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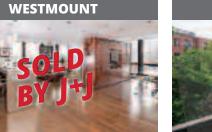
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History by the House

ANDY DODGE

Question: which came first, Prospect St. or the railway?

In fact, the Atlantic and Northwest Railroad purchased land from the estate of Thomas Brooke in 1882 and began laying the tracks that would lead, by the end of the decade, to the brand new Windsor Station in downtown Montreal.

Clandeboye Ave. had been a street running from Dorchester St. down the hill to St. Antoine St., but of course this was cut off by the railway, and the lower section eventually became Brooke Ave.

The land along St. Antoine St. west of Atwater Ave. was owned by one John Brooke, apparently a British native, whose family was mostly established in England, including his son, Thomas, who was appointed his executor. John died in about 1844 and the Canadian land (there was more in Ontario) was not settled until 1876, at which time title moved to a group of banking executives along with Thomas Brooke Jr. and George Brooke (both in England) and including Francis Wolferstan Thomas, general manager of Mol-

25 Prospect St.: Looking at the railroad



25 Prospect St. on March 21.

son's Bank, and John William Molson, described as an insurance executive, but of course part of the family that established Molson's Bank (now absorbed by the Bank of Montreal).

The group of principals divided the

Brooke property among them when they re-divided the land in 1889, following the purchase of the right-of-way by the railroad. Prospect St. appears on Goad's map of 1890 - complete with subdivisions and one lonely house, owned by (but not, ap-

parently, the residence of) Thomas Allen Stayner. Lovell's Directory mentions Prospect St. in 1892 and three addresses appear there in the 1895 directory: 49, 63 and 65 Prospect.

Meanwhile, in 1890 a large French Methodist Institute was constructed on Greene Ave. between Stayner and Prospect and remained there until the 1930s, when the missionary institution abandoned its efforts to train young children in the Protestant tradition. The school building was demolished and the site became Stayner Park.

In the 1889 re-division, a group of nine lots to the west of Clandeboye was granted to Francis Wolferstan Thomas, along with other lots on both sides of the railway tracks. Thomas sold off lots to various builders. Stanislas Delphis Vallières, a grocer, picked up four lots from Thomas for 30 cents per square foot in December 1897, along with two adjacent lots that he bought from another of the principals four months later for 50 cents per square foot.

A year later – in the 1899 Lovell's Directory – the address of 25 Stayner appears in Lovell's Directory with the name of R.S. McCutcheon of Dominion Cotton Co. as continued on p. RE-18



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*Data as of December 2017. Does not include sales from 2018.





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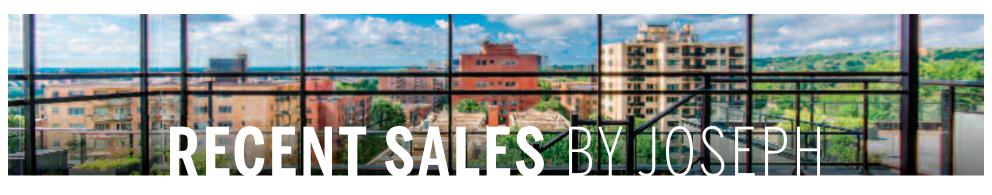


4894 Ch. Mira, Westmount Adjacent



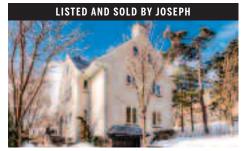
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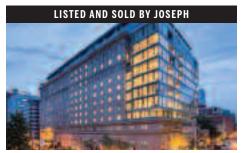




Westmount Adjacent



Westmount



Downtown



Notre-Dame-de-Grâce



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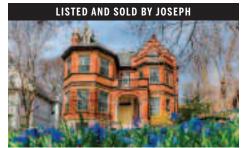




Downtown

Plateau-Mont-Royal

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Westmount

Westmount



Westmount



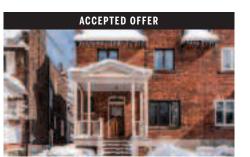
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Plateau-Mont-Royal





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Westmount Historical Association

CAROLINE BRESLAW

The official name of the park located between Westmount Ave. and Côte St. Antoine Rd. is King George Park, but most Westmounters call it Murray Park.

The land was part of a large country estate acquired by William Murray, founder of the Beaver Steamship Line, from the old Leduc farm. Around 1860, Murray

Murray Park, or steamships, a king and a poet

built a stone villa where the tennis courts now are. He named his house "West Mount." In 1895, the town of Côte St. Antoine adopted this name, becoming the town of Westmount.

After Murray's death, local children enjoyed sliding down the hills in winter and apple picking in the fall. In 1926, notice boards appeared on the estate's fence, advising of an imminent housing development. Citizen opposition to this plan quickly arose, and as a result, the city de-



William Lighthall's residence, from the WHA's archives.



"West Mount," William Murray's mansion, from the WHA's archives.

cided to expropriate the part of the estate that today forms the park. Murray Park was officially opened in 1929.

Nannies could take their young charges to two new playgrounds (one at the southwest corner) built by the city. In the 1930s, several solid residences in the new park were demolished – William Murray's home, his son Alexander Murray's (near the current site of the wading pool) and William Lighthall's (adjacent to Murray Ave.). Lighthall urged the city to keep the acacia trees, and many of them still stand to- *continued on p. RE-26*





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Work resumes at foot of Prince Albert?



After approximately three weeks of no activity, on March 22, workers and equipment were moving around on the Westmount portion of the MUHC's Glen campus, located at the foot of Prince Albert, south of St. Catherine St. and the CP train tracks. Sounds were also heard. Councillor Marina Brzeski told the Independent in an email "The city's position has not changed. Activity on the site continues to be monitored regularly. ... The inspector will visit again today or tomorrow. Anyone observing construction-related activity on the MUHC's land in Westmount can notify the city of Westmount's Public Security." Photo: Independent.





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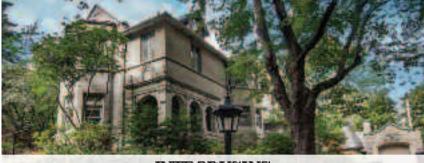


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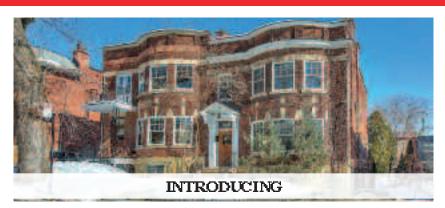
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NDG | 3507 Av. Vendome \$1,788,000 MLS 25718240



Westmount Adj. 1 3057 Av. de Trafalgar \$3,695,000 MLS 13797951



Golden Square Mile | 1455 Rue Sherbrooke O., unit 2004 \$790,000 MLS 9100953



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One of three registered in Westmount Dorchester rooming house cited for maintenance infractions

By Martin C. Barry

The city of Westmount has issued an infraction citation to the owner of a Dorchester Blvd. rooming house, where the city deems building maintenance regulations are being broken.

Contacted by the *Independent*, District 8 city councillor Kathleen Kez said, "The city is aware of the situation," while suggesting that Westmount's director general would be in a better position to answer questions.

"There is a notice of infraction now for that particular building," director general Benoit Hurtubise confirmed. He said he couldn't be more specific as the matter was between the city and the owner for the time being.

"I can't go into detail," he said, while acknowledging that a city inspector who visited the building found grounds to cite the owner.

"There are certain things that need to be addressed. They found things that led to the notice of infraction." According to Hurtubise, 4262 Dorchester is one of the last three registered rooming houses still operating in Westmount.

On March 14, two tenants in the building offered the *Independent* a glimpse of the interior of the building they call home. They rent single rooms for about \$450 per month. There's a shared bathroom and a



This flimsy wooden railing (seen here on March 14) on electrical circu a rooftop deck on the third floor is all that would protect seeping water. anyone from falling three storeys.

kitchen on each of the three floors.

While the building's exterior doesn't look very different from the adjoining townhouses, the inside is another story altogether.

There is accumulated grime on the entrance's inner door. A pane of glass from the surrounding door frame was also shattered, leaving the building vulnerable to intruders who could easily reach in and turn the door knob. According to Kevin Johnston, who has lived at the address for two years, the glass was broken by emergency responders several weeks before.

He said they were unable to reach a second floor tenant who had suffered a heart attack, and were forced to break in because the doorbell console at the building's front entrance didn't work. It was also out of order during the *Independent*'s visit.

Does this look like Westmount?

"I mean, this is Westmount. But does this look like Westmount to you?" said James Krecichwost, who has lived at 4262 Dorchester for the past year.

"There's been no repairs in years. The carpets are filthy. The walls are filthy." In some places, there are holes in the walls where the plaster was shattered.

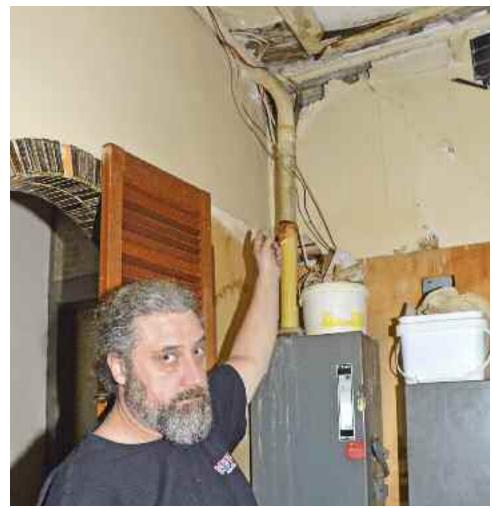
Among Krecichwost's complaints is the virtually constant presence of vermin such as mice, ants and flies. "This place is overrun by ants and mice," he said. "It's unbelievable. To me, it's unhealthy and we

shouldn't have to be living with this."

Another tenant, Minnie Annanaek, who has lived for two years at the address, said she'd had just about enough of the conditions and is on the verge of moving elsewhere. "The whole building is so dirty," she said. "There have been so many mice running around. I'm not used to that."

Going up a staircase leading from the ground floor to the second storey, Johnston and Krecichwost both issued a warning to beware the upper steps, saying they were on the verge of collapsing. And indeed they were.

On the building's third storey, where an improvised wooden deck has been set up on the flat roof, they point to a wooden railing running along one side. Upon closer inspection, it's apparent the flimsy guardrail could easily collapse if anyone were to fall against it with any force. The problems in the building also include holes in the ceilings and floors, and electrical circuit panels exposed to seeping water.



Seen here on March 14, 4262 Dorchester tenant James Krecichwost points to a ceiling area in one of the building's kitchens where water seepage occurred above electrical control panels.

In a phone interview with the *Independent*, Westmounter Herman Spies, who has owned 4262 Dorchester since 1978, said he was aware of the complaints about his building, as well as the two tenants who made them.

Owner: Issues are minor, repairs coming

"It's an extortion," he said. "These are two guys who are on welfare and they want to live at the Ritz Carlton. So they sabotage the building to some extent. They rip the wallpaper off, leave the doors open and do all kinds of stuff."

Spies acknowledged that the building had a problem with mice. "But we corrected this – we got an exterminator in," he added.

Spies also pointed out that since he is now retired and can no longer take care of the building personally, his son does so while holding down a job and having family obligations of his own. He insisted the building's problems are "minor," while pledging to fix them in accordance with Westmount's by-laws.



4262 Dorchester on March 23. Photo: Independent





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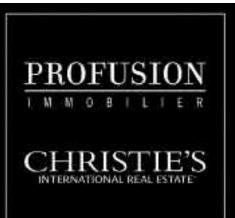
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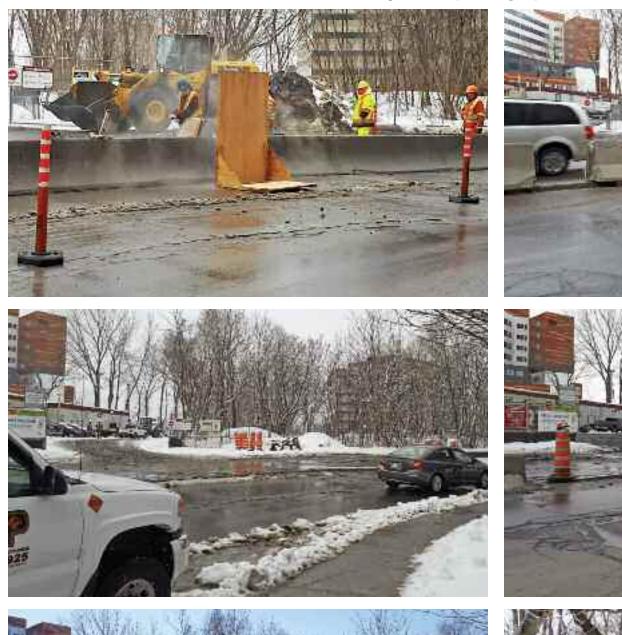
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The York St. shuffle: open gap – close gap – repeat







As previously reported, on February 15, workers cut through the concrete median at St. Catherine St. at York (top left photo), just south of where Claremont, de Maisonneuve and St. Catherine meet, to allows trucks to access the worksite for the new tunnel to the MUHC's Glen campus from de Maisonneuve near Vendôme. What might surprise some is that the median was not removed, just made moveable (top right photo, February 16), and, since then, workers have performed a dance of concrete



and pylons, opening the entrance during the week (middle left photo, March 14), closing it at night with pylons (middle right photo, March 15), and sealing it off again with the concrete median on the weekend (bottom left, March 18). At bottom right is a picture of what all this effort is for: to allow dumptrucks to turn left from the worksite and north up St. Catherine towards de Maisonneuve (March 22). The concrete median was back again for the March 24-5 weekend.

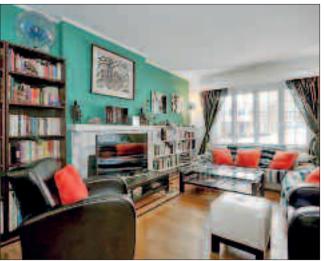
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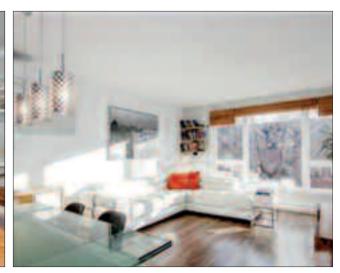
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NDG - 4428 Beaconsfield MLS #27470734 • \$479,000



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House History, cont'd. from p. RE-3

the tenant. In the 1902 Lovell's, Frank Crandell, a marine captain, was the occupant, and then Francis Braidwood, manager and secretary of the Canada Jute Co., lived there for three years. Finally, in 1907, C.C. Fessenden moved in. He was in-

HISTORY OF 25 PROSPECT ST. (since construction) Date Buyer Price Apr 23, 1907 Adolphe Duperrault \$5,000.00 \$5,000.00 Sep 4, 1907 Mary Rabinovitch \$5,000.00 Jun 21, 1910 Samuel Ginsberg Jul 26, 1912 Adolphe Duperrault \$4,750.00 Aug 30, 1912 John W. O'Connor \$5,000.00 \$5,500.00 Sep 6, 1912 Charles V. Overing \$7,000.00 Nov 27, 1919 Ethel Isabella Manson \$7,500.00 Jan 21, 1924 August Burdayron Mar 18, 1959 Helen Saporoshenko \$14,500.00 Sep 29, 1972 Constance Jane \$19,000.00 MacLaren Feb 21, 1975 Margot Ann Robinson \$51,000.00 \$55,000.00 Feb 17, 1978 Claude Gagnon May 29, 2000 Anne Lavigueur & Philippe Gagnon \$315,000.00 volved in steelmaking with Montreal Rolling Mills Co. on Notre Dame St.

The almost decade-old house only sold for the first time in 1907, to Adolphe Duperreault, a merchant who very quickly sold to Isidore Mishkin and his wife, Mary Rabinovitch. Mishkin was affiliated with Reliable Silk Waist Co., whose factory was at 40 St. Antoine St.; Rabinovitch is branded as a "commercial traveller." As the first owner-occupants of the house, their tenure lasted only about three years before they sold to Samuel Ginsberg, who paid them the same \$5,000 they had paid to Duperrault three years earlier.

Ginsberg purchased the property in June of 1910 but apparently never moved in; the 1911 Lovell's Directory has no occupant for 25 Prospect, then in July 1912 Duperrault bought back the property and quickly turned it over to a real estate agent, John O'Connor, who almost as quickly handed it off to Charles Overing, a confectioner who lived and maintained a store on Victoria Ave. near Sherbrooke St. The tenant in the 1912 Lovell's is J.T. Logan, another "commercial traveller," who lived there for the rest of the decade.

In November 1919, Ethel Isabella Manson, wife of John Augustus Philipps, purchased the property for \$7,000 and assumed the lease to Logan, but the next year moved in and stayed there for five years. She sold to August Burdayon, described in the deed as a steward, but according to a later Lovell's Directory he became a chef at the Windsor Hotel.

Burdayon lived in the small row-house for 30 years and (apparently) brought up his family there, though he divorced his wife in 1933. In later years, one son is identified as a salesman and another worked for Northern Electric. Burdayon died in 1958 and the estate sold the property a year later, for \$14,500, to Helena Saporoshenko, who had recently gotten divorced from Boris Varvariouk.

Next up was Constance Jane MacLaren, who was single when she purchased the house for \$19,000 in September 1972, and still single when she sold it 2½ years later for \$51,000. The buyer was Margot Ann Robinson, wife of R. Keith Price, described as a sales manager and later "executive." They were the aunt and uncle of the *Independent*'s current editor, and died in 2017 in British Columbia and 1992 in Ontario respectively. "I remember them at that house," said David Price. "They kept some toys in a closet at the end of the living room for when I came over."

They stayed there from 1975 to 1978 before selling – this time for \$55,000 – to Claude Gagnon, an architect. He stayed there 10 years and then divorced his wife, Madeleine Mercure, who remained in the



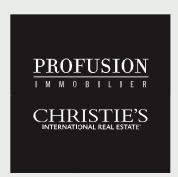
Margot and Keith Price in Quebec City in 1987. Photo courtesy of Jennifer Price.

house until 2000.

The ultimate buyers are both in the communications industry, it appears: Anne Lavigueur works with Cogeco while her husband, Philippe Gagnon, is with Tata Communications. They purchased the house for \$315,000 in April 2000; eighteen years later, the house has a valuation of \$773,200.



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BUILDING PERMITS 😭 What's permitted

Council approves 15 permits March 5

The following permits for demolition, exterior construction, alteration and renovation were approved at the city council meeting March 5. None were refused.

Approved

465 Elm: at a Category I house, to modify the rear balcony and landscape;

1500 Atwater: at Alexis Nihon Plaza, to install a commercial sign;

475 Victoria: to replace windows and rear doors and to block two existing windows on the side facade;

521 Victoria: to demolish a shed, rebuild balconies and make a door opening;

3193 The Boulevard: to make two patio door openings with conditions;

4380 de Maisonneuve: to build a rear balcony and landscape;

689 Grosvenor: to replace the windows; **3202 The Boulevard:** to replace windows and a garage door;

22 Renfrew: to replace a garage door on condition it is solid wood interior and exterior;

1289 Greene: to install a sign with provisions concerning the placement of logos;

4294 Montrose: at a Category I house, to install a side balcony on the third storey;

475 Prince Albert: to build a new addition and deck at the rear and replace the windows;

8 Parkman Place: at a Category I house, to replace the guard rail on the rear balcony;

304 Grosvenor: to make a door opening at the rear;

258 Oliver: at a Category I house, to replace a window and make a door opening at the rear provided the French doors are solid wood (interior and exterior).



304 Grosvenor on March 23. Photo: Independent.



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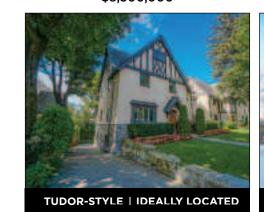


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BUILDING PERMITS 😭 What's permitted

Council approves 16 permits March 19

The following permits for demolition, exterior construction, alteration and renovation were approved at the city council meeting March 19. None were refused. **450 Kensington:** at the Shaar Hashomayim synagogue, a Category I building, to build a play structure in the Akiva school yard in advance of the 10-foot building line on Sherbrooke as per a plan revision; **417 Mount Stephen:** to replace the guard

rail in front and enlarge the walkway; **319 Grosvenor:** to convert a rear window into a door and to build a staircase:

4460 Sherbrooke: to transform a commercial building to residential including replacement of doors and windows, changes to the back façade and construction of a new terrace;

617 Clarke: at a Category I house, to replace doors and windows pending conditions;

367 Metcalfe: to modify the back terrace and include a new guard rail;

4872 St. Catherine: at a Category I house, to reinforce and modify a back solarium; **51 Sunnyside:** to build an extension for an elevator and add new windows;

4712 de Maisonneuve: to replace base-

ment doors and windows;

517 Clarke: to replace two windows; **489 Grosvenor:** to replace a front door pending conditions;

72 Summit Circle: to do landscaping work on the entire property and install a swimming pool in the rear yard;

44 Anwoth: to replace a back door;

753 Upper Lansdowne: to replace a basement door;

634 Sydenham: to modify the rear balcony; **475 Strathcona:** to modify a rear deck and to do landscaping.



367 Metcalfe on March 23.



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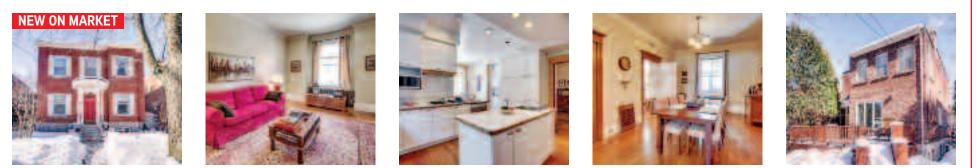






Photo: Independent

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March 16 Westmount Historical Association lecture London speaks on history of Westmount heritage preservation

By Ralph Thompson

The third lecture in the Westmount Historical Association's winter series welcomed guest speaker and past Planning Advisory Committee (PAC) chair Mark London March 16 at the Westmount Public Library to talk about "Protecting Heritage."

Association president Caroline Breslaw thanked London for his efforts, having travelled from Martha's Vineyard to give the presentation. The Westmount Room was packed with an audience of more than 60 attendees, including former mayors Karin Marks and Peter Trent; Councillor Conrad Peart, commissioner of Urban Planning, Permits and Architecture; Councillor Marina Brzeski, commissioner of Sustainability and Accessibility; Councillor Mary Gallery, commissioner of library, culture, Sports and Recreation; and 30-year veteran of Westmount heritage work Joanne Poirer, the city's former director of Urban Planning.

London gave many examples of how different Westmount could have been under urban renewal and post-war growth. The 1960s and 1970s was a period without much heritage protection, as ambitious and sometimes corrupt developers and architects struggled with city planners, some motivated by profit alone.

Across the island of Montreal and around the world, heritage buildings were being torn down and high-rises were constructed with little regard for the environment, and local traditions and character.

Plans were developed to replace most of Westmount's southeast with towering apartment buildings and parking lots. There were few laws protecting urban heritage at the time. But, in the early 1980s, a young Mark London began to take notes during planning meetings.

Notes became guidelines

His notes became the first guidelines for Westmount property renovations, which eventually led to the Westmount Heritage Study carried out by the architects Beaupré and Michaud in 1988 and an agreement between the city of Westmount and the Quebec Cultural Affairs ministry. Through the work of champions such as London, Trent and Poirier, to mention just a few, Westmount now has a detailed zoning map and urban planning by-laws that aim to protect the integrity and value of



heritage properties and neighbourhoods. Everything from appropriate exterior doors and windows to suitably sized and placed front-lit commercial signage (no back-lit neon signs in Westmount) are mandated. The next lecture will on April 19 at the Westmount Public Library, with speaker Harold Bérubé, professor at the University of Sherbrooke. He will be speaking on "In the dark shadow of Montreal: Westmount and the Metropolitan Challenge (1880-1939)."

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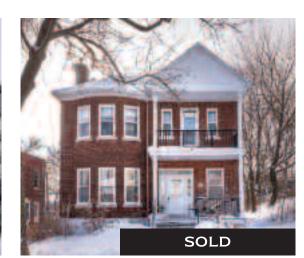
26 Rosemount Ave. **\$2,999,000.00**



740 Upper-Roslyn Ave. **\$2,588,000.00**



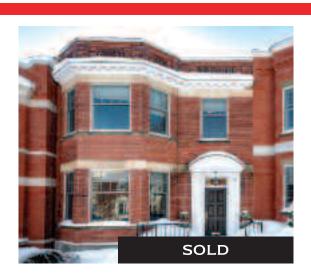
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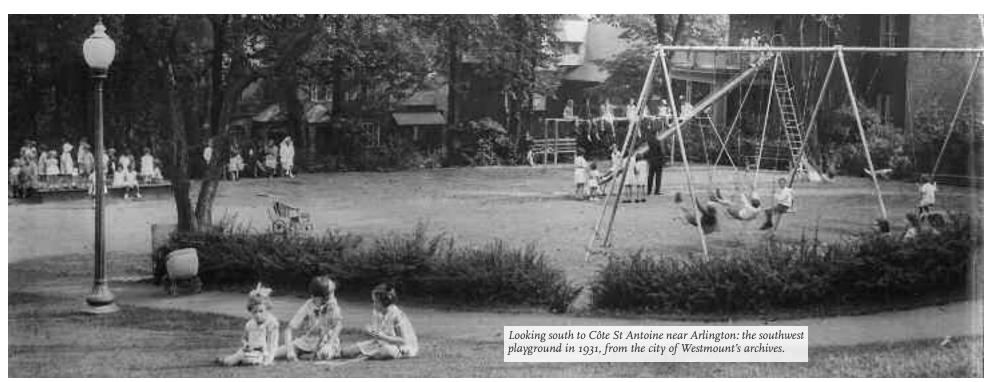
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Murray Park, cont'd. from p. RE-8

day. Four tennis courts were installed. In 1936, architect Robert Findlay designed a stone pavilion with a belvedere and clock tower.

After King George VI's visit to Westmount in 1939, the park was renamed King George Park in his honour. Leonard Cohen's family home on Belmont Ave. backed onto it. He later mentioned it in his novels and *The Favourite Game*, "The park nourished all the sleepers in the surrounding houses. It was the green heart. It gave the children dangerous bushes and heroic landscapes so they could imagine bravery. It gave the nurses or maids wind-



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ing walks so they could imagine beauty." It was also mentioned in his novel *Beauti-ful Losers*.

You can find more heritage information on the Westmount Historical Association website www.wha.quebec.



Looking north from Côte St Antoine near Arlington: the site of the former southwest playground in March 2018, from the WHA's archives



WESTMOUNT INDEPENDENT - March 27, 2018 - RE-27

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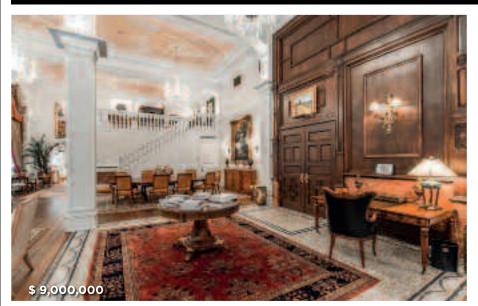


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