Character Area 4
West of the Mountain

This area was largely developed by small investors after the streets were laid out in 1906 below The Boulevard and from 1911-30 above The Boulevard. Although there was no precise development plan, there is, nevertheless, considerable homogeneity because the lots were sold with requirements specifying materials, setbacks and even the time limit for construction. Most of this area is characterized by its semi-detached houses with brick facades and flat roofs, although north of The Boulevard, there are many houses with stone and stucco facades and sloped roofs. Also notable are the public institutions: Roslyn School, the Dominion Douglas United Church, the Seventh Day Adventist Church (formerly the Stanley Presbyterian Church) and the Pedagogical Institute (Congregation Notre-Dame) whose grounds are one of the most important, semi-public, green spaces in the City.
Defining characteristics of Character Area 4
West of the Mountain

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

Use and typology: Virtually all buildings are single family houses. More than 85% of the houses on the north-south streets are semi-detached (except for Roslyn, Upper Belmont, east sides of Lansdowne and Upper Lansdowne). On the other streets two-thirds of the houses are semi-detached and a third detached.

Siting and orientation: The houses on the north-south streets (Victoria, Grosvenor, etc.), which make up 85% of the area, have the following characteristics: their facades are virtually always parallel to the street, set back equidistantly (the facades are generally aligned to within 1.0 m of each other and within 0.0 - 0.6 m of the streetline); the distances between the side facades (combined sideyards) are almost always between 4.25 - 7.0 m.

Heights and frontages: Eighty percent of the houses are two storeys high. The frontages of houses on the north-south streets are almost always 7.0 - 10.0 m wide, while those on the east-west streets are generally more than 10.0 m.

Roofs: Almost three-quarters of the houses have flat roofs which either have parapets (58%) or decorative sloped roofs (17%). The remaining one-quarter or so are sloped roofs in mostly the pavilion (pyramid) or multi-gable styles.

Facade materials: The street facade material is predominantly (80%) brick.

Entrance conditions: Almost three-quarters of the houses have entrances at the front. These are in general between 1.0 -2.0 m above sidewalk level, and are accessed by steps or stairs perpendicular to the street. Originally, the entrances on the north-south streets, particularly between Côte St-Antoine and The Boulevard, were generally articulated by columned porches, mostly crafted in wood; however, about a quarter have since been removed on most of these streets.

Windows: Although the proportions of the window openings vary considerably, the windows themselves are generally very vertical (except for the newer houses). Horizontal window openings are almost always subdivided to accommodate two or more windows divided by posts. Originally, 80-85% of the houses had double-hung windows, however 10-15% have since been replaced by casement or other styles. Original casements are also found in about 10% of the houses. Muntins are generally present on both window styles.

Parking: Parking, accessed from the street, is almost always provided behind the building face. Detached garages at the rear and driveways to parking areas at the side or rear are most common. Between two-thirds and three-quarters of the houses on a street have this particular characteristic (with the exception of The Boulevard, Westmount, Willow, and Sunnyside avenues).

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

Belmont: Virtually all houses are semi-detached and almost all are two storeys high. All have brick facades. Flat roofs, which are almost always present on the east side, almost always have articulated parapets. Bay windows or bay projections are almost always present. On the east side, cornices or stone banding are almost always found, while on the west side these are almost non-existent. On both sides, entrances are generally accented by wooden porches, or canopies which replaced the original porches.

Grosvenor: Almost ninety percent of the houses have brick facades and on the west side, the same percentage are two storeys high. Two-storey bay windows with gables at the roofline, cornices, wood porches as well as canopies or portals, which replaced the original porches, are generally present. From Côte St. Antoine to The Boulevard, the windows are generally in vertical openings.

Lansdowne: On the west side, virtually all houses are semi-detached, two storeys high, in brick and have parapeted flat roofs. On the east side, almost 90% are in brick and two storeys high. On both sides, the entrances are almost always at the front. The facade treatments are quite similar on the east and the west sides. Bay windows, gabled roof expressions, stone accents and banding, and cornices are equally found on both sides. However, entrance porches are more prevalent on the west side. Originally, almost all houses on the west side had porches. Because of the greater number of sloped roofs, the east side has a roofline quite distinct from the west side. As for windows, houses on the west side generally have single vertical windows in openings.

Roslyn (east side): Almost all houses have two-storey bay windows. They generally have wood or brick cornices below parapet line, stone around openings stone banding, as well as wood or brick porches (almost all intact) or canopies at entrances. Houses generally have single vertical windows in openings. Three-quarters of the houses have a similar style and facade composition.

Roslyn (west side): Roofs are predominantly (80%) sloping. Entrances are half at the front, and half at the sides. The facade characteristics mentioned for the east side are present but to a lesser degree since this side is more heterogeneous.

List of Building Addresses with Categories (cont’d)

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Lansdowne ave., west side: flat roof, bay projections, stone banding and entrance porches.
Sunnyside (north side): There is about an equal number of 2 and 2-1/2 storey houses; they are almost all in brick. All entrances are at the front. Windows are very vertical and are generally two or more in horizontal openings.

Sunnyside (south side): Almost all are two-storey, semi-detached houses. All entrances are at the front. Stairs are generally off to the side of the entrances, parallel to the street. The entrance doors and canopies are almost all arched.

The Boulevard (south side): All houses are in brick and are equally 2 and 2-1/2 storeys high. Almost all have one or two-storey bay windows. Almost all have double-hung windows with muntins.

Upper Belmont: Two thirds of the houses are semi-detached and one third detached. One half of the facades are in brick and the other half in stone. About seventy percent of the roofs are sloped, mostly single or multi-gabled. Facades can generally be divided into two typical styles: those of neo-Tudor inspiration, almost always in stone and stucco (half timbered), with gables; and those with brick facades, bay windows, cornices and parapeted flat roofs. In both cases, window openings are generally horizontal containing several vertical windows. On the west side, about eighty-five percent of the houses have double-hung windows and an equal number have muntins (either wooden or leaded); on the east side all have muntins. Garages, integrated in the facade at basement levels, are also very common (80%) on the east side. Entrances are generally covered by canopies, balconies or bay window projections and are half at the front and half at the sides.

Upper Lansdowne (east side): Houses are almost equally detached and semi-detached. One half are two-storey houses, the others are mostly 2-1/2 storeys. Facades are either in brick (60%) or in stone (40%). Entrances either have portals, porches or are recessed. Double-hung and casement windows are present in almost equal numbers. Muntins (wooden or leaded) are virtually always present.

Upper Lansdowne (west side): Almost all are two-storey, semi-detached houses. Almost a quarter of the facades are in stucco. Entrances are about half at the side and half at the front. The facade treatments can be divided into two categories: those of neo-Tudor inspiration with sloped roofs and gables, and those with planar facades and flat or low sloped roofs. The latter generally have slight projections of the exterior wall or bay windows on the first floor, cornices below the parapet line, and stone or stucco bases. The window arrangement on these are also repetitive and formal. The windows, in either case, almost always have muntins (either wooden or leaded).

Victoria: Almost all houses are semi-detached, two storeys high, and have brick facades. There is a regular use of two-storey bay windows, cornices in wood or in brick, stone banding or accenting, wood porches, as well as portals or canopies which replaced the original porches.

Westmount: Almost all have brick facades. On the north side, almost all are two-storeys high with parapeted flat roofs. Almost all (the older houses) have two-storey bay windows, cornices and wooden entrance porches. Entrances are virtually all located at the front. On the north side all have double-hung windows

Willow: All houses are in brick. Two-thirds are detached houses which are almost all low lying with horizontal character.