






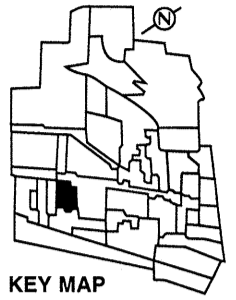


# Character Area 30 Lansdowne and Roslyn below Sherbrooke

The catalyst for the development of this area at the turn of the century was the establishment of Westmount's Park, the City's first public park originally named Victoria Jubilee Park. The "Côte St-Antoine Committee", created in 1890, inspired the decisions leading to the development of the park area which was to commemorate Queen Victoria's Diamond Jubilee (1897). Lansdowne Avenue, an old route and thoroughfare, evolved over time into an assortment of building types and styles, while Roslyn Avenue, with its semi-detached houses, developed in a planned and orderly fashion.

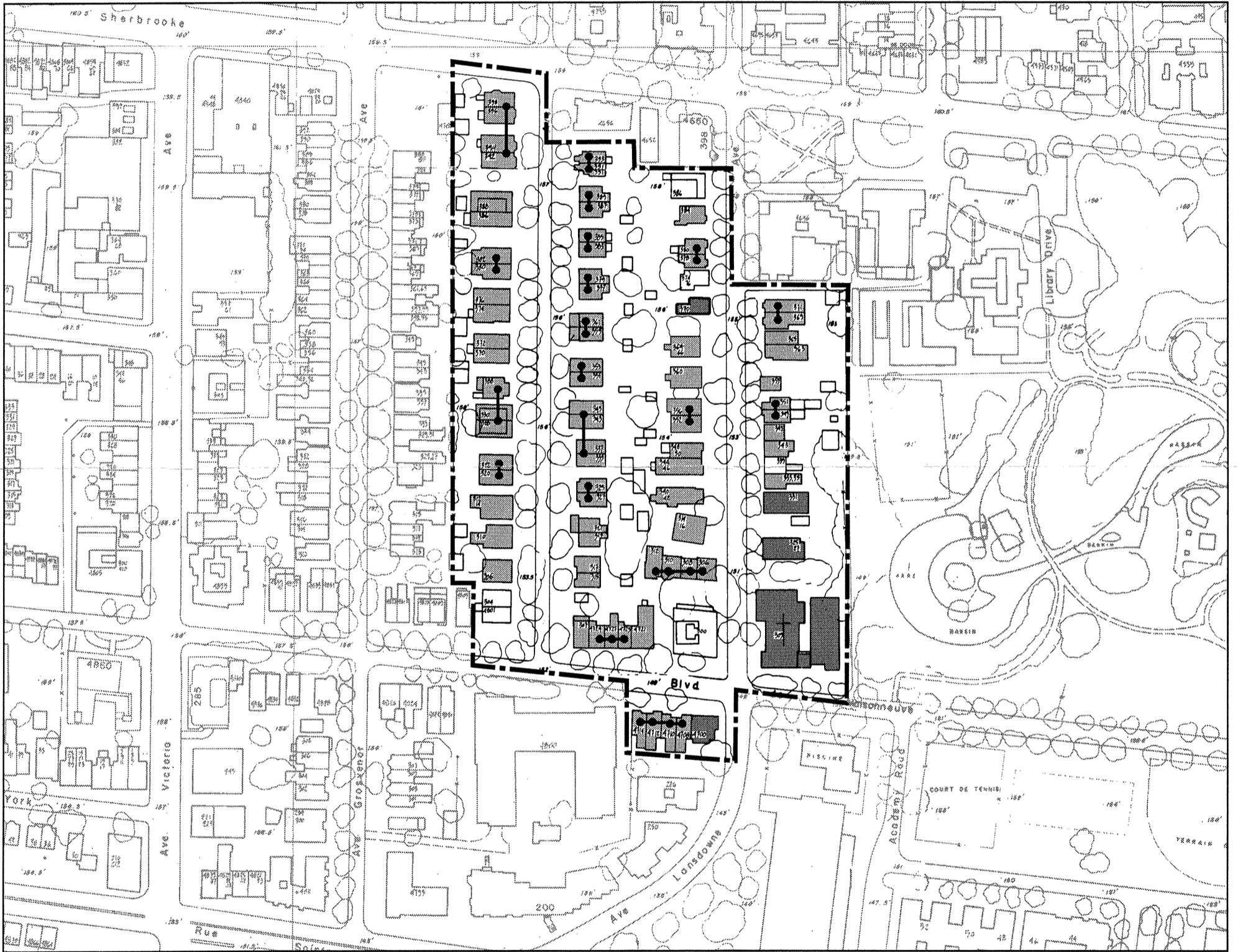
## LEGEND

-  **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		Lansdowne Ave., cont'd		Lansdowne Ave., cont'd		Roslyn Ave., east side		Roslyn Ave., cont'd		Roslyn Ave., cont'd
I	4695	II	333/335	II	312	II	307	II	377	II	328
II	4721	III	339	II	314/316	II	315	II	379	II	330
II	4725	II	343	II	340/342	II	317	II	383	II	368
II	4727	II	345	II	344/346	II	319	II	385	II	370
II	4729	II	349	II	348/350	II	321	II	387	II	372
III	4801	II	351	II	352	II	327	II	389	II	374
	De Maisonneuve, south side	II	355	II	356	II	329	II	391	II	376
I	4700	II	363	II	360/362	II	335	II	393	II	380
II	4708	II	365	II	364/366	II	337	III	304	II	382
II	4710	II	369	I	370	II	343	III	306/308	II	386
II	4712	II	371	II	374/376	II	345	II	310	II	388
II	4714	II	Lansdowne Ave., west side	II	378	II	351	II	312/314	II	392
	Lansdowne Ave., east side	III	300	II	380	II	353	II	320	II	394
	325/327	II	306	II	384	II	359	II	322	II	396
	331	II	308	III	386	II	361			II	398
I		II	310								

## Defining characteristics of Character Area 30 Lansdowne and Roslyn, below Sherbrooke

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

**Use and typology:** Almost all buildings are single-family houses; 68% are semi-detached and 20% detached.

**Siting and orientation:** With the exception of a few terraced houses, all buildings front directly onto the street. Almost all street facades are parallel to the street. In general, the facades are between 3.0 and 5.0 m behind the streetline.

**Heights and frontages:** Almost all of the buildings are two storeys high. Their frontages are almost always between 6.5 - 9.5 m wide.

**Roofs:** Virtually all roofs are flat. Slightly more than half have parapets that are sometimes elaborately shaped but most often have dentiled cornices spanning the full width of the facades a few feet below parapet height. The remainder have decorative sloping roofs which are almost always in slate and have gables or turrets (generally above bay windows).

**Facade materials:** Virtually all buildings have red brick facades, almost always with stone like foundations.

**Entrance conditions:** Entrances predominantly (78%) face the street, reached by stairs perpendicular to the street. Their height from the sidewalk generally varies between 1.0 - 1.5 m.

**Facade treatments:** The street facades are almost always articulated by two-storey bay windows or bay projections. Entrances are generally protected either by canopies, portals, porticos, or porches. Stone features such as banding, lintels, sills, keystones, as well as framing around openings are used solely or in conjunction on almost all facades.

**Windows:** Windows are virtually always vertical and single in an opening. About three-quarters of the buildings have double-hung windows, the remainder are casement or other styles.

**Parking:** On Roslyn virtually all houses have parking behind the building line, one-half provided by detached garages at the rear and the other half by driveways on the sides, while on Lansdowne only about two-thirds have parking behind the building line. All of the five houses on the south side of de Maisonneuve have parking aprons.

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

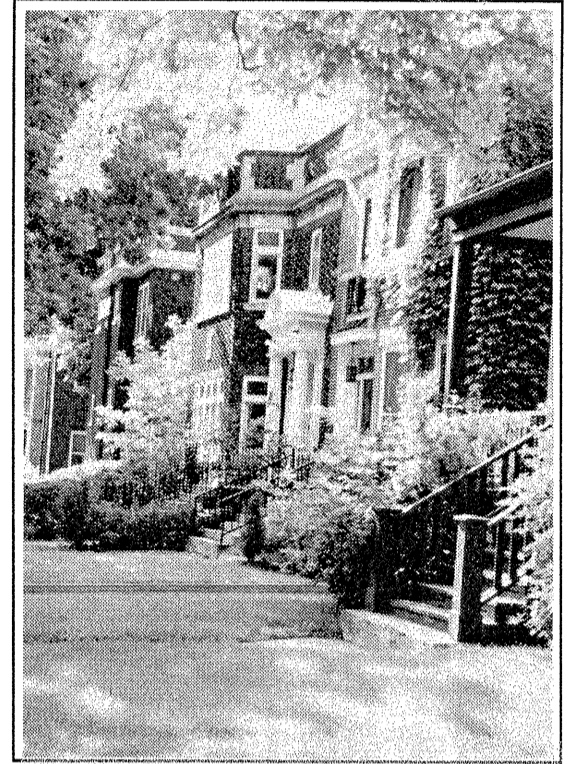
**De Maisonneuve:** The entrances are slightly higher (1.5 - 2.1 m) than those generally found in the area.

**Lansdowne (east side):** Almost all houses have decorative slate sloped roofs.

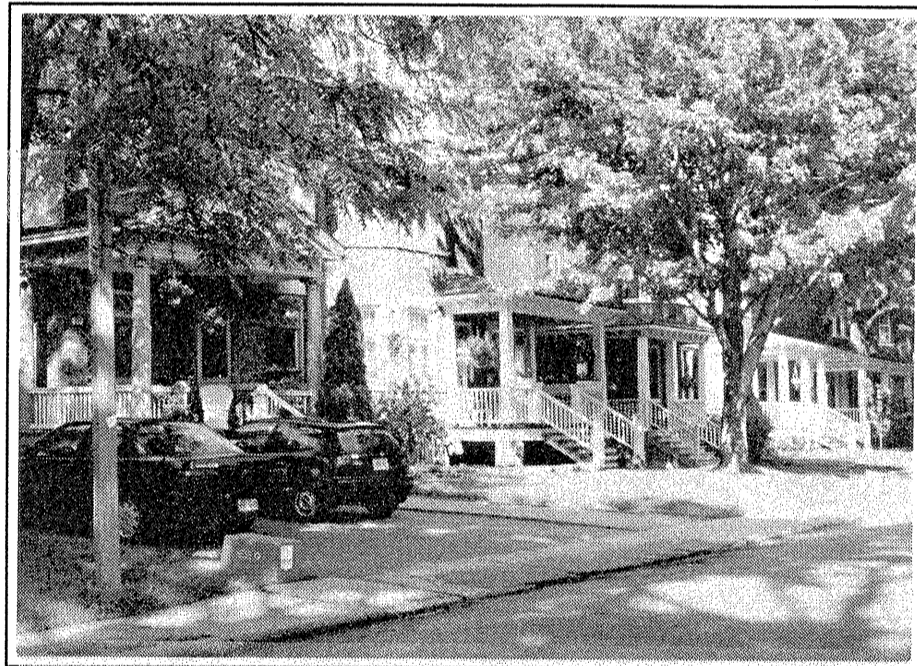
**Lansdowne (west side):** Virtually all houses have flat roofs with simple parapets.

**Roslyn (east side):** All houses are semi-detached and almost all are two storeys high. Entrances are generally at the front. Decorative sloped roofs in slate are generally present at the roofline. Almost all houses have maintained the original double-hung windows generally with muntins, and the original front porches.

**Roslyn (west side):** Buildings are predominantly (81%) semi-detached and have maintained the original double-hung windows.



Lansdowne Ave., west side: brick facades and flat roofs with simple parapets.



Roslyn Ave., east side: semi-detached houses with front porches.