

# 11 and 15 Gladstone Avenue

Category: 1



Front (West) Façade



Rear (East) Façade



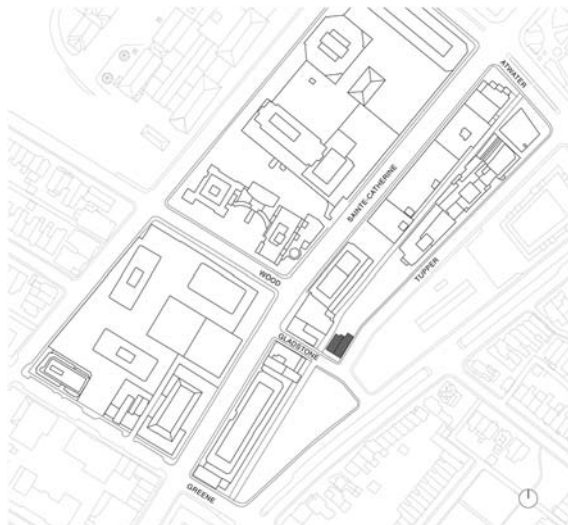
North Façade Facing the Lane



South Façade Facing Tupper Street



Detail of the Mansard Roof



Key Plan

<p><b>Description</b></p>	<p>This is an ensemble of two two-storey, with basement, commercial buildings, designed in a Queen Anne Revival style. The buildings are identical, laterally joined by a party wall. Completed around 1895, the buildings were designed to be single-family houses. They currently house the Gladstone Medical Centre. The building went under major transformations: an extension was built to the back of the original buildings and major renovations to the interior were done during the 1980s.</p> <p>Gladstone Avenue was once primarily a residential street. However, in the 1960s and the 1970s, all the neighbouring houses were demolished, leaving 11-15 Gladstone as the sole surviving example of the original character of the street. The two houses are now surrounded on three sides by large parking lots.</p> <p>The two laterally joined building are typical examples of the houses that were being built at the end of the 19<sup>th</sup> century in Westmount and western Montreal, in terms of their style, configuration in plan and material palette.</p>
<p><b>Heritage Values</b></p>	<p><b>Historical Values:</b> 11-15 Gladstone Avenue is representative of the first vocation of Gladstone Avenue as a residential street</p> <p><b>Architectural Values:</b> The front facades of 11-15 Gladstone Avenue are representative of the Queen Anne revival style in domestic architecture. The use of Montreal grey limestone provides local reference. The facades have a high degree of integrity and authenticity.</p> <p><b>Environmental Values:</b> The siting of 11-15 Gladstone Avenue, with a generous setback speaks to the original residential function and character of the street.</p>
<p><b>Heritage Character Defining Elements</b></p>	<p>The key elements which contribute to the heritage character of each building of this site are as follows:</p> <p><u>Setting:</u></p> <ul style="list-style-type: none"> <li>- Buildings face Gladstone Avenue with 3 meters setback</li> <li>- Hierarchy of the facades: the front façades facing Gladstone Avenue are articulated, while all other ones are secondary</li> <li>- Ensemble of two identical buildings</li> </ul> <p><u>Exterior:</u></p> <ul style="list-style-type: none"> <li>- Asymmetrical composition of the front façades, characteristic of the Queen Anne Revival, with a bay window, capped by a balcony contained within a gable roof form;</li> <li>- Montreal grey limestone on the front façade: the stonework is largely rusticated, with ashlar finishes for the quoins, the string courses, the window trim and the door trim;</li> <li>- False Mansard roofs, with cornices, black and red slate shingles, interrupted by one dormer, centred over the entrance door and one gable, terminating the bay window.</li> <li>- Wood gingerbread ornamentation on upper balcony, dormer and gable;</li> <li>- Wooden casement windows on the front façades;</li> <li>- Entrance double doors in wood; assembly with transoms</li> </ul>
<p><b>Date of Construction</b></p>	<p>Around 1895</p>

<b>Persons of Significance</b>	Architect: Unknown Original owner: Unknown
<b>Stylistic Influences</b>	Queen Anne Revival
<b>Building</b>	
<i>Number of stories</i>	2 + basement
<i>Plan/Footprint</i>	Rectangular 14 meters wide (7 meters each building) 20 meters long (southern building) and 15 meters long (northern building)
<i>Height</i>	9,8 meters
<b>Architectural Elements</b>	
<i>Foundations</i>	Montreal grey limestone rubble (north and south facades) Montreal grey limestone ashlar (front façade)
<i>Walls</i>	The west (front) façades are articulated. Montreal grey limestone rock-faced with Montreal grey limestone ashlar for the quoins, the window trims, the door trims and the stringcourses. The north and south façades are secondary, in red clay brick, (stretchers only) with rubble stone foundations.
<i>Roof</i>	Flat roof covered with tar and gravel Front façade: false Mansard, with black slate shingles and red slate shingles
<i>Windows</i>	Front façade: <ul style="list-style-type: none"> <li>- Basement: small rectangular opening with sliding windows (non-original)</li> <li>- 1<sup>st</sup> floor: Large swept head transom window. Wooden frame and wooden sashes. Operable casement window on the lower part.</li> <li>- 2<sup>nd</sup> floor: Hipped dormer over a rectangular double-hung window</li> </ul> North and south facades: <ul style="list-style-type: none"> <li>- Double-hung windows: aluminum frame and aluminum sashes (non- original)</li> </ul>
<i>Others (entrance, porch, chimneys...)</i>	Main entrances: arched openings with double wooden doors Upper balcony, contained within the gable: ornamented wood balustrade, posts and detailing.
<i>Construction Methods</i>	Load-bearing brick and stone walls; Interior has been completely changed and it is probable that the structural system has been replaced.
<b>Composition</b>	The two buildings are identical. Both have an asymmetrical composition. Each front façade is divided vertically in two parts: the larger one is slightly recessed with the main entrance above ground in line with the dormer while the other section contains a large bay window, balcony and gable.
<b>Context</b> <i>(setbacks, surroundings, landscape, landmark status)</i>	3 meters setback from the sidewalk. The north side of the building faces a lane and the south side faces Tupper Street. The rear east façade faces a parking lot. The buildings are the last survivors of the residential character of Gladstone Avenue.
<b>Additions/Alterations</b>	1987: Renovation and extension of the medical centre by Fish and Stanley Architects: masonry replacement, structural consolidation, window replacement; retention of front façade.
<b>Integrity</b>	High for front facades;

Although the north and south facades have high integrity, they are of secondary importance;  
There is nothing left of the interiors.

## Historical Images



Insurance plan  
1961

Utilisation du sol  
Ville de Montreal  
1982

## BIBLIOGRAPHY: