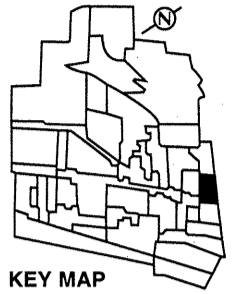


# Character Area 12 Priests' Farm

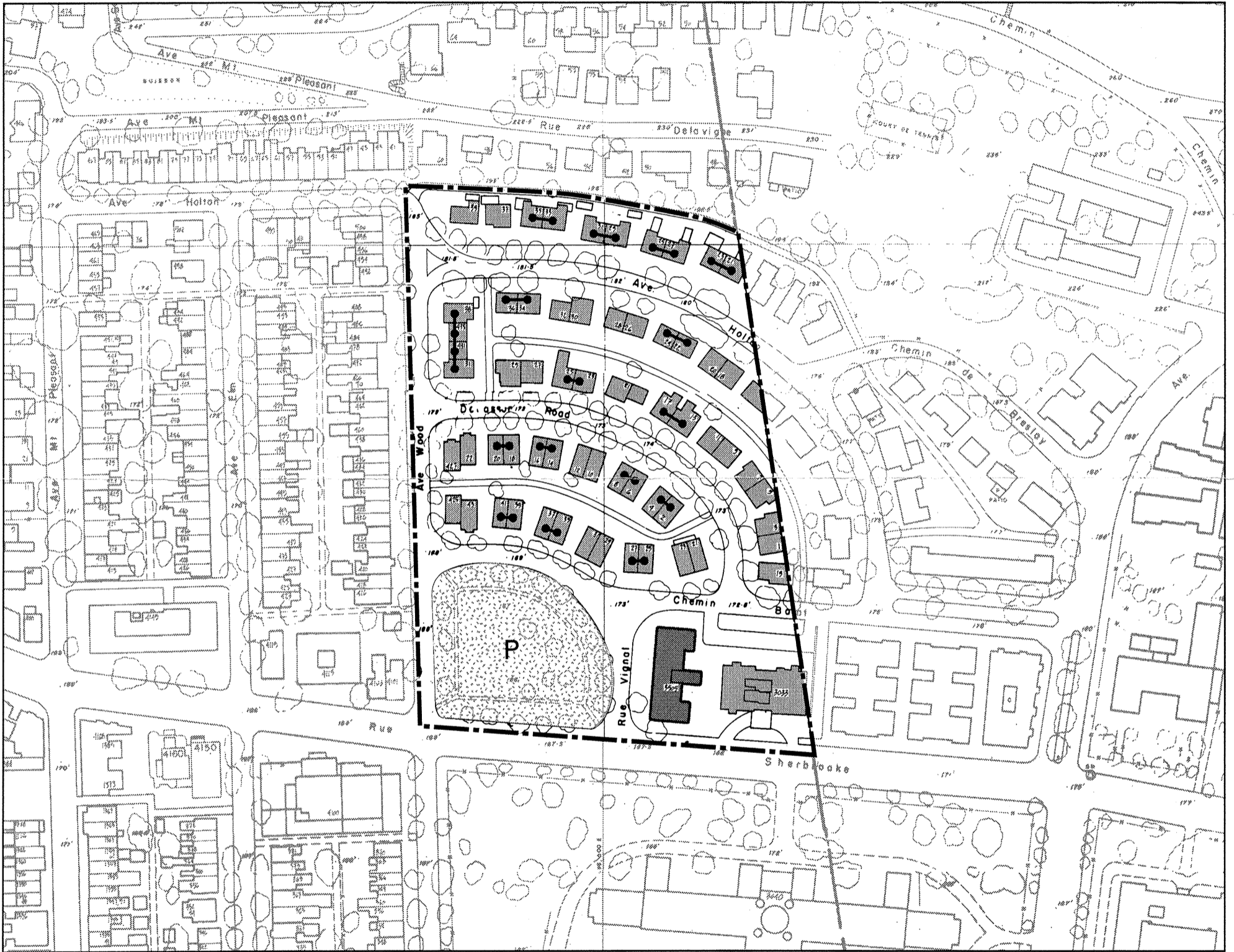
This development has retained the popular name that was given to the land of the Sulpicians out of which it was carved. Inspired by the Garden Cities Movement, it is one of the first Canadian housing developments to adopt features such as the sinuous street pattern that became widespread in post-war suburban development. This grouping of semi-detached residences straddles Montreal and Westmount. The buildings themselves are of particularly fine quality, offering subtle variations of two basic architectural designs in each part of the area... flat-roofed houses in the southern part and houses with steeply pitched roofs in the north. The tidy green lanes are particularly charming. Built between 1926 and 1930, the town planner and landscape architect was L.E. Schlemm and the architects, Shorey and Ritchie.

### 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: MEDIUM  
Degree of Homogeneity: HIGH



### List of Building Addresses with Categories

Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address
	Barat Road, north side		De Casson Road, north side		De Casson Road, south side		Holton Ave., north side		Holton Ave., south side		Sherbrooke St., north side
II	19	II	1	II	2	II	21	II	18	II	3033
II	21	II	3	II	4	II	23	II	20	I	3055
II	23	II	5	II	6	II	25	II	22	II	Wood Ave., east side
II	25	II	7	II	8	II	27	II	24	II	425
II	27	II	9	II	10	II	29	II	26	II	427
II	29	II	11	II	12	II	31	II	28	II	431
II	31	II	13	II	14	II	33	II	30	II	433
II	35	II	17	II	16	II	35	II	32		
II	37	II	19	II	18	II	37	II	34		
II	39	II	21	II	20	II	39	II	36		
II	41	II	23	II	22						
II	43	II	25								
		II	27								
		II	29								
		II	31								

## Defining characteristics of Character Area 12 Priests' Farm

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

**Use and typology:** Almost all buildings are semi-detached, single-family houses.

**Siting and orientation:** On each street, all buildings are sited in a similar way with respect to setback from the street, spacing between buildings and orientation. All grounds are flat except for the north side of Holton.

**Facade materials:** Almost all houses are clad in red or brown brick; a few (mainly on the north side of de Casson) are in stucco.

**Windows:** The windows are almost always vertical. Originally, approximately 90% of the windows were double-hung almost all with wooden or leaded muntins. About 15% have been modified to casement. The muntins, though, have almost all been retained.

**Parking:** All houses are served by lanes that provide access to garages or parking areas.

*Note that this area is made up of two sub-areas, each of which is made up of virtually identical buildings.*

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

**Barat, de Casson (south side) and Wood quadrilateral:**

**Building frontages:** All are between 7.5 m and 8.0 m wide.

**Heights:** Most are two storey buildings with similar building heights, approx. 8 m, resulting in building facade proportions of 1:1 (height to width).

**Roofs:** All have flat roofs with straight parapets.

**Entrances:** All have side entrances with few steps, approximately 0.7 m from sidewalk level. Wooden portals and canopies define entrance doors that are usually single with toplights.

**Facade treatments:** Facades are characterized by wide bay window projections two floors high. All buildings have simple cornices approximately 1m below parapets. The bases, windows, cornices and parapets of all buildings all line up horizontally. There is also some simple decorative brickwork and stonework.

**Windows:** Windows are generally grouped in two's or three's, separated by a post. The front facades, however, generally manifest a triple window arrangement on the ground floor superimposed by similar or symmetrically arranged windows. Almost all windows at the front have concrete sills.

**De Casson (north side), Holton and Wood:**

**Building frontages:** Almost all are between 9.5 m and 11.0 m wide.

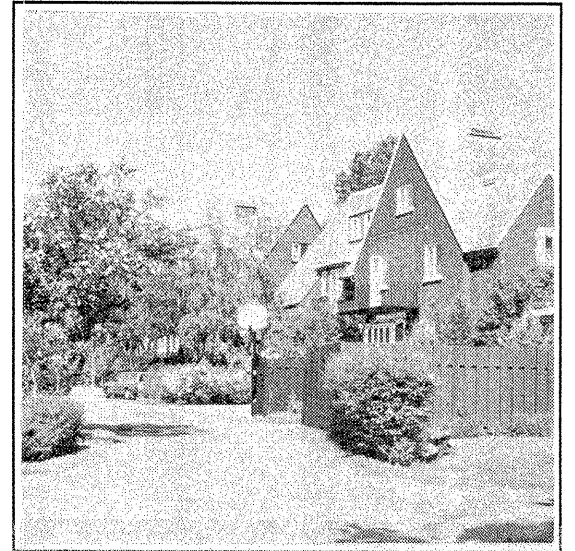
**Heights:** All are 2-1/2 storey buildings with similar building heights (ranging between 11.6 m and 12.5 m) resulting in facade proportions of 1.2:1 (wide).

**Roofs:** All buildings have steeply pitched sloped roofs parallel to the street that occupy the upper half of the street facades. These also almost always have smaller gables facing the street. Almost all roofs retain slate as their roofing material.

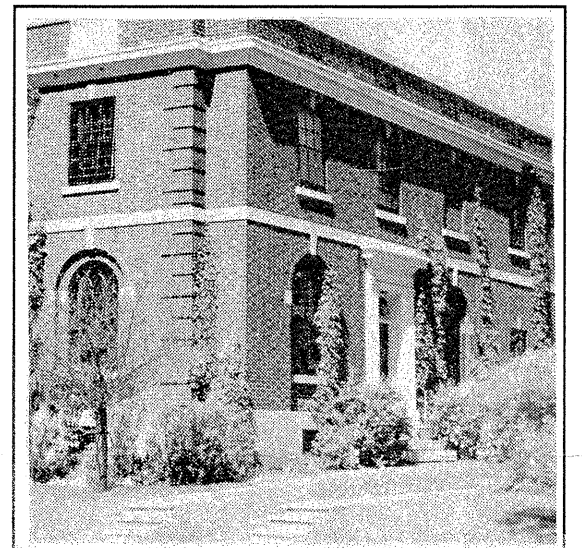
**Entrances:** All entrances are at the front with single door entrance ways. Except for the north side of Holton, the entrances are approximately 0.7 m from sidewalk level, reached by a few steps. The sloping conditions on the north side of Holton have resulted in higher entrances with attached stairs as well as landscaped steps to the sidewalk.

**Facade treatments:** Although quite sedate and simple, the facades are articulated by slight projections or recesses of wall or doorways, as well as by the use of stone around door and window openings.

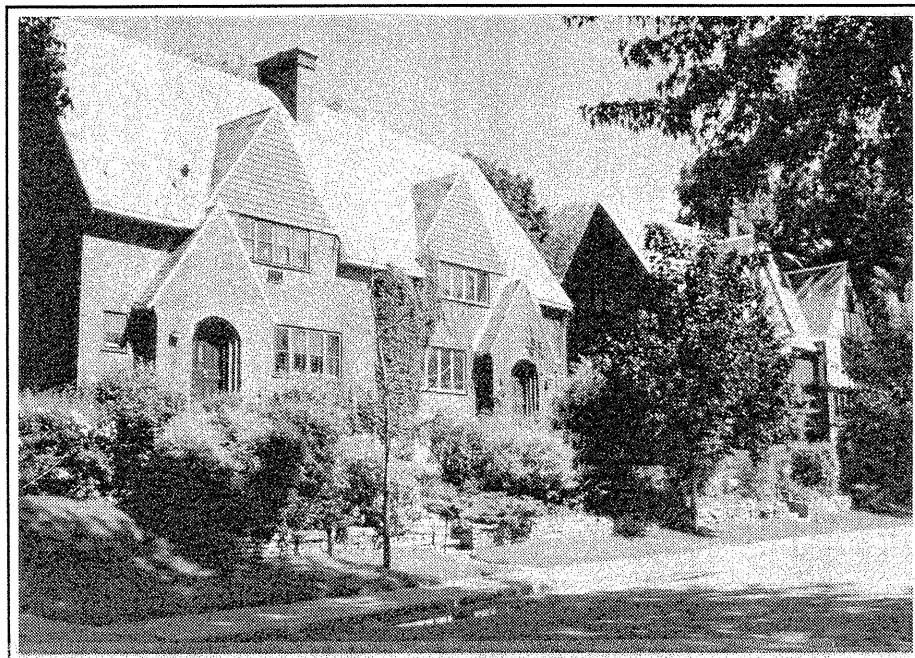
**Windows:** On the street facades, the windows are almost always either in three's or four's separated by posts, generally superimposed on two floors. The side facades also have groupings of two and three windows. The individual window size is almost always 0.6 m x 1.4 m. The proportion of solid to void is greater than the neighbouring flat roofed houses.



*The rear lanes of this area are the most attractive in Westmount.*



*A typical house of the area with flat roof.*



*Typical houses with sloped roofs of de Casson, Holton and Wood quadrilateral.*