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 1980'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.
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 (65%) or two and three dwelling residences (30%). More than half are parts of attached ensembles and a third are semi-detached.

Sizing 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 cornicles, 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 They were originally virtually all double-hung (about 15%) have since been replaced by mostly casement windows.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.

Clarenmont: 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.

List of Building Addresses with Categories (cont'd)

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Chesterfield ave., north side: stone detailing, high entrances and articulated parapets.

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

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