






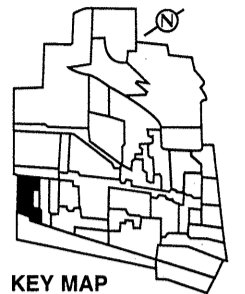


Character Area 27 Somerville Area

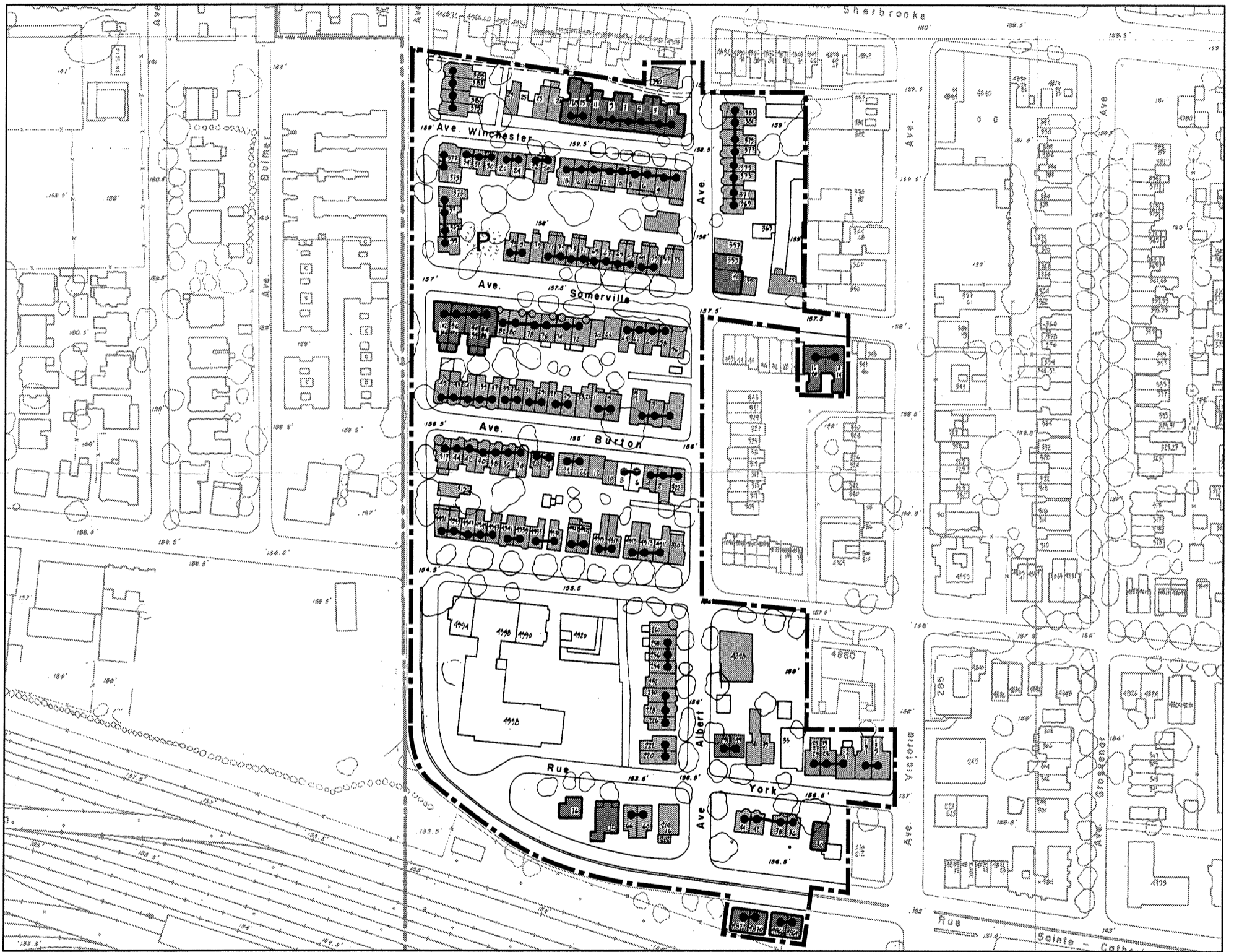
Members of the Hurtubise family sold this area of farmland to investors in the early 1880's and development started a decade later. This was stimulated by the presence of the electric tramway on Ste-Catherine Street and Victoria Avenue as well as the opening of the C.P. railway station, the first near Abbott Avenue in 1889 and the second, still standing, in 1907. Made up almost exclusively of brick rowhouses, it was the largest development of its kind in Westmount. Special architectural features (such as turrets) at the beginning of ensembles give a special flair to the otherwise modest groupings. The southern portion combines newer high-rises, detached and semi-detached houses and a few old country houses, all backing onto Ste-Catherine Street (which has freeway-style character in this area).

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: HIGH



List of Building Addresses with Categories

Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address
	Burton Ave., north side		Burton Ave., cont'd		De Maisonneuve, cont'd		Prince Albert Ave., west side		Somerville Ave., cont'd		Somerville Ave., cont'd
	1		28		4927		212		67		96/100
	3		34		4931		214/216		69		102/106
	5/7		36		4933		220		71		St. Catherine St., south side
	9		38		4939		222		73		4864
	11		40		4941		226		75		4866
	21/23		42		4943		228		77		4870
	25		44		4945		230		79		4872
	27		Claremont Ave., east side		4947		252		91		Winchester Ave., north side
	29		315		4949		254		93		
	31		317		4951		256		99		3
	33		321		De Maisonneuve, south side		258		Somerville Ave., south side		5
	35		369		4898		260		10/14		7
	37		371		4920		320		16/20		9
	39		373		4938		322		56		11
	41		375		Prince Albert Ave., east side		324		58		15/19
	43		377		351/353/355		362/364		60		21
	45		379		357		390		62		23
	Burton Ave., south side		381		369		Somerville Ave., north side		64		25
	2		383		371		25		66		29
	4		385		373		39		70		Winchester Ave., south side
	6		De Maisonneuve, north side		375		41		72		2
	8		4911		377		55		74		4
	10		4913		379		57		76		6
	12		4915		381		59		78		8
	22		4917		383		61		80		10
	24		4919				63		82		12
	26		4925				65		84/88		
									90/94		

Defining characteristics of Character Area 27 Somerville Area

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

Use and topology: Almost all buildings are single-family houses and, except for York, almost all buildings are part of attached groupings of four or more rowhouses.

Siting and orientation: With the exception of York, the street facades are virtually always aligned and parallel to the street. The buildings are sited on or close to the building line (generally 4.5 - 6.5 m behind the street) and often have bay windows in advance of the building line.

Heights and frontages: Almost all buildings are two storeys high (average height: 8.3 m). The frontages are almost always 5.0 - 8.0 m wide.

Roofs: Roofs are almost always flat with parapets that are generally simple and have full width cornices in wood or in brick (corbelled brick bands).

Facade materials: The street facade material is almost always red brick with exposed stone foundations.

Entrance conditions: All entrances are at the front facing the street, almost always 1.0 - 1.5 m above sidewalk level. The entrance doorways almost always have single doors and are always reached by steps perpendicular to the street.

Facade treatments: Buildings generally have bay windows, either angled or rectangular (bay projections). Stone is almost always used as the material for lintels and sills. Stone banding is also found on some houses.

Windows: The windows are almost always individual in very vertical openings. The double-hung windows, which were originally present on virtually all houses, have since been modified in about a third of the houses.

Parking: Since there are no lanes and little depth in front of the attached buildings, it is rarely possible to park on private property and most cars are parked on the streets.

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

Burton: Almost all facades have two-storey bay windows. Almost all houses on the north side have full width dentiled cornices.

Claremont: Houses almost never have bay windows, but almost always have full width cornices that are generally in brick.

De Maisonneuve (north side): Almost all have two-storey bay windows or bay projections. Entrances are generally articulated by porches, canopies or overhead balconies. The window openings are generally very vertical.

De Maisonneuve (south side): There are only office and apartment buildings on this part of the street.

Prince Albert: On the east side, almost all houses have two-storey bay windows as well as dentiled or coffered cornices. Balconies, almost all modified from wood to metal, are generally present above entrance doors. On the west side, houses generally have brick cornices and porches.

Somerville (north side): Almost all parapets have pediment shapes. Cornices generally span only over the bay windows. In many houses, the original vertical, narrow windows have been modified.

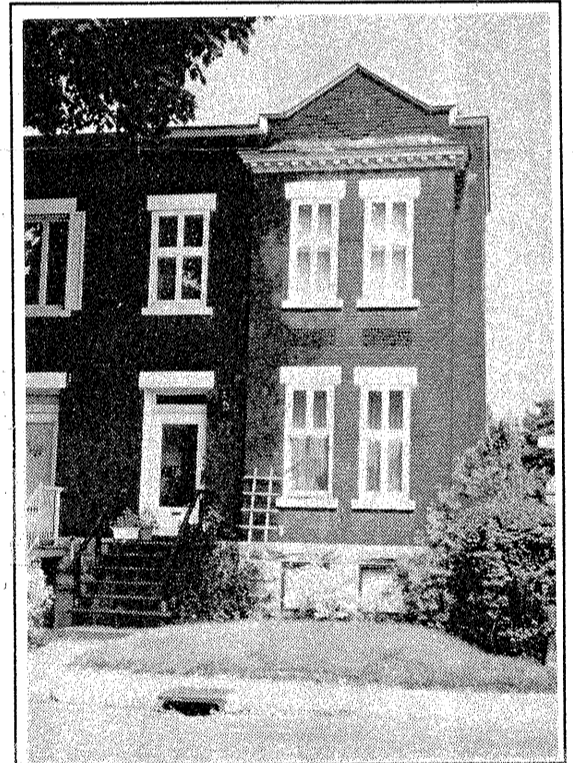
Somerville (south side): The streetscape begins and ends with three storey triplex ensembles that have dual entrances and slate false mansard roofs. The remaining two-storey houses have roof lines that are articulated by turrets or pediments.

Winchester (north side): Almost all houses have rectangular wall projections on two floors. All parapets are articulated with bands of brick motifs and corbelling. Balconies almost always project over entrances; most of their railings have been changed from wood to metal. Entrance doorways almost always have double doors and toplights.

Winchester (south side): Almost all houses have two-storey bay windows or bay projections. The balconies are similar to the north side. The windows are all arranged by two's on the bay window projections.

York (north side): Balconies generally project over entrances. The entrance heights from the sidewalk level vary.

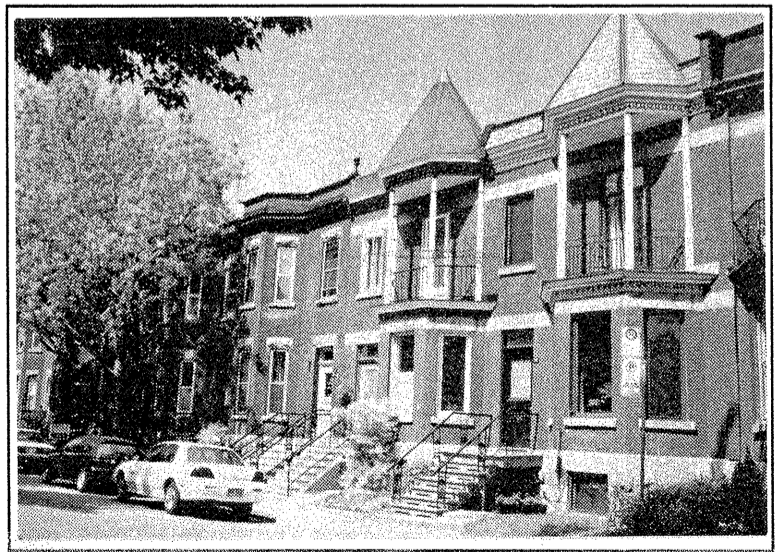
York (south side): The window openings are generally arched. Houses are either semi-detached or detached.



Somerville Ave., north side: bay projections, stone trim, and articulated parapets.



Winchester Ave., north side: bay projections, balconies and articulated parapets.



Burton Ave., north side: bay windows, stone trim and cornices

List of Building Addresses with Categories (cont'd)

Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address
	Winchester Ave., cont'd		Winchester Ave., cont'd		York Ave., south side		York Ave., cont'd		York Ave., north side		York Ave, cont'd
II	14	II	24	I	30	II	64	II	1/3/5	III	35
II	16	II	26	II	36	II	66	II	7/9/11	II	39
II	18	II	30	I	38	I	72	II	15/17	II	41/43
II	20	II	32	II	42	I	76	II	19/21/23	I	49
II	22	II	34	II	44			II	25/27/29	I	51