Character Area 29
Grosvenor Avenue

This part of Grosvenor Avenue, south of Sherbrooke Street contrasts in its density, form, scale and building types from its immediately neighbouring streets. It is composed almost entirely of modest two-storey brick rowhouse ensembles that are well aligned and closely grouped together. Many of which are two family dwellings adding to its density. The development of this area at the end of the nineteenth century was mainly fostered by the establishment of the second C.P. Station at the foot of Victoria Avenue, which provided rapid transportation to the centre of Montreal.

List of Building Addresses with Categories

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Legend:
- Category I: Exceptional (1) to Important
- Category II: Significant
- Category III: Neutral
- Architectural Ensembles
- Buildings profiled in the 1980 Westmount Heritage Study
- Public Green Space
- Semi-private or private Green Space of Importance

Key Map:
- Area Heritage Value: MEDIUM
- Degree of Transparency: MEDIUM

City of Westmount
(514) 934-8170
Sept. 2001
Defining characteristics of Character Area 29
Grosvenor Avenue

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

**Use and typology:** Almost all buildings are single and two family houses which are generally part of architectural ensembles of four or more buildings.

**Siting and orientation:** The buildings are sited parallel to the street with their facades almost always 3.0 - 4.0 m from the streetline. The facades of the attached groupings are always on the same plane.

**Heights and frontages:** All buildings are two storeys with similar building heights (approximately 8.0 m) and have frontages which are almost all 5.5 - 7.5 m wide.

**Roofs:** All buildings have flat roofs, three-quarters of which have shaped parapets (generally shallow pediments) and the remainder have false mansard or other types of decorative roofs in slate (which also have gable like projections at the roofline).

**Facade materials:** The street facades are always red brick with stone (rock-faced) foundations.

**Entry conditions:** Entrances are almost always at the front, with steps or stairs slightly wider than the doorway and perpendicular to the street. Their height from the sidewalk level averages about 1.4 m.

**Facade treatments:** Facades are generally simple and sober. The sole projections on the facades are usually the one or two-storey bay windows (either rectangular, angled or segmental), which are alongside entrances with single doors and toplights. Buildings almost always have smooth-faced or rock-faced stone lintels and sills around window and door openings.

**Windows:** Almost all windows are very vertical and in individual openings. Virtually all windows were originally double-hung, however, about 20% have been modified. Mullions are almost never present.

**Parking:** There is a high concentration of parking pads in advance of the building facades. Two thirds of the buildings have them as there are no lanes to provide access to the rears of these attached ensembles.

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

**De Maisonneuve:** All are either semi-detached or detached houses. Almost all have two-storey bay windows or bay projections, and on the north side these projections are generally capped by turrets.