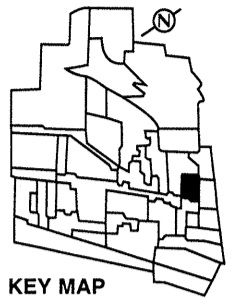


Character Area 11 Holton Estate

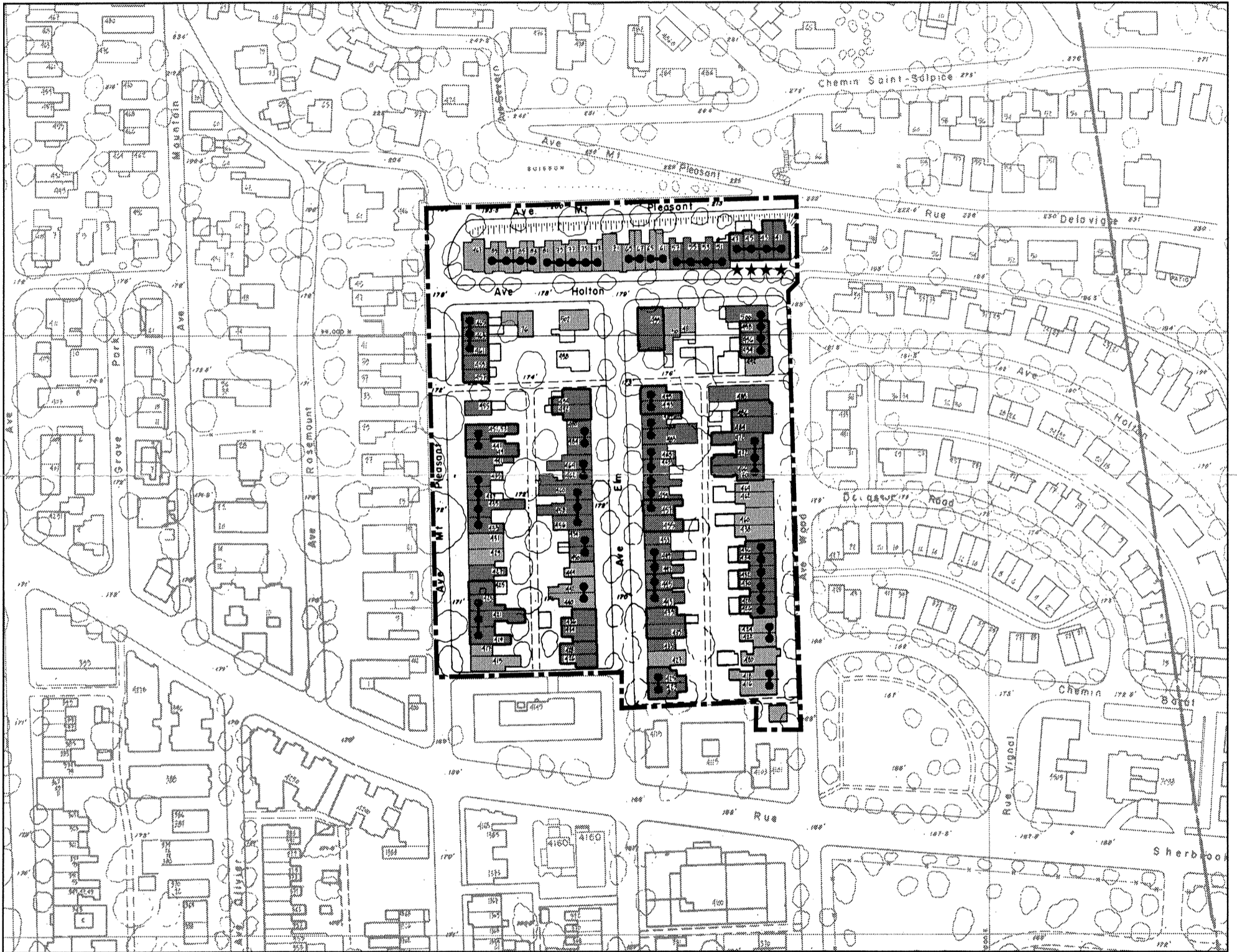
Between 1890 and 1914, developers and real estate speculators succeeded in establishing this area as a fashionably exclusive neighbourhood. As a development of uninterrupted townhouses, it is one of the most architecturally homogeneous areas in Westmount, although individual houses still display considerable variety. Holton Avenue was once the site of an old stone quarry.

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: HIGH



List of Building Addresses with Categories

Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address
---	Elm Ave., east side	---	Elm Ave., west side	---	Holton Ave., north side	---	Holton Ave., cont'd	---	Mount Pleasant, cont'd	---	Wood Ave., cont'd
---	423	---	428	---	41	---	85	---	439	---	432
---	425	---	428	---	43	---	87	---	441/443/445	---	434
---	427	---	434	---	45	---	89	---	447/449	---	436
---	433	---	436	---	47	---	Holton Ave., south side	---	451/453	---	438
---	435	---	440	---	51	---	48	---	455	---	460
---	437/439	---	442	---	53	---	50	---	457	---	462
---	443	---	444	---	55	---	76	---	459	---	464
---	445	---	450	---	57	---	80	---	461	---	466/468/470
---	447	---	454	---	61	---	Mount Pleasant, east side	---	463	---	472/474/476
---	449	---	456	---	65	---	415	---	465	---	478/480/482
---	453	---	458	---	67	---	417	---	467	---	484
---	455	---	460	---	69	---	419	---	Wood Ave., west side	---	486
---	457	---	462	---	71	---	421	---	414	---	488
---	459	---	464	---	73	---	423	---	416	---	492
---	461	---	484	---	75	---	425	---	418	---	494
---	463	---	488	---	77	---	427	---	420	---	496
---	465	---	492	---	79	---	429	---	422	---	498
---	483	---	494	---	81	---	431	---	424	---	500
---	485	---	498	---	83	---	433	---	426	---	
---	493	---	500	---		---	435	---	428	---	
---	495	---	502	---		---	437	---	430	---	
---	499	---		---		---		---		---	

Defining characteristics of Character Area 11 Holton Estate

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

Use and typology: Almost all buildings are single-family houses and all are parts of attached townhouse ensembles.

Siting and orientation: All buildings are sited parallel to the street and almost all are on the same plane close to or on the building lines (except the south side of Holton). Topographical conditions allow a uniform grade level at the front of buildings (except the north side of Holton).

Heights and frontages: Slightly more than three-quarters of the buildings are two-storeys high (averaging 9.0 m), the remaining being 3 or 2-1/2 storeys. Almost all frontages are 6.0 - 7.5 m wide.

Roofs: Roofs are generally (69%) flat with parapets; quite articulated on the stone facades; simple and straight with cornices on the brick facades. The other roofs have decorative, sloping roof styles (such as false mansard), generally with turrets or gable projections which are usually above bay windows.

Facade materials: Brick (red or brown) and stone (mostly greystone with some red sandstone) are equally common as facade materials.

Entrance conditions: Entrances are always at the front averaging 1.5 m above sidewalk level (except for the north side of Holton). Entrance doorways are generally wide, with double doors or single doors with sidelights, and high, with toplights (except for Holton and Wood Avenues). The doors are generally well-crafted in wood with glass panels. Staircases are the width of the doorways.

Facade treatments: The facades are characterized mostly by their projections such as bay windows and bay projections, one or two floors high, as well as by other projections such as balconies. Decorative stonework is almost always used on stone facades, and as accents on some brick facades.

Windows: The shape of windows and window openings is almost always vertical. Often, windows are paired with a stone post between them. Originally, almost all the windows were double-hung although almost a quarter have since been changed.

Parking: All houses (except north side of Holton) are served by lanes that provide access to garages or outdoor parking.

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

Elm (east side): Virtually all houses are two storeys with stone facades. All have bay projections or bay windows that almost always extend to both storeys with very vertical double window arrangements, and are articulated at the roofline by gables, turrets or shaped parapets.

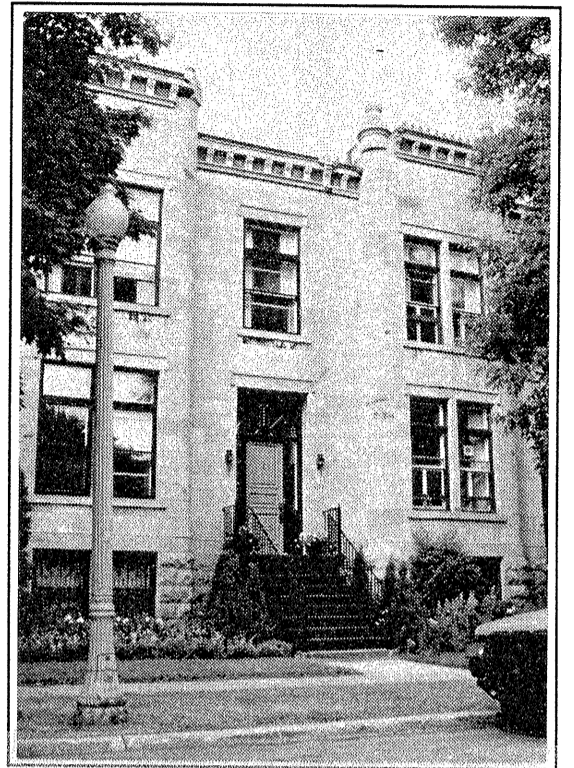
Elm (west side): Three-quarters of the houses have bay projections or bay windows almost always on both floors. Almost all roof lines are articulated by shaped parapets or cornices.

Holton (north side): Almost all facades are in brick. Almost all have entrances very high above the sidewalk level. In almost half the houses, embankments have been carved out and garages incorporated at the basement level.

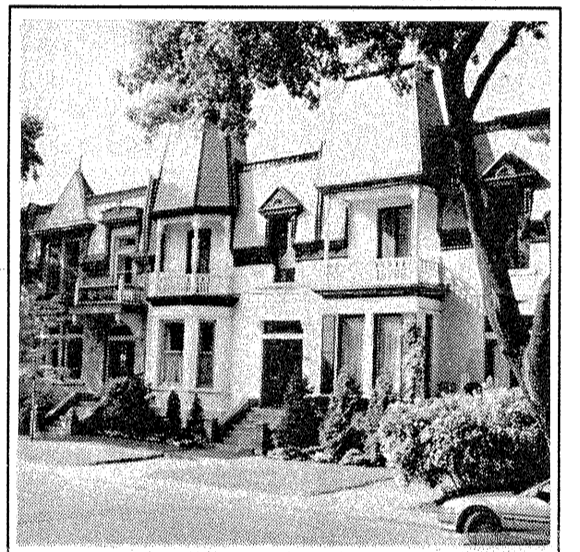
Holton (south side): Brick is the main facade material. All buildings are sited on the streetline.

Mount Pleasant (east side): Virtually all houses have stone facades. Almost all have bay windows or bay projections. All have shaped parapets or cornices. Windows are generally very vertical, almost all double-hung.

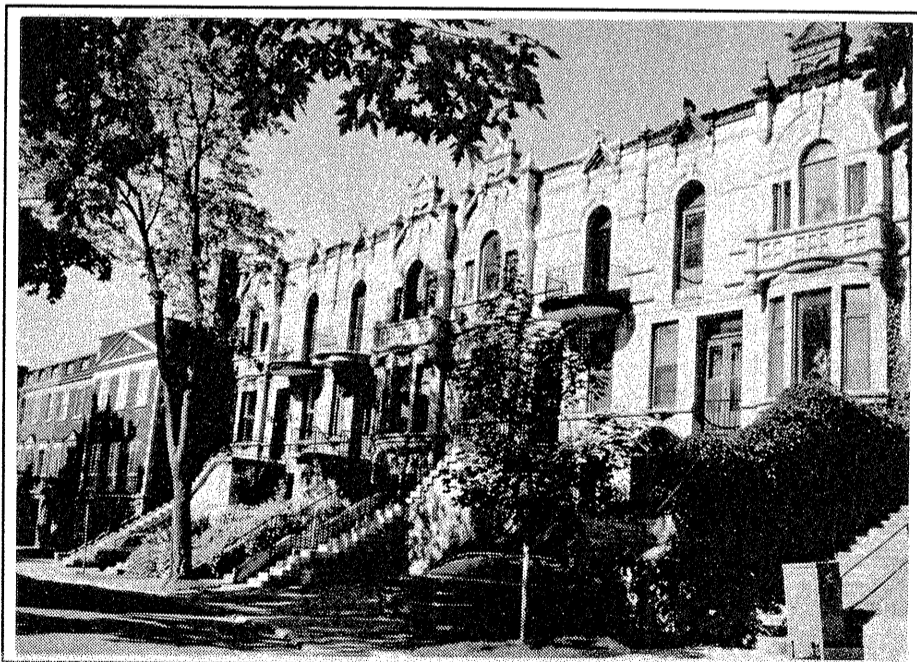
Wood: Entrance doors are generally sheltered either by being slightly recessed or by overhead balcony projections. Almost all are brick or brick and stone facades with decorative brickwork in the first case and with stone banding and accents in the other.



Mount Pleasant Ave.: stone facades, bay projections, shaped parapets and very vertical double-hung windows.



Wood Ave., north side: brick facades, bay windows and vertical windows.



Holton Ave., north side: articulated roofline and high entrance levels.