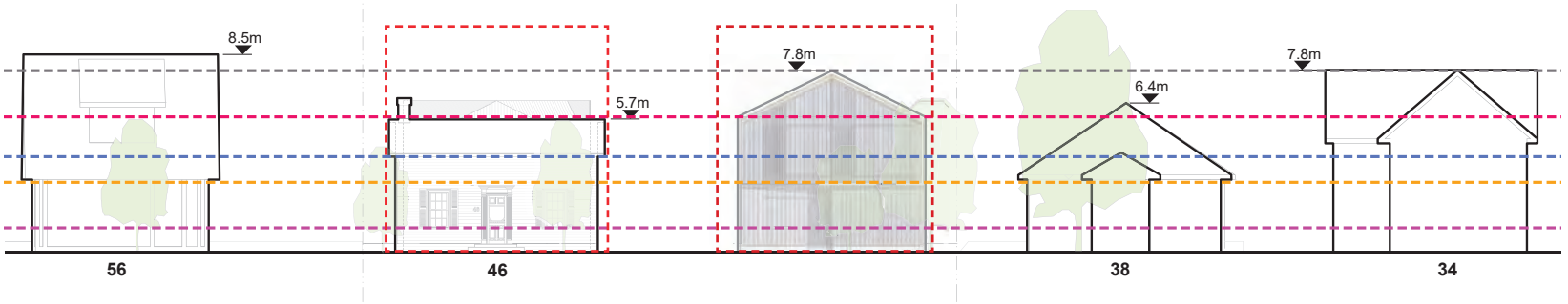
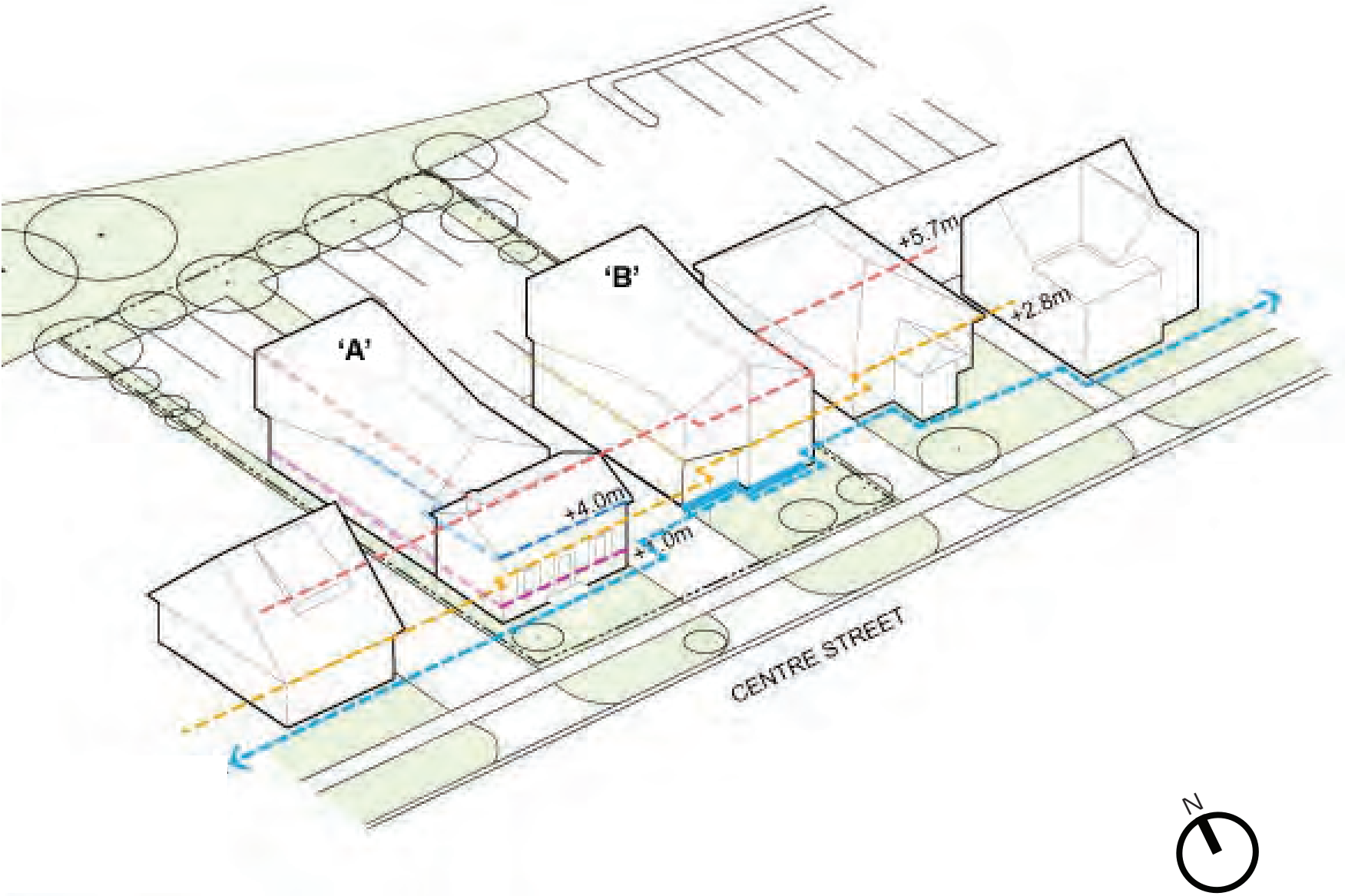
ARCHITECTURE

Permitted Built-Form

VS.

Proposed Design

-Built-Form (Massing) / Articulation



STREET ELEVATION - PROPOSED REDUCED BUILT-FORM

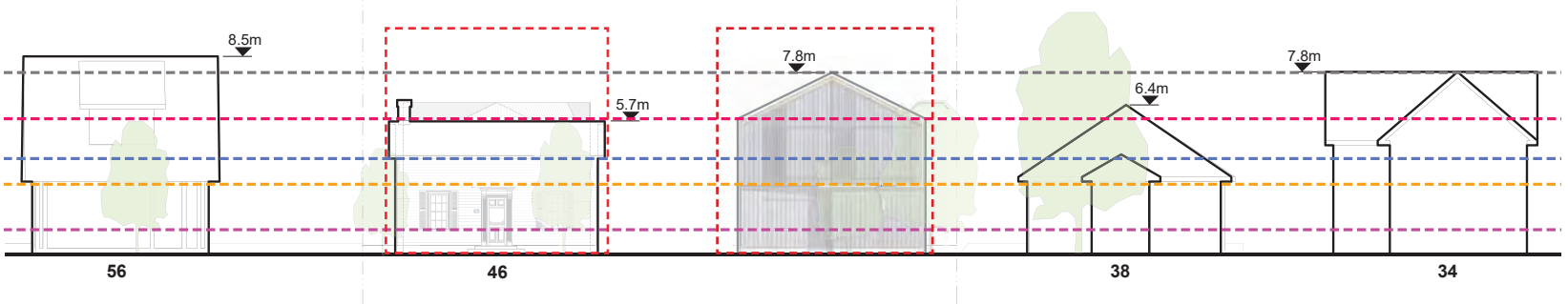
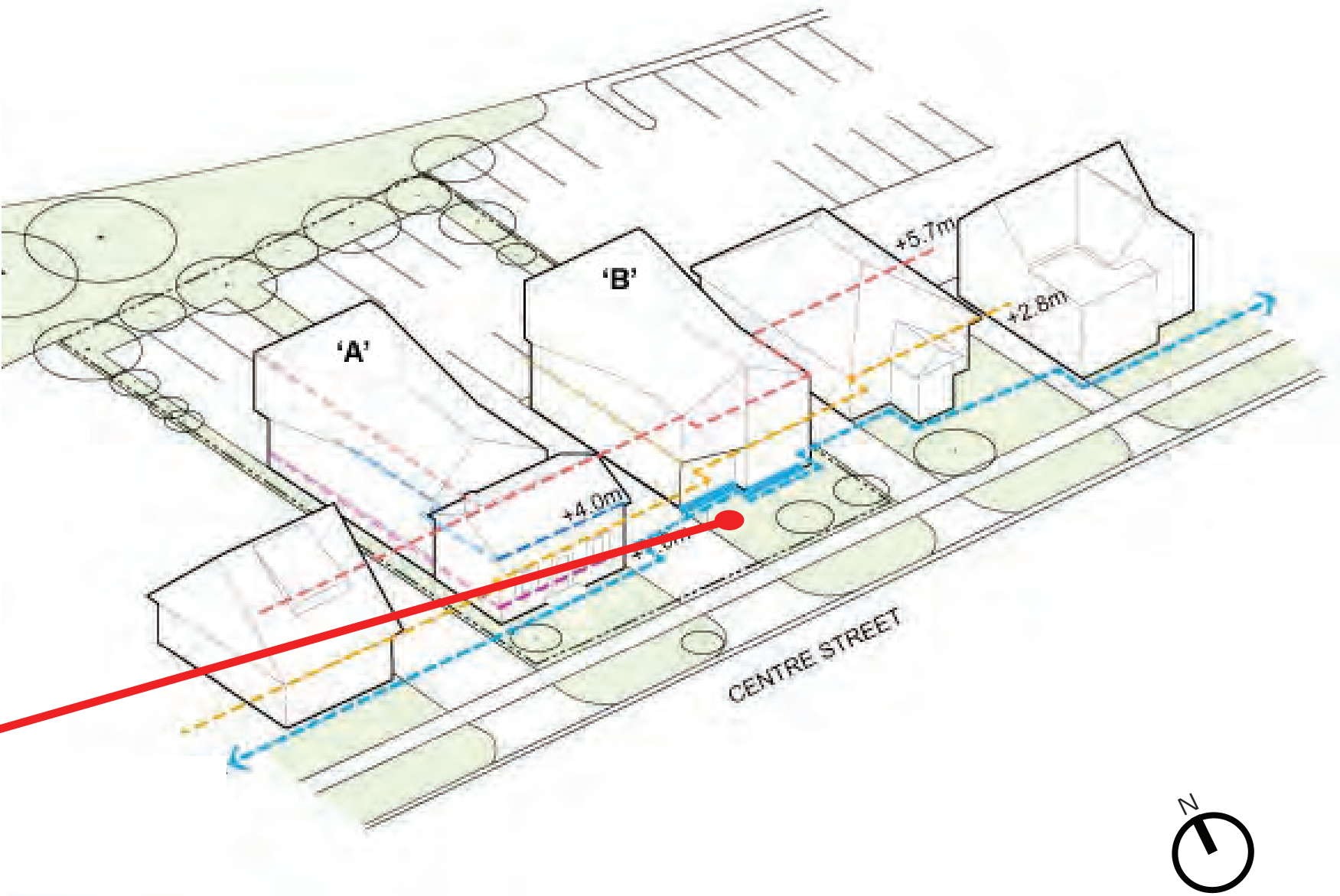
ARCHITECTURE

Permitted Built-Form

VS.

Proposed Design

-Built-Form (Massing) / Articulation



STREET ELEVATION - PROPOSED REDUCED BUILT-FORM

ARCHITECTURE

Permitted Built-Form

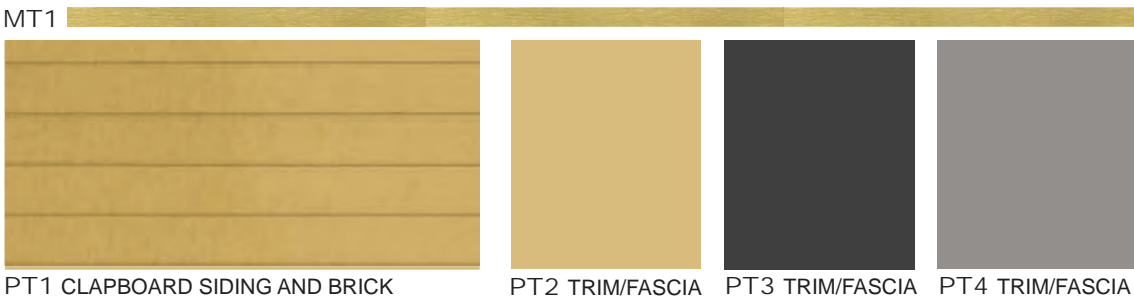
VS.

Proposed Design

- Built-Form (Massing) / Articulation
- Materials / Details

EXISTING MAIN HOUSE (HERITAGE RESOURCE)

WD2 EXISTING ROOF REPLACEMENT WOOD SHINGLES

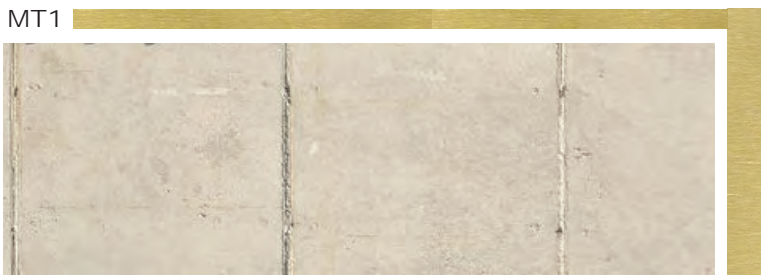


BUILDING ‘A’ ADDTION & BUILDING ‘B’

WD1 BOARD AND BATTEN CLADDING



GL1 GLAZING GL2 GLAZING



ARCHITECTURE

Permitted Built-Form

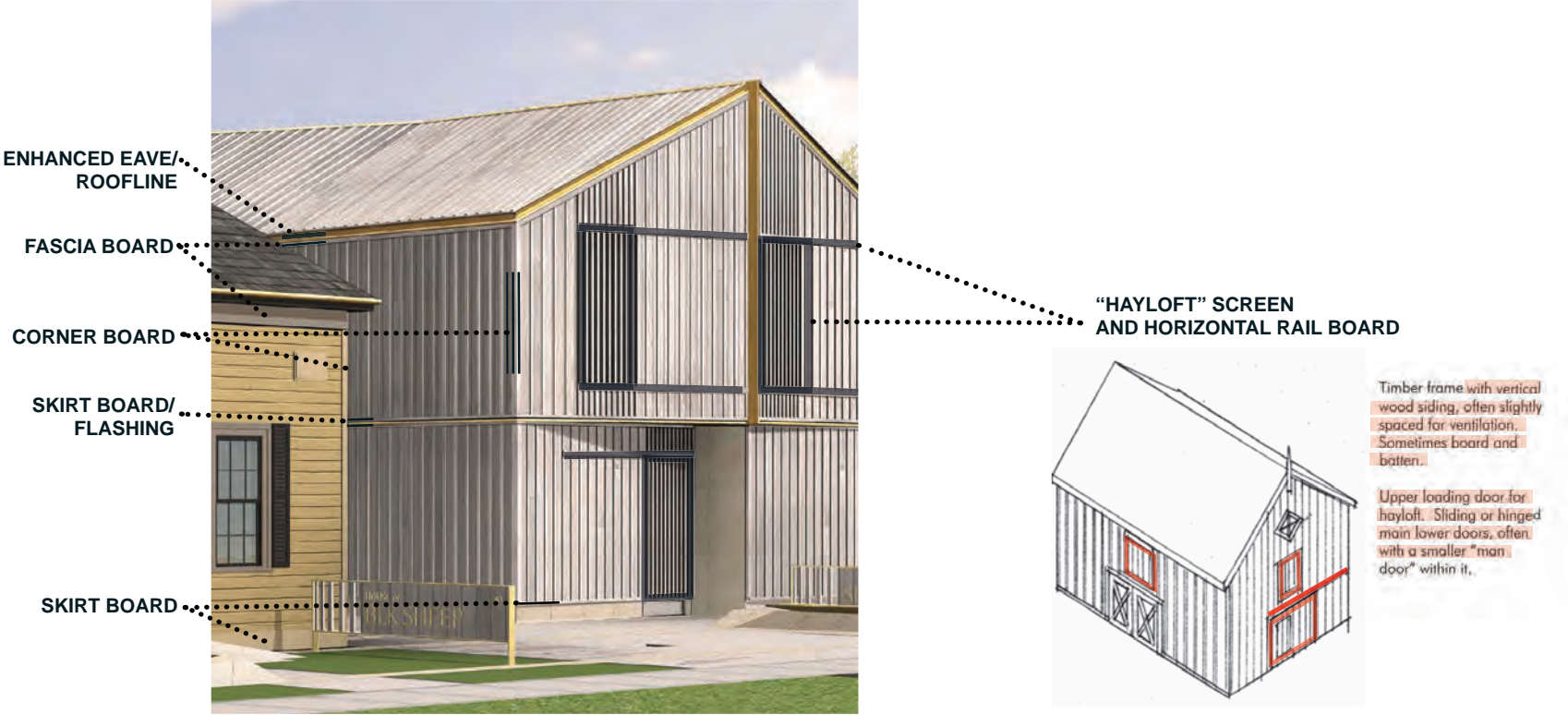
VS.

Proposed Design

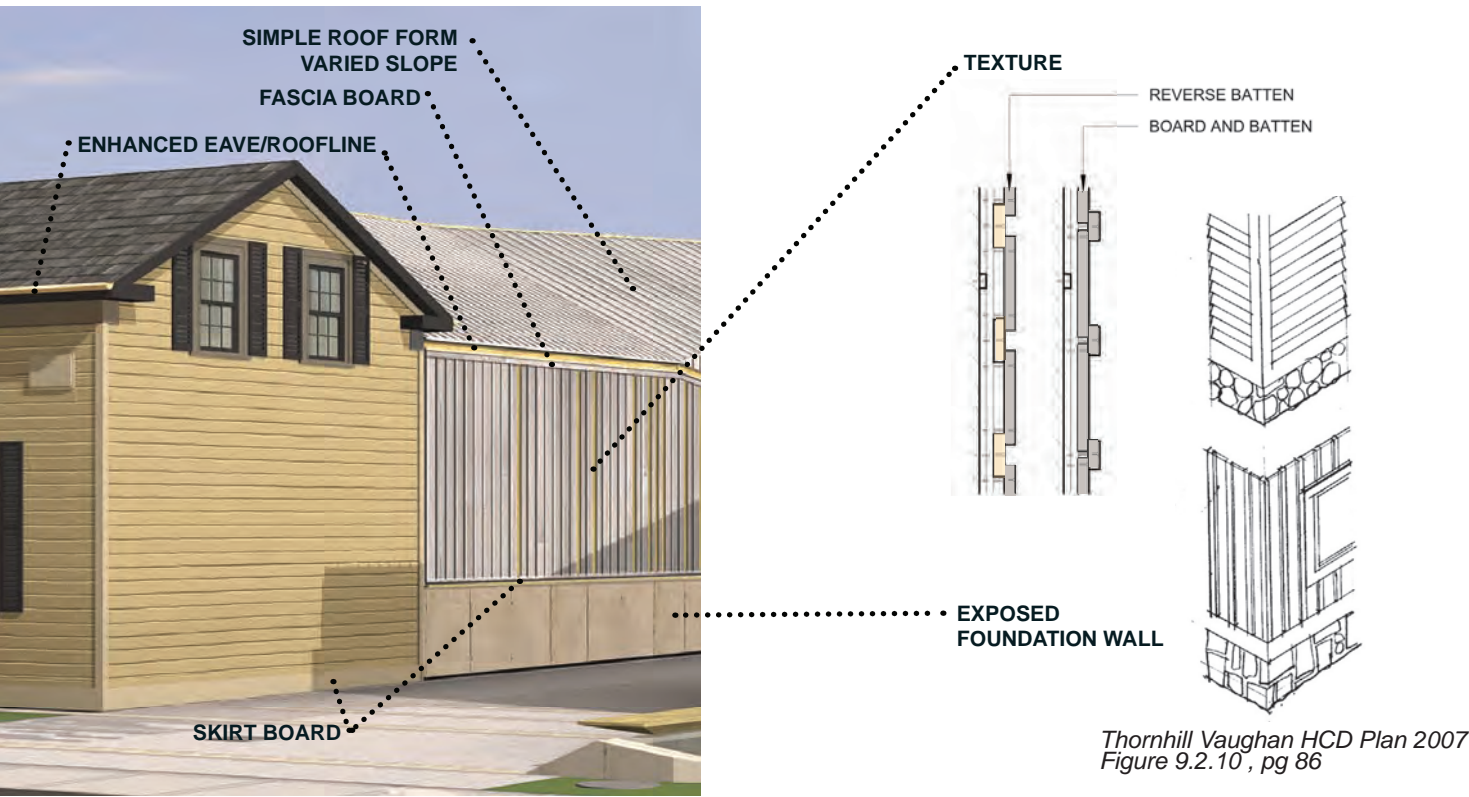
- Built-Form (Massing) / Articulation
- Materials / Details

Articulation/Detail Bldg B

Added 20-08-10



Articulation/Details Bldg A



ARCHITECTURE
EXISTING



ARCHITECTURE
PROPOSED



ARCHITECTURE
PROPOSED



SITE PLAN & LANDSCAPE
PROPOSED

