






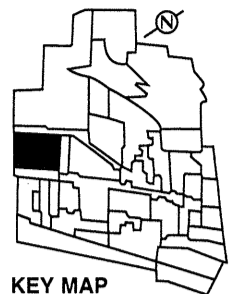


Character Area 16 On the Hurtubise Farm

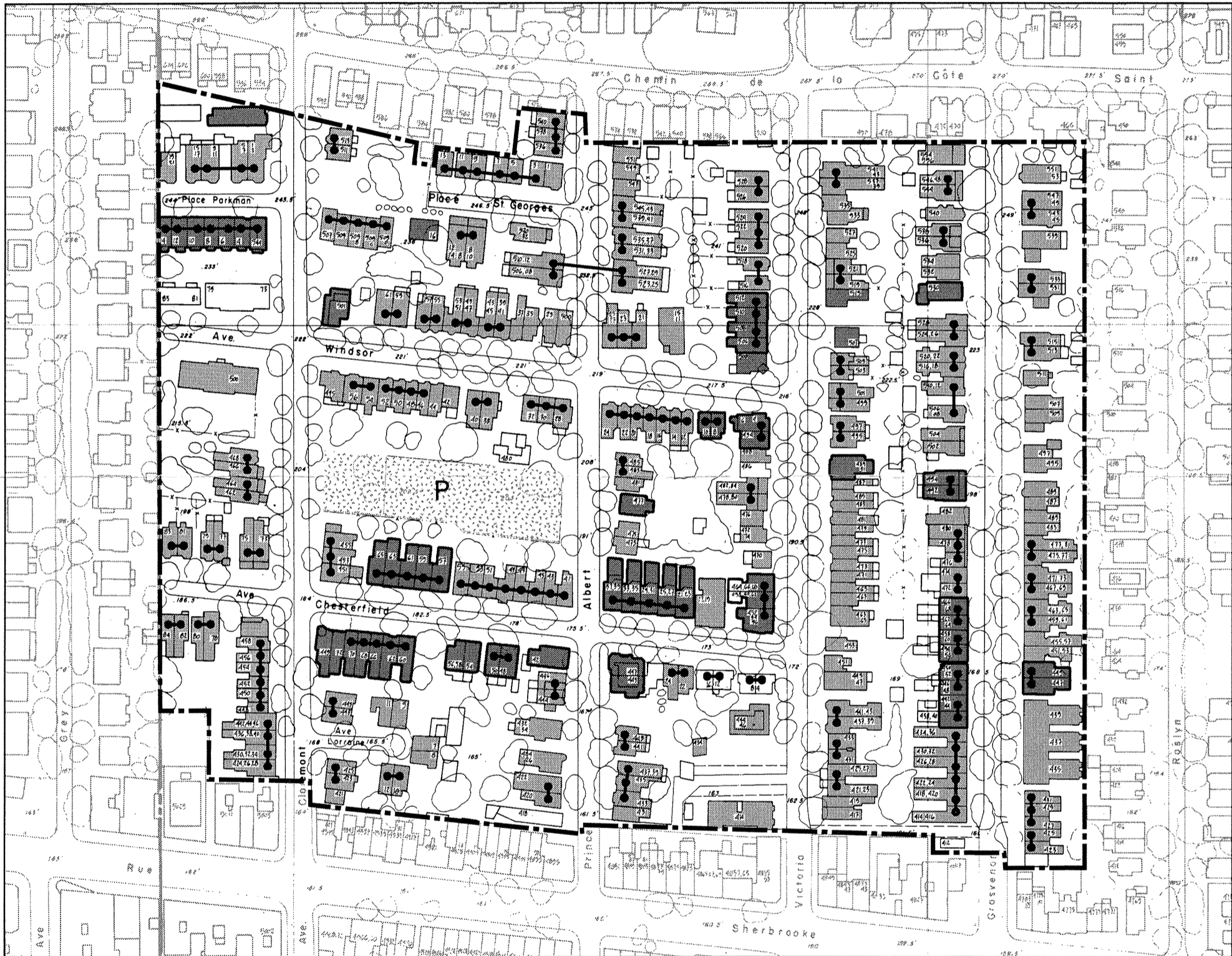
The original Hurtubise Farm is now one of the densest areas above Sherbrooke Street. Ephrem Hudon, Jr., son of Justine Solomé Hurtubise, sold the first building lots as early as 1874. Much of the area was developed by the end of the century including fine projects on Chesterfield Avenue (built in the late 1890's) and on the north-south streets. In the spirit of the Victorian age, decorative wood features enhance the appearance of these essentially modest buildings.

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
	Chesterfield Ave., north side		Chesterfield Ave., south side		Claremont Ave., cont'd		Claremont Ave., cont'd		Grosvenor Ave., cont'd		Grosvenor Ave., cont'd
	17/19		4		449		468		495		466/468
	21/23		8		451		500		497		472
	25/27		12		453		544		505		474
	29/31		16		455		550		507		476
	33/35		22		457		550		511		478
	37/39		24		495		Grosvenor Ave., east side		511		480
	41		24		501		423		513		482
	43		42		507		425		515		492
	45		48		509		427		531		494
	47		50		509B		429		533		502
	49		54		509C		431		539		504
	51		56/58		509D		435		543/545		506/508
	53		60		511		437		547/549		510/512
	55		62		513		439		551/553		516/518
	57		66		Claremont Ave., west side		447		Grosvenor Ave., west side		520/522
	59		68		424/426/428		449		414/416		524/526
	61		70		430/432/434		451/453		418/420		528
	63		72		436/438/440		455/457		422/424		530
	65		74		442/444/446		459/461		426/428		532
	67		76		448		463/465		430/432		534
	69		78		448		467/469		434/436		536
	71		80		450		471/473		438/440		538
	73		82		452		475/477		442/444		540
	75		84		454		479/481		446/448		542
	77		Claremont Ave., east side		456		483		450/452		544
	79		421		458		485		454/456		546/548
	81		423		460		487		458/460		554/556
	83		425		462		489		462/464		
			427		464						
			429		466						
			431								
			433								
			435								
			437								
			439								
			441								
			443								
			445								

Defining characteristics of Character Area 16 On the Hurtubise Farm

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

Use and typology: The buildings are either single family houses (66%) or two and three dwelling residences (30%). More than half are parts of attached ensembles and a third are semi-detached.

Siting and orientation: On each street, almost all building facades are aligned and parallel to the street, and are generally 1.5 - 6.0 m behind the streetline, depending on the street.

Heights and frontages: Buildings are predominantly (80%) two storeys (8.2 - 9.1 m) high. The building frontages are almost all between 6.0 - 8.0 m wide.

Roofs: The roofs are almost all flat. Two-thirds have simple parapets while the others have decorative sloping roofs.

Facade materials: The facade material is almost always red or brown brick, often with exposed stone foundations.

Entrance conditions: Entrances are almost always situated at the front, reached by steps that are generally at right angles to the street. They are generally 1.0 - 1.8 m above sidewalk level.

Facade treatments: Bay windows and bay projections extending from the ground up to the roof are found on almost all attached and semi-detached houses. Depending on the streetscape, these projections are accentuated with cornices, by articulation of the parapets, or with gabled or sloping roofs. Another common feature is the wooden entrance porch or stoop superimposed by a balcony. Other than the detailed cornices, ornamentation is generally limited to the use of stone for accents, sills, lintels, and banding.

Windows: Windows are almost always vertical, in individual openings. They were originally virtually all double-hung (about 15% have since been replaced by mostly casement windows).

Parking: Only about two-thirds of the houses have off-street parking facilities. The absence of lanes and side yards as well as the large number of multiple dwelling buildings has resulted in the paving over of almost half of the front lawns to create parking aprons.

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

Chesterfield (north side): Three-quarters of the houses are three or four storeys high. Many (40%) are also in stone with elaborate stone detailing and parapet designs. All houses have partial gables in front of flat roofs. Entrances are very high, generally more than 2.5 m above the sidewalk. Almost half the houses have parking aprons in advance of the building face or garages that have been added at the basement level.

Chesterfield (south side): All houses have brick facades. Gable expressions at the roof, as well as, one-storey bay windows with sloping roofs are present. Entrance levels are significantly lower than the north side, generally less than 1 m above the sidewalk. Half the houses have parking pads in advance of the building face or garages as part of the main facade at grade level.

Claremont: Roofs are almost all flat with simple parapets.

Grosvenor (west side): Half the buildings are two family dwellings, thus resulting in high number (62%) of parking pads in advance of the building line.

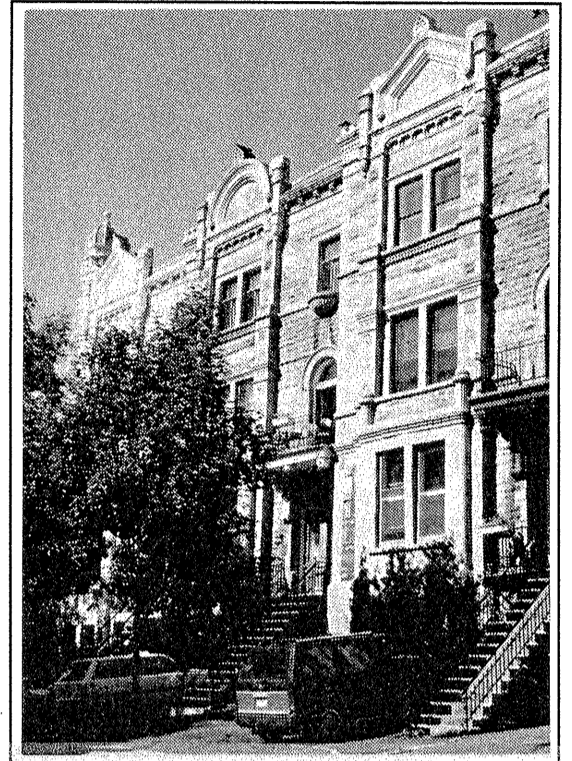
Parkman Place: The north and south sides of this small street are completely different. The north side has semi-detached two family dwellings, roofs with parapets, and the typical facade treatments and window shapes described earlier. The south side has attached houses with decorative sloping roofs, bay projections with front gable roofs, horizontal window openings with multiple vertical windows, shutters and arched wooden canopies over entrances.

Prince Albert (east side): All houses are in brick and have flat roofs with simple parapets.

Victoria (east side): Half the buildings have parking aprons in advance of the building face.

Victoria (west side): A third of the houses have stone facades and nearly two-thirds have parking aprons in advance of the building line.

Windsor: This street, between Victoria and Claremont, has a very high proportion of houses with similar bay windows. On the south side, instead of porches and balconies, there are pedimented wooden entrance canopies.



Chesterfield Ave., north side: stone detailing, high entrances and animated roofline.



Windsor Ave., south side: two-storey bay windows, entrance canopies and articulated parapets.



Parkman Place, south side: vertical windows in horizontal openings, shutters and entrances with canopies.

List of Building Addresses with Categories (cont'd)

Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address	Cat	Address
	Lorraine, north side		Prince Albert, east side		Prince Albert, cont'd		Victoria Ave., cont'd		Victoria Ave., cont'd		Windsor Ave., cont'd
	7		431		506/508		497		508		8
	9		433		510/512		499		510		10
	11		435		530/532		501		512		12
	Lorraine, south side		437/439		536		503		516		14
	8		441		538		505		518		16
	10		443		540		507		520		18
	12		445		Victoria Ave., east side		515		522		20
	Parkman Place, north side		447		417		519		524		22
	1/3		473		419		521		526		24
	5/7		475		421/423		525		528		26
	9/11		477		425/427		527		528		28
	15/17		481		431		533		528		30
	19/21		483		433		535		528		32
	Parkman Place, south side		485		437/439		537/539		528		34
	4		523/525		441/443		541/543		528		36
	6		527/529		445/447		Victoria Ave., west side		528		38
	8		531/533		451		414		528		40
	10		535/537		453		434		528		42
	12		539/541		463/465		444/446		528		44
	14		543/545		467		452/454/456		528		46
	St. Georges Place, north side		547		469		458/460/462		528		48
	1		549		471		464/466/468		528		50
	3		551		473		470		528		52
	5		Prince Albert, west side		475		472/474		528		54
	7		420		477		476		528		56
	9		422		479		478/480		528		58
	11		424/426		481		482/484		528		60
	13		432/434		483		486		528		62
	St. Georges Place, south side		444		485		488		528		64
	8/10		446		487		494		528		66
	12/14		500		489/491		500		528		68
	16				495		506		528		70
									Windsor Ave., south side		
									4/6		