Character Area 18
South of Murray Park

At the end of the 19th Century, the creation of Westmount Park, followed by the construction of the municipal library and the first Victoria Hall, led to the development of this area. It is located between Westmount Park and King George (Murray) Park, and is made up of attached and semi-detached houses. All the streets run in a north-south direction, except for Springfield Avenue which remains a quiet enclave despite its proximity to Sherbrooke Street. Like Côte St-Antoine Road, Arlington Lane started out as an Indian trail.
Defining characteristics of Character Area 18
South of Murray Park

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

Use and typology: Almost all buildings are single family houses, either semi-detached (57%) or attached (38%).

Siting and orientation: Almost all buildings are sited parallel to the street. Their facades are generally aligned to within 1/2 meter. The attached rowhouses are almost always aligned and sited closer to the street than their semi-detached counterparts.

Heights and frontages: Almost all buildings are two storeys high (average height: 8.5 m). The building frontage widths are mostly 6.0 - 9.0 m (average width: 7.5 m).

Roofs: Virtually all roofs are flat. These generally have parapets that are sometimes elaborately shaped, the most fanciful of which can be found on Arlington and the east side of Lansdowne. There are also many decorative sloping roofs which are generally quite short and are almost always in slate; these are found mainly on Arlington, Lansdowne, Metcalfe and Springfield.

Facade materials: The facade material is almost always (90%) red or brown brick with exposed stone foundations.

Entrance conditions: Almost all entrances face the street and are 1.0 - 2.0 m above the sidewalk.

Facade treatments: Bay windows are found on almost every house; they are either angled or segmental (the only two shapes found on Mount Stephen and Strathcona) or are rectangular. These bays, almost always, are two storeys high and are topped with an articulation of the parapet, or with a gabled or conical roof on houses with decorative sloping roofs. Almost all buildings have stone lintels and sills. Most house originally had large wooden porches; almost half have been replaced with small canopies or balconies.

Windows: Virtually all windows are vertical and double-hung in individual openings.

Parking: The only lane in the area, Arlington lane, provides parking access for a third of the houses in the area. Another third is provided by parking aprons in advance of the building line; this includes about 50% of the houses on Arlington (east), Mount Stephen (west) and Strathcona (west), and about 70-75% of the houses on Lansdowne (west) and Mount Stephen (east). There are also a few (17%) garages, accessed from the street, either detached or part of the main building volume.

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

Arlington (west side) & Lansdowne (east side): The entrance doorways are generally wide and high (double door or single with sidelights and toplights) with equally wide staircases.

Metcalfe: All buildings are part of attached ensembles and are generally closer to the street than on other streets of this area. All houses have decorative sloping roofs. The well-crafted wood entrance doorways are generally wide and high (double door or single with sidelights, and toplights).

Springfield: All buildings are part of attached ensembles. They are closer to the street than on other streets of this area.

Mount Stephen (west side): All buildings have flat roofs almost all of which have dentil cornices below the parapet line.

Strathcona: The houses have generous front setbacks, 10.0 - 12.0 m from the front of the porches to the back of sidewalk. There is also a greater proportion of semi-detached buildings (77%), which are generally 4.5 - 6.0 m apart. All of the houses are in brick and almost all have flat roofs with straight parapets. Over 90% originally had large wooden porches.