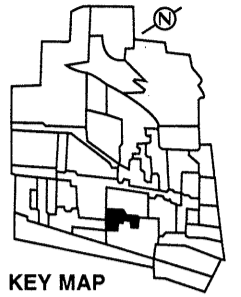


Character Area 33 De Maisonneuve, Near Westmount Park

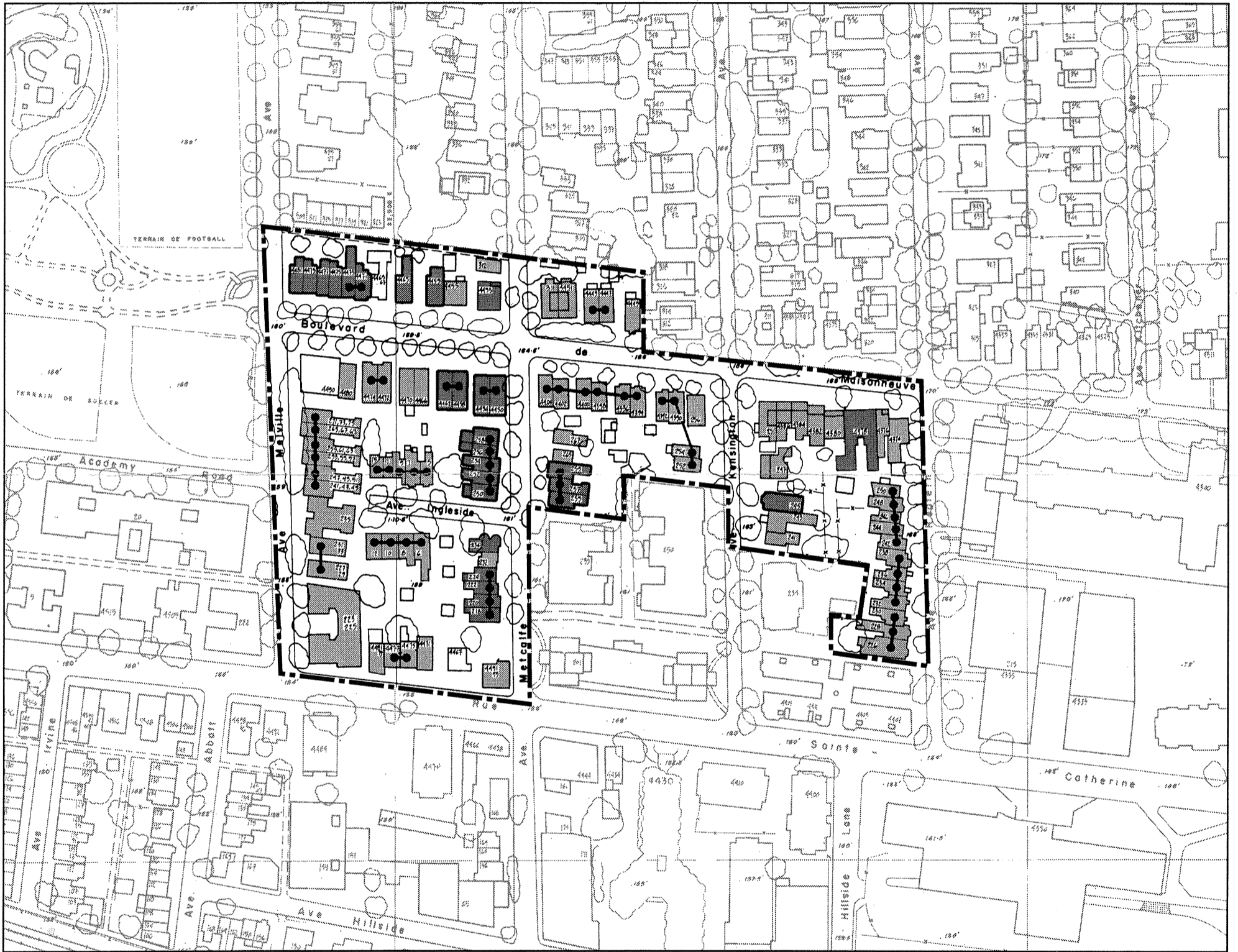
Although de Maisonneuve Boulevard (formerly called Western Avenue), and Metcalfe Avenue can be found on maps dating back to 1879, their real development began about twenty years later when Westmount was in the midst of its boom period. The development of Kensington and Melville (formerly Elgin) avenues followed soon afterwards. This area is closely knit with jaggedly sited houses which are almost all attached. Although the original character has changed somewhat, due to the demolition of many houses and the construction of apartment complexes, some fine brick and stone buildings can still be found. In the mid-eighties de Maisonneuve Boulevard was interrupted at Melville Avenue, adding green space to Westmount Park and reducing vehicular traffic in the 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**



Area Heritage Value: HIGH
Degree of Homogeneity: HIGH



List of Building Addresses with Categories

Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address
	De Maisonneuve, north side		De Maisonneuve, cont'd		De Maisonneuve, cont'd		Kensington Ave., cont'd		Metcalfe Ave., cont'd
II	4445	I	4378	II	4474	II	247	I	230
II	4447	II	4380	II	4476	II	251	II	265
II	4449	II	4382	II	4480	II	252	II	267
II	4451	II	4384	III	4490	II	254	II	311
I	4453	II	4386		Ingleside Ave., north side	II	254	II	Metcalfe Ave., west side
II	4455	II	4390	II	5	II	256	I	218
I	4459	II	4392	II	7		Melville Ave., east side	I	220
I	4465	II	4394	II	9	II	223/225	I	222
III	4467/4469	II	4396	II	11	II	227/229	I	224
I	4471	II	4398	II	15	II	231/233	II	232
I	4473	II	4400	II	Ingleside Ave., south side	II	235	I	234
I	4475	II	4402	II	6	II	241/243/245	I	250
I	4477	II	4404	II	8	II	247/249/251	I	252
I	4479	I	4450	II	10	II	253/255/257	I	254
I	4481	I	4454	II	12	II	259/261/263	I	256
	De Maisonneuve, south side	I	4458		Kensington Ave., east side	II	265/267/269	I	258
II	4374	II	4462	II	241	II	271/273/275	II	312
II	4376	II	4466	II	243		Metcalfe Ave., east side	II	Redfern Ave., west side
		II	4470	I	245		255	II	226
							257	II	228
									Redfern Ave., cont'd
									232
									234
									236
									238
									240
									242
									244
									246
									248
									250
									St. Catherine St., north side
									4451/4453
									4467
									4473
									4477
									4479/4481

Defining characteristics of Character Area 33 De Maisonneuve, near Westmount Park

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

Use and typology: Almost all are single-family houses forming ensembles of four to twelve buildings.

Siting and orientation: Almost all building facades are at a slight angle to the street. Facades in ensembles are almost always staggered. Buildings are almost always within a meter's distance of the building line and generally between 3.0 m and 5.0 m behind the streetline. (On Melville and Redfern avenues almost all facades are 3.5 m or less behind the streetline).

Heights and frontages: Buildings are predominantly (81%) two storeys high with frontages which are almost always 5.5 - 8.0 m wide.

Roofs: All roofs are flat. About half have simple parapets (generally straight). The other half have decorative sloped roofs (such as false mansards) which almost always have turrets or gable expressions above bay windows or bay projections, as well as eaves generally decorated with brackets or dentils.

Facade materials: The street facades are predominantly (79%) in brick with stone foundations.

Entrance conditions: Entrances are virtually all at the front, with stairs perpendicular to the street and generally 1.1 - 1.6 m above sidewalk level.

Facade treatments: The street facades are almost always articulated by bay windows or bay projections, generally on two floors. Facades with parapets almost always have cornices (generally dentiled) spanning the full width of the facades a few feet below parapet height. Almost all brick houses have stone lintels, sills and banding.

Windows: Although the proportion of the window openings vary, they are generally very vertical. The windows themselves are almost all very vertical. Buildings have predominantly (80%) retained their original double-hung window style.

Parking: There are virtually no back lanes and access from the street to the sides or backs of houses is often impossible. There are some parking aprons in advance of the building line on de Maisonneuve (south side). Thus, most cars are parked on the street.

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

De Maisonneuve (north Side): Virtually all houses are two storeys high; about one half are in brick and the other half in stone.

De Maisonneuve (south Side): Buildings are generally semi-detached. All are in brick. Almost half of the facades have pedimented porches of similar size and shape.

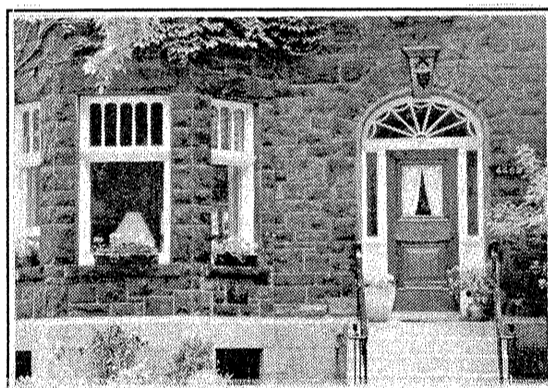
Ingleside: All houses are two storeys high and in brick. All facades on the north side have parapets while those on the south side have decorative sloped roofs with false dormers. The entrances almost always have canopies, which on the south side are the sole projections on the facades and were originally wooden balconies.

Kensington: All houses are in brick and generally have arched or pedimented entrance porches or porticos. Windows are almost always either multiple in an opening or closely grouped together.

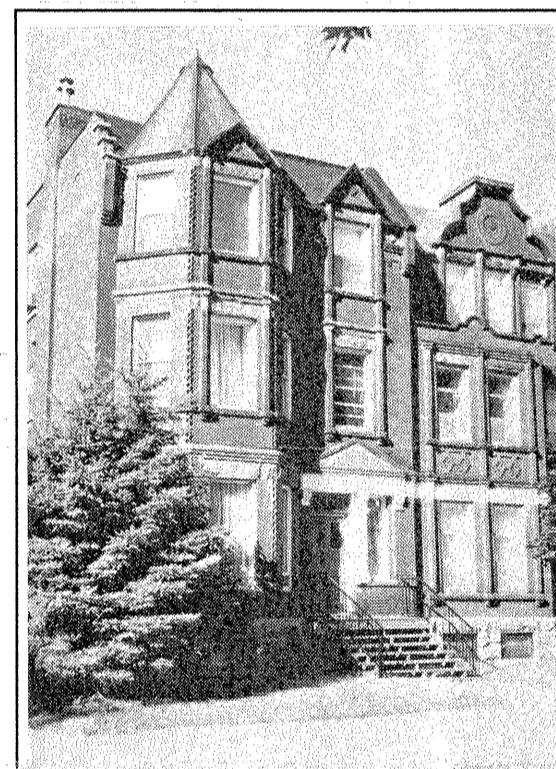
Melville: In general, the buildings are three storeys high, have parapets and stone facades. Almost all buildings have three or more dwellings. The entrances are almost always at two levels - one at street level, the other at about 2.8 m from the sidewalk. Windows are almost always single in an opening.

Metcalf: Almost all buildings have decorative sloped roofs which generally retain their original slate. Almost all houses have double-hung windows and on the west side they are all single in an opening. The entrances on the west side are almost always articulated by porches or portals with pediments.

Redfern: All houses are two storeys high with brick facades. Windows are generally double-hung and are always single in an opening.



A detail of a front facade on de Maisonneuve Boulevard.



Metcalf Ave., west side: decorative sloped roofs, bay windows and vertically proportioned double-hung windows.



De Maisonneuve Blvd., south side: wood porches with pediments, bay windows and cornices.