






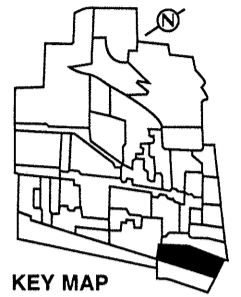


Character Area 35 Hallowell-Weredale

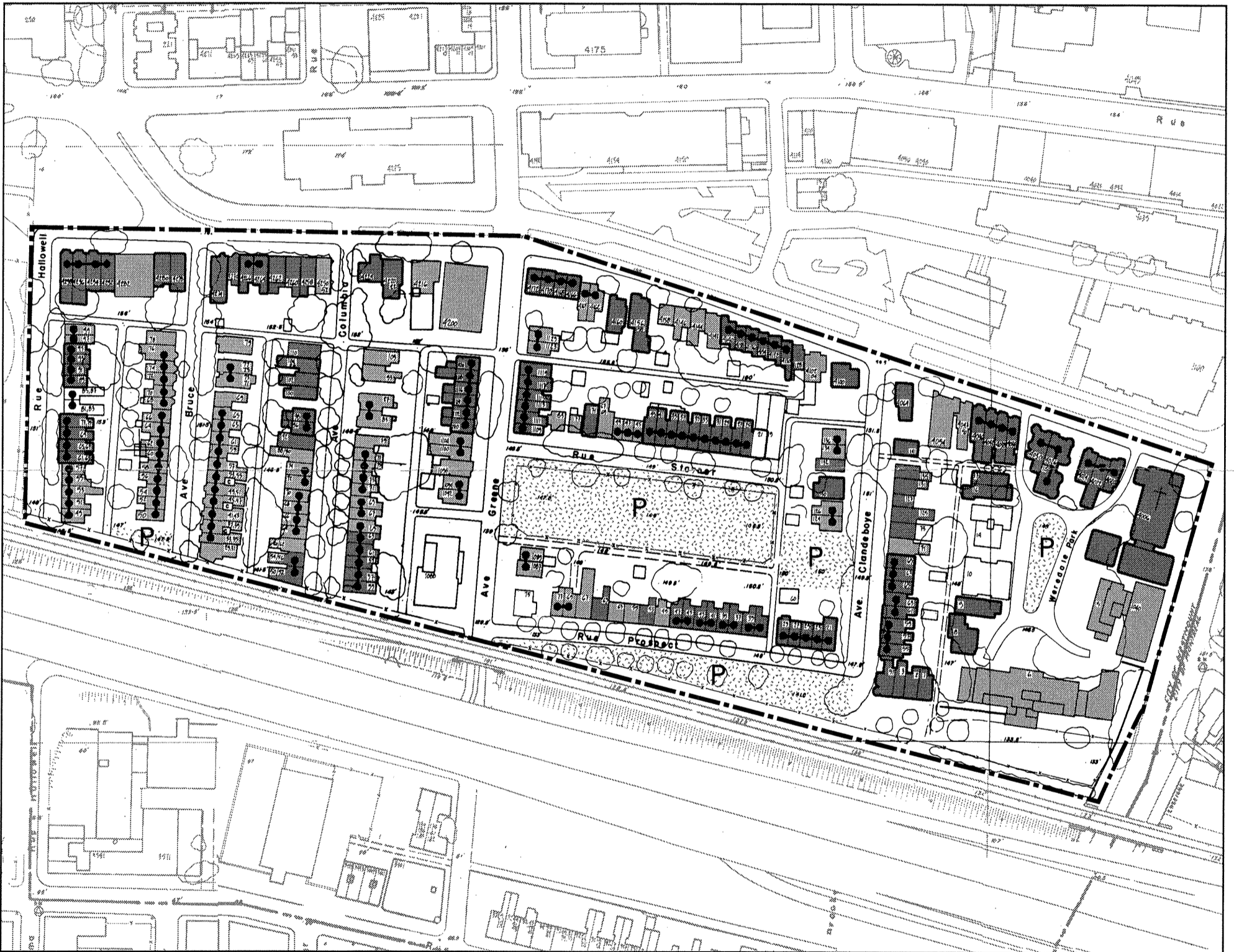
This is a cul-de-sac area at the edge of the escarpment and built on the former St. Joseph fief. Here one finds approximately 240 buildings of which the overwhelming majority are attached townhouses, rather luxurious and eclectic on Dorchester Boulevard (built between 1870 and 1890), modest but lively east of Greene Avenue (also built around 1870-1890), and very sensible and unpretentious west of Greene Avenue (built around 1890-1914). This is one of the few developments with paved back lanes in Westmount. On Weredale Park, the old circular driveway to Weredale Estate, one finds somewhat disparate buildings in a quiet green setting.

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 | Cat | Address |
|-----|------------------|-----|-----------------------|-----|---------------------|-----|------------------------------|-----|--------------------------|-----|--------------------------|
| | Bruce, east side | | Bruce, cont'd | | Clandeboye, cont'd | | Columbia, cont'd | | Dorchester Blvd., cont'd | | Dorchester Blvd., cont'd |
| | 29/31 | | 70 | | 134 | | 70 | | 4130 | | 4266 |
| | 33/35 | | 72 | | 136 | | 72 | | 4132 | | 4270 |
| | 37/39 | | 74 | | Columbia, east side | | 74 | | 4134 | | 4274 |
| | 41/43 | | 76 | | 55 | | 88/90 | | 4136 | | 4278 |
| | 45/47 | | 78 | | 57 | | 92 | | 4138 | | 4280 |
| | 49/51 | | Clandeboye, east side | | 59 | | 96 | | 4140 | | 4282 |
| | 53/55 | | 51 | | 61 | | 100 | | 4142 | | 4292 |
| | 57 | | 55 | | 63 | | 102 | | 4144 | | 4294 |
| | 59 | | 57 | | 65 | | 104/106 | | 4146 | | 4296 |
| | 61 | | 59 | | 67 | | 110 | | 4148 | | 4298 |
| | 63 | | 61 | | 69 | | Dorchester Blvd., south side | | 4156/4158 | | Greene Ave., east side |
| | 65 | | 63 | | 71 | | 4006 | | 4180 | | 1087 |
| | 69 | | 65 | | 73 | | 4020 | | 4162 | | 1089 |
| | 71/73 | | 67 | | 75 | | 4022 | | 4164 | | 1109 |
| | 75/77 | | 69 | | 77 | | 4024 | | 4166 | | 1111 |
| | 79 | | 71 | | 79 | | 4026 | | 4168 | | 1113 |
| | Bruce, west side | | 73 | | 83/85 | | 4030 | | 4170 | | 1115 |
| | 50 | | 125 | | 87/89 | | 4034 | | 4172 | | 1117 |
| | 52 | | 127 | | 93/95 | | 4038 | | 4200 | | 1119 |
| | 54 | | 131 | | 109 | | 4042 | | 4216 | | 1123 |
| | 56 | | 135 | | Columbia, west side | | 4046 | | 4220/4222 | | 1125 |
| | 58 | | 141 | | 50/52 | | 4048/4050 | | 4224 | | Greene Ave., west side |
| | 60 | | Clandeboye, west side | | 54/56 | | 4054 | | 4250 | | 1088 |
| | 62 | | 124 | | 60/62 | | 4064 | | 4258 | | 1092 |
| | 64 | | 128 | | 64 | | 4100 | | 4260 | | 1094 |
| | 66 | | 130 | | 66 | | 4102/4104 | | 4262 | | 1098 |
| | 68 | | 132 | | 68 | | 4128 | | 4264 | | 1100/1102 |

Defining characteristics of Character Area 35 Hallowell-Weredale

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

Use and typology: Almost all buildings are single family attached townhouses.

Siting and orientation: Virtually all buildings are sited 2.5 - 3.5 m from the streetline, on the same plane and almost always parallel to the street.

Heights and frontages: With exception to Dorchester Boulevard and Weredale Park, virtually all buildings are two storeys high (average height: 9.15m). The building frontages are almost always 5.0 - 8.0 m wide.

Roofs: Virtually all buildings have flat roofs, two thirds of which are concealed behind decorative sloped roofs, many in the false mansard style. These almost always have either gables or similar projections, or turrets, both of which generally occur above bay windows and bay projections. Dormers, as well as decorative eaves, are also generally present. The remaining flat roofs have parapets in a variety of shapes and styles.

Facade materials: The street facades are virtually always either in red brick (53%) or greystone (46%). The brick facades almost always have stone foundations, lintels and sills and the stone facades are almost always in rock-faced stone with smooth cut stone around openings.

Entrance conditions: The entrances are almost always at the front, generally between 1.0 - 1.5 m above sidewalk level and accessed by exterior steps at right angles to the street.

Facade treatments: The street facades are almost always articulated by one or two-storey bay windows or bay projections. A variation of the bay window often present is the covered wooden balcony over a bay window projection.

Windows: Windows are almost always very vertical and in individual openings. Virtually all windows were originally double-hung, although about a third have been modified to casement or other styles.

Parking: There are virtually no car entries from the street as all properties are served by back lanes which provide access to either garages or outdoor parking spaces.

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

Bruce (east side): Almost all facades are in brick with rusticated stone foundations, lintels and sills. The decorative sloped roofs (50%) have gable projections and the remainder have dentiled cornices below straight parapets. All have two-storey bay windows or bay projections. Entrance doors are almost always single with toplights. Almost all houses have pedimented or sloped wooden canopies above doors.

Bruce (west side): All facades are in brick. The decorative sloped roofs either have turrets or gable projections while others have dentiled cornices below straight parapets. All houses have bay windows or bay projections, virtually all two storeys high. Entrance doors are virtually all single with toplights. Balconies, most of which have been modified from wood to metal, are present on three-quarters of the facades. Almost all entrance steps have metal balusters with wooden rails.

Clandeboye (east side): Almost seventy percent of the facades are in stone. Roofs generally have elaborate parapets and/or cornices at parapet height and the decorative sloped roofs have gable projections. The bay windows are generally two storeys high. The entrance doors are generally double with toplights and uncovered. Almost all entrance steps have metal balusters.

Clandeboye (west side): Roofs generally have straight or slightly shaped parapets. The bay windows are generally two storeys high. All have double-hung windows.

Columbia (east side): Three-quarters of the facades are in brick with foundations and often lintels and sills in stone. Slightly more than half of the houses have simple cornices just below straight parapets. The doors are single width and are generally covered by canopies or are recessed. The entrance steps generally retain the metal balusters with wood rails.

Columbia (west side): Roofs generally have straight or slightly shaped parapets. The bay windows are generally two storeys high. All have double-hung windows.

Dorchester: Almost all buildings are either two (45%) or three (40%) storeys high. Although almost all are attached townhouses, there are a few apartment houses. Seventy percent of the facades are in stone and twenty-five percent in brick. The stone facades are generally heavily ornamented or detailed with engravings and carvings, and have a variety of finishes

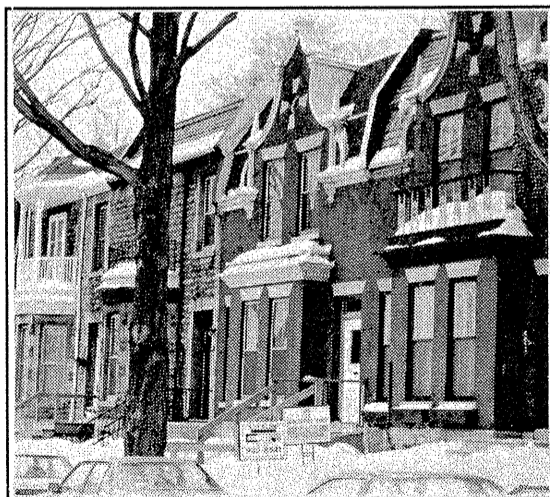
Greene: Almost eighty percent of the facades are in brick. On the east side, the facades generally have roofs with straight parapets; on the west side, almost all have decorative sloped roofs with gables or dormers and decorated eaves. On the west side, the entrances are almost always covered, usually by pedimented wooden canopies on brackets. On the east, side all houses have double-hung windows.

Hallowell: Almost all houses have decorative sloped roofs with gables or dormers. The facade projections are generally limited to tiered wooden balconies topped at roof height by sloped roofs. Almost all have double-hung windows.

Prospect: Virtually all houses have decorative sloped roofs with gables or curvilinear (Flemish style) fascias which are generally on top of bay windows.

Stayner: Virtually all houses have decorative false mansard roofs, almost all in slate. Almost all houses have carved wooden dormers and decorated eaves.

Weredale Park: The presence of several office, apartment and institutional buildings means that no single defining characteristic dominates.



Prospect Ave.: decorative sloped roofs with gables and bay windows.



Dorchester Blvd.: elaborate stone facades with articulated parapets.

List of Building Addresses with Categories (cont'd)

| Cat | Address | Cat | Address | Cat | Address | Cat | Address | Cat | Address | Cat | Address |
|-----|---------------------------|-----|--------------------------|-----|----------------------|-----|--------------------------|-----|----------------------|-----|---------------|
| | Greene Ave., west side | | Hallowell Ave., cont'd | | Prospect St., cont'd | | Prospect St., cont'd | | Stayner Ave., cont'd | | Weredale Park |
| | 1104/1106 | | 69/71 | | 23 | | 63 | | 37 | | 7 |
| | 1110 | | 73/75 | | 25 | | 65 | | 39 | | 9 |
| | 1112 | | 81/83 | | 27 | | 67 | | 41 | | 10 |
| | 1114 | | 85/87 | | 29 | | 69 | | 43 | | 14 |
| | 1116 | | 89 | | 31 | | 71 | | 45 | | 16 |
| | 1118 | | 91 | | 33 | | 75 | | 47 | | 17 |
| | 1120 | | 93 | | 35 | | 79 | | 49 | | 18 |
| | Hallowell Ave., east side | | 95 | | 37 | | Stayner Ave., north side | | 67/69 | | |
| | 49 | | 97 | | 39 | | 19 | | 71 | | |
| | 51 | | 99 | | 41 | | 21 | | 77 | | |
| | 53 | | 43 | | 43 | | 25 | | 83 | | |
| | 55 | | Prospect St., north side | | 45 | | 27 | | Weredale Park | | |
| | 57 | | 1 | | 47 | | 29 | | 1 | | |
| | 61/63 | | 2 | | 49 | | 31 | | 5 | | |
| | 65/67 | | 3 | | 51 | | 33 | | 6 | | |
| | | | 21 | | 53 | | 35 | | | | |
| | | | | | 59 | | | | | | |