








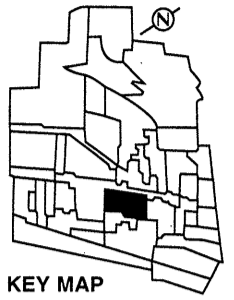
Character Area 22

The Mansions of Lower Westmount

This easily accessible, centrally-located, flat area is a quiet enclave of fine large houses buffered by apartment buildings from busy Sherbrooke Street. The first richly-styled Queen-Anne houses were built in the 1880's on Metcalfe and Melbourne Avenues. The remaining streets developed one at a time from west to east as the Grey Nuns sold pieces of their property. One of the last to be developed, Redfern Avenue (named after a former Mayor and advocate of the villa-type residence) has flat-roofed mansions on spacious lots.

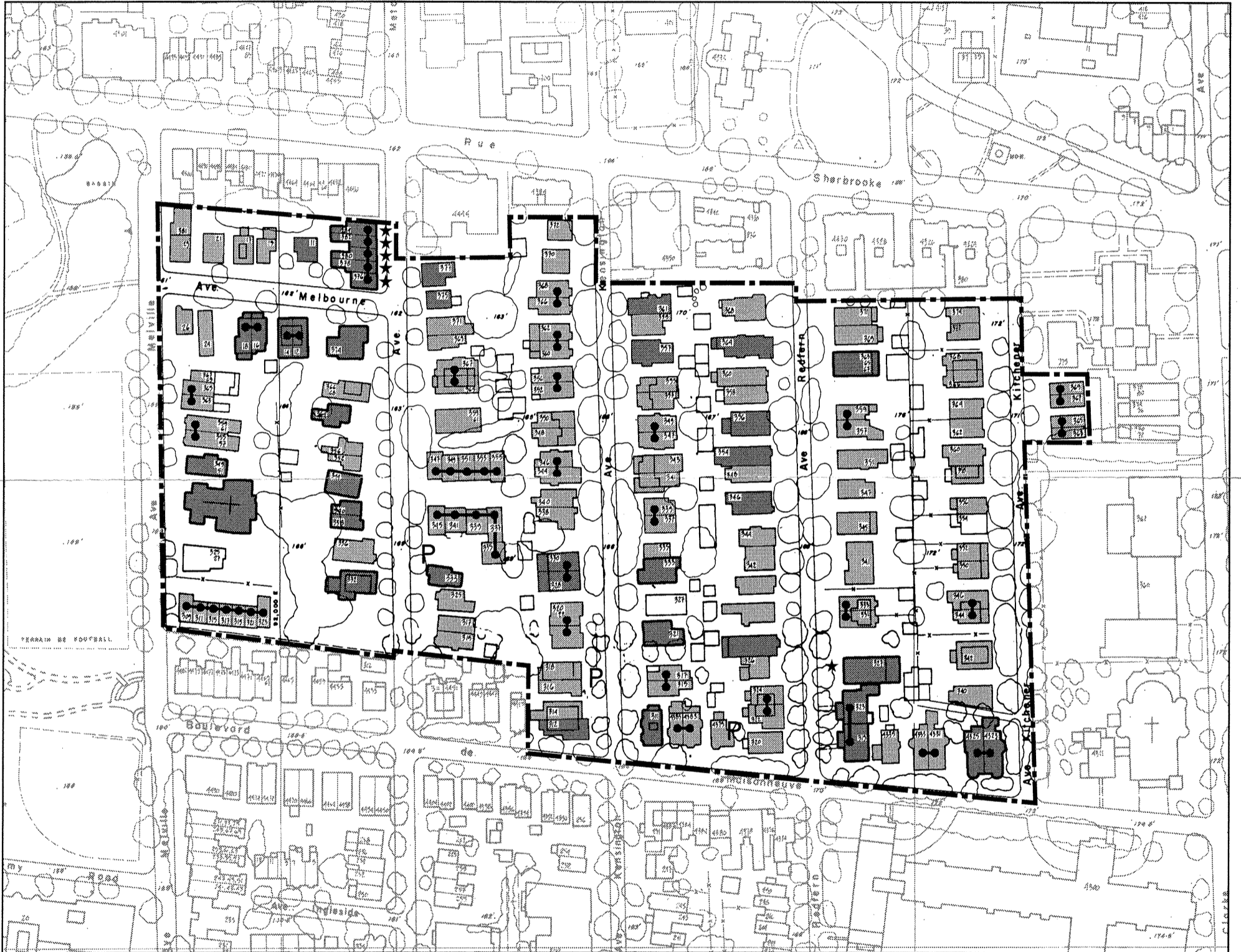
LEGEND

-  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
I	De Maisonneuve, north side	II	Kensington Ave., cont'd	II	Kensington Ave., cont'd	II	Kitchener Ave., cont'd	I	Melbourne Ave., south side	II	Melville Ave., cont'd
I	4323	II	343	II	346	II	344	I	12	II	363
II	4325	II	347	II	348	II	346	I	14	II	365
II	4331	II	349	II	350	II	350	I	16	II	367/369
II	4333	II	353	II	352/354	II	352	I	18	II	381
II	4335	II	355	II	356	III	354	II	24	II	Metcalfe Ave., east side
II	4379	I	357	II	360	II	356	II	26	II	315
II	4383	II	359	II	362	II	358	II	Melville Ave., east side	II	317
II	4385	I	361	II	366	II	360	II	309	II	325
I	Kensington Ave., east side	II	Kensington Ave., west side	II	368	II	362	II	311	I	333
II	311	I	312	II	370	II	364	II	315	I	335
II	315	II	314	II	372	II	366	II	317	II	337
II	317	II	316	II	Kitchener Ave., east side	II	368	II	319	II	339
I	321	II	318	II	363	II	372	II	321	II	341
III	327	II	320/322/324	II	365	II	374	II	323	II	345
I	333	I	328	II	367	II	Melbourne Ave., north side	III	325/327	II	347
II	335	I	330	II	369	I	11	I	349/351	II	349
II	337	II	338	II	Kitchener Ave., west side	II	15	II	355/357	II	351
II	339	II	340	II	340	II	17	II	359/361		
II	341	II	344	II	342	II	21				
				II		II	25				

Defining characteristics of Character Area 22 The Mansions of Lower Westmount

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

Use and typology: All buildings are single-family houses, almost all of which are either semi-detached (60%) or detached (30%).

Siting and orientation: Most buildings front on the street except for several terraced houses perpendicular to Melville and Metcalfe streets. The building facades are generally parallel to the street and are almost always 3.5 - 6.0 m behind the streetline.

Heights and frontages: In general, the houses are two storeys high. The frontages of semi-detached houses are almost always 6.0 - 9.5 m wide and of detached houses are generally 8.0 - 12.0 m wide.

Roofs: Virtually all roofs are flat, about half of which have decorative sloping roofs (generally covered in slate) facing the street and the other half simple parapets, mostly with shallow arches or pediments. The latter almost always have cornices that are generally dentiled and span the full width of the facades a few feet below parapet height.

Facade materials: The facade material is almost always red or brown brick.

Entrance conditions: In general, the entrances face the street and are 1.1 - 1.8 m above sidewalk level, reached by steps perpendicular to the street.

Facade treatments: Almost all buildings have bay windows or bay projections, generally from grade to roofline. Almost all houses have stone, used as a decorative feature, either for simple touches such as lintels, sills, and keystones or for elaborate ones such as framing for windows and doorways, cornice bands, bas-relief, etc.

Windows: The windows are almost always vertical and almost always single in an opening. In three-quarters of the houses the window style is double-hung, the remaining are casement or other styles.

Parking: With the exception of Kensington and Melville Avenues, where a third of the houses have parking aprons, parking is almost always located behind the building line in detached garages, on driveways on the sides of houses or in garages that are part of the main volume at the front or on the side.

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

De Maisonneuve: All buildings are two-storey houses and have roofs with parapets. Almost all have entrances at the front.

Kensington (east side): Almost all entranceways have one of the following: porch, canopy, overhead balcony, slightly protruding portal, or recessed doorway.

Kensington (west side): Almost all houses are semi-detached and have bay windows on two floors with gables or turrets. Houses generally have lintels, sills, arch keystones, and building foundations in stone. The entrance levels are virtually always 1.1 - 1.5 m above sidewalk level. Almost all of the front porches, once an integral part of the streetscape, have been removed or modified.

Kitchener: Houses are almost always semi-detached and two storeys high. The sloping roofs are all of pavilion style and have overhangs, generally supported on brackets. Entrances are generally protected by canopies. On the west side, most (in at least half the houses) window openings are horizontal with multiple vertical windows.

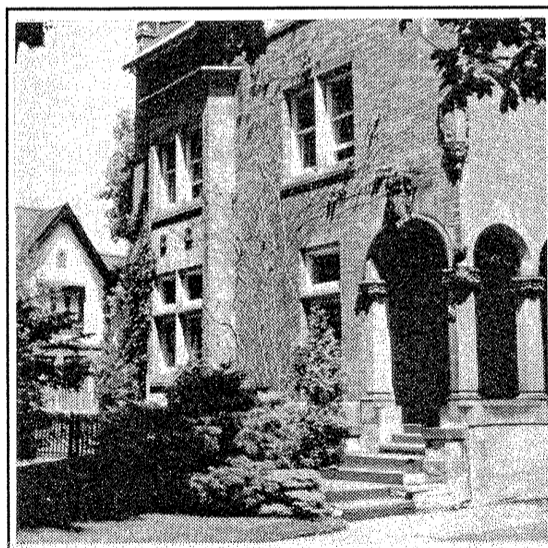
Melbourne: Almost all houses have sloping roofs, either true or decorative in front of flat roofs. Entrances are all at the front. All street facades have lintels, sills and exposed foundation walls in stone. Virtually all double-hung, windows are almost always very vertical in proportion. On the south side, virtually all facades have gables or turrets.

Melville: Houses generally have bay windows, as well as lintels, sills and exposed foundation walls in stone.

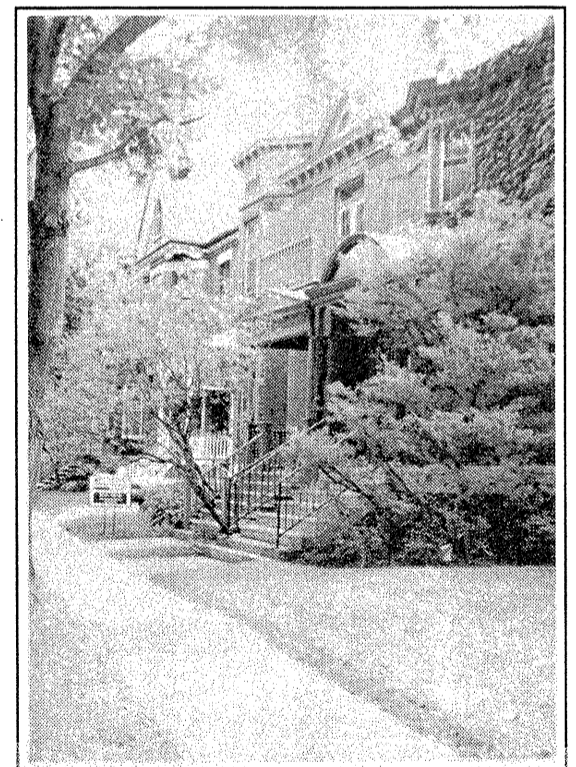
Metcalfe (east side): Almost all houses are two storeys high. Entrances generally have canopies or portals and there are a few porches. Almost all windows are very vertically shaped and double-hung.

Metcalfe (west side): Exquisite wood, stone and/or brick craftsmanship is present on almost all houses. Entrances are almost all at the front and generally have porticos or porches, or are recessed.

Redfern: Almost all buildings are two-storey houses, about half semi-detached and half detached. In general, the roofs are flat with parapets. The entrances on the east side are generally at the sides and usually have canopies or portals; the entrances on the west side are generally uncovered. Although stone detailing is present on both sides, the west side is slightly richer in the quality and quantity of its stonework.



Redfern Ave.: detached and semi-detached houses in a variety of styles.



Melbourne Ave., south side: sloping roofs with gables and turrets, dentiled cornices and wooden entrance porches.

List of Building Addresses with Categories (cont'd)

Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address
	Metcalfe Ave., cont'd		Metcalfe Ave., west side		Metcalfe Ave., cont'd		Redfern Ave., east side		Redfern Ave., cont'd		Redfern Ave., cont'd
II	353	I	332	II	366/368	I	319	II	359	II	336
II	355	II	336	I	374	I	323	I	363/365/367	II	342
II	359/361	I	338	I*	376	I*	327	II	369	II	344
II	365	I	340	I*	378	II	331	II	371	I	346
II	367	I	344	I*	380	II	333	II	Redfern Ave., west side	II	348
II	369	II	352	I*	382	II	341	II	320	I	354
II	371	II	356	I*	384	II	345	II	322	I	356
I	375	I	364			II	347	II	324	II	358
I	377					II	351	II	326	II	360
						II	357	I	328	I	364
								II	332	II	368