Character Area 30
Lansdowne and Roslyn below Sherbrooke

The catalyst for the development of this area at the turn of the century was the establishment of Westmount’s Park, the City’s first public park originally named Victoria Jubilee Park. The “Côte St-Antoine Committee”, created in 1880, inspired the decisions leading to the development of the park area which was to commemorate Queen Victoria’s Diamond Jubilee (1897). Lansdowne Avenue, an old route and thoroughfare, evolved over time into an assortment of building types and styles, while Roslyn Avenue, with its semi-detached houses, developed in a planned and orderly fashion.
Defining characteristics of Character Area 30
Lansdowne and Roslyn, below Sherbrooke

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

**Use and typology:** Almost all buildings are single-family houses; 68% are semi-detached and 20% detached.

**Siting and orientation:** With the exception of a few terraced houses, all buildings face directly onto the street. Almost all street facades are parallel to the street. In general, the facades are between 3.0 and 5.0 m behind the streetline.

**Heights and frontages:** Almost all of the buildings are two storeys high. Their frontages are almost always between 6.5 - 9.5 m wide.

**Roofs:** Virtually all roofs are flat. Slightly more than half have parapets that are sometimes elaborately shaped but most often have dentiled cornices spanning the full width of the facades a few feet below parapet height. The remainder have decorative sloping roofs which are almost always in slate and have gables or turrets (generally above bay windows).

**Facade materials:** Virtually all buildings have red brick facades, almost always with stone like foundations.

**Entrance conditions:** Entrances predominantly (78%) face the street, reached by stairs perpendicular to the street. Their height from the sidewalk generally varies between 1.0 - 1.5 m.

**Facade treatments:** The street facades are almost always articulated by two-storey bay windows or bay projections. Entrances are generally protected either by canopies, portals, porticos, or porches. Stone features such as banding, lintels, sills, keystones, as well as framing around openings are used solely or in conjunction on almost all facades.

**Windows:** Windows are virtually always vertical and single in an opening. About three-quarters of the buildings have double-hung windows, the remainder are casement or other styles.

**Parking:** On Roslyn virtually all houses have parking behind the building line, one-half provided by detached garages at the rear and the other half by driveways on the sides, while on Lansdowne only about two-thirds have parking behind the building line. All of the five houses on the south side of de Maisonneuve have parking aprons.

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

**De Maisonneuve:** The entrances are slightly higher (1.5 - 2.1 m) than those generally found in the area.

**Lansdowne (east side):** Almost all houses have decorative slate sloped roofs.

**Lansdowne (west side):** Virtually all houses have flat roofs with simple parapets.

**Roslyn (east side):** All houses are semi-detached and almost all are two storeys high. Entrances are generally at the front. Decorative sloped roofs in slate are generally present at the roofline. Almost all houses have maintained the original double-hung windows generally with muntins, and the original front porches.

**Roslyn (west side):** Buildings are predominantly (81%) semi-detached and have maintained the original double-hung windows.