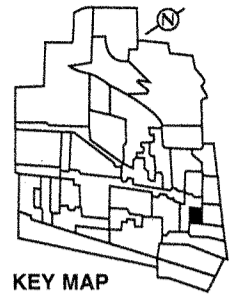


Character Area 25

Wood and Elm Avenues, below Sherbrooke Street

This small area was developed from 1885-1905 when small investors and real-estate developers were building rowhouse developments, generally of eight or fewer houses, throughout the lower part of the city. Here, local limestone was chosen instead of brick as the facade material for most of the houses, and decorative false mansard roofs are common as opposed to simple parapets.

- LEGEND**
- Category I**
Exceptional(★) to Important
 - Category II**
Significant
 - Category III**
Neutral
 - Architectural Ensembles**
 - Buildings profiled in the 1988 Westmount Heritage Study**
 - P **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
	De Maisonneuve, north side		Elm Ave., cont'd		Elm Ave., cont'd		Elm Ave., cont'd		Elm Ave., cont'd		Wood Ave., cont'd
I	4119	I	311	I	367	II	334	I	370	I	344
I	4121/4123/4125	I	313	I	369	II	338	I	372	I	348
I	4127/4129/4131	I	317	I	379	II	342	I	Wood Ave., west side	I	352
I	4151	II	331	I	381	II	346	I	326	I	356
I	4155	II	333	I	Elm Ave., west side	I	352/354	I	328/330	I	360
III	4157	II	335	I	318	I	356	I	332	I	364
III	4163	II	337	I	320	I	360	I	336	I	366
I	Elm Ave., east side	I	365	I	322	I	364	I	338	I	368
I	305/307			I	324	I	368	I	340	I	370
I	309										

Defining characteristics of Character Area 25 Wood and Elm Avenues, below Sherbrooke Street

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

Use and typology: Almost all buildings are single-family attached townhouses.

Siting and orientation: Almost all buildings are sited on or close to the building line (averaging at around 3.0 m from the streetline). Each attached ensemble is on the same plane and parallel to the street.

Heights and frontages: Slightly more than three-quarters of the houses are two storeys high. Almost all buildings, except on de Maisonneuve, have frontages 6.0 - 7.6 m wide.

Roofs: All roofs are flat, generally with false mansards facing the street. These almost always have pedimented dormers and often turrets or gables (see "Facade treatments") as well as patterned slate.

Facade materials: Greystone is used on two-thirds of the street facades and on the remaining one-third, either brick or red sandstone is used.

Entrance conditions: All entrances face the street. They are almost always 1.4 - 2.0 m above sidewalk level and are reached by stairs with metal railings perpendicular to the street.

Facade treatments: Almost all facades have bay windows or bay projections from grade to the roofline. These almost always have turrets or gable expressions at the roof. The stone facades always have stone mouldings and/or banding and generally have both rough and smooth cut stone incorporated in the facades. The brick facades always have stone banding as well as brick patterns.

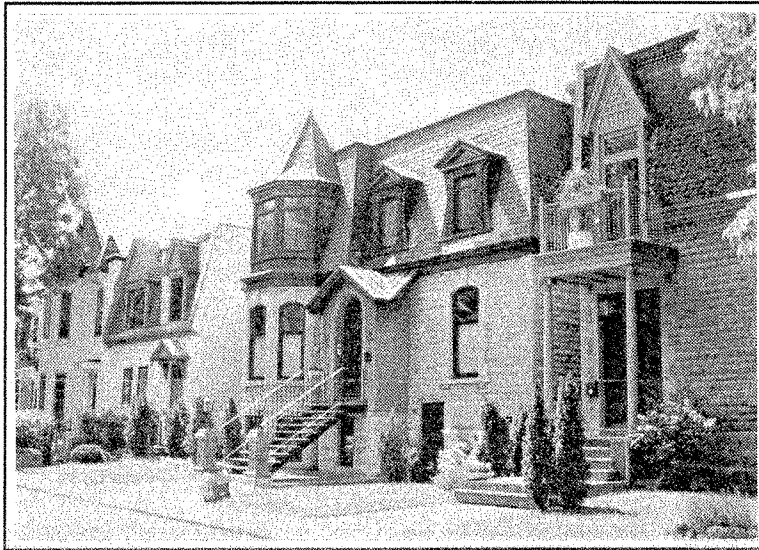
Windows: The windows are always single in a masonry opening and are very vertical. Virtually all houses originally had double-hung windows but these have been altered on about a third of the houses.

Parking: Virtually all properties are served by back lanes that provide access to outdoor parking spaces or garages.

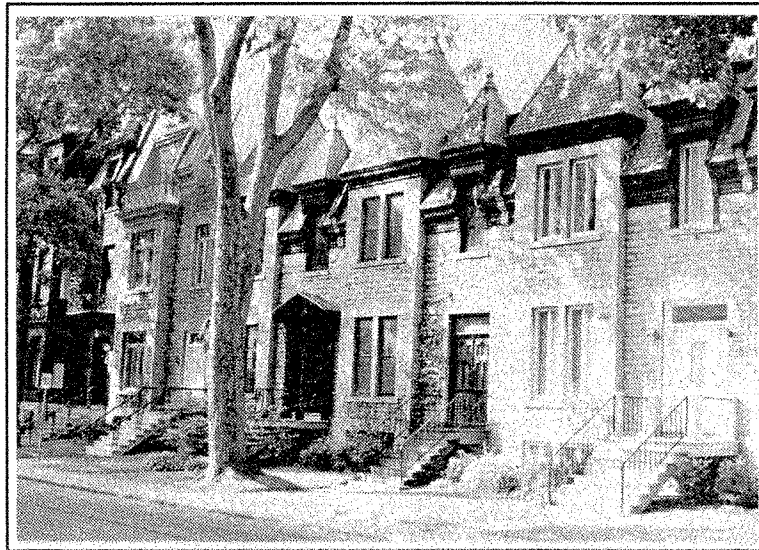
The following are **defining characteristics** of specific streetscapes in addition to those of the whole character area unless otherwise noted.

Elm: All houses are two storeys high. On the east side, all facades have bay windows or bay projections while on the west side they are generally articulated only by balconies over entrance doors (transformed from wood porticos), porticos or canopies. Entrance doorways are generally wide (with double doors or single with sidelights) and high (with toplights).

Wood: There is about an equal number of two and three storey houses. Almost all have false mansard roofs. All have bay windows or bay projections with turrets. The bay projections always have windows arranged by two's. Virtually all entrance doorways have double doors with toplights.



Elm Ave.: two-storey houses with false mansards and bay projections.



Wood Ave.: false mansards with turrets and bay projections.