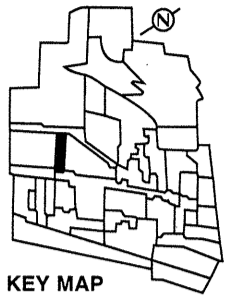


Character Area 17 Roslyn Avenue

The large houses (some about a century old and almost all architecturally significant), the generous setbacks, and the size of the properties on this singular stretch of Roslyn Avenue set it apart from its neighbouring streets. This contrast is further accentuated by the difference in building types, shapes, forms and scale.

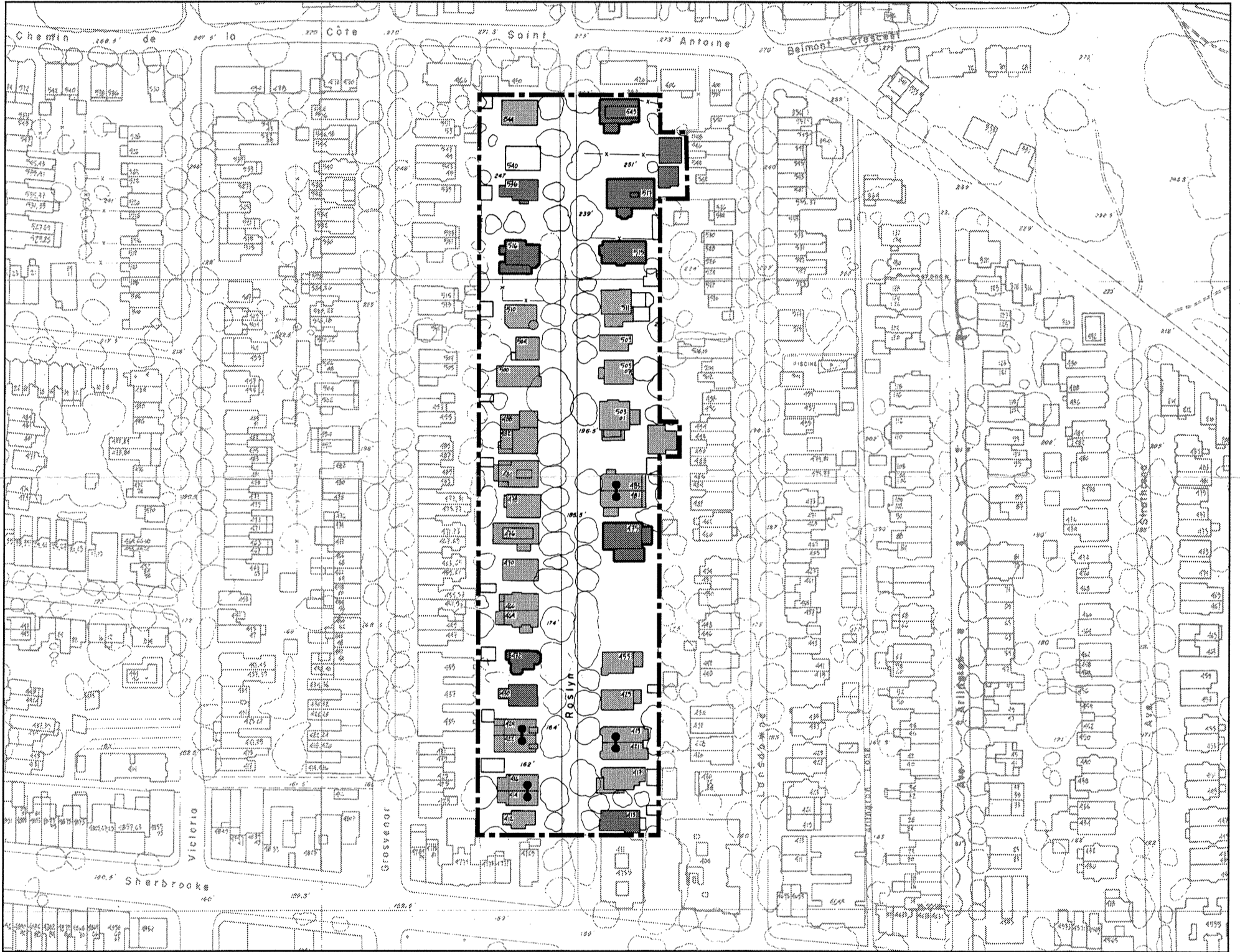
LEGEND

- 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	Cat	Address
	Roslyn Ave., east side		Roslyn Ave., cont'd		Roslyn Ave., cont'd		Roslyn Ave., west side		Roslyn Ave., cont'd		Roslyn Ave., cont'd
I	413	I	475	II	509	II	412	II	464	II	504
II	417	II	481	II	511	II	414	II	466	II	510
II	419	II	483	I	515	II	416	II	470	I	516
II	421/423	II	485	I	517	II	422	II	476	I	536
II	425	II	501/503	I	543	II	424	II	478	III	540
II	455	II	505/507	I	545	I	430	II	480	II	544
						I	432	II	482		
								II	500		

Defining characteristics of Character Area 17 Roslyn Avenue

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

Use and typology: All buildings are single family houses that are generally detached.

Siting and orientation: Almost all buildings are aligned to within 1.5 m of each other's street face. Although there is great variation in the distance between buildings, they generally are generous and range between 7.0 and 22.0 m.

Heights and frontages: The houses are generally two storeys high (average height: 8.8 m). The average building frontage width for detached buildings is 10.5 m and for semi-detached 8.4 m.

Roofs: Almost all houses have flat roofs, generally with decorative sloping roofs in front of or surrounding the flat part. These have a variety of functional and decorative devices such as dormer windows, gables, turrets, decorative eaves, and chimney stacks. About half of these are in slate which was original to virtually all houses. Simple parapets, with cornices a few feet lower, surround the remainder of the flat roofs.

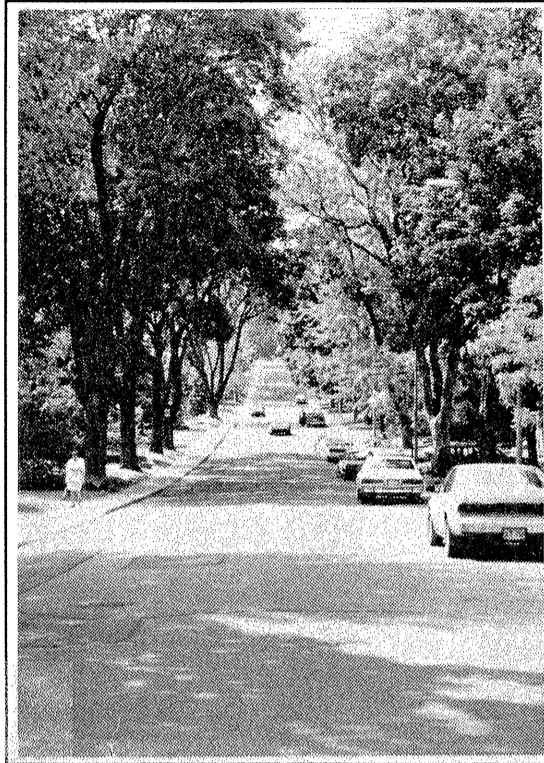
Facade materials: Red or brown brick, is the main building facade material (80%) almost always with exposed stone foundations.

Entrance conditions: Entrances generally face the street, usually 0.5 m and 1.5 m above the sidewalk level.

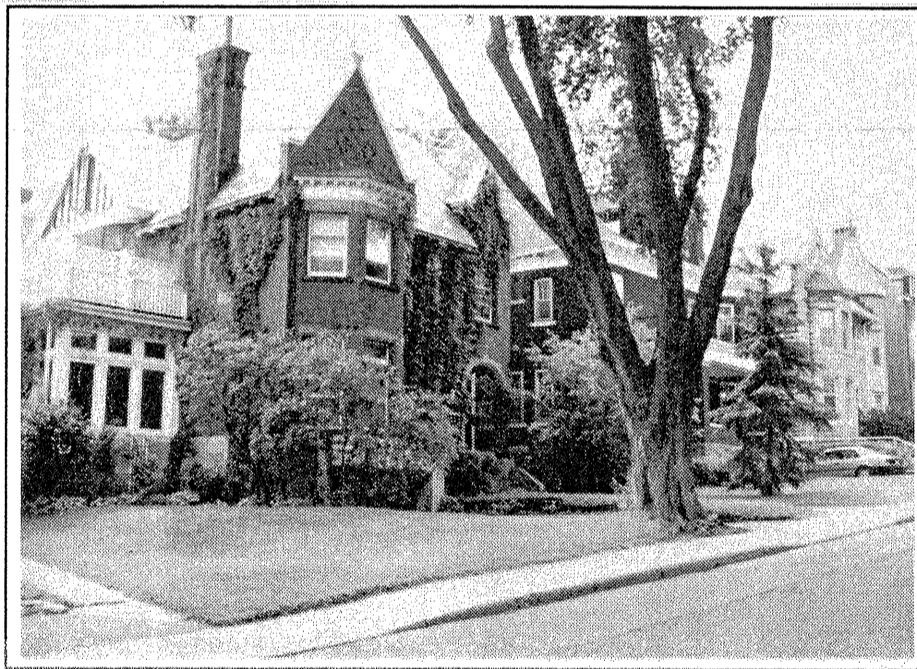
Facade treatments: The facades, almost always enlivened by highly-crafted ornamentation, are articulated by projections such as bay windows on two floors, wooden porches, porticos and canopies. Stone is almost always used on the facades as lintels and sills and surrounding window openings.

Windows: Windows are almost always vertical and double-hung, in individual openings.

Parking: All houses have garages, either at the rear (attached or detached) or at the front as part of the main facade.



Roslyn Ave., looking north: large setbacks and lush greenery conceal the houses from afar.



Roslyn Ave., west side: decorative sloped roofs, bay windows and ornamentation.