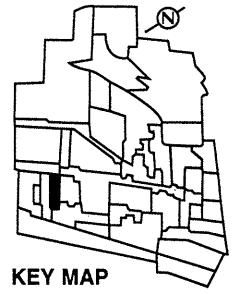


Character Area 29 Grosvenor Avenue

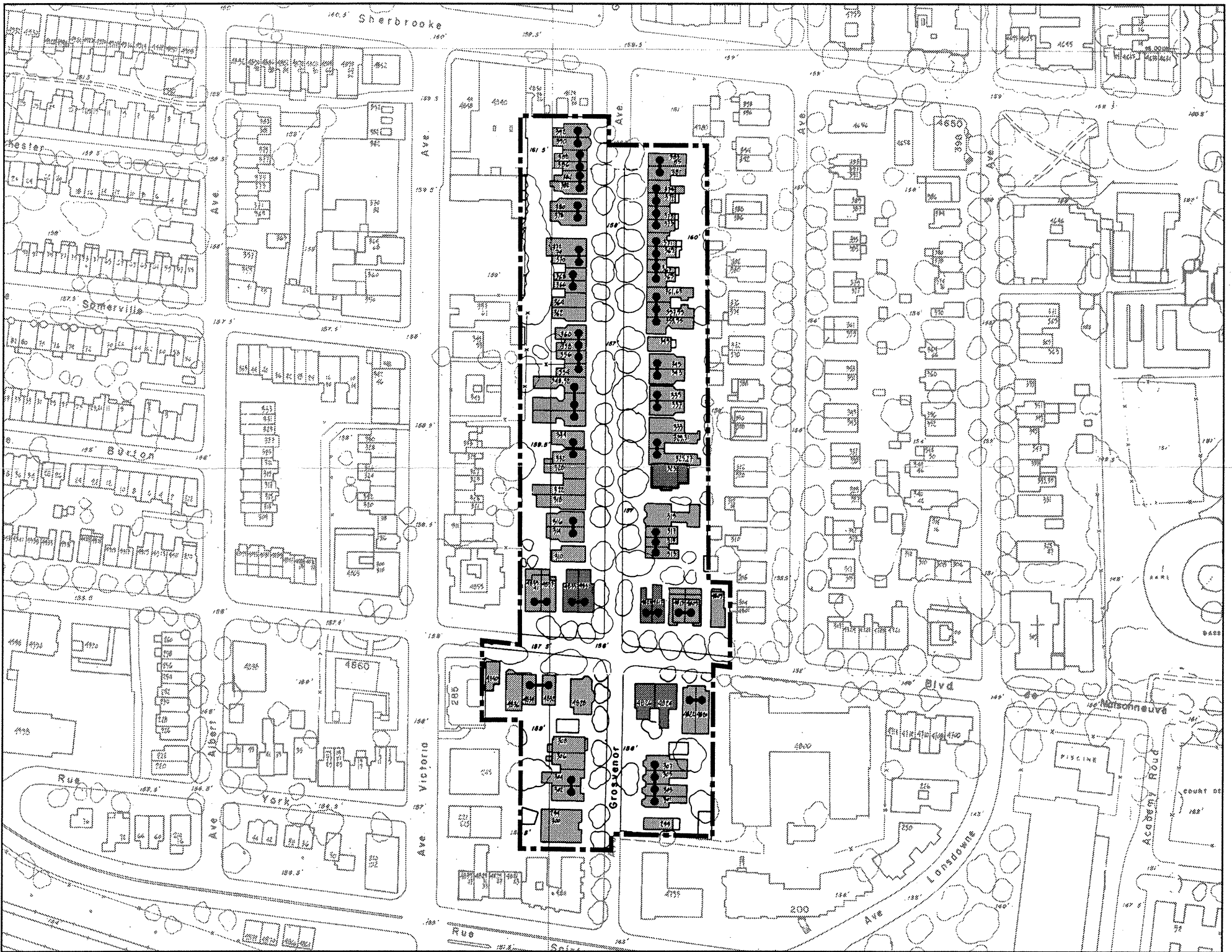
This part of Grosvenor Avenue, south of Sherbrooke Street contrasts in its density, form, scale and building types from its immediately neighbouring streets. It is composed almost entirely of modest two-storey brick rowhouse ensembles that are well aligned and closely grouped together. Many of which are two family dwellings adding to its density. The development of this area at the end of the nineteenth century was mainly fostered by the establishment of the second C.P. Station at the foot of Victoria Avenue, which provided rapid transportation to the centre of Montreal.

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



List of Building Addresses with Categories

Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address
	De Maisonneuve, north side		De Maisonneuve, cont'd		Grosvenor Ave., cont'd		Grosvenor Ave., cont'd		Grosvenor Ave., cont'd		Grosvenor Ave., cont'd
II	4805	II	4832	II	325/327	II	373	II	314	II	364
II	4809	II	4834	II	329/331	II	375	II	316	II	366
II	4813	II	4836	II	333	II	377	II	318/320	II	368
I	4817	II	4840	II	337	II	379	II	322/324	II	370
I	4827		Grosvenor Ave., east side	II	339	II	381	II	328	II	372/374
I	4831	II	299	II	343	II	383/385	II	332	II	378
I	4833	II	301	II	345	II	Grosvenor Ave., west side	II	334	II	380
II	4837	II	303	II	349	II	294/296	II	336/338/340	II	382
II	4839/4841	II	305	II	353/355	II	298/300	II	342/344/346	II	384
	De Maisonneuve, south side	II	307	II	357/359	II	302	II	348/350/352	II	386
II	4820	II	313	II	361/363	II	304	II	354	II	388
II	4822	II	315	II	365	II	306	II	356	II	390
I	4824	II	317	II	367	II	308	II	358	II	392
I	4826	II	319	II	369	II	310	II	360		
II	4828	I	323	II	371			II	362		

Defining characteristics of Character Area 29 Grosvenor Avenue

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

Use and typology: Almost all buildings are single and two family houses which are generally part of architectural ensembles of four or more buildings.

Siting and orientation: The buildings are sited parallel to the street with their facades almost always 3.0 - 4.0 m from the streetline. The facades of the attached groupings are always on the same plane.

Heights and frontages: All buildings are two storeys with similar building heights (approximately 8.0 m) and have frontages which are almost all 5.5 - 7.5 m wide.

Roofs: All buildings have flat roofs, three-quarters of which have shaped parapets (generally shallow pediments) and the remainder have false mansard or other types of decorative roofs in slate (which also have gable like projections at the roofline).

Facade materials: The street facades are almost always red brick with stone (rock-faced) foundations.

Entrance conditions: Entrances are almost always at the front, with steps or stairs slightly wider than the doorway and perpendicular to the street. Their height from the sidewalk level averages about 1.4 m.

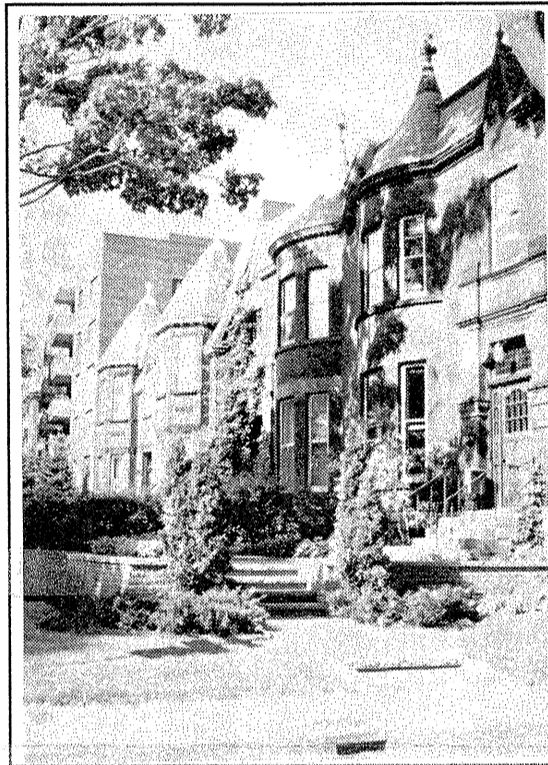
Facade treatments: Facades are generally simple and sober. The sole projections on the facades are usually the one or two-storey bay windows (either rectangular, angled or segmental), which are alongside entrances with single doors and toplights. Buildings almost always have smooth-faced or rock-faced stone lintels and sills around window and door openings.

Windows: Almost all windows are very vertical and in individual openings. Virtually all windows were originally double-hung, however, about 20% have been modified. Muntins are almost never present.

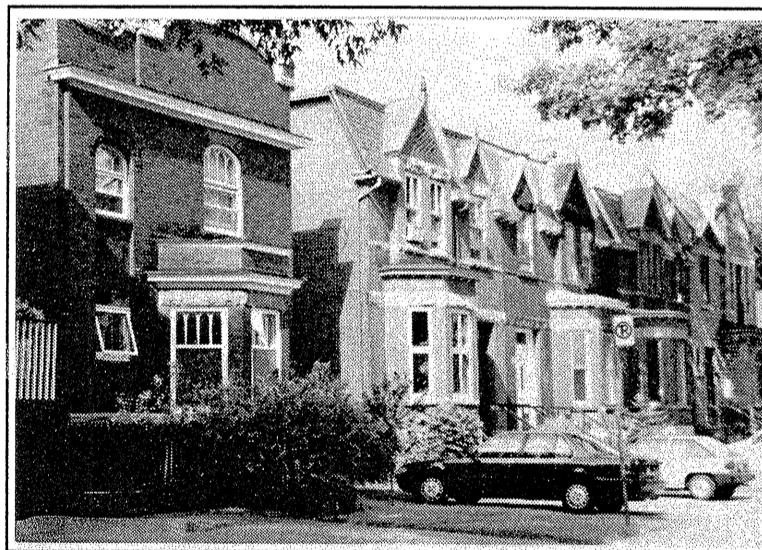
Parking: There is a high concentration of parking pads in advance of the building facades. Two thirds of the buildings have them as there are no lanes to provide access to the rears of these attached ensembles.

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

De Maisonneuve: All are either semi-detached or detached houses. Almost all have two-storey bay windows or bay projections, and on the north side these projections are generally capped by turrets.



De Maisonneuve Blvd., north side: bay windows with turrets.



Grosvenor Ave., west side: brick facades with stone trim, bay windows, and false mansards.