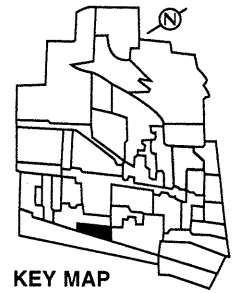


Character Area 32 Vicinity of Blenheim Place

The 1889 opening of the first Westmount train station at the corner of Abbott Avenue led to the development of Victoria rowhouses on the short streets south of Ste-Catherine Street leading to the C.P. railway line. Blenheim Place is unique; it is made up of sixteen identical facades in virtually intact condition, their individuality expressed with gaily painted woodwork. The varied buildings on Ste-Catherine Street, where the tramway line ran, include apartment houses and row houses converted to office use.

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
	Abbott Ave., east side		Blenheim Place, east side		Hillside Ave., south side		Irvine Ave., cont'd		Lewis Ave., cont'd		St. Catherine St., cont'd
II	127	I	103	III	156	II	106	I	119	II	4516
III	129/131	I	105	III	158	II	110	I	121	II	4540/4542/4544
II	135	I	107	II	162	II	112	III	127	II	4546/4548
II	139	I	109	II	164	II	116	II	131/133	II	4550
II	145/147	I	111	I	168	II	118	II	106/108	II	4556
	Abbott Ave., west side		Blenheim Place, west side		Irvine Ave., east side	II	120	II	110/112	II	4560
II	100	I	104	II	103/105	II	124	I	116	II	4592/4600
II	104	I	106	II	107/109	II	126	I	118	I	4606
II	108	I	108	II	111	II	130	I	120	I	4608
II	110	I	108	II	115/117	II	136	I	122	I	4610
II	112	I	110	II	119/121	II	140	I	126	I	4612
II	114	I	112	II	123/125	II	142	II	130	I	4616
II	116	I	114	II	127		Lewis Ave., east side	II	126	I	4620
II	120	I	116	II	129/131	I	107	II	119	I	4626
I	126	I	118	II	133	I	109	II	4492	I	4628
I	128	I	120	II	135/137	I	111	II	4496/4498	I	4630
II	134	I	122	II	Irvine Ave., west side	I	113	II	4500	I	4636/4638/4640
I	138	III	124	II	102	I	115	II	4506	I	4642/4644/4646
I	142	II	126	II	104	I	117	II	4508		
II	148		128								

Defining characteristics of Character Area 32 Vicinity of Blenheim Place

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

Use and typology: Almost all buildings are single-family houses which are part of attached ensembles of three or more rowhouses. However, Ste-Catherine Street has triplexes and apartment buildings as well as attached houses converted for office use.

Siting and orientation: Buildings are almost always parallel to the street with their facades aligned, on or slightly (up to 1.0 m) in advance of the building line and are almost always 2.2 - 5.2 m behind the streetline.

Heights and frontages: Almost all buildings are two storeys high with frontages which are almost always 5.5 - 8.0 m wide.

Roofs: Virtually all roofs are flat. These generally have decorative sloping roofs, almost always false mansards, with pointed dormers, and eaves with delicate frieze designs or brackets. Slate, generally patterned, is present in more than three-quarters of these roofs. The remainder of the flat roofs have straight parapets almost always outlined by cornices.

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

Entrances conditions: Virtually all entrances are at the front, with steps perpendicular to the street and generally 0.9 - 1.25 m from sidewalk level.

Facade treatments: The street facades are generally articulated by one or two-storey bay windows or bay projections with either gabled projections, turrets or shallow metal roofs, as well as wooden balconies and porches. Stone is almost always used for lintels and sills.

Windows: Windows are almost always very vertical in individual openings. These were, originally, all double-hung, generally with casement style storm windows (some of which can still be found). About a quarter of the windows have been replaced by either casement or other styles.

Parking: Almost all properties are served by back lanes which provide access for car parking.

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

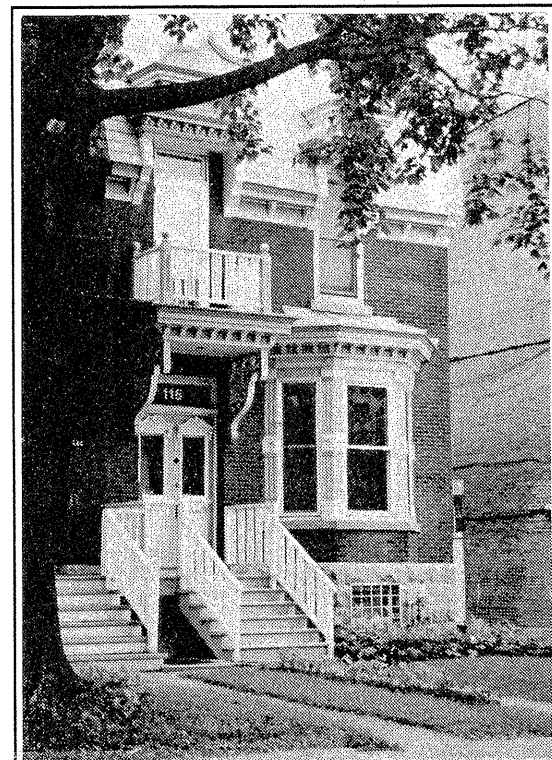
Blenheim Place and Lewis

(east side): All facades have: bay windows with shallow roofs, on the ground floor; wooden double entrance doors with toplights; wooden balconies projecting over the entrances; rusticated stone bases and smooth cut stone sills; false mansard roofs with "Turkish" looking dormers, bracketed eaves and patterned slate. On the east side of Blenheim Place, parking is generally provided by parking pads in advance of the building line.

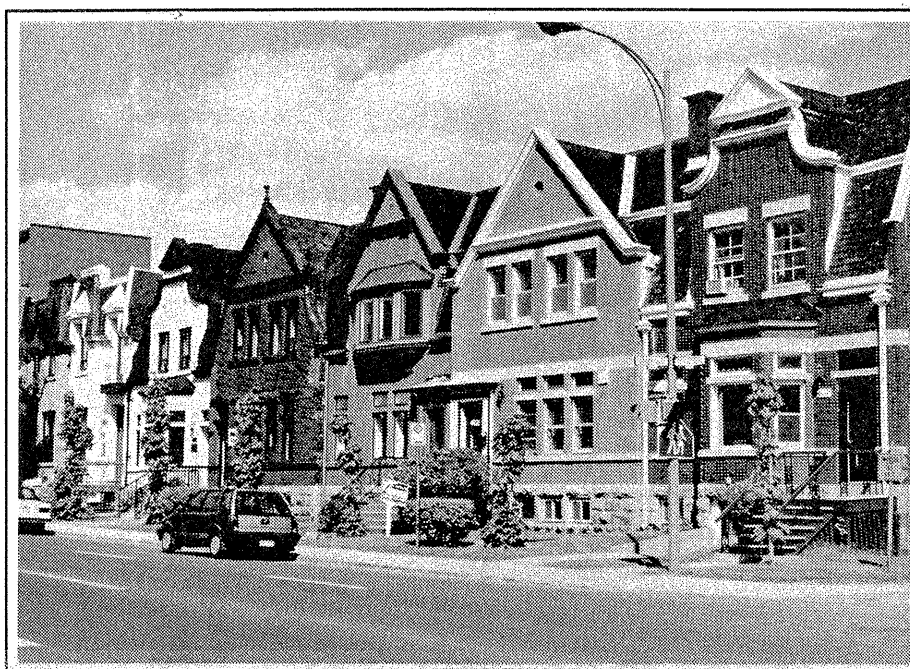
Irvine: All houses on the east side have false mansard roofs. Bay windows or similar projections are almost never present on the west side.

Lewis (west side): Almost all have false mansard roofs and balconies supported by curved wooden brackets.

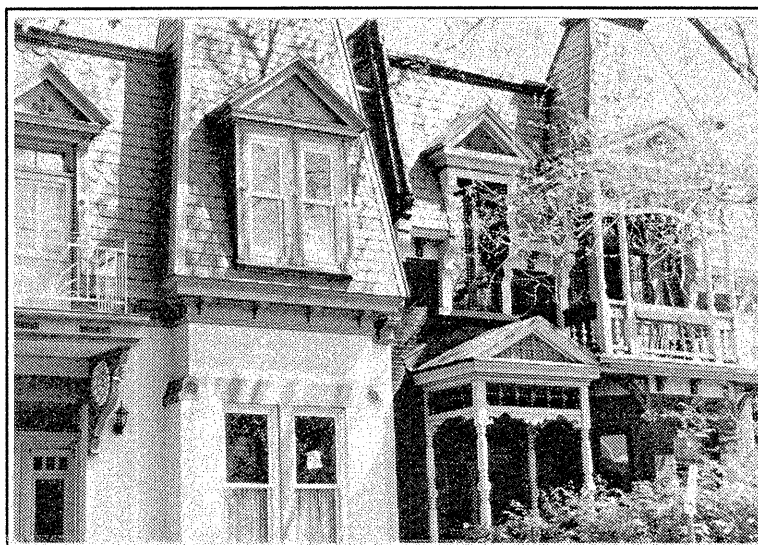
Ste-Catherine: Slightly more than half of the buildings are two storeys in height (the remainder are almost all 3 storeys). There are an almost equal number of brick (56%) and stone (44%) facades, as well as, decorative sloped (44%) and parapeted (56%) flat roofs. Almost all apartment buildings and triplexes have parapeted flat roofs along with balconies and or bay projections.



Typical house of Blenheim Place.



Ste-Catherine St.: attached houses converted into offices.



False mansards with patterned slate and dormers are typical of the area.