

Montréal Belles



September 24 to October 10

operationpatrimoine.com

MONTRÉAL
ARCHITECTURAL
HERITAGE
CAMPAIGN
2010



Montréal

In collaboration with



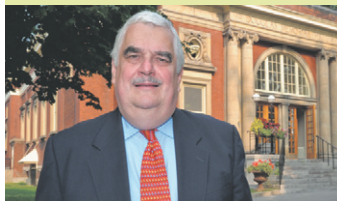
Culture,
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Québec 

The Gazette
montrealgazette.com



HISTORIA

Montréal Architectural Heritage Campaign 2010



Maurice Forget
2010 SITQ Award for Excellence
Page 7



**Théâtre Denise-Pelletier and
Saia Barbarese Topouzanov architectes**
2010 GMREB Heritage Award
Page 9

Also
38 free activities for history and
heritage buffs
Page 6

Photos: Denis Labine

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de l'expertise, Ville de Montréal

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These great beauties from the past have maintained their allure through the devotion of all those who gave them their love over time. The city is celebrating this passion and wants you to feel it too as part of the Montréal Architectural Heritage Campaign!

Gérald Tremblay
Mayor of Montréal

Montréal 



Architectural heritage is the inscription of history into wood, brick, and stone that reveals various trends that have succeeded one another over time. Thank you to the Montréal Architectural Heritage Campaign for presenting these different elements that give the city its richness.

Christine St-Pierre
Minister of Culture
Communications and the Status of Women

Québec 



Montréal's heritage comprises far more than a handful of important landmarks scattered across a map. It is due to ongoing efforts and care of property owners that our heritage rich neighbourhoods contribute to the unique personality of our city. We pay tribute to them with the Montreal Architectural Heritage Campaign!

Robert Turgeon
Chairman of the Board of Directors
Heritage Montreal

 **HÉRITAGE**
MONTRÉAL



Montréal's architectural greatness can be observed and appreciated from a broad perspective as well as from up close and personal. Faced with so much variety, learning how to observe becomes a rewarding experience that reveals not only the talents of our citizens, but their respect and attachment to a truly unique heritage.

Luc Bernard
Executive Vice-President
Retail and SME Financial Services
Banque Laurentienne



Sud-Ouest



Verdun



LaSalle



Despite their venerable age, our “Montréal Belles” are as attractive as ever!

A beautiful property makes its owners proud and contributes to a neighbourhood’s appeal. Well maintained, it bears witness to the valuable work of the architect, the builder, the workers and the artisans of the period in which it was constructed. The “Montréal Belles” remain fabulous as the years are going by...

During a public gathering yesterday in the lobby of Montréal City Hall, 24 residential property owners and 6 commercial building owners received a Heritage Emeritus Award in recognition of the meticulous maintenance work done on their properties. Five special awards were also presented to highlight exceptional contributions to the enhancement of Montréal’s built heritage.

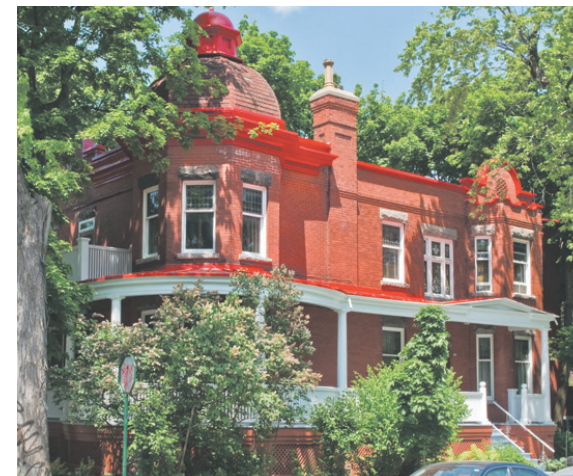
Photos of several of this year’s award-winning properties appear in the pages of this special section. Among these, on page 5, are the five homes that were selected for the *La maison coup de cœur* contest. The award-winning properties of the past five years can be viewed on the MAHC web site (operationpatrimoine.com).

Conserving, maintaining, repairing and replacing in kind are all gestures that preserve a property’s original beauty, its particular style, its proportions

as well as the richness of its materials and woodwork. The proper maintenance of a building has a definite impact on its quality and market value. In addition, it is a positive contribution to sustainable development because it reduces the amount of construction waste generated by large restoration work that is generally required when a property is neglected for too many years.

The Montréal Architectural Heritage Campaign, which has its 20th edition this year, is organized by the Ville de Montréal in collaboration with Héritage Montréal. It is implemented in partnership with the Laurentian Bank and has the support of the *ministère de la Culture, des Communications et de la Condition féminine* as well from a number of Montréal-based organizations and sponsors.

Outremont



Westmount



Montreal West



Côte-des-Neiges – Notre-Dame-de-Grâce



Montréal-Nord



Proud to recognize the beautiful residences of Montréal and their owners.

The Laurentian Bank, partner of
the Montréal Architectural Heritage Campaign.



Our "Montréal Belles" Are Real Beauties

vote: lamaisoncoupdecœur.com

La maison coup de cœur

Now, it's your turn to choose which house among our "Montréal Belles" will be this year's "Maison coup de cœur". A jury set up by the Ville de Montréal and Héritage Montréal selected, among 24 award-winning properties across the island, five finalists presented on this page. Make your choice and cast your vote now for the 2010 The Gazette-Historia "Maison coup de cœur".

\$12,700 in prizes to win – vote online before October 31, 2010 at 5:00 p.m.

You could win one of the following prizes:

- a weekend for two at the famous Place d'Armes Hotel in Old Montréal (valued at \$800)
- a Lifebreath® Heat Recovery Ventilator (valued at \$1,200)
- one of three Mvac central vacuum systems (valued at \$900 each)
- a \$3,000 voucher applicable toward the purchase of Porte & Fenêtres Métropolitain products
- a \$5,000 voucher applicable toward the purchase of products and services from one the suppliers recommended by CAA-Québec – residential.

The 2010 The Gazette-Historia "Maison coup de cœur" and the contest winners will be announced on Friday, November 12, 2010.



Coup de cœur 2009
(Westmount)



Saint-Laurent



Mercier-Hochelaga-Maisonneuve



Dorval



Lachine



Mont-Royal

From September 24 to October 10

For history buffs and heritage enthusiasts!

The **operationpatrimoine.com** web site provides information on the 38 free activities offered in partnership with the Laurentian Bank: walking or bus tours, conferences, photo exhibitions, special activities in museums and public libraries. Alone, with your family or with friends, there are so many ways for you to learn and have fun!



© Atelier Fourmier Gersovitz Moss et Associés Architectes

Many activities for families are offered at the Pointe-Claire Cultural Centre - Stewart Hall.



© Archives, Ville de Montréal

The Royal Insurance Building Comes to Life!

A captivating and accessible interactive installation. With the help of a guide, visitors will discover digitized images and archive photos that provide explanations on the remnants in the labyrinth that surrounds them.

(Pointe-à-Callière Museum)



"Quality Renovations: the Exterior of Your Home"

In addition to his weekly radio show on CJAD, the Canadian renovation expert

John Eakes is the host of a televised series that is broadcast across Canada. He will emphasize the technical and aesthetic aspects of renovating and maintaining the exterior of your home.

(Pointe-Claire City Hall)

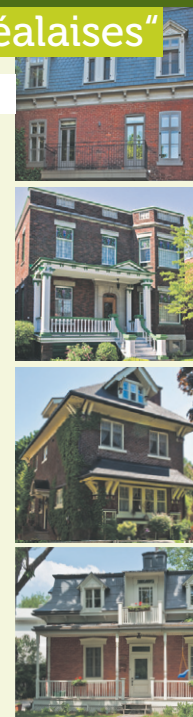
Photo exhibition

"Les belles montréalaises"

From September 24 to October 8

Don't miss the photo exhibition showcasing the houses and commercial buildings that won an MAHC award in 2010. In the lobby of Montréal's City Hall until October 8. Free admission.

The commented photo exhibition will also be featured at the National Home Show, the Caisse de dépôt et placement du Québec building, Place Ville-Marie, the 1000 de la Gauchetière and the World Trade Centre Montréal from October 2010 to March 2011.



Montréal 



WHEN WE CELEBRATE OUR PAST,
WE ENRICH OUR COLLECTIVE HERITAGE.

Fully recognizing the value of Montreal's past, SITQ is pleased to partner with the 20th edition of Montreal's Architectural Heritage Operation (OPAM), thereby encouraging the preservation and promotion of our collective heritage.



Caisse de dépôt et placement du Québec

SITQ Award of Excellence – 2010

Maurice Forget

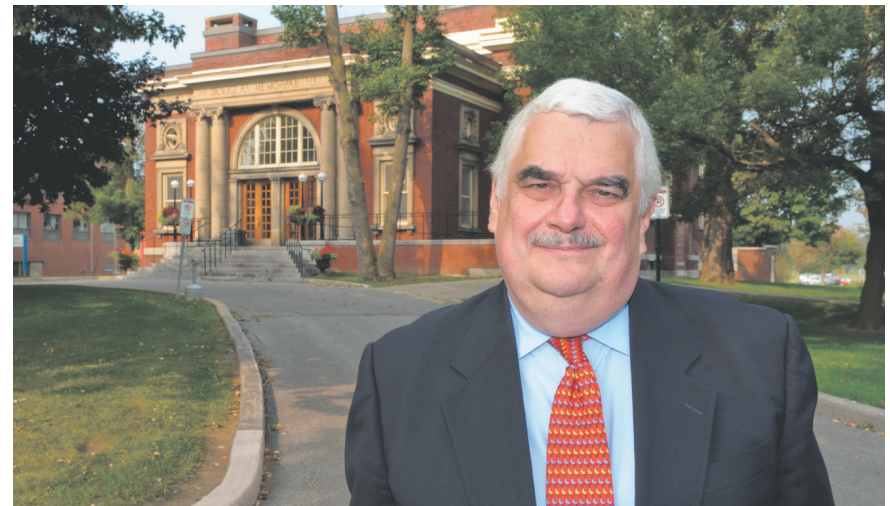
Maurice Forget wins the SITQ Award of Excellence for his involvement in implementing several heritage enhancement activities in Montréal neighbourhoods in the 1990s as the President of the Héritage Montréal Foundation. The jury chose to recognize the valuable role played by Maurice Forget, especially in developing the Montréal Architectural Heritage Campaign, which is celebrating its 20th anniversary.

Maurice Forget is a business lawyer at Fasken Martineau and very much involved in the arts. He is a collector and philanthropist, a former President of the Conseil des arts de Montréal and recipient of the Order of Canada. At the personal request of Michael Goldbloom, he became President of Héritage Montréal from 1991 to 1997. These were exciting times during which he produced four “*Patrimoine en marche*” booklets. Some 850,000 copies were printed as part of Montréal’s 350th anniversary. He is responsible for the installation of 19 interpretation panels (still in place) at heritage buildings along Sherbrooke Street, the *Architectours* (named by Forget) heritage discovery walking tours in neighbourhoods (still featured today), for a number of public heritage projects, including the preservation of Windsor Station, Saint-Isidore Convent, the Villa-

Maria Convent, Hôtel-Dieu Hospital and Jean-Talon Station. He was also involved in the development of the Montréal Urban Plan.

Partner with the Architectural Heritage Campaign from the onset

In 1991, the City and Héritage Montréal created the first edition of the Opération patrimoine populaire de Montréal (now called the Montréal Architectural Heritage Campaign), which became increasingly popular over the years. “By becoming involved today in safeguarding local heritage, which reflects our past history and culture, we are building a better urban environment for future generations. Property owners who receive an award for carefully maintaining their buildings serve as great examples for Montrealers,” said Maurice Forget.



Maurice Forget in front of Douglas Hall

An avowed bias for quality

In the 1990s, Maurice Forget was President of the Douglas Mental Health University Institute in Verdun. He broke new ground and insisted that an architectural competition be held to make sure that the superb heritage Douglas Hall would benefit from quality renovations. The firm Fournier Gersovitz Moss et Associés, winner of the 2009 Montréal Architectural Heritage Award Campaign Award of Excellence, was chosen and their work was awarded an “Orange” Prize by *Sauvons Montréal* in 2001. A conference room at Douglas Hall was named after Maurice Forget in 2002.

Maurice Forget is especially proud of his role in

the transformation of the Darling Foundry building and warehouse, two 19th-century buildings in the *Faubourg des Récollets*, into a visual arts centre with artists’ workshops, combining his concerns in the fields of heritage and the arts. There is also a workshop named after him at this site.

Maurice Forget’s interventions over the years have marked Montréal and remain current. This SITQ 2010 Award of Excellence is well deserved.

The Darling Foundry Building



@ Denis Tremblay

The Montréal Architectural Heritage Campaign celebrates its 20th anniversary

Montréal preserves its built heritage through innovation and creativity



Following 20 years of efforts to develop public awareness, the preservation of the built heritage in our neighbourhoods is now a value that an increasing number of Montrealers take to heart. Those who pioneered the Montréal Architectural Heritage Campaign (MAHC) could not foresee how popular their inspiring vision would become over the years.

Modest beginnings

In 1991, Gabriel Deschambault, an architect at the Ville de Montréal, and Joshua Wolfe of Héritage Montréal pioneered the first edition of the *Opération patrimoine populaire de Montréal*, which was renamed a few years later *Opération patrimoine architectural de Montréal* (Montréal Architectural Heritage Campaign). Their goal was to create a public awareness of the wealth of the built heritage in various neighbourhoods and of the importance of preserving this legacy.

In order to bring attention to this privately owned built heritage, the event's co-founders decided to publicly recognize the maintenance and restoration efforts of exemplary property owners, to whom the City presents Emeritus Heritage awards as part of an annual public event.

The formula, still used today, was launched: in each borough, professionals who work for the city select a number of properties that are remarkably well preserved by their owners. Then, a jury that includes these professionals, mostly

architects, as well as representatives from Héritage Montréal decide upon the properties that will receive an award that year.

The campaign has evolved and grown over 20 years: first, the addition of a free activities program, followed by the creation

of Special Awards and Heritage Emeritus awards for neighbourhood shops; later on, the territory covered by the campaign was substantially expanded with, starting in 2002, the participation of all the municipalities on the island of Montréal and the yearly publication of special sections in major dailies and of the *Heritage and Quality Renovation Guide*.

This recognition of the built heritage in various neighbourhoods will have an impact on several fronts, including the re-enforcement of municipal bylaws with respect to building preservation, an increase in the demand for maintenance and restoration work and an increase in the number of artisans and businesses specializing in this type of work. Another welcome development is the arrival on the real estate market of a new clientele looking for properties with heritage character and that were well maintained, two factors that have a positive influence on their market value.



More than 600 property owners across the island of Montréal have been recognized by the MAHC over the past 20 years.



The 2010 MAHC jury in its deliberations

Since this modest ceremony 20 years ago, the MAHC has become a major annual event that has a wide visibility and numerous partners.



Part of the team at the City which has worked on the MAHC over the years (from l. to r.): Christian Champagne, the city official currently in charge of the event, photographer Denis Labine whose pictures have been used for the campaign for the past 20 years, Céline Topp, director, Gabriel Deschambault, co-founder of the MACH, Maud Pomerleau, Robert Perron, Gisèle Trépanier and Jean-François Gravel.



The first presentation of Heritage Emeritus Awards took place in September, 1991, at the Maison de la culture Frontenac. Appearing in this photo are the young Dinu Bumbaru and André Lavallée who were at the time, respectively, Heritage Montréal Director and Ville de Montréal Executive Committee member.

Heritage Award of the Greater Montreal Real Estate Board – 2010

Théâtre Denise-Pelletier

The award is granted to **Théâtre Denise-Pelletier** and the firm **Saia Barbarese Topouzanov, architectes**, for restoring the Théâtre Denise-Pelletier, the former Théâtre Granada, which was built in 1928 according to the plans of architect Emmanuel-Arthur Doucet and famous decorator Emmanuel Briffa.

The theatre belongs to the North American family of cinemas built before 1940 and which were called “palaces”. The perfectly symmetrical classic façade features two registers divided by a fascia board and three spans separated by three deeply chamfered pilasters. The bas-reliefs, frieze ornamentation, modillioned cornice and windows topped by a pediment give the building a monumental aspect.

In the centre, the three original stained glass windows had been damaged and the openings sealed. The heavy 1950s marquee, which had replaced the original feature, also had altered the ground floor make-up. Tympanums were added in the old showcase windows and above the entrance doors.

A heritage study by architects Beaupré and Michaud was conducted before the restoration work began. It recommended the restoration of all moulded

concrete elements on the main façade. The program to rehabilitate the theatre façade aimed at restoring the openings, original lustre and lightness.

The stained glass in the three centre windows, which were redone completely at a master stained-glass window maker’s workshop, today bring colour and light in the upper foyer. Tapered in shape, as was the original marquee, the new glass marquee opens up the entire height of the openings on the ground floor and brings in light into the vestibule and interior foyer. The artificial stone façade has been cleaned and restored to its original appearance. Several of the decorative elements, including

those of the modillion cornice, have been redone entirely using special restoration mortar with proper dosage to match the original masonry. The projections are now protected with tinned copper flashings, to ensure long life to the restoration work.



Théâtre Denise-Pelletier in 2010

House without legal [redacted].

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Greater Montréal
Real Estate Board



Live the Old Montréal experience

Montréal is among the few North American cities to have preserved its historical district. An exceptional site that offers a unique ambiance, it is the pride of Montrealers as well as a must see tourist attraction. The *ministère de la Culture, des Communications et de la Condition féminine* and the Ville de Montréal have published a series of information tools for the public at large and for history buffs and heritage enthusiasts.



McGill Street

© Denis Tremblay

Official map of Old Montréal and Evening Tour

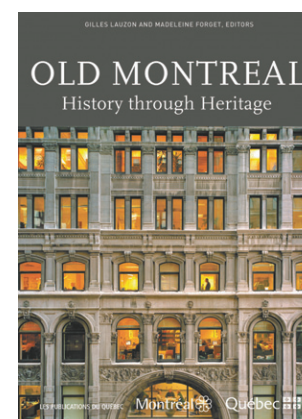
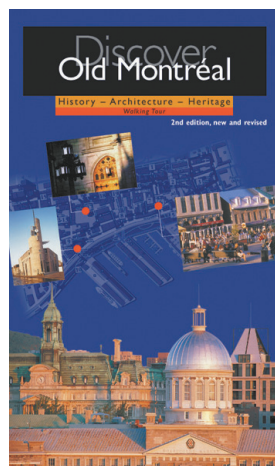
It identifies heritage and cultural attractions in the district. Available in display racks in Old Montréal and in all hotels in Montréal. Free!

The Discover Old Montréal Walking Tour Guide

A 36-page colour brochure that proposes a self-guided tour, in 20 sections, with maps and 150 and photos. For sale at the Pointe-à-Callière museum at a cost of \$4.95.

The Old Montréal: History through Heritage book

Critically acclaimed and a publishing success. Over 300 pages, 270 photographs. More than 15,000 copies already sold. Available in bookstores and at the Pointe-à-Callière museum at a cost of \$34.95.



www.old.montreal.qc.ca

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ENTENTE SUR LE DÉVELOPPEMENT CULTUREL DE **MONTREAL**

Montréal

Culture,
Communications et
Condition féminine

Québec

Heritage Enhancement Award – 2010

The Thompson and Sparrow houses

Susan and Katherine Wener, Vision enVert and Pierre Farley, architect, are the winners of the Heritage Enhancement Award for safeguarding and restoring the Thompson and Sparrow houses at 3956 and 3970, chemin de la Côte-des-Neiges in Montréal. This exceptional restoration work is an amazing example of how endangered heritage buildings can be preserved and enhanced

The Thompson and Sparrow houses built respectively in 1907 and 1910 are literally nestled between the Trafalgar and the Gleneagles, two massive and famous apartment buildings built in the early 1930s. Over the years, the two elegant houses went through a lot of changes before being abandoned in 1988. In the 1990s the barricaded buildings were home to squatters and were threatened by demolition.

In the early 2000s, a project to build a ten-storey structure to replace the two houses ran into strong opposition and, in 2002, the Trafalgar-

Gleneagles island was recognized as a historic site. Then, in 2005, the historic and natural borough of Mont-Royal was created.

At that time, the houses were in such a bad condition that they were threatening to collapse. The current owners, Susan and Katherine Wener then took on the ambitious project of returning the original glamour to these homes by restoring their original architectural characteristics.

The key elements of the Thompson House, inspired by the Queen Anne Revival and Arts and Crafts styles were preserved. The red brick walls and grey stone wall base were restored as were the slate roof, gables, dormer windows, high chimney-stalks and exterior

woodwork. New painted wood doors and windows have been installed. The windows duplicate the original ones.

The neoclassical characteristics of the Sparrow House villa have also been preserved. The yellow brick and stone façades have been restored. The enamelled ceramic tile covering the false mansard has been replaced but is identical to the old tile. The double columned porch topped by a balcony with balustrade, triangular pediment, huge portico with two-storey columns on the façade, semi-circular porch with columns in the back, modillioned cornice and quoins have also been restored.



Sparrow House in 2010



Thompson House in 2010



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5

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For more information on
these artisans consult the
*Heritage and Quality
Renovation Guide*
Operationpatrimoine.com/guide

Artisan Award – 2010

Ébénisterie Pelletier & fils

The Artisan Award is presented to **Ébénisterie Pelletier & fils**. This company with a rich family tradition has been in business for four generations. Jean-Raymond Pelletier, who has 40 years experience in the field, is still active in the company and is always proud to share his know-how. Now, his son Antoine will make sure the company has a long life.

His rigour and sensitivity toward heritage are the foundations of his quality work. "When you are in the restoration business, you must not give in to passing trends. An older property's architectural elements reflect an era, a type of architecture and style, as well as the artisan's talent and tools he used. It is a reflection of the soul. All our cabinet work involves skill and originality," said Antoine.

The business, which had been operating in Saint-Ours for four decades, has relocated to Saint-Liboire, in

the Montérégie. It specializes in the manufacturing of doors, windows, balconies, lambrequins and other woodwork components.

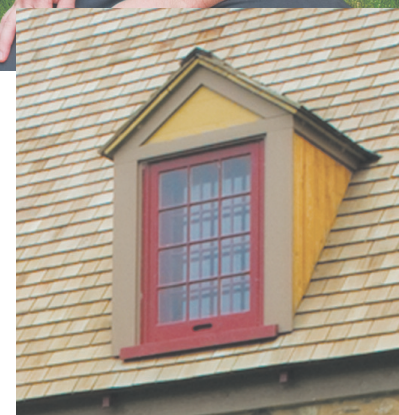
Design and construction are always in keeping with ancestral traditions, a property's historic value and type of architecture.

Ébénisterie Pelletier & fils has put its expertise to work in numerous buildings, including replacing the doors and windows at the Nivard-De Saint-Dizier House, the dormer windows at the Maisonneuve Market



Antoine Pelletier in front of the Nivard-De Saint-Dizier house

and the door at Westmount city hall. The company has also done impressive work on many private properties over the years.



The **Heritage and Quality Renovation Guide**, your quintessential reference tool!

All you need to know about maintenance, repairs, replacing, planning, getting ready and, most important, succeeding with your project.

Available at your borough's permit desk, Accès Montréal service counters and, soon, in branches of the Laurentian Bank.

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Architectural Integration Award – 2010

Les Cours Valois

This award is presented to **Les Habitations Laurendeau** and the firm **Les architectes Boutros + Pratte** for Les Cours Valois, a project in the densely populated Mercier–Hochelaga-Maisonneuve borough. This project integrates well into the existing urban fabric of this city block. The three buildings are on an urban scale, while the covering materials, wood and brick reflect the surrounding built environment.

The project is made up of three, three-storey residential and commercial buildings which extend along a linear park, redesigning an old stretch of track in the railroad yard. Each one is built around a centre courtyard, affording residents privacy and tranquility, while at the same time strengthening local traditions.

The idea behind the linear park development, which is punctuated by the three buildings' staircases, was to extend the public space between Place Valois and rue Ontario through the heart of the island site. The use of steel and clear materials is a reminder of the area's industrial past, while the same elements are used in the lighted markings

which illuminate the pedestrian path. It is a lively area where people like to gather.

A witness of the past integrated to its environment

The architectural ensemble proposes various types of dwellings, some with direct access to the street. Commercial premises have been built on the rue Ontario side and the pedestrian spaces leading to Place Valois.



Les Cours Valois

The project highlights the site's past, creates a diversified and lively environment and enables interaction with Place Valois on one side and rue Ontario on the other. The ensemble proposes a hierarchy between the public, semi-public and private spaces, and the different typologies, types of occupancy and uses is a fine example of social integration.

An advertisement for Maître constructeur. The background is blue with faint architectural drawings. On the left, a hand in a white glove holds a silver tray. On the tray are three logos: the Maître constructeur logo (a stylized house), the GARANTIE MAISONS NEUVES logo, and the APCHQ logo. To the right of the logos, the text reads "The MAÎTRES CONSTRUCTEURS: First-class contractors". At the bottom, the website address "www.gomaison.com/maitresconstructeurs" is displayed.

Maître constructeur
**GARANTIE
MAISONS
NEUVES**
APCHQ

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First-class contractors

www.gomaison.com/maitresconstructeurs

LA TANNERIE

Modern Housing That Salutes Our Industrial Past



The Société d'habitation et de développement de Montréal (SHDM) recently launched *La Tannerie*, its 19th residential development currently under construction and forming part of its popular Accès Condo Program. This 143-condo project, located in Saint-Henri, in the Sud-Ouest borough, promises to bring back to life a site that was left vacant and abandoned many years ago.

La Tannerie is located on a site of historical importance. In the 17th century, at the corner of Côte Saint-Pierre and Côte Saint-Paul streets, known today as de Courcelle and Saint-Jacques, was the site of Montreal's first tanneries. With time the tanneries were eventually replaced by the Sainte-Élisabeth-du-Portugal church, which was destroyed by fire in 2007. The name chosen for this new condo project is inspired by the site's historical significance and pays tribute to the generations of workers who contributed to the development of the neighbourhood both past and today.

Following meticulous historical research, *La Tannerie's* architectural designers have integrated a number

of key building and landscape components featuring the site's history. For example, the entrance on rue de Courcelle welcomes its residents with a replica of the original doors of the Church of Sainte-Élisabeth-du-Portugal. Just north of the main condominium entrance is the *Memorial Hall*, open to the public and showcasing artifacts found in the archaeological excavations of the site. Under a two-storey high arch this public memorial hall starts at the building façade on de Courcelle and leads to the private interior courtyard of the building with a sidewalk known as the *historical axe* where stonework will be designed and labelled to mark the significant historical activities and events of this site.



La Tannerie proposes 143 condos in an eight-storey building

The Accès Condos Program

This program offers home buyers a purchase credit applicable as a down payment and equivalent to 10% of the condo's purchase price. Since the creation of Accès Condo in 2004, more than 2,000 new home owners have benefited from this financial assistance in Montréal.

Affordable condos across the city

In addition to *La Tannerie*, four other affordable condo projects are currently in progress: *Cité l'Acadie*, in the Ahuntsic-Cartierville borough, *Le Novello 2*, in



Layout of the Memorial Hall and the Historical Axe

the Saint-Léonard borough, *Faubourg Contrecoeur*, in the Mercier-Hochelaga-Maisonneuve borough and *Le Phoenix*, in the Saint-Laurent borough.

For more information on current projects and the Accès Condos Program, follow this link: www.shdm.org

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ÇA VOUS AVANTAGE

Why choose Portes et Fenêtres Métropolitain?

Founded in 1992 and located in Outremont, Portes et Fenêtres Métropolitain enjoys an enviable reputation in the industry. Dynamic and innovative, the company has experienced steady growth over the years, thanks to its dedication to providing an unparalleled level of customer service. Its mission is to offer high-quality products and cutting-edge technology, all at a fair price.



To do so, Portes et Fenêtres Métropolitain has formed alliances with prestigious suppliers as Andersen, a 100-year-old company and a leader in its field with annual sales of over three billion dollars. Andersen has always invested in research and development to maintain its position as a global leader in the industry. Portes et Fenêtres Métropolitain also works with Eagle, a recently-acquired subsidiary of Andersen, known for their attention to detail, sophistication, manufacturing quality and the unique range of available options, as well as for their precision in order fulfillment.

To successfully complete its projects of all types and sizes, Portes et Fenêtres Métropolitain relies on its qualified staff with many years of experience

in the field. Their staff is always detail-oriented and focused on a common goal: providing the highest level of service to customers.

In addition to installers, delivery personnel and dyers, they provide customers with an experienced technical advisor (on-site or online) to ensure the smooth running of all installations. They also have a warehouse available to customers where materials can be stored until delivery, in case of an unexpected delay.

Their staff's unwavering dedication sets them apart from the competition and their involvement at every step of the sales process, including installation, makes them a preferred partner.

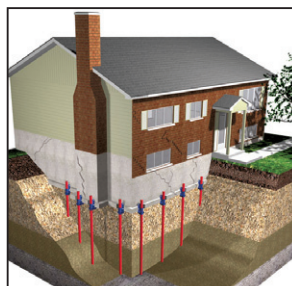
Portes et Fenêtres Métropolitain looks forward to working with you toward a common goal: your complete satisfaction!



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WORKS FOR YOU

Even Old Montréal owes its good looks to steel...

Initially concealed but now more exposed in modern buildings, steel has been associated with architecture since long ago. It can be bent, curved, bolted, welded, moulded and can easily be integrated into different configurations, from century-old riveted assemblies to the structure of a contemporary glass atrium.

Today, steel is everywhere. From wide span bridges, to skyscrapers, industrial parks and frameworks of all types, here and elsewhere, steel structures are used to gain in height, length or durability.

Steel, or actually wrought iron, its predecessor, was found in Montréal as early as 1859, when the Victoria Bridge was inaugurated. However, the history of steel in Canada truly begins in the 1880s with the establishment of the Dominion Bridge Company and the construction of the railroad that would go across the country. From then on, steel would radically transform building construction as well.

Indeed, dozens of heritage buildings in Old Montréal constructed between 1890 and 1930 have a steel structure and they are all still standing steadfastly today. The New York Life and the Aldred buildings, both recipients of a Montréal Architectural Heritage Campaign award, are two good examples.



The New York Life Building 511, place d'Armes

With its eight storeys (including the ground floor), this prestigious 1889 building was designed by the New York architectural firm of Babb, Cook & Willard and is considered by some as the first Canadian “skyscraper”. Though it mainly has a Renaissance inspired style, not unlike many of its neighbours, this building stands apart thanks to the Red Scottish sandstone of its exterior facing.

Furthermore, its bearing walls are made of masonry but steel beams were used to support the floors.



The Aldred Building 501-507, place d'Armes

The Aldred Building is a 23-storey skyscraper that was constructed between 1929 and 1931 by the architectural firm Barrott and Blackader for the finance company Aldred and Company Limited. The main challenge at the time was to integrate this monumental and very modern construction into an environment that was already shaped by three centuries of history. It is a luxurious office building that has maintained the prestige of bygone times.

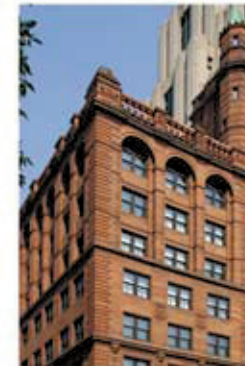


The Duluth Building borrows the metallic cage approach to reach the maximum height of 10 storeys that was the standard up until 1924. When this limitation was removed, technological advances and the introduction of elevators allowed for a greater number of windows and floors in buildings. These developments made possible the construction of the Sun Life building and steel and glass buildings such as Place Ville-Marie, 1000 De la Gauchetière, etc.



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A SPECIAL INVITATION

The Société de développement commercial du Vieux-Montréal and FORMES magazine propose a self-guided tour that will help you to better appreciate the architectural wealth of private heritage buildings in Old Montréal.

The buildings selected for this tour were all remarkably well maintained and restored by their owners, in keeping with their original architectural character. Each of these buildings received special recognition from the Montréal Architectural Heritage Campaign in the past 20 years.

Organize your own tour:

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Take part in the "Old Montreal's Treasures" quiz

for a chance to win a gastronomic rural cuisine dinner at Aix Restaurant in Old Montréal.

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Old Montreal's Treasure Quiz

A new self-guided tour





PROFILE OF INNOVATION

Think before you build



Is it responsible to build parking lots as far as the eye can see, throw away unused materials, and use drinking water to flush toilets? Take a moment to consider the long-term impact of such practices. Looking closely at the evolution of the construction industry in Québec, it is difficult to understand how such methods have become the norm. But what if we were to go back to square one?

Nature provided us with four elements: earth, air, water, and fire. Until proven otherwise, this is still valid in 2010. Inspired by these gifts of nature, Schluter®-Systems built its Canadian headquarters in Ste-Anne-de-Bellevue, in the west end of the island of Montreal. Maximizing the use of natural resources in its design, the building will use approximately 60% less water, and 40% less energy than comparable conventional buildings. It is currently expected to obtain a LEED Gold certification.

Earth

One hundred percent of the building's energy is generated by the nineteen geothermal wells dug in the ground. This system distributes energy to water-filled pipes installed beneath the surface of ceramic floors. Efficiency of the heating and cooling system is dependent upon the ceramic tile covering, which is an ideal material to store and distribute energy across the building and ensure that temperatures remain at a comfortable level for the occupants.

Air

During the summer months, hot air enters a 10-foot deep Canadian tunnel that is installed 200 feet from the building. Air circulates in the tunnel where it is cooled by the natural temperature of the soil before entering the building. This system significantly reduces the cooling requirements of the building.

Water

Water collected from rain and melting snow is used to flush the toilets, and wastewater is collected to nourish the living wall (see photo), which serves as a natural humidifier. This simple process of reusing water reduces our use of city sewage systems, and in turn, our impact on the environment.



Living wall

Fire

High performance skylights redirect the maximum amount of natural light inside the warehouse and workshops. In addition, office workstations are located along the windows. This significantly reduces the need for artificial light, and the demand for electricity.

The examples above represent only a small part of the workings of our ecosystem. Combined with the use of sustainable materials like ceramic tiles, which are virtually maintenance-free and hypoallergenic, produce no VOC emissions, and act as a thermal mass, we can reduce operating maintenance and energy costs to approximately \$1.15 per square foot – or 70% less than buildings constructed using traditional methods. The initial investment is therefore quickly justified.

Initially, these methods may seem simple, but everything must be thoroughly planned and implemented with long-term goals in mind. It makes us conscious of our impact on the environment, and the legacy we leave to future generations. That is the major difference with the conventional construction approach.

All we had to do was to think before building.

To learn more, visit www.schluter.com/media/sustainableconstruction.pdf



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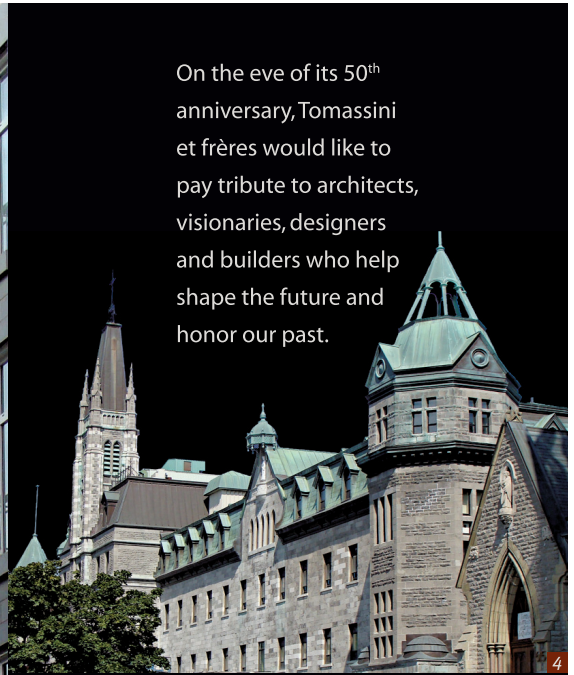
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WORKS FOR YOU

Architecture is part of our cultural identity. Over centuries, architects have been contributing to our cultural landscape by enriching our cities with varied architectural styles while harmoniously marrying the new with the old. Over decades we have come to realize the importance of our cultural heritage and the need to preserve it.

Preserving, restoring and revitalizing our built heritage must be a commitment we make to future generations. As such, Tomassini et frères is proud to participate, along with architects and tradesmen, to the noble endeavour of rehabilitating Montreal's older buildings as well as enhancing their architectural significance.



1. *Lofs des Arts, E.L. Vandal (1914).
Restoration: Cardinal Hardy architects.*
2. *Le Saint-Sulpice Hotel (2002), Béique Legault Thuot architects.*
3. *Hôpital Santa Cabrini, De Sina, Pellegrino, Consiglio (1960).
New extension: Archipole Inc.*
4. *CEGEP de Saint-Laurent, Henri Robert Falbord, Dalbé Viau (1852).
Restoration: Robert Crépeau & Alain Duval architects.*
5. *Maison McIntyre, Edward Maxwell (1874).
Restoration: Fournier, Gersovitz, Moss & Associates.*

On the eve of its 50th anniversary, Tomassini et frères would like to pay tribute to architects, visionaries, designers and builders who help shape the future and honor our past.



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GMREB Heritage Open House Day

50 "Montréal Belles" for sale!



If you are planning to buy a property in the foreseeable future, consider dealing with a real estate agent. The agent will help you manage the complexities of this transaction and retain the services of the other real estate professionals that need to be involved.

The mortgage broker

The broker is there to find the best contract for the client. Beyond a favourable rate, the broker will find for you a mortgage formula and terms that are adapted to your needs.

The appraiser

The accredited appraiser gives an objective estimate of a property's value. This estimate is the basis for negotiations with respect to insurance, mortgage, estate and property sharing. The appraiser is an expert witness in court and his

The purchase of a home is an important investment and likely the biggest that you will make in your lifetime. This is why it is strongly recommended to deal with real estate experts, such as the agents of the Greater Montréal Real Estate Board (GMREB), to help you when you decide to take the plunge.

report constitutes documentary evidence on the value of a house.

The building inspector

Before purchasing a property, it is recommended to have it inspected by an expert. The work of building inspectors is determinative only if the inspector is a member of the *Ordre des architectes du Québec*, the *Ordre des évaluateurs agréés du Québec* or the *Ordre des technologues professionnels du Québec*.

The notary

The notary is indispensable for a real estate transaction being the only one, with the lawyer, authorized to draft a mortgage deed. The notary drafts the deed of sale and researches the property's titles to make sure that it is free of all rights.

Have a pleasant visit!

Tomorrow (Sunday, Sept. 26), during the Heritage Open House Day organized in collaboration with the GMREB, heritage properties for sale in Montréal will come to the fore. From 1 to 4 p.m., those who love "Montréal belles" as well as warm and colourful living environments on a human scale, are invited to visit some 50 heritage properties currently on the resale market and to make their choice.

With the support of the Laurentian Bank, the Heritage Open House Day invites potential buyers to discover architectural beauties that are on the market, properties generally built prior to 1955, and to encourage these buyers to take care of these homes, which may involve, in some cases, restoration work. "Montréal Belles" come in a range of styles, for all tastes, budgets and degrees of willingness! The list of these houses is available on the operationpatrimoine.com website.



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**MONTRÉAL
ARCHITECTURAL
HERITAGE
CAMPAIGN
2010**



Sunday, September 26 from 1:00 to 4:00 p.m.

HERITAGE OPEN HOUSE DAY

Real estate agents members of the Greater Montréal Real Estate Board are throwing open the doors of some fifty heritage properties.*

Take advantage of this unique opportunity to buy a character-filled property!

CÔTE-DES-NEIGES - NOTRE-DAME-DE-GRÂCE

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Émile R. Labelle & Nicole Clément 514-272-1010 \$445 000 – 8382111
3435 Prud'homme Ave., apt. 26 Groupe Immobilier Londono Inc.
Élise Oiknine & Florence Lezmy 514-576-2712 \$319 000 – 8358961
4822 de Melrose Ave. Royal LePage Dynastie
Anick Boucher 514-707-3051 \$429 000 – 8285383
3502 Addington Street Royal LePage Groupe Newton
Matthew Larsen 514-481-0241 \$559 000 – 8392243
4333 de Melrose Ave. Groupe Sutton Centre-Ouest Westmount Inc.
Simona Szende Kos & Erich Zoltan Kos 514-297-1813 \$600 000 – 8397193
4911 de Kensington Ave. Londono Realty Group inc.
Tiffany Rothwell & Tanya Boni 514-892-0211 \$459 000 – 8389525
3076 Édouard-Montpetit Blvd., apt. 6 Groupe Sutton Immobilia Inc.
Roseline Pierre-Louis & Geneviève Thebaud 514-272-1010 \$325 000 – 8354090
4839-4841 Cumberland Ave. Groupe Sutton Centre Ouest Inc.
Marie-Andrée Robinson 514-487-3189 \$599 000 – 8389079

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Andres Pedriks 514-892-6547 \$1 850 000 – 8260210

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4060 Saint-Laurent blvd., apt. 109 Diane Thivierge Courtier Immobilier
Nicole Samuelsen 418-627-1365 \$425 000 – 8387218
3672 Clark Street Marie Lyne Labrosse et Ass. Inc.
Marie-Lyne Labrosse 514-262-8000 \$348 000 – 8392461
3484 de l'Hôtel-de-Ville Ave. Groupe Sutton Immobilia Inc.
Gabriela Lopez Mijares & Raymond Larivière 514-529-1010 \$549 500 – 8403712
3480 Laval Ave. Royal LePage Heritage
Brigitte I. Burdman 514-934-7440 \$895 000 – 8393531
1831-1835 Gauthier Street RE/MAX Alliance Inc.
Diane Gervais 514-374-4000 \$720 000 – 8389707
1127 Rachel Street East Groupe Sutton Immobilia Inc.
Gyorgy Pelyhe 514-842-4567 \$494 000 – 8388442
3459 Saint-Hubert Street Royal LePage Actuel
Marie-Christine Pelletier 514-926-7631 \$995 000 – 8384151
3720 Clark Street, apt. 103 La Capitale Est de Montréal Inc.
Michael Falduto & Michel Tremblay 514-918-9942 \$459 000 – 8379399

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600 Fortune Street Plateau Immobilier Inc.
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1000 de la Commune Street East, apt. 502 Agencite Inc.
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* Because of the currently very active real estate market, it is always preferable to check that the houses in which you are interested are still available by referring to the operationpatrimoine.com web site or by calling 514-255-4066. Prices are for information purposes only and are subject to change.

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