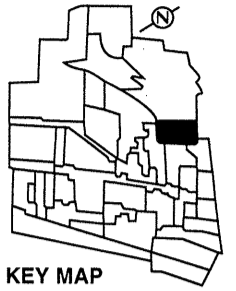


Character Area 7 Cedar Avenue and Vicinity

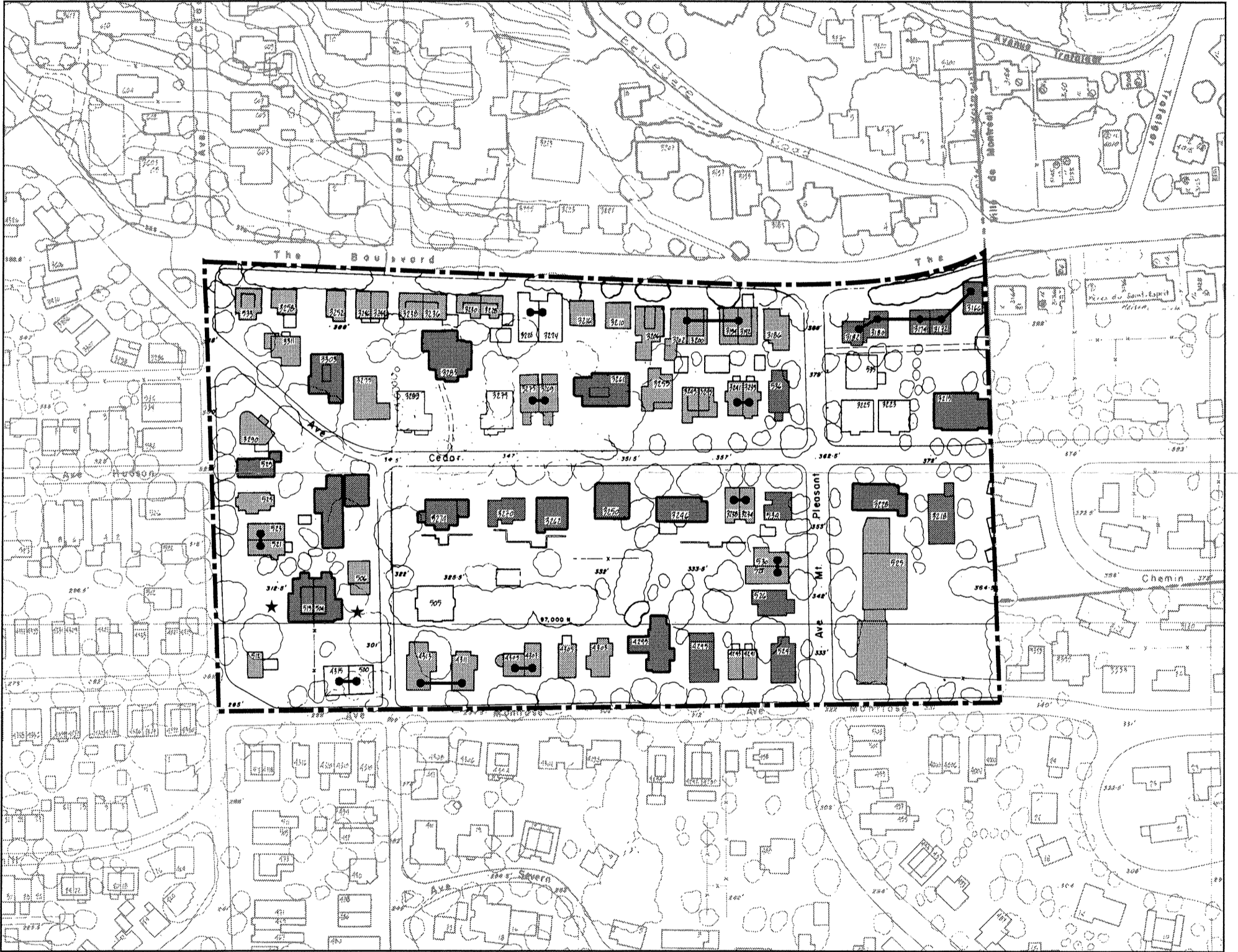
The low density, abundance of private green space, and considerable street setbacks on Cedar and Montrose Avenues give this area a bit of a country village quality. Although there are several country residences dating from 1870's, it was only with the recovery after World War I that a succession of large houses were erected giving Cedar Avenue its present appearance. Although The Boulevard was linked to Montreal in 1895, its complete development also awaited the end of the war.

LEGEND

- Category I**
Exceptional(★) to Important
- Category II**
Significant
- Category III**
Neutral
- Architectural Ensembles**
- Buildings profiled in the 1988 Westmount Heritage Study**
- Public Green Space**
- Semi-private or private Green Space of importance**



KEY MAP
Area Heritage Value: HIGH
Degree of Homogeneity: MEDIUM



List of Building Addresses with Categories

Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address
	Cedar Ave., north side		Cedar Ave., cont'd		Clarke Ave., east side		Montrose Ave., cont'd		av. Mountain, east side
I	3219	I	3303	II	517	II	4309	III	505
III	3223	II	3311	I*	519	II	4311	III	500
III	3225		Cedar Ave., south side	II	521	II	4313	I*	504
II	3239	I	3218	II	523	III	4315	II	506
II	3241	I	3228	II	527		Mount Pleasant, east side	II	The Boulevard, south side
II	3245	II	3234	I*	529	II	525	I	3166
II	3249	II	3238	II	533	III	535	I	3172
I	3255	I	3246		Montrose Ave., north side	I	524	I	3174
I	3261	I	3250	II	4291	I	526	I	3180
II	3269	I	3262	II	4293	II	528	I	3182
II	3275	I	3270	I	4295	II	530	II	3186
III	3279	I	3274	I	4299	I	534	II	3192
I	3283	I	3282	II	4303	I	536	II	3194
III	3289	I	3284	II	4305			II	3200
II	3295	II	3290	II	4307			II	3202
									The Boulevard, cont'd
								II	3206
								II	3210
								II	3216
								III	3220
								III	3224
								II	3228
								II	3230
								II	3236
								II	3238
								II	3244
								II	3246
								II	3252
								II	3258

Defining characteristics of Character Area 7 Cedar Avenue and Vicinity

The following are some of the *key defining characteristics* applying to the whole area.

Use and typology: All buildings are either detached or semi-detached, single family houses.

Siting and orientation: All buildings are sited parallel to the street. The topography plays a major role in their placement in relation to the level of the street. On the north-south streets, the buildings follow the rising slope. On the east-west streets, the buildings on the north side of the street are always sited high on an embankment, while those on the south side are always placed very close to street level (with some exceptions on The Boulevard).

Heights and frontages: Virtually all buildings are either two-and-a-half storeys (59%) or two storeys (38%) high. The average floor-to-floor height is 3.2 m for the ground and second floors and 2.6 m for the attic level which is always incorporated in the envelope of the sloping roof, thus resulting in a total height of approximately 12.0 m for 2-1/2 storey homes. The average building frontage for detached buildings is 13.7 m and for semi-detached is 7.5 m wide.

Roofs: Almost all buildings have sloped roofs (mainly pavilion or combination of sloping roof styles). The slope of the roofs of 2-1/2-storey houses (with attics) is almost always more acute than that of two-storey houses.

Facade materials: Seventy-five percent of the houses are clad in brick (red or brown).

Entrances: Entrances are generally at the front. In houses on flatter ground, they are reached by steps attached to the main building averaging 0.7 m above sidewalk level. On embankments, the front steps are usually part of the landscaping and the ground floor is generally 1.0 - 2.0 m above the adjacent grade at the front.

Facade treatments: The street facades of almost all buildings are enhanced by one or more of the following features (in the order of the most prevalent): portals and porticos, bay windows, dormers, painted wood shutters, brick or stone detailing and decorations, porches and balconies, cornices and friezes, and finally distinctive windows such as arched windows. Almost all buildings have chimneys on the sides.

Windows: Windows are almost always vertically proportioned although many openings are horizontal and contain several vertical windows. About two-thirds of the houses originally had double-hung windows (about 10% have since been replaced by other styles). Original casement windows are also present in about a quarter of the houses. Muntins are found on 60% of the windows.

Parking: Almost all buildings have driveways leading from the street to garages (detached, attached or part of the main volume) or to parking pads behind the building line.

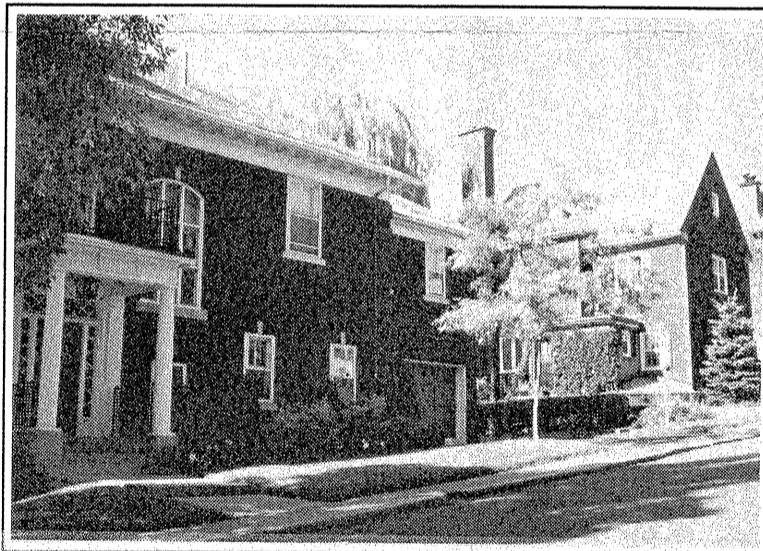
The following are *defining characteristics* of specific streetscapes in addition to those of the whole character area unless otherwise noted.

Cedar (south side): All entrances are at the front. Almost all garages are concealed from the street. Half the houses have classically symmetrical elevations with a proportion of solid to void much greater than average.

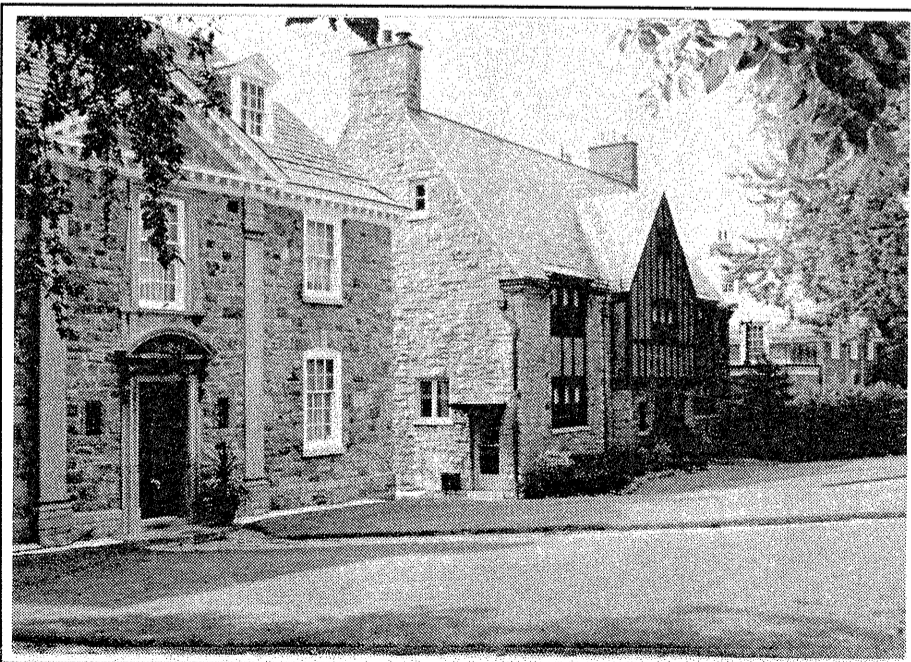
Cedar (north side): The houses here generally have garages fronting the street, either as part of the main volume or attached to the building.

Montrose (north side): All houses are in brick. Entrances are generally at the side and almost all entrances are articulated by portals or porticos.

The Boulevard (south side): The facade material is almost always brick. Almost all sloping roofs have slate as the roof material. The houses between the eastern city limits and Mount Pleasant are sited lower than street level with hedges or shrubs just behind the sidewalk.



Mount Pleasant Ave.: sloped roofs with dormers and cornices and entrances with porches or porticos.



Cedar Ave., south side: large setbacks, front entrances close to street level and classical facades.