I'm a Westmount resident and am shocked that the city will be seriously considering allowing the proposal to go ahead. This survivor of the original four houses of Metcalfe Terrace is certainly in need of much restoration work but gouging out a new entrance in front and putting up that structure in the back will destroy the character of the house. It will also destroy the credibility of any architectural committee of the city.

It's distressing how anyone with the means to buy such a unique historical building also presumes the right to slap on trendy additions that have no respect for the simple architecture of the original building.

Westmount is already quietly losing much of its architectural heritage by allowing the gutting of period interiors. I know of several older houses that look relatively untouched on the outside while the detailed interiors were torn out and replaced with the blankness of brand-new high-rise condos.

The Goode house has survived almost intact in its original form, unlike its neighbour at 168 Cote St. Antoine, and there's no other house like it anywhere in Montreal. No. 178 needs a profound historical restoration, not questionable renovations so that a real estate speculator can realize a better profit on flipping it. Owning the house means taking responsibility for maintaining a historical survivor. Buyers with profits in mind have far better choices elsewhere.
From: legal@westmount.org
Sent: Wednesday, May 18, 2022 9:50 AM
To: legal
Subject: Objection to demolition proposal

18 May, 2022

legal@westmount.org

Following the publication of a demolition application for components of 178 Cotes St Antoine Road, a Category 1* building, published on 17th May, 2022, I wish to oppose the said demolition for the following reasons:

The required process stipulated in Annex 3 of Bylaw 1305 before acting to modify existing conditions (of a Category 1* building) is to produce a Conservation Strategy.

Conservation Strategy

The Conservation Strategy is required when intervening on Category 1* properties.

Interventions such as exterior alterations, additions, partial demolitions or new constructions require a Conservation Strategy. It is not required for maintenance or replacement in kind.

When applying for permits or certificates, the Conservation Strategy is submitted with the requisite supporting documentation for the analysis of your proposal by the Planning Advisory Committee.


Since no Conservation Strategy has been presented in the supporting documents, no demolition proposal can be approved as the owner has failed to comply with By-law 1305.

Westmount, QC
Dear Maitre Derland,

On May 17th, 2022, a public notice was posted by the City of Westmount in which an application for a demolition permit is being requested for 178 Cote Saint Antoine Road, which is classified as Category 1*. I wish to object to the holding of this application, on a procedural basis, for the following reason:

Bylaw 1305, “SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMMES” states:

3.1.1 The issuance of any demolition permit, building permit, subdivision permit, certificate of authorization or occupation is subordinated to the prior approval of plans relating to the site and architecture of the constructions or the development of the land and related work.

5.2. In addition, in the case of a category 1* residential building, the applicant must develop a conservation strategy in conformity with the criterions formulated in annex III.

Thus, since neither a conservation strategy has been submitted, nor has PAC approved of plans relating to this site, any demolition permit so granted would be ultra vires. Until these deficiencies have been rectified, it is pointless and a waste of resources to proceed with a demolition application.

Respectfully submitted, 20 May, 2022
For the following reasons I oppose the permit

In 2020 the City of Westmount granted the Goode House a special heritage designation in By-Law 1552 which protected both the architecture and the landscape. By-Law 1580 in 2021 made amendments to the original by-law, including the naming of six interior elements which are not to be altered. The residence is also classified as Category 1*, a designation which protects its exterior. The proposed demolition work would adversely affect several areas which have full protection under these provisions, including:

- Creation of a new opening [door] on the west stone façade
- Enlargement of the protected dining room windows on the rear façade into a door leading to a proposed addition
- The construction of a large 2-storey addition behind the house that would be linked to the original house through a proposed dining room door. The addition (as you can see from the architects’ drawings in the Presentation) is inappropriate in style and scale to this modest Greek Regency house. It would destroy the integrity of the heritage residence.
Please be advised that I wish to attend in person the meeting of the Demolition Committee of the City of Westmount, to be held on June 14, 2022 at 4:00 p.m., at Westmount City Hall, in order to support the representations made by the Westmount Historical Association with regard to the proposed demolition work at the Goode House at 178 Côte Saint-Antoine Road. For the reasons outlined by the Westmount Historical Association, it appears to me appropriate to safeguard the Goode House, which was already designated by the City as a heritage property in 2020 under By-law 1552, as amended by By-law 1580 in 2021, from any further alterations that would be incompatible with the building's patrimonial character.

In particular, and without limiting the generality of the foregoing, I believe that the proposed construction of a two-storey addition at the rear of the existing building connected thereto by a new dining room door, in an architectural style discordant with the building's original Greek Regency style, must be prevented, if the spirit and purpose of the structure's special heritage designation by the City is to be respected. I also support the other objections voiced by the Westmount Historical Association to this project and wish to join in that body's request that the application for a demolition permit with regard to the said proposed alterations be denied by the Demolition Committee.
Dear City Clerk,

I am writing to voice my opposition to the work proposed for 178 Cote-St-Antoine. My reasons for opposing this work are the following:

1. According to fellow Westmount residents and members of the Westmount Historical Society this proposed work is in violation of the special status of this historical house.

2. I attended the event when Westmount received an award from the Canadian Federal Government in 2018. “The Prince of Whales Prize recognized the City of Westmount for its commitment to its heritage conservation over time.” In my view this project is a violation of that award. The proposed renovations and the massive addition are in no way in keeping with, or complimentary to the existing historical architecture.

3. The work would require extensive excavating in the back garden in order to put on a very large addition. The residents on all sides of this block have already had to endure several weeks of jack-hammering required to install a pool on Springfield, that likely should never have been installed. No more jack-hammering, please. I fear that the old foundations of nearby houses would suffer damage from the force required to dig for the new foundation of the proposed large extension.

4. The wooded area in this block is flush with bird life. Come view my birdbath and feeder anytime. The upheaval of removing trees and altering a lovely wild ecosystem is yet another step towards invading the habitat of the bird life in Westmount. They are our residents too, of course.

I plan to attend the City Hall meeting on June 14th. Thank you for this opportunity.

Kind Regards,
The Demolition Committee  
The City of Westmount,  
4333 Sherbrooke Street West  
Westmount (Quebec)  
(sent by email to legal@westmount.org)

May 23, 2022.

To the Demolition Committee  

Re: Goode House, 187 Côte-Saint-Antoine Road

In its Category 1* classification of the Goode House on Cote St. Antoine, the City of Westmount protects both its architecture (exterior and specific interior details) and its landscape. The current application requests your approval to demolish components of this historic, landmark 1840 John Wells building. One municipal document explains in detail what is proposed to be done to the building.

Two points arise:

- given the amount of land associated with the Goode House, is it necessary for the proposed addition to encroach on the existing structure? Could the new addition, instead, be separated from the house, thus minimally affecting the original architecture? Doing so could eliminate the need to create a new opening on the west side of the existing building.

- does the architecture of the proposed addition harmonize with the existing Greek Revival structure, or does it overpower or draw attention away from it?

Until such questions are addressed, one should not support the current application to demolish any component of the existing structure. When we lose pieces of our past, we lose our history. Without history we cannot knowledgeably form a future, we cannot properly educate our children, and we cannot enjoy a broad perspective of visual witness to that history.

If there is considerable opposition to the issuing of the permit on June 14th, the Demolition Committee could invoke a 120-day delay in its decision, allowing time for plans and concerns to be revised. In the municipality of Senneville, in December 2019, that bylaw was enacted, leading to the prevention from demolition of three Maxwell-designed outbuildings on the former R. B. Angus estate.

Please do very carefully consider these points; there are so many alternatives to demolition. This delicate situation will find a satisfactory solution, thanks to the public awareness being built through this consultation process.

Respectfully,
Dear Maitre Ferland,

wishes to offer our support to the Westmount Historical Association in its opposition to the proposed demotion work affecting the house, the outbuildings and the garden landscape of 178 Cote St. Antoine Road. Known as the Goode House to commemorate the family which occupied it for 135 years, from 1884 to 2019, this Greek Revival stone villa is one of two surviving from a set of four, called Metcalfe Terrace, built by Moses Judah Hayes in the early 1840s. Hayes was a notable person of his time and was active in the civic development of Montreal, Quebec and Canada. He was Montreal’s first police chief at the very difficult time right after the Rebellion of 1837 and the beginnings of parliamentary government in Canada.

These homes were intended for middle class families in the then early days of what would become the City of Westmount. The Hurtubise House (1736) being the oldest, the Goode House is the second oldest in Westmount (1840) and remarkably, it has preserved both its exterior and interior, along with an outstanding Victorian-style garden, and even the green latticework fence, from its lengthy history.

As of July of 2020, Westmount City Council did take steps to gain heritage status for the Goode House with various professional reports, including by landscape architects. In February 2021, the Westmount Historical Association’s newsletter, The Westmount Historian, published a comprehensive issue devoted to the Goode House. The house has also been included in many heritage publications focusing on Montreal in general and Westmount in particular: for example, Aline Gubbay and Sally Hooff’s Montreal’s Little Mountain – La Petit Montagne, a Portrait / un Portrait de Westmount, 1985.

From what we can see from the proposed demolitions and alterations, the character of this entire property would be eradicated if allowed to proceed. Modifications definitely ought to be made to the current plan.

Sincerely,
Dear City Clerk,

Yesterday I wrote an email explaining my opposition to granting a demolition permit for the proposed work at 178 Cote-St-Antoine. I wish to amend those objections since learning that the invitation is for providing objections to the demolition part of the work. So my revised concerns are the first 2 objections I listed and are as follows:

1. According to fellow Westmount residents and members of the Westmount Historical Society this proposed work is in violation of the special status of this historical house.

2. I attended the event when Westmount received an award from the Canadian Federal Government in 2018. “The Prince of Whales Prize recognized the City of Westmount for its commitment to its heritage conservation over time.” In my view this project is a violation of that award. The proposed renovations and the massive addition are in no way in keeping with, or complimentary to the existing historical architecture.

Thank-you,
24 May 2022

To: Denis Ferland, City Clerk, Westmount

Dear Mr. Ferland,

I wish to object to the planned demolition of parts of the residence at 178 Cote Saint-Antoine, as outlined in the demolition application made available to Westmount residents as a public notice on 17 May 2022. I have read the 2020 report by architects on the historical importance of that Greek Regency structure, the second-oldest house in Westmount. It constitutes one of Westmount’s most remarkable, beautiful, and important examples of our heritage, its basic stone structure largely unchanged since first occupied by the Goode family in 1883 through 2019. Both the interior and exterior, including the landscape, of this Category 1 building were granted (rightly, in my view) extraordinary protections by the council in By-Laws 1552 and 1580.

The proposed demolition outlined in the application in several points contravenes these protections and the application should be rejected. Specifically, I understand that the dining room window at the rear is one of the protected elements of the house, but the plans call for it to be made into a door to the proposed addition to the back of the house. In addition, a new door would be opened to the basement on the west side of the protected exterior stone facade. The projected new addition to the back of the house is problematic in any case; it is entirely out of keeping with the quiet simplicity of the original building.

I strongly recommend that the council support Westmount’s patrimony as well as its own by-laws adopted in 2020 and 2021 by refusing to approve this demolition application.

Sincerely yours,
Westmount, 23 mai 2022

Attention :
Denis Ferland
Greffier de la ville de Westmount

La présente est pour formuler certains commentaires sur la demande de démolition pour le bâtiment situé au 176 chemin de la Côte-Saint-Antoine.

1) Harmonisation du nouveau volume à deux étages :

Nous considérons que le design architectural de ce nouveau volume ne correspond pas du tout avec le style de la maison qui constitue un bâtiment historique dans notre ville. Un module avec revêtement en pierre serait plus représentatif de l’architecture originale de cette demeure.

2) Construction :

Concernant les travaux de construction, nous voudrions signaler une nouvelle fois à la ville que depuis deux ans, nous avons subi de très pénibles désagréments dus à des travaux d’excavation du roc tant sur la rue Mount Stephen devant notre résidence (No 461) que suite aux travaux de creusage d’une piscine derrière une propriété de la rue Springfield.
Ces travaux nous ont obligé à quitter la maison durant la journée et ce durant plusieurs semaines.
Il serait donc impératif de s’assurer que les travaux d’excavation du roc pour le module arrière, voire pour l’aménagement paysager tel que montré, ne soient pas faits au marteau piqueur mais avec une méthode qui minimise le bruit et les vibrations.

3) Développement durable

Nous espérons que les propriétaires de cette belle demeure et de son grand terrain auront à cœur de conserver le maximum d’arbres car ceux-ci constituent le poumon de notre quartier et par extension de la région de Montréal.
I do not understand how any changes or additions can be made to this property when it is classified as a 1*, a designation which protects its exterior. The new owners should be able to do whatever they wish to the interior but a major 2 story addition is out of the question legally and personally.

I strongly disapprove of any demolition.

Sincerely,
Dear Sir/Madam

With regard to the proposed changes by the current owners of 178 Cote St Antoine Road, I must state my strong opposition to these plans.

While I am generally in favour of making an old house livable, I am opposed to major structural changes to such a historic building. It is the second oldest residence in Westmount, about 180 years old, and has not suffered the indignity of major modification to date.

The house was listed as a category 1* building over 40 years ago, following the Beaupré Michaud report to Council. Any one acquiring such a residence is clearly aware of the heavy restriction placed on category 1* homes. The city guidelines are very clear about it. In addition, many interior features have since been protected following Council’s more recent heritage designation.

It’s a large house, and it should be possible to arrange proper accommodation within its generous dimensions, while obviously modernizing the kitchen and washrooms etc.

The proposed destruction of the heritage-designated south window, and the addition of a totally inappropriate modern two-storey addition are completely unacceptable.

I have no objection to the renovation of the front entrance porch. The addition of a basement door on the side doesn’t bother me either, but I believe it is only a result of the proposed addition to the back, which I oppose.

I also worry about the protection of the heritage garden.

The historic yellow house next door was made livable within its original envelope, and I had the pleasure of visiting it when it was for sale a few years ago. The key interior design features were maintained. That is the kind of renovation that would be acceptable for 178 Cote St Antoine.

Yours sincerely,
Dear Sir/Madam,

I would like to bring a major concern to your attention. On May 17th, the owners of the Goode House at 178 Cote St. Antoine Road applied for a demolition permit that would seriously affect important elements of this historic home—the second oldest in Westmount.

In 2020 the City of Westmount granted the Goode House a special heritage designation in By-Law 1552 which protected both the architecture and the landscape. By-Law 1580 in 2021 made amendments to the original by-law, including the naming of six interior elements which are not to be altered. The residence is also classified as Category 1*, a designation which protects its exterior. The proposed demolition work would adversely affect several areas which have full protection under these provisions, including:

- Creation of a new opening [door] on the west stone façade
- Enlargement of the protected dining room windows on the rear façade into a door leading to a proposed addition
- The construction of a large 2-storey addition behind the house that would be linked to the original house through a proposed dining room door. The addition as presented in the architects’ drawings is inappropriate in style and scale to this modest Greek Regency house. It would destroy the integrity of the heritage residence.

The WHA has received a strong initial response from our members and other citizens who also oppose the proposed demolition. We plan to have a spokesperson at the coming meeting.

Sincerely,
I do not understand how two years of negotiations resulted in such a proposal being accepted most likely, approved. What is the purpose of even asking the surrounding residents. Of course we do not welcome more construction noises, excavations and vibrations to further compromise our homes’ foundations. As homeowners, the seemingly new flexibility in permits is exciting, if true, but as neighbours most unwelcomed.

A very kind family came to Westmount, purchased a unique and historic house, understanding there would be some limitations to modernizing their new, old home. The frustration, expense and time endured by this lovely family for the last 2 years has been nightmarish. Certainly, well beyond anything one would anticipate within the parameters of such an endeavour. Most of the problems seem to stem from the hazy, unknown and newly forming regulations regarding the new classification for their home.

The proposal for the rear two story extension goes against all regulations for lesser historic homes. Granting that permit absolutely opens the doors, no the floodgates, for all westmount homeowners to do the same, without exception, no excuses!

No changes to the exterior of heritage homes has always been the city’s gospel. Wonderful, if the city has changed it’s tenets and liturgies.

I have a big historic home with lots of land and look forward to the large addition I will be allowed to build. However, if not the case, no way should 178 be given that unprecedented luxury, regardless of the suffering experienced thus far.

Leave the outside alone, other than landscaping. Let the family do whatever they need to on the inside, respecting all safety codes of course. New windows and doors for sure. Taking down walls or removing old antiquated ovens and furnaces should definitely be allowed. (Anything the city wants to protect should be removed and put on display at the westmount train station. The perfect place to make a historic museum of westmount). Moving stairwells if necessary also okay. Any damaged mouldings can be repaired or replaced afterward.

The family was sold a house, not a museum. I can not imagine they had any expectation of the proposed additions when they purchased this special property, knowing westmount’s reputation. They do however deserve and should expect the right to update their home to modern standards. (Whatever that entails) The demolition and the addition in the rear are unacceptable. (unless this policy now applies to all westmount homes).

The creation of a new opening on the side of the house is very disruptive to this homeowner personally, being right outside my bedroom window, yet I would okay that disfigurement and continual source of noise, to ensure a more functional home, so long as the rear project is nixed.

Dismantling and reconstruction of the front facade, no problem.

In short, let the owners do what they want inside the existing house so they don’t need to build a new one.
I am submitting this personal appeal to the Demolition Committee as a
This submission reflects my personal concerns.

The interventions being considered by the Demolition Committee would destroy the integrity of this unique building:

- The Goode House has been classified since 1988 as a Category 1* home. Only 45 homes in Westmount are designated as Exceptional. All the window & door openings are protected. Knocking holes in the thick stone walls of the 1840s house to insert doors is not permitted, either on the western façade, leading to the basement, or on the rear façade. (There is already a door onto the balcony on the main floor in the butler’s pantry and a door on the bottom level of the house at the rear). Both the proposed west façade door and the large addition will be visible from the street.

- In 2020 the Goode House was designated by Westmount under the Cultural Heritage Act. Two heritage studies, carried out by leading architects & landscape architects, and a lengthy study by the Westmount Heritage Council resulted in this special designation. The exterior, the Victorian landscaping and specified interior elements are protected under By-Laws 1552 & 1580. Included in the interior protections are the interior shutters and the cast iron radiator covers beneath the large dining room windows. The permit proposes demolishing these windows so that a large door can replace it. This is clearly incompatible with their protected status.
These are legal reasons, supported by Westmount's by-laws, for my opposition to these proposed changes. I would like to add my personal arguments on behalf of heritage:

- The Goode House is the 2\textsuperscript{nd} oldest building in Westmount. By belonging to 1 family for 135 years, it has remained largely intact, a remarkable example of neo-Grecian architecture. With its landscape and fencing, it is unique.

- The Goode House forms an integral part of the streetscape of Côte St. Antoine Rd. Together with the other remaining Metcalfe Terrace house at 168 CSA, it evokes our history from the 1840s on, a history added to over the years by other homes on the Cote, the 1\textsuperscript{st} street in our city.

- Many Westmounters own heritage homes. Ownership entails cost and work, but also the enormous privilege of living in very special houses. We are the guardians of our homes, upgrading them, but hopefully retaining
their unique elements, both interior and exterior. I fervently hope that the Goode House, one of the most exceptional homes in our city, will be treated with the respect it is owed.

Sincerely,
To Whom It May Concern,

Please include us in any ongoing information circulated regarding the alterations proposed for 178 Cote St. Antoine. We would like to register our comments accordingly.

- The siting of the proposed garage should perhaps match that of the original historic ancillary structure along the property line as opposed to the location shown. This would maintain the original relationships of landscape and structures on the property.

- The character and treatment of both the garage and the addition at the rear do not appear to compliment or suit the significant heritage value of this important property.

- We do not object to an addition which would enhance and preserve the heritage qualities of this highly valued part of the neighbourhood.

Regards
To whom it may concern:

I live on [redacted] and was alerted by a neighbor that this demolition may impact our foundation; therefore, I oppose it.

Also, apparently, we were to receive a notice about this demolition and we never did.

Thank you kindly,
To whom it may concern

We oppose the permit that is being contemplated for 178 cote Sainte Antoine.

The proposed plans are not congruent with the cityscape.

If you wish to speak about this further please contact us below

Best regards,
27 May 2022

City Clerk
City of Westmount

To the attention of the Demolition Committee of the City of Westmount

Object: application for a demolition permit for parts of the Goode House, 178 Côte St. Antoine, Westmount

Dear Members of the Committee,

I understand that you will be considering an application on June 14 for the alteration and demolition of parts of this property, including a new opening on the west façade, reconstruction of the vestibule and demolition of parts of the south façade to make way for a two-storey addition at the rear of the house. I am writing to express my opposition to the application.

On November 2, 2020, the City of Westmount designated the Goode House as a heritage property under the Cultural Heritage Act of Quebec because of its historical, architectural, landscape and emblematic values. An amendment in 2021 listed interior elements for specific protection. With regard to the building itself, both the exterior and the interior are part of the designation, marking the first time that a municipality has protected a heritage interior under the Act. In the heritage citation, the city put specific emphasis on the high level of authenticity and integrity of the main house.

The proposed alterations will affect character-defining elements like the intact historic stonework of the west façade and the unusual dining room windows. The window arrangement is the most explicit example of Greek influence in the Goode House. The inner windows are wider than the flanking single windows to each side, a characteristic that denotes the popular Greek Revival style. The dining room window arrangement dominates the room and opens out to the verandah and deep garden beyond. The windows are treated with faux finish graining, further reinforcing the high degree of authenticity of this mid-19th-century building.
An overall characteristic of the Goode House is its quiet elegance as a modest 1840s suburban villa in the Greek Regency spirit. The proposed two-storey addition is not compatible in scale or style with the heritage building and therefore fails to meet the Standards and Guidelines for the Conservation of Historic Places in Canada. While recognizing that additions may be needed to assure the continued use of an historic place, Standard 11 indicates that such new construction must not obscure or have a negative impact on character-defining features of the historic place. It requires physical compatibility with the historic place, including materials, assemblies and construction methods that are well suited to the existing materials. Standard 11 also requires that additions or new construction be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value. As well, an addition is to be subordinate to the historic place and must not detract from the historic place or impair its heritage value.

The proposal will have a negative impact on the character-defining elements of a designated heritage property. For this reason, I oppose the proposal before you and urge the Committee to require revisions that respect the values of this protected heritage building and meet Canadian conservation standards.

Cordially