EDITOR’S MESSAGE

Our Spring 2018 lecture series emphasized the vision and foresight the City has held since its earliest days in planning for future development. Summarizing the content of this four-part series, this issue of The Westmount Historian features significant research, presented by noted specialists in their fields – Mark London, Raphaël Fischler, David Hanna, and Harold Bérubé. Westmount is compared with other municipalities in the areas of heritage protection, zoning, and municipal autonomy, and alternative uses for houses of worship are described.

In other articles, WHA member Patrick Martin reveals the history of the grey pillar boxes once found on many of our streets, and we feature Larry Goode, owner of #178 Côte St. Antoine Road, in our Oral History column.

CAROLINE BRESLAW

WHA 2018 Fall Lecture Series

Westmount Parks and Gardens over the Years

This series examines the way Westmount’s green spaces have evolved over the years. It looks at the influences that have shaped public parks and open spaces as well as private gardens.

Thursday, September 20, 2018
Parks and Open Spaces: 1890-1990
Speaker: Ron Williams. Professor (retired), School of Landscape Architecture, Université de Montréal

Thursday, October 18, 2018
The Diggers and Weeders Garden Club:
Memorable people and events since 1932
Speaker: Miriam Tees. Professor (retired), School of Information Studies (SIS), McGill University.

Thursday, November 15, 2018
35 Years of Residential Landscape Evolution:
From Impatiensto Club Med
Speaker: Myke Hodgins. Principal Architect, Hodgins et associés, architectes paysagistes

Thursday, December 13, 2018 (Gallery at Victoria Hall)
December Social: Projecting the WHA’s Image
Westmount Public Library, 4574 Sherbrooke St. W., from 7 to 9 pm
Admission: free for members; $5 for non-members at the door
info@wha.quebec / 514-989-5510

Series prepared by Ruth Allan-Rigby, Louise Carpentier & Lorne Huston
PRESIDENT’S MESSAGE

As the newly-elected president of the WHA, I first want to thank Caroline Breslaw for taking over as president two years ago, as well as congratulate her on a job extremely well done. In addition to serving as president, she has also been a member of the lecture committee, taken on the editorship of the Westmount Historian, represented the WHA on Westmount’s Local Heritage Council, and contributed a series of articles to the Westmount Independent.

Although I have been on the WHA board since 2003, my role until now has been largely in the background. I have helped to bring our organization into the computer era by keeping our website up-to-date and expanding the use of the computer in keeping track of and contacting the members of our organization. I will need to lean on our other board members as I start in on this new and more visible position. I am confident the board of directors and our membership will bear with me as I learn.

I would like to see more active participation from our membership in some of our ongoing activities, and perhaps in some new ones. For example, those of you who have lived most of your lives here in Westmount could share your memories in written or oral form, and perhaps some of you who grew up elsewhere could help us in documenting them. Old photographs of local interest can be donated, or shared through electronic reproduction and added to our photo archives. And perhaps some of you have suggestions about other projects. I look forward to hearing from you!

Anne Barkman

2018-2019 WHA Board of Directors


Mark London’s presentation

In March 2018 Mark London, a past chair of Westmount’s Planning and Advisory Committee (PAC), spoke to the WHA. Mark passed away on August 18, 2018.

Photo: Ann Pearson, 2018

Jane’s Walk 2018

Jane’s Walk 2018 on May 6 focused on the evolution of Greene Avenue, with two tours in English and one in French. The English guide Caroline Breslaw describes the Westmount Square towers designed by Mies van der Rohe.

Photo: Esther Lang, 2018

Jane’s Walk 2018, with French tour guide Louise Carpentier, across from the intact 1887 commercial block on the northwest corner of Greene Avenue and St. Catherine Street.

Photo: Esther Lang, 2018
Westmount implemented a heritage conservation system more than 30 years ago. This work was spearheaded by architect and urban planner Mark London, who in 1983 joined Westmount’s Architectural & Planning Commission (APC), the precursor of the Planning Advisory Committee (PAC). He served as member (1983-87) and chairman (1987-93 and 1998-2001) for 18 years, strongly supported by Councillor/Mayor Peter Trent and later by Councillor Karin Marks. The measures taken by the commission during this period laid the foundation for Westmount’s current system of heritage preservation, which applies to all categories of buildings, whether residential, commercial, or institutional. A formal design review process was instituted in 1985 to evaluate applications for renovation permits, as well as a series of renovation guidelines to aid in planning renovations. Guidelines for new construction were later added. Architect Joanne Poirier, who was hired to help analyse the applications, subsequently became the first Director of Urban Planning. After the APC became PAC, as required by Quebec legislation, new permits could be issued only after also being approved by City Council.

Zoning regulations were revised, aimed at conserving most Westmount buildings and streetscapes. Height restrictions on new construction were imposed to correspond more closely to the heights of existing buildings. This regulation helped protect the character of the two commercial areas of Greene and Ste. Catherine and Victoria and Sherbrooke. The south side of Dorchester was downzoned from 6-storey to 3-storey buildings.

Frontage bylaws were also implemented. The possibility of a building being demolished, and replaced with attached houses perpendicular to the street, was eliminated by allowing only one building per lot, with every new lot

The Lambert-Leduc farmhouse, built ca. 1740 on Côte St. Antoine Road (corner of Roslyn), was demolished in the mid-1960s.

The 1908 greystone Quinlan Apartments on St. Catherine Street near Kensington, designed by the Maxwell brothers, were demolished in 1976, despite citizen protests.
fronting directly on the street. Large properties were protected by requiring a frontage and area similar to that of nearby properties. In order to avoid out-of-scale storefronts, the width of ground floor businesses on commercial streets was restricted to 40 feet.

A Heritage Study was commissioned by the City from architects Beaupré et Michaud to identify the most important heritage buildings in the City, and a list of about 400 was completed in 1988. A condensed version of the study was published by Westmount in 1991 in a booklet called Westmount: A heritage to preserve. (See it on the WHA website wha.quebec under Local History)

An inventory of all 4,000 buildings in the city was carried out by members of the APC and architect Amita Marjara. Each structure was assessed based on four criteria: architectural design, historic significance, contextual value, and building integrity. A classification system of four categories was established: 1*-Exceptional, 1-Important, 2-Significant, and 3-Neutral. Architectural ensembles, such as semi-detached houses or row houses, were identified. The city was divided into 39 Character Areas, defined by buildings and streetscapes sharing similar characteristics. These were published in 1995 as a series of maps indicating the category of heritage buildings.

The Renovation and Building Design Guidelines were revised in 1995, based on the heritage study. The guidelines called for consistent treatment of architectural ensembles.

The Design Review Process, implemented by the APC, continues to be applied by PAC. Four factors are considered in issuing a building permit: preserving the character of existing buildings; fitting into the building ensemble; streetscape and character area; limiting negative impacts on abutters; and promoting good design.

The important work conceived and implemented by the APC/PAC over the years has resulted in the preservation of much of Westmount’s large, varied stock of heritage buildings.

This article relies on the presentation given by architect Mark London to the WHA on March 15, 2018. The complete text with images can be found on the WHA website at wha.quebec. Most of the images are from City of Westmount publications.

CAROLINE BRESLAW

Publications about Westmount’s architectural heritage and renovation of heritage buildings. Westmount: a heritage to preserve and Living with Our Heritage can be viewed on the WHA website www.wha.quebec.
Early last century, both Westmount and NYC wanted to control urban development, and did this through a series of municipal regulations generally known as zoning. Westmount may have been the first municipality in North America to have a comprehensive set of building and land use regulations, which were implemented in 1909. It was highly innovative in the late 19th and early 20th centuries for a small municipality like Westmount to use its municipal powers to do what developers elsewhere were doing with restrictive covenants.

New York City’s comprehensive zoning, the first in the United States, took place in 1916. In 1898, forced mergers of the five boroughs had taken place, and these boroughs were mapped in 1916. Building regulations in New York centered on lot coverage, setbacks, and building heights. This was to address the issue of skyscrapers and their shadows, stop the construction of large manufacturing lofts near Fifth Avenue, and prevent the development pattern of Manhattan occurring in the outer boroughs, where the city wanted to maintain single or semi-detached family homes.

Westmount was a refuge from the central city of Montreal, with its dirt, disease, and noise. Early land developers and property owners wanted to maintain its exclusive quality. After being incorporated as a municipality (then known as Côte St. Antoine) by the province of Quebec in 1874, the young suburb controlled its future development locally; it was empowered to tax, lend, sue, expropriate, and install infrastructure.

Various early municipal regulations to control the desired development were enacted and applied: a permit system was instituted for manufacturing to prevent nuisances of smoke and noise (1897); materials and setbacks to prevent the propagation of fires were specified (1892); the zone above Montrose Avenue was restricted to single-family homes, with houses required to be surrounded by greenery (1897); and a maximum FAR (floor area ratio: proportion of total floor area in the building to land area) of 60% for homes and a maximum of 1 for apartment buildings was established (1899). In comparison, in New York City, FAR was enacted only in 1961.

However, Westmount’s most important regulations were enacted on January 4, 1909 in By-law #190, a comprehensive
zoning and building by-law. It contained a complete set of development controls, including procedures for the issuing of permits; five classifications of buildings according to size and structural strength and five grades of buildings according to use; and three municipal districts in which business streets and industrial zones were separated from residential area. Districts were assigned housing types; detached and semi-detached homes were not to be mixed with row houses or apartment buildings. St. Catherine Street at Greene Avenue and Victoria Avenue were zoned commercial. Sherbrooke Street was developed commercially later. Land coverage, setbacks, and building lines were specified.

Later, Westmount developed a more complex, sophisticated system with a design review process. It continued to emphasize an exclusive environment with high standards. Westmount’s current land-use system is derived from the earlier era of a bourgeois utopia vision.

Raphaël Fischler, from the School of Urban Planning at McGill University, spoke to the WHA in January 2018 about the regulation of development in Westmount. On June 1, 2018, he became Dean of the Faculté de l’aménagement at the Université de Montréal. His article comparing early regulation in Westmount and Manhattan, which appeared in “PLAN Canada”, can be found on the WHA website www.wha.quebec under Local History.

CAROLINE BRESLAW

The iconic Chrysler Building in 1930, shortly after its construction, with a view of the required setbacks. Photo: viewing.nyc

The greystone row houses at 4351-4363 Montrose Avenue, known as Notman Terrace, built in 1895 before restrictions against row housing in the zone were enacted in 1897. Photo: Patrick Martin, 2018
Westmount has always prided itself on having its own way of doing things. Notably, it was the first municipality in North America to use its zoning laws to implement a form of urban planning with a view towards protecting its heritage. But ever since suburbs started to grow around the City of Montreal in the late 19th Century, there have been tensions between those who favour strong central municipal government and those who prefer to approach regional municipal issues through coordinated efforts of autonomous municipalities.

Westmount has had to vigorously defend its own political identity, as the conflict over mergers at the beginning of this century well showed. At the same time, the citizens of Westmount have always recognized that they are part of a modern North-American city with a diversified economy and a vibrant culture. Westmount has been most effective in defending its autonomy when it was able to convince the partisans of municipal reform that it was in the interests of all to have a more decentralized, federalized form of government.
This was the case in the 1920s when Quebec Premier Taschereau’s government set up the Commission de la Charte de la Cité de Montréal with a view to redefining municipal government structures. Far from adopting a purely defensive strategy in that context, Westmount city leaders sought to convince their counterparts elsewhere on the island that a more federal metropolitan structure, much like the London, UK, borough government, was more effective in dealing with the problems of the day. The Westmount mayor of that time, Peter McLagan, and Mayor Joseph Beaubien from Outremont were able to effectively argue that smaller, autonomous local units would favour community spirit as well as sound and honest government. Their point of view won the day in the 1920s.

Municipal autonomy is a precious and important achievement, but it is fragile. In the period 1920-1940, Westmount was able to use its autonomy to experiment with local government and to pursue innovative policies in terms of governance or urbanism. The creation of an architectural commission to study and approve plans for new buildings was one example of this, as was the creation of a municipal hydro-electric power station. Initiatives such as these have had a positive influence on other municipalities. Westmount has openly stood for a necessary balance between annexation and fragmentation. Its voice is a respected one in the municipal world, and it should continue to make itself heard.

Based on a lecture given at the WHA on April 19, 2018 by Harold Bérubé, professor of History, Université de Sherbrooke, author of Des sociétés distinctes: Gouverner les banlieues bourgeois de Montréal. 2015.

The Glen Power Station was built in 1906 to give the Town of Westmount more leverage against the pricing policies of the Montreal Light, Heat and Power Company.

Photo: City of Westmount Archives
There are currently 13 houses of worship located in Westmount – 11 churches and two synagogues. Some have dwindling congregations, or the buildings require major repairs and have high maintenance costs. The property of St. Stephen’s Church near Atwater Avenue was recently sold to a developer, while the very large Mountainside United Church complex on The Boulevard is currently for sale. The changing vocation of religious buildings constitutes a growing trend in Westmount.

In Montreal in the past, many unused church buildings were demolished. Today, the heritage value of such buildings prevents this from happening easily. As a result, both institutions and developers have found varied solutions to repurposing these structures. David Hanna, who has served on the Conseil du patrimoine religieux du Québec, has outlined three scenarios for repurposing houses of worship. Some of these options might be considered in Westmount, as religious buildings become under-utilized or vacant. Cities in other parts of North America and Europe have adapted former religious institutions in many other ways.

### HOUSES OF WORSHIP IN WESTMOUNT

- Ascension of Our Lord Church  
  Sherbrooke St. at Clarke Avenue  
- Bethel Gospel Chapel  
  De Maisonneuve Boulevard West at Olivier Avenue  
- Église Saint-Léon de Westmount  
  De Maisonneuve Boulevard West at Clarke Avenue  
- Holy Trinity Serbian Orthodox Church  
  349 Melville Avenue  
- House of Prayer for All Nations  
  (former Church of the Advent)  
  De Maisonneuve Boulevard West at Wood Avenue  
- Mountainside United Church  
  The Boulevard at Roslyn Avenue  
- Shaar Hashomayim Synagogue  
  Côte St. Antoine Road at Kensington Avenue  
- St. Matthias’ Anglican Church  
  Côte St. Antoine Road at Church Hill  
- St. Stephen’s Anglican Church  
  Dorchester Boulevard at Atwater Avenue  
- Temple Emanu-El Beth Sholom  
  Sherbrooke St. West at Elm Avenue  
- Westmount Baptist Church  
  Sherbrooke St. at Roslyn Avenue  
- Westmount Park United Church  
  De Maisonneuve Boulevard West at Lansdowne Avenue  
- Westmount Seventh-Day Adventist Church  
  Westmount Avenue at Victoria Avenue
Possible solutions for the recycling of churches include: the partial conversion of the church for a community activity, while preserving its religious function; the total recycling of the building for community with some religious functions; and, the sale of the church for private functions with limited public access.

Repurposing churches can be more of an art than a science, as each church is distinct, having different interior and/or exterior heritage values, and each project is unique. Repurposing churches has become a contentious topic for many reasons, one of which is differing perceptions of the issue by the church organisations and by the public due to their tax-exempt status. While the former are owners of their buildings, the congregations feel that they have paid for and maintained the buildings over the years.

The Quebec government, the City of Montreal and the City of Westmount all believe that they have a role to play in the repurposing of houses of worship. Westmount is proactive in its thinking about zoning regulations and heritage conservation, and its Local Heritage Council is in the process of compiling value statements for all the places of worship in its territory in preparation for the challenges ahead. Furthermore, the bylaws of the Agglomeration Council of Montreal regarding the elements of religious buildings of heritage value apply to demerged cities such as Westmount.

Repurposing of religious buildings in a way that respects their heritage value requires a partnership between a flexible city administration, a creative developer, and an informed and accepting public.

Louise Carpentier

Based on the February 15, 2018 talk to the WHA given by David Hanna, Assoc. Prof. Urban Studies, UQAM, and consultant to the Westmount Local Heritage Council.

3 Approaches to Repurposing Churches:

1 Partial recycling of church while maintaining the religious function. Wesley United Church in NDG has retained its religious spaces, but the former Sunday school building now houses various community groups, as well as a private daycare.

2 Total recycling for community and some religious functions. The interior of Église Notre-Dame-du-Perpétuel-Secours in Ville-Émard was transformed into a theatre, while conserving many of the original interior elements. The building is also used for weddings and receptions.

3 Total recycling for private functions, with limited public access. The Sanctuaire du Rosaire et de St-Jude, on St. Denis Street in the Plateau, had its interior totally gutted and was reconfigured for a spa and private gym.
Larry Goode is the owner of 178 Côte St. Antoine Road, one of the oldest buildings in Westmount. His family has lived in our municipality for over 140 years. He has continued a family connection with photography dating back to the 1880s. Larry spent his early years with his family of a brother and four sisters on Lewis Avenue in Westmount. His grandfather, John Browning (J.B.) Goode, had emigrated from Birmingham, England and bought the Metcalfe Terrace property at 178 Côte St. Antoine Road about 1880, at the time of his marriage. After his death in 1929, his widow continued to live in the house. Larry and John Dudley, his older brother, were sent to live with her. Larry remembers the two boys stopping at the family home on Lewis Avenue for breakfast before going on to King’s School on Western Avenue, later intermediate school on Academy Road, and finally high school at Westmount Academy at the corner of Argyle. On weekends, Larry would help in the back vegetable garden on the Côte. His grandmother often sent him over to the Forden estate with a basket of vegetables for the elderly owner, Miss Raynes. He had great freedom, especially during the years of the Second World War, bobsledding and skiing down the slopes of Murray Park, rock climbing at the Summit, and feeding the delivery horses at Canada Bread on Melville Avenue. He grew up running in and out of the Wardleworths’ house next door at #168. The two boys attended Church of the Advent on Western Avenue at Wood, where Larry served as altar boy.

Larry’s grandfather had a passion for photography and recorded Westmount in the 1880s and 1890s. John Dudley Goode, his father, had a photo lab in his home’s basement and used a panoramic camera to capture local scenes. During high school summer vacations, Larry worked at the Associated Screen News on Western Avenue at the corner of Decarie. When he graduated from high school, he was offered a full time job there. In 1954, he became the lab superintendent and eventually the manager. A large number of old glass plates, which he discovered in a storage space at work, turned out to be glass negatives and were given to the McCord Museum. Larry Goode remained at Associated Screen News for 25 years.

In 1942, after the death of his grandmother, Larry’s family moved into the home on the Côte. His two unmarried sisters

The Goode House c.1890 with stucco on the exterior and a ‘railroad’ picket fence.  
Photo: by J.B. Goode, WHA Archives

Larry Goode's grandfather J.B. Goode in his garden at 178 Côte St. Antoine.  
Photo: Courtesy of Larry Goode

Photo: DOREEN LINDSAY, 2013
eventually lived there on their own. Later, Larry moved back in and, after retiring in 1996, divided his time between Westmount, his country house on Bowker Lake, and Toronto. The home, which has changed little over the years, is filled with family heirlooms and memories. Many offspring of the gingko trees planted by his grandfather are found in the large back garden. The garden beds are surrounded by the cement *fleurs de lys* borders made by J.B. Goode.

In 1967, the home’s deteriorating stucco was removed from the exterior walls. Until 2010, the carriage house and stable remained on the west side of the driveway. The property is fronted on the Côte with a green “railroad” picket fence, the unique survivor of the many that once lined the road.

Larry’s family members are buried in the Goode plot at Mount Royal Cemetery. The location is marked by a large tree planted by his grandfather J.B. Goode.

Caroline Breslaw
Like watering troughs for horses and seesaws in the parks, the cast iron pillars once common on Westmount streets have mostly disappeared from the scene. Originally used to support electrically-wired fire alarms that could be activated by hand, no more than ten of the four-foot tall grey pillars can still be found in various locations. None of these still serve their original purpose, but they do arouse a certain amount of curiosity.

In 1912, Westmount installed approximately 80 custom-designed, bright red fire alarm boxes throughout the city, mounted on light standards or freestanding pillars. This was common throughout North America at the time. The call boxes were linked to a central system, and pulling the handle set off a bell at the fire station, with a coded sequence that identified the location of the box. At the time, such devices were an important factor in fire prevention and response.

Some 75 years later, all homes typically had a land-line telephone, and the 911 system had been created. The old call boxes had outlived their usefulness. In early 1987, Council
noted that over $100,000 would be required to upgrade the boxes whereas, according to the *Westmount Examiner*, 235 of the 261 calls from the boxes over the previous five years had been false alarms.

In late 1987, Mayor May Cutler stepped in, arguing that the pillars bearing the Westmount crest were historical pieces that should be preserved. In 1988, the City’s Architectural and Planning Commission recommended a number of possible interesting uses for the old posts, including the support of plaques identifying historic homes or sites, directories in commercial areas, or other forms of municipal signage or bulletin boards.

As it happens, none of these suggestions were undertaken, and most pillars were removed over the following year. Some were auctioned off to residents. The actual red alarm boxes were discarded, as it was considered hazardous to for them to exist if they were not functional. Only a few pillars remain, scattered about the city. Some of them are purely decorative though in poor condition, including the one in front of the late Mayor Cutler’s former residence on Sherbrooke St. At least one has been repurposed as a support for a stop sign, but the appearance of the original call box pillars survives only in fading memory.

**Patrick Martin**

With thanks to Laureen Sweeney for access to articles in her personal archive.

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**A TRIBUTE TO MARK LONDON**

Mark London passed away on August 18, 2018 in Boston. He was a Westmount resident for many years and a leading figure in heritage conservation. Mark was instrumental, as a member and chair of the Planning and Advisory Committee from 1983 to 2001, in setting up a system for protecting Westmount’s architectural heritage. We were fortunate to have him speak to the Westmount Historical Association in March 2018 about the work that he carried out here during that period. He generously gave the WHA permission to put his presentation on our website and to reprint there a 1995 text he wrote about Westmount’s heritage.

We are privileged to have known Mark, and we bless him for his efforts in preserving the architectural integrity of our city.

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NEW ACQUISITIONS

The WHA is proud of its growing archival collection, which is rich in photographs of our evolving cityscape, and also contains a range of documents, maps, and memorabilia relevant to the community’s long history. We sincerely thank all those who have donated original items to the archives, or published materials for our reference shelves.

To our readers: please contact us if items of local interest come to light as you downsize, or clear out attics or drawers. In particular, we seek good quality photographs that show identifiable aspects of life in Westmount over the years, but many other types of memorabilia are also welcomed.

JANE MARTIN, WHA ARCHIVIST

Four binders of documents and photos related to the history of former St. Leo’s Academy and St. Paul’s Academy, including the 1996 reunion of former students.

Donated by Tom Rogers, alumnus of St. Leo’s

Original oil painting of her home at Côte St. Antoine and Lansdowne, ca. 1932 (since demolished), by Pauline Letourneux Gregory.

Donated by the artist’s daughter, Anne Letourneux Ascoli

The City of Westmount’s website now has a heritage page (westmount.org/en/heritage) that includes projects undertaken by the Westmount Local Heritage Council (LHC).

Photo: City of Westmount.