






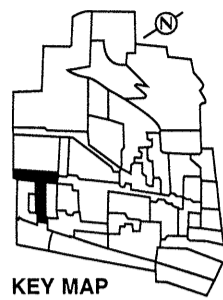


# Character Area 20 Victoria and Sherbrooke

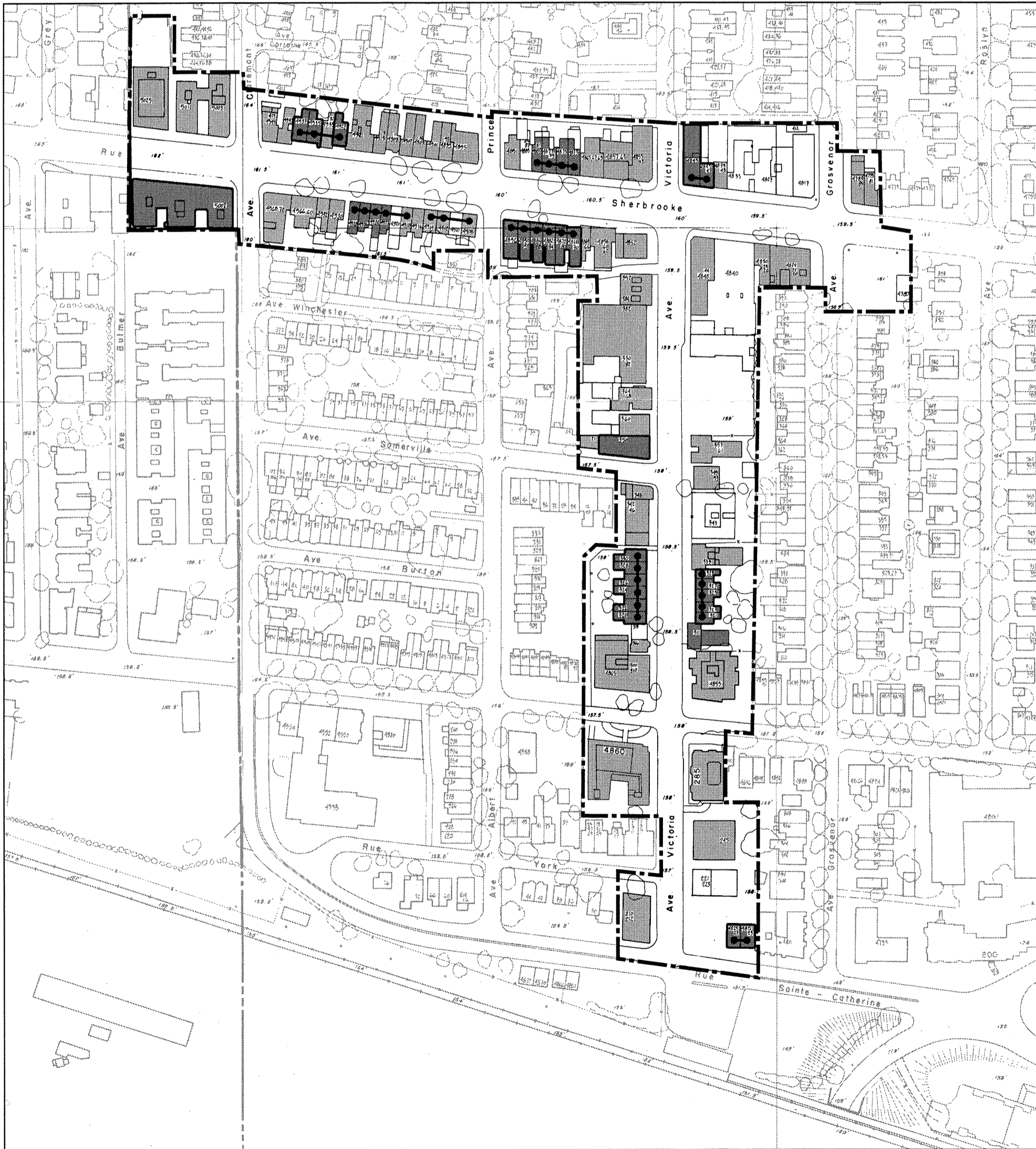
In the 1890's, the electric tramway lines on Victoria Avenue, Sherbrooke Street and Ste-Catherine Street, as well as the C.P. railway stations (the first one at the foot of Abbott Avenue, the second at the foot of Victoria Avenue, which now remains unoccupied) promoted the commercial development of this area. Already select about their housing types, Westmounters were even more uncompromising towards the type of business conducted within their city. Service type shops, food stores, shoemakers, banks, etc., were the only kind of business permitted on these streets. Most of the older buildings on Sherbrooke Street including many rowhouses have, for the most part, remained intact, whereas on Victoria Avenue many buildings were demolished and replaced by modern office or apartment buildings.

### 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: MEDIUM



# Defining characteristics of Character Area 20 Victoria and Sherbrooke

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

**Use and typology:** All are retail, office and multi-family dwelling buildings which are almost always attached. Approximately forty five percent of buildings are (attached) rowhouse types.

**Siting and orientation:** All buildings are sited parallel to the street, their setbacks almost always between 2.0 - 4.0 m from the streetline.

**Heights and frontages:** The buildings are generally two storeys high with three storeys as the next most common (20%) building height. Only about 10% of the buildings are more than four storeys. The frontages of the rowhouse type buildings are almost always 6.0 - 8.0 m. wide. The remaining buildings have frontages ranging from 15.0 - 30.0 m.

**Roofs:** All roofs are flat and almost always have straight or slightly shaped parapets.

**Facade materials:** The street facades are almost all either in brick (50%) or in stone (42%). The stone used is almost always rubble with smooth cut around openings.

**Entrances conditions:** All entrances are at the front of the buildings, generally 0.2 to 0.4m above the sidewalk level.

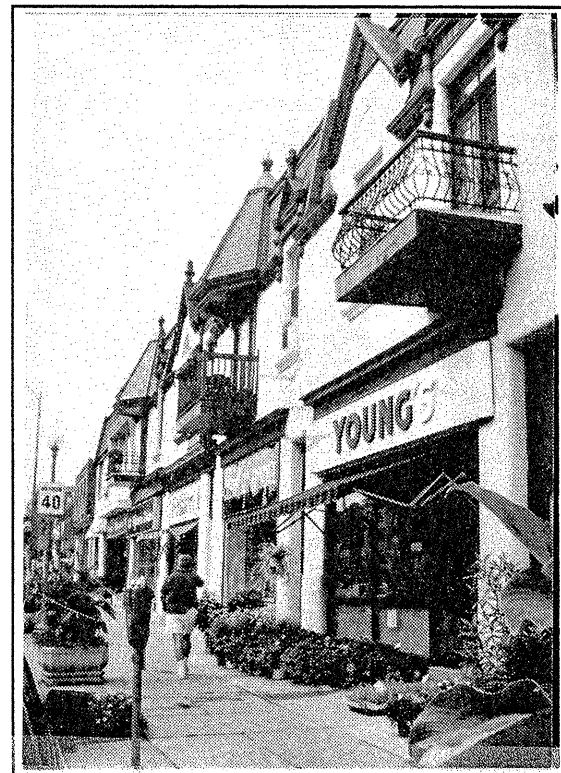
**Facade treatments:** Modern glass storefronts and entrances along with retail signs just above are generally present at the street level. The brick facades are almost always flat, generally crowned by cornices and almost always have inlaid stone (or stonelike material) ranging from simple keystones to elaborate entablatures, balustrades and bas-reliefs. The rowhouse type buildings are almost always in stone and generally have projections such as bay windows, balconies or similar projections. They also have cornices at parapet height, articulated parapets and/or decorative false mansards.

**Windows:** In the older buildings (85%), the windows are virtually always vertical, are almost always single in an opening and are generally double-hung.

**Parking:** Parking for commercial/retail purposes is provided mainly on the street. The office as well as the larger apartment buildings provide parking in either indoor or outdoor facilities which are reached from the street.

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

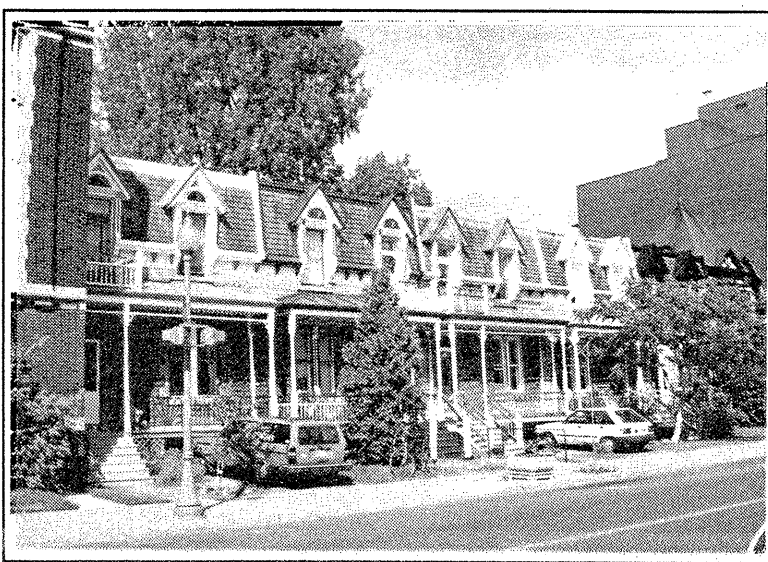
**Sherbrooke Street:** Almost all buildings are two storeys high on the south side while on the north side they are almost always either two or three floors high. All buildings on the south side are set back 3.5 m or so from the streetline. More than half of the buildings are rowhouses between Victoria and Claremont. Retail storefronts are also present almost uninterrupted throughout.



This stretch of the north side of Sherbrooke St. has well-aligned two-storey buildings and street level entrances.



Sherbrooke St., south side: two-storey stone rowhouse type buildings with pleasant storefront and sign design.



A charming set of cottages interrupt the commercial character of Victoria Avenue.

## List of Building Addresses with Categories

Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address
I	Claremont Ave., west side	I	Sherbrooke St., cont'd	II	Sherbrooke St., cont'd	III	Sherbrooke St., cont'd	III	Victoria Ave., east side
I	418	I	4873	II	4945	III	4910	III	221/223
II	De Maisonneuve, north side	I	4875	II	5003/5011	II	4912	II	245
II	4855	I	4877/4879	II	5025	II	4914	III	295
II	De Maisonneuve, south side	I	4881/4883	II	Sherbrooke St., south side	II	4916	I	311
II	4860	III	4885/4887/4889	III	4780	II	4918	I	321
I	St. Catherine St., north side	II	4891	II	4820/4822/4824	III	4920	I	323
I	4821/4823	II	4895	II	4826/4828/4830	I	4922	I	325
I	4825/4827	II	4897/4899/4901	III	4840	I	4924	I	327
I	St. Catherine St., south side	II	4903/4905/4907	II	4846/4848	I	4926	I	329
I	4848	II	4909/4911	II	4854	I	4928	II	339
II	Sherbrooke St., north side	II	4913/4915	II	4858/4860/4862	II	4930	III	343/347
II	4779/4781	II	4921	II	4864/4866	II	4932	II	349
II	4783/4785	I	4927	I	4868/4870	II	4960/4962	II	351/353
III	4817	I	4931/4933	I	4872/4880	I	4964/4966	II	357/361
III	4823/4833	I	4935	II	4882/4884	II	4968/4970/4972	I	348
II	4839/4843	I	4937	I	4886/4888	I	5002/5018	I	350
I	4845/4847/4849	II	4941/4943	I	4890/4892	I	Somerville Ave., north side	II	360
II	4853/4855			I	4896	II	21	II	364/368
II	4857/4863			II	4908			II	370/382
II	4865/4867/4869							II	384/392