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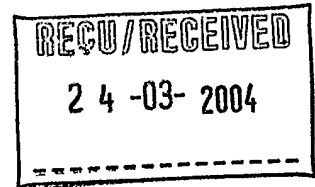
Un organisme du gouvernement de l'Ontario

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March 23, 2004

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, ON M5C 1J3

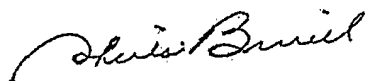


Re: By-law 2004-43- To designate certain properties as being of historic and/or architectural value or interest – The Sanderson Store and Residence

This will advise that Council passed By-law 2004-43, which designated "The Sanderson Store and Residence ", 8966 Woodbine Avenue, as being of historic and/or architectural value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,



Sheila Birrell
Town Clerk

11/03/04
✓
RC



BY-LAW 2004-43

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
The Sanderson Store and Residence

WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the council of a municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

962659 Ontario Limited
12 Sandhurst Circle
Scarborough, ON
M1S 3N7

and upon the Ontario Heritage Foundation, notice of intention to designate The Sanderson Store and Residence, 8966 Woodbine Avenue having a general circulation in the municipality;

AND WHEREAS the reasons for designations are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real properties, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

The Sanderson Store and Residence
8966 Woodbine Avenue
Town of Markham
The Regional Municipality of York
2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
24TH DAY OF FEBRUARY, 2004.

"Sheila Birrell"

SHEILA BIRRELL, TOWN CLERK

"Frank Scarpitti"

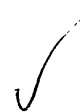
FRANK SCARPITTI, DEPUTY MAYOR

SCHEDULE 'A' TO BY-LAW 2004-43

In the Town of Markham in the Regional Municipality of York, property descriptions
as follows:

E 1/2 Lot 14, Concession 3

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK



SCHEDULE 'B' TO BY-LAW 2004-43

Statement of Heritage Attributes

The Sanderson Store and Residence is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value and interest containing the following heritage attributes:

Historical Attributes

The hamlet of Buttonville grew up around the Millbrook industries established by the Willcocks-Baldwin family of York (later Toronto) on the east half of Lot 14, Concession 3. A sawmill was established on the Rouge River on the Willcocks property in the early 19th century. Some sources give the date as 1806; others say 1811 or 1812. The Baldwin family added a gristmill to the operation about 1840. Similar to the case of many other communities in old Ontario, the mills attracted a community of mill workers and tradesmen, and thus began the hamlet of Buttonville.


Around the same time as the Venice Grist Mill was constructed, the Honorable Robert Baldwin created a small plan of subdivision of the south east corner of his property, south of the mill site and the Rouge River. This plan was developed with the assistance of William Morrison, who was a tenant farmer on the property. Although a copy of the plan has not yet been found, based on the land records, it appears that four village lots fronted on Willcocks Street (now Woodbine Avenue) and three or four lots fronted on William Street (now Buttonville Crescent West). The lots were numbered from the south to the north. Lots 2 and 3 (immediately north of the subject property) were the first sold in 1845.

Lot 1 on Willcocks Street, now 8966 Woodbine Avenue, was sold to Margaret S. Taylor in 1852. It is not known if there was a building on this lot at the time of sale, however according to the census of 1851, there were seven frame houses on the west side of the hamlet so it is possible that a modest building may have been here from an early date. If that was the case, the building would have been built as a tenant cottage under the Baldwin ownership.

William Morrison was appointed as Buttonville's first postmaster in 1850-51. Some sources state that 8966 Woodbine Avenue was the location of the first post office, however research indicates that Morrison lived in a former mill worker's cottage on William Street (now 12 Buttonville Crescent West) on a lot purchased from the Baldwin subdivision in 1852. Perhaps Morrison lived on the subject property as a tenant at the time of the establishment of the post office, and later moved to the property he purchased in 1852.

Another early postmaster was Jonathan Slater. It is not known exactly where he lived or where the post office was located.

From 1866 to 1914, it is known that the Buttonville Post office was located in the general store on the east side of the hamlet, now 8971 Woodbine Avenue. Thomas Thomson was an early proprietor of the store and also served as postmaster. Interestingly, although Thomas Thomson is generally associated with the general store on the east side of Woodbine Avenue, according to the 1861 census, he was located on the west side of the hamlet at that time. This raises the possibility that Thomson started his business and appointment as postmaster in a store on the west side of the hamlet, possibly in 8966 Woodbine Avenue. If this is accurate, the subject building was occupied by tenants while under the ownership of the Taylor family from 1852 to 1868.



According to Mitchell's Directory of 1866, John Sanderson was one of two storekeepers in Buttonville at that time. Sanderson was the son of William Sanderson, who owned the west 100 acres of Lot 14 Concession 3. In 1868, he purchased Lot 1 (presumably the location of his business) from William J. Taylor and his wife. If Thomas Thomson had indeed occupied a store at the same location at an earlier date, by 1866 he was at his new stand on the other side of Woodbine Avenue. Both Thomson and Sanderson continued to be listed as general merchants in Bradstreet's Directory of 1871.

Did John Sanderson build a combined store and dwelling in the 1860s, during the early period of his occupation of the property, or did he make improvements to an older building that was already standing on the site? Certainly the historical record points to the existence of a store on the west side of Buttonville prior to John Sanderson's purchase of Lot 1 in 1868. Could part of the building be a house occupied by William Morrison at the time that the post office was established? There is insufficient historical evidence to say for certain. A date of 1861 has been given for the building in some local histories, and this seems a reasonable possibility based on the research material available to date.

Sanderson sold to John Barnes in 1875. The building's use as a general store continued under a series of different owners and storekeepers until 1912, with the last proprietor being William McCallum. The old storefront was later reworked with new siding and smaller windows as the commercial portion of the structure was converted into residential space. In 1993, Drew Boyington, a long-time resident of Buttonville born in 1899, recalled that the store south of the cobbler's house and shop "sold groceries and different little knickknacks, like nice plates, and dry goods too."


Architectural Attributes

Architectural Description:

The Sanderson Store and Residence is a one and a half storey frame building with an irregular plan. The structure rests on a fieldstone foundation that provides a partial basement. The main section of the building is a rectangular block with its gable end facing Woodbine Avenue. A lean-to addition is located on the north side of the main block, and this lean-to wraps around the building to the rear, where it has a gable roof where it extends past the west wall of the one and a half storey portion. There is a hip-roofed enclosed porch in the ell facing Woodbine Avenue.

The building is covered with a variety of claddings. The wall facing Woodbine is clad in wood clapboard. The wall facing Buttonville Crescent West is clad in roughcast stucco on wood lath. The rear of the building and much of the lean-to is clad in vertical V-groove wood siding. The medium-pitched gable roof has projecting eaves with plain wood soffits and fascia boards.

On the front elevation of the former store portion, there is a pair of small double hung wood windows widely spaced apart. In the gable wall above, there is a pair of 2/2 double hung windows that seem more in keeping with the general style and scale of the building and may therefore be original. Within the enclosed porch, there is the well-preserved front wall of the lean-to, with vertical tongue and groove siding and a door and window opening with peaked and eared, moulded surrounds in the Classic Revival style. The front door is three panelled, with two narrow panels above a wide lock rail, and a single octagonal panel below. The recessed panels are ornamented with belection mouldings. Unusual fan-shaped carved appliques appear in the corners of the octagonal panel. The window has a 6 over 6 glazing configuration, with a 2 over 2 storm window covering it.



On the south wall, there is a single 6/1 window spaced toward the west on the ground floor, and a small horizontally-oriented window in the knee wall, more or less centred in the wall. On the west wall of the one and a half storey portion there once was a pair of identical 2/2 windows in the gable wall. The southerly window has been enlarged to the proportions of a door. Window and door openings on the west and north walls of the lean-to have been much altered in recent years and are not considered heritage features.

The interior of the building has been extensively remodeled. However, simple, beaded window and door trim and baseboards remain on the second floor. Vestiges of the original plan remain on the upper floor as well.

At the rear of the lot is a frame "town barn" or stable, gable roofed and clad in vertical boards.

Stylistic Analysis:

The Sanderson Store and Residence is a simple vernacular building that was constructed to provide space for a business as well as accommodation for the proprietor and his family. This form of commercial-residential building was common in Ontario towns and villages during the 19th century, when it was usual for the proprietor of a business to live on the premises.


20th century renovations have made the blended commercial and residential form of the building into a single residential use, but looking at an archival photo in the collection of the Markham District Historical Museum, it is apparent that there was once a storefront on the one and a half storey portion facing Woodbine Avenue. This storefront was sheltered by a shed-roofed verandah. The main entrance to the dwelling was recessed from the front of the store, and sheltered by a shallow covered porch. Another feature shown in the old photograph is a now missing single storey rear wing with a south-facing verandah.

The bold and highly decorative Classic Revival treatment of the door and window openings within the existing enclosed porch contrasts sharply with the very simple treatment of the rest of the building. This suggests that the lean-to may have been an early addition to the original store building, or that other decorative work on the building has been removed and replaced with much plainer material.

Another question that arises about the building relates to its development over time. Was the larger portion of the Sanderson Store and Residence once a modest house that was converted into a store? Was the stuccoed south wall once the front of a dwelling, with a centre door flanked by a window on either side? Only a detailed examination of the underlying structure can help to provide answers to these questions.

Contextual Attributes

The Sanderson Store and Residence is one of a number of heritage buildings that form the historic hamlet of Buttonville. It is also one of two early general stores remaining in the hamlet, and occupies a prominent corner at the entrance to Buttonville. The building's association with the early history of the community and the establishment of the local post office make it a significant historical landmark. Additionally, the building is an example of a combined store and residence characteristic of Ontario villages and towns in the 19th century, when many businesses were run by people that lived in dwellings attached to or adjacent to their place of employment.



Significant Heritage Attributes

1. The frame, one and a half story main block of the house and the north lean-to wing;
2. The vertical tongue and groove siding;
3. The roughcast stucco on the south wall;
4. The east porch, with its hipped roof;
5. The three-panelled front door within the east porch, with its peaked decorative surround;
6. The 6 over 6 wood double hung window within the east porch, with its peaked decorative surround and sill;
7. The 2 over 2 double hung wood windows on the second floor, with their plain wood trim and sills;
8. The 6 over 1 double hung wood window on the south wall, with its plain wood trim and sill;
9. The gable roof of the main block, with its wood soffits and fascia boards;
10. The shed roof of the north wing;
11. The town barn/former stable, with its gable roof and barnboard siding.