



Société
pour la Sauvegarde
du Patrimoine
de Pointe-Claire

La pointe claire

Heritage Site

Brief



Photo: Jean-Charles Labelle

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1.Introduction

1.1 Object of this brief

This brief concerns the motion to create a Heritage Site at *La pointe Claire* that was presented and adopted by the Pointe-Claire's City Council on December 3, 2012. From the onset, we wish to express our profound gratitude to the Council's members for the step they have taken here towards the protection of our community's heritage. May their efforts guarantee the survival and transfer to future generations of the cultural and architectural treasures that our ancestors and earlier generations of Pointe-Claire citizens have bequeathed to us.

Secondly, we would like to mention that we are very pleased to see that the City of Pointe-Claire is acting on the request for the creation of a Heritage Site at *La pointe claire*, which was made in November 2005 by the *Société pour la Sauvegarde du Patrimoine de Pointe-Claire* (the Société) and citizens concerned with the protection of Pointe-Claire's architectural and historical assets. In doing so, the City is answering one of our most important concerns and highest held hope. It is for this reason that we answer today the invitation to present briefs at the public consultation being held in regards to the Heritage Site creation motion. As this motion aims to protect some of Pointe-Claire's most exceptional heritage components, we feel it is important that we take part in the consultation process.

As citizens involved in the protection of Pointe-Claire's heritage and members of an organisation that specializes in doing research and developing means to highlight and inform about local cultural assets, we wish to share the expertise we have gained over the years by presenting in the following pages some insights and recommendations regarding the future of the *La pointe Claire* site.

1.2. *Société pour la Sauvegarde du Patrimoine de Pointe-Claire's* Mission

In 2000, the Société was created by a group of Pointe-Claire residents concerned about the protection of local architectural landmarks which were slowly disappearing from the town at the time. The founding members made it the Société's mission to protect and promote Pointe-Claire's historical, architectural and archeological heritage assets. In this regard, the Société has developed a significant body of educational tools (booklets, guided tours and school kits) which serve to convey to the public the importance of preserving our heritage. For these reasons, the Société is officially recognized as a non-profit organisation. Approximately 5 000 hours of work are devoted every year in the pursuit of the Société's mission.

1.3 Société's Achievements (see Annex for the complete list)

Over the course of the last twelve years, the Société has played a significant role in the preservation of three homes of heritage value and in the protection of the archeological integrity of the *La pointe claire* site. Its members have devoted thousands of hours of research in archival documents and published two booklets entitled *À la pointe claire* and *Le Moulin de Pointe-Claire 1710-2010*. They also produced *300 ans d'architecture à Pointe-Claire*, a kit of educational materials for French fifth graders, offered numerous guided tours, conferences, and exhibitions,

as well as voiced their opinion in the media on a variety of Heritage related issues. In the summer of 2006, a study of the windmills of France was also carried out. During the last decade, members of the Société have also written several briefs and produced a number of documents pertaining, among other things, to the subject of windmills. In 2010, they bought and restored grindstones for the Point's windmill. In 2011, the Société supported (by providing historical data) the creation of Pointe-Claire village's mural on the exterior wall of the *Épicerie du Village*. The same year, it also launched the project of creating a Heritage Center at the heart of Pointe-Claire village in the Antoine-Pilon house (1710) and began work developing that project. Since 2010, the Société also publishes historical calendars every year.

Through its different endeavours, the Société has managed since its creation to hire and supervise the work of more than 25 students with interest in a variety of social science fields.

In preparation for the 300th anniversary of Pointe-Claire's foundation, the Société is presently hard at work on a historical book to be entitled *Pointe-Claire 1713-2013*.

1.4 Pointe-Claire Citizens' Interests in Heritage and History

The success of any effort to create a heritage site resides in the common will of all concerned to get actively involved. In this regard, the citizens of Pointe-Claire have a vested interest in protecting the historical cachet of their city, which was established by French settlers on the banks of Lake Saint-Louis early in Canada's history, and they have demonstrated it on numerous occasions. The funds raised in the 1980s to allow for the restoration of Saint-Joachim Church, for instance, demonstrate unequivocally this interest.

The citizens of Pointe-Claire are proud of their environment, its history and its heritage and they wish to share this wealth with family, friends and neighbours, as well as visitors from near and far. Many individuals who were born or raised in Pointe-Claire and who have left the city keep fond memories of their hometown and eventually return to either settle back or pay regular visits to *La pointe claire*. They find here a site that is clearly dear to them. One should not be surprised, in this context, that the point's windmill has served since 1911 as the City's emblem and that it is used by citizens of local associations in fields as varied as community services, culture and sports. It is an icon with which Pointe-Claire citizens strongly identify and one which reflects their strong attachment to that headland which juts out in the Saint-Lawrence River.

Pointe-Claire village is an area which already attracts a great number of visitors who appreciate its olden-days and unique atmosphere. By striving to protect its heritage assets and highlighting them, we can offer a better experience to future generations of visitors who will come to discover the village's history and secrets. In this respect, it is totally appropriate that we should start by protecting the treasures of *La pointe claire*.

In keeping with what citizens of other Québec cities have done, who with the help of their city officials have turned their heritage treasures into cultural, educational and touristic driving forces of local economy – cities such as Lachine, Saint-Eustache, Kamouraska and many others – it is with great pleasure that many Pointe-Claire citizens welcome and support the motion to create the *La pointe claire* Heritage Site.

1.5 City's Motion to Create a Heritage Site

To protect the integrity of *La pointe claire* in 2005, the Société voiced its concerns to Church officials about the construction of a parish hall behind Saint-Joachim Church. It was proposed at the time that a modern building be built on land that had previously been a cemetery. Thanks to the Société's efforts, parishioners and citizens from the village mobilized and a meeting was called by Church officials. During this meeting, the Société was allowed to voice its concerns and explain the advantages that were associated with the preservation of the integrity of the area's heritage. In the end, by finally opting not to build the new Parish Hall and, converting the Church caretaker's house into a catechism room instead, Church officials took into consideration the citizens wishes and acted decisively in favour of protecting *La pointe claire*'s architectural integrity. They further contributed to this goal by carrying out important restoration work on the church's roof, masonry and structure.

This recent episode of our local history clearly illustrates the need and urgency to create a Heritage Site to protect *La pointe claire*. It is in this context that the Société and concerned citizens requested in 2005 that the City of Pointe-Claire create a Heritage Site for *La pointe claire*. It was done during a City Council meeting which was attended by more than 150 individuals concerned about heritage protection issues. The request asked that the City of Pointe-Claire adopt regulations, as allowed by the province's new Cultural Property Act, that would protect *La pointe claire*. This act, as well as the new Cultural Heritage Act adopted in 2012, allows municipalities to protect their heritage assets by creating Heritage Sites.

2. *La pointe claire*, a Heritage Site

According to the Cultural Heritage Act, a heritage site is “*a place, a group of immovable ... that is of interest for its archaeological, architectural, artistic, emblematic, ethnological, historical, identity, landscape, scientific, urban or technological value*” (article 2). There is no doubt that such a definition applies to *La pointe claire*. As a land of legend and a resting place through the ages for countless generations of river faring travelers, this site bears the traces of a history that dates back to the arrival of the first French settlers. Its very name, descriptive in nature, reminds us of those early French explorers who left us place names such as Malbaie (Bad Bay), Les Éboulements (The Rock Falls) and Trois-Rivières (Three Rivers).

Studies on the historical and architectural interest of *La pointe claire*, as well as on the value of its heritage buildings, are unanimous in recognising that : “*By its exceptional location on an a headland, the open views it offers of the lake and the city, as well as the site's historical importance and the high heritage values of the buildings that are found there, the headland stands most certainly as a jewel among Pointe-Claire's Heritage assets and, even, among all the assets of Montreal's urban community*”.¹

2.1 Historical and Architectural Value

Four of Pointe-Claire village's oldest buildings are found on *La pointe claire*.

The windmill, an extremely rare heritage treasure, forms a unique ensemble with the church, the convent and the presbytery, along with the missionaries' cross and the cemetery. The buildings

¹ Translation of : Ville de Montréal : Évaluation du patrimoine urbain, arrondissement Pointe-Claire, 2005, p. 27

on the point are diverse: industrial, religious and cultural, and of various styles such as early French, neoclassic, neo-gothic and Second Empire.

In the October 2005 *Inventaire patrimonial et étude du patrimoine bâti de l'arrondissement de Pointe-Claire*, prepared for the City of Pointe-Claire and the Ministère de la Culture, des Communications de la Condition féminine (MCCCF) by the Patri-Arch Firm, the author (Martin Dubois) highlights the following facts: “*The remarkable quality of this group of heritage buildings among which the oldest component will soon be three hundred years old.*”² “*The complex of buildings found on the ‘pointe claire’ and its site which stretches into Lake Saint-Louis represents an exceptional architectural and natural landscape*”.³ The study goes on to say that “*the constant decline of religious practice in recent decades, the more frequent closing of churches, presbyteries and convents put a whole sector of Pointe-Claire’s heritage in peril. The City of Pointe-Claire does not escape this phenomenon and will have to adopt efficient measures to protect its monuments*”.⁴ At the present time, there are no legal measures in place to protect the site’s buildings against any eventual alterations or modifications. Furthermore, the land located behind the church and presbytery, as well as that of the point itself, is not protected. “*New constructions could come to destroy the harmony and balance of this sensitive site.*”⁵

2.1.1 Windmill (1709-1710)

On November 23, 1698, the Sulpicians, feudal lords of Montreal Island, granted lot 152 to Raphaël Beauvais. However, the order’s Superior, François Dollier de Casson, kept by contract a strip of land that was two *arpents* wide by five deep because he wanted to build a windmill on the headland. The windmill was used to grind cereals such as wheat. As it was treeless, the point was an ideal place to harness the wind, the driving force in the operation of a windmill. On December 23, 1708, the Sulpicians hired Léonard Paillé and his son Charles to build the roof’s framework and its mechanism. The masonry contract was granted to Jean Mars on February 27 of the following year. Work on the windmill began in the spring of 1709 and was completed in November 1710. Léonard Paillé was a well-known carpenter in the field of windmills and watermills construction. He has built around twenty of them in the Montreal region such as the ones in Senneville and at Pointe-du-Moulin on Île-Perrot. Mason Jean Mars was also an expert in his field; he built the tower shaped structure of the Senneville and Île-Perrot mills. Built at a time when Iroquois were still feared, the Pointe-Claire windmill was equipped for defense purposes: it was used as a redoubt in case of attacks and its walls had loopholes in various areas. The windmill quickly became a meeting place and for the budding community.

2.1.2 Saint-Joachim Church (1881-1885)

The actual Saint-Joachim church is the fourth one to have been erected on *La pointe claire*, the first having been inaugurated on October 17, 1713 and the second built between 1750 and 1755.

² Translated from : Patri-Arch : *Inventaire patrimonial et étude du patrimoine bâti de l'arrondissement de Pointe-Claire*, 2005, Vol 1, p. 43

³ Idem, Vol 4, p. 01-4

⁴ Idem, Vol 1, p. 45

⁵ Idem, Vol 4, p. 01-4

The third church's construction stretched from 1868 to 1881. But, on April 17, 1881, around four o'clock in the morning, a fire broke out in the sacristy of the old church which was scheduled to be demolished. Violent winds pushed the flames onto the new building with the result that both churches were destroyed. The fourth church was re-built on the ruins of the preceding one by the same contractor, François Archambault. The church's plan is the same as that of the third church which was designed by Victor Bourgeau, an illustrious architect of his time. Part of the masonry from the old church was conserved, as were the walls of the sacristy and the re-usable stones that were retrieved from the debris. This church was opened for religious services in May 1883. Neo-gothic in style and built in the shape of a Latin cross, the building fosters a strong feeling of verticality which is accentuated by the interplay of gray textured stones and freestones, by buttresses that provide rhythm to the elevation of wide walls and by a monumental steeple. All is perfectly symmetrical in this design which calls for pinnacle-topped turrets to be placed at opposite ends of the façade. The understated treatment of the walls, which are pierced by gothic style windows, is enhanced by the addition of corbels along the cornices. The church distinguishes itself by its apse (the space around the altar) which comprises seven angled wall sections. Saint-Joachim church is a true jewel of Quebec architecture and, without doubt, one of Victor Bourgeau's most beautiful works.

2.1.3 Presbytery (1848 with an added story in 1913)

Built at the beginning of the 18th century, the first presbytery was torn down in 1848. It was replaced that same year by a new building that was more spacious and more functional. In 1847, Narcisse Prévost had concluded a deal for its construction and that of secondary buildings. But, the completion of the work would have to wait until a second deal was made with Pointe-Claire carpenter Basile Daoust. Of Neo-classical inspiration, it was a large Quebec stonehouse with a wide front porch protected by the roof's drip mouldings. In 1912, the architect Théodose Daoust prepared the plans for a new presbytery. His inspiration was that of the Second Empire style buildings which were in vogue during the reign of Emperor Napoleon III. While conserving the masonry of 1848, Daoust added to the existing building a story with a mansard roof fitted with slate tiles and adorned by a covered terrace with a cast iron fence. The windows, all topped by pyramids with finials, transformed this original parsonage into a small castle. Repair work done in 1954 resulted in the removal of some of the moulding details. As it stands today, Saint-Joachim presbytery pays testimony to the unique evolution of a building with roots in traditional Quebec architecture.

2.1.4 Notre-Dame Congregation Convent (1867)

On June 5, 1866, the Saint-Joachim Church churchwardens bought the land of the point from Mrs. Julie Legault dit Deslauriers, the widow of Benjamin Dubois, and immediately exchanged it with the Notre-Dame Congregation for the land on which stood the convent in 1787. This building was in bad shape and needed important repairs. The Sisters, by virtue of the agreement, were to have use of the point's land for as long as they taught and held their mission on the premises. In the spring of 1867, work on a new convent began; contractors Octave and Louis Bourgouin followed plans and estimates prepared by architect Henri-Maurice Perreault. A nephew by marriage of renowned architect John Ostell, Perreault chose an architectural design inspired by English classicism used by his mentor when designing Montreal's Grand Séminaire (1854-1857). This style is recognised by the architectural details of the cornice's corbels, the dormer windows and the pinnacles.

2.1.5 Missionaries' Cross (circa 1787)

The wooden cross found on *La pointe claire* was erected around 1787 by Pierre Sartelon, a Sulpician father who served as parish priest at the time. He named it "Missionaries' Cross", thus paying homage to the priests of earlier days whose mission was to evangelize natives. It is one of the rare example of this type of cross that survives today on the island of Montreal. In 2005, this cross fell and the Sisters considered disposing of it. However, following an intervention by our Société, they decided to save the cross and re-install it in its former location. Presently, within the context of Pointe-Claire's Heritage Site creation project, this cross is not considered as a Heritage component, but as a public art.

2.1.6 Saint-Joachim Church Cemetery

Hallowed ground, final resting place, the cemetery used to be an integral part of the church's environment. From 1713, as soon as the church and cemetery were built, people were buried there. The cemetery of the second church was enclosed within a stone wall that was built by the town's mason, Gabriel Boulerice. This enclosure was removed when work started on the third church. A new cemetery was then built on the land bought from the nuns of the Notre-Dame Congregation, including a stretch of land along the eastern side and on the north-eastern side of the church. This cemetery was closed in 1946. According to our research, more than 5 000 parishioners were buried there between 1713 and 1946. Yet, when the dismantling of the cemetery was carried out in the 1950s, only forty bodies or so were exhumed and transferred to the new cemetery on Saint-Jean Boulevard. It must be understood, therefore, that even though all of the tombstones have been removed, most of our ancestors still rest at this site. For the moment, the cemetery is simply considered as a wide green space in the Pointe-Claire City's project to create a heritage site.

2.1.7 Marguerite-Bourgeoys School

Even though it is a much more recent construction, the Marguerite-Bourgeoys school will also be included in *La pointe claire*'s heritage site. Should the building's vocation ever change, this will protect the site and prevent its replacement by condominiums or any other undesirable constructions, because of their height, their architecture or their function. Along with the church, the convent and the presbytery, the school constitutes part of the unique institutional grouping of buildings which played a role over the centuries in the education of Pointe-Claire youth by clergy men and women. The boys' school was first located in what was known in 1897 as the Bergevin Hotel building, which was bought jointly by the provincial school commission, the provincial government and the churchwardens. Father Laberge, who was the parish priest in those days, felt that having near the church a hotel, where alcohol was known to be served, was not a suitable situation. The building was thus converted into a school and called *Académie des Frères de Saint-Joseph*. Later, under the direction of the *Frères de l'Instruction Chrétienne*, it became Pointe-Claire's *Académie Saint-Joseph* and, in 1928, the *Collège de Pointe-Claire*. That same year, a new building was built beside the existing one, which then became the teaching brothers' residence. In quick succession, the school then took on the names of *École Saint-Joachim* and, in 1929, of *Académie Saint-Joachim*. In 1938, a 9th grade was added and the school changed its name to *École complémentaire Saint-Joachim*. With the subsequent addition of a 10th grade, it became *École primaire supérieure Saint-Joachim*. In 1953, the school was expanded and, the following year, girls were admitted. It has since been known as *École Marguerite-Bourgeoys* .

2.3 Archeological Value

In 2001, at our Société's request, the City of Pointe-Claire and the MCCCCF hired the firm Archéotec to carry out a study of *La pointe claire*'s archeological potential value. The project included an inventory and excavations at the site of the first convent, the second church and the cemeteries. Archeologists believe that traces of the presence of natives must exist on this site, where Iroquoian and Algonquian populations must have dwelled before the arrival of the Europeans. The location of the fort with its wooden palisade and of the initial core of the village should be identified in further archeological searches.

2.4 Natural Site Value

The shores of Lake Saint-Louis possess exceptional heritage value. Advancing in the waters of the Saint-Lawrence River, *la pointe claire* provides a spectacular 360 degrees view of the Lake, the headland's buildings and the Mont-Royal.

3. Threats and Intervention Needs

3.1 Past Actions that Have Led to Heritage Related Losses

- 1948-1954: all visible remains of the cemetery were removed: tombstones, fences, crosses, alleyways, etc.
- 1954: a house for the church's caretaker was built near the church and various mouldings were removed during renovations to the presbytery.
- 1963: two wings were added to the convent.
- In the 1980s: a *Frost* fence was installed in front of the church on the land besides the river.

3.2 Past Actions that Have Led to the Preservation of Heritage Assets

- 1962: An evaluation made by the *Ministère des Affaires culturelles du Québec* (MACQ) of the heritage value of the convent concluded that it had no heritage value and that it could be destroyed. Following this, the Sisters wished to demolish it and replace it with a more modern building. A Pointe-Claire citizen, Ann Fuller, disagreed and opposed the project, managing to convince Mayor Arthur Séguin to intervene and ensure the convent's preservation.
- 1963: masonry work and renovation of the windmill's roof were carried out by the Sisters and their students. This work, however, did not take into consideration the original construction techniques in use during the French regime, when the windmill was built.
- 1967: new wings were installed on the windmill using the available knowledge at that time; as was the case in 1963, original construction techniques of the French regime are not reflected in the final result.
- In the 1980s: the City proceeded with shoreline development on the western side of the site.
- 1983: the windmill was classified as an archeological asset by the MACQ.
- 1985: restoration work on the Church was carried out under Bernard Tremblay, the parish priest at the time. 500 000\$ was invested.
- 2004-2005: a project to build a church hall on the church's ground is avoided and the architectural integrity of *La pointe claire* is preserved.

- 2005: the Missionaries' Cross near the windmill had fallen down; following the Société's intervention, the Sisters decided to preserve it and put it back in place.
- 2007-2012: new restoration work was carried out on the church (roof, masonry, structure and more) for total costs of 1 770 000 \$, of which 1 220 000 \$ is provided by the *Fondation du Patrimoine religieux du Québec* and 550 000 \$ (including parishioners' donation) by the churchwardens.
- 2007: a study is carried out by the MCCCCF regarding the heritage value of Québec convents; according to this study, Pointe-Claire's convent is recognized as having exceptional value.

3.3 Eventual Threats to be Considered

By creating a heritage site, the City of Pointe-Claire wishes to provide *La pointe claire* with a special status that should help protect the site's integrity and its rich heritage value. In drafting the rules to protect the site, it will be important to take into account potential threats that can already be identified:

- **Convent:** the land on which the convent stands is coveted by many. Developers contact the Notre-Dame Congregation Sisters regularly, asking to buy their land. When the International Symposium entitled *Des couvents en héritage* (Convents to inherit) was held in 2009 at the Grey Nuns convent in Montreal, Luc Noppen, the symposium's organizer and director of UQAM's Canada Research Chair in Urban Heritage, stated in his opening statement: *"At a time of diminishing interest in historical religious traditions, the convents, monasteries and abbeys that dot our city and country landscapes are under threat. The communities, who built them, lived in them and ensured their survival, no longer have the means to support the costs of maintaining these imposing buildings and gardens coveted by developers"*. He added that all the convents in Québec are, or will soon be, for sale. Once they have been sold, it will be too late to save them. We must therefore act promptly to protect them.

An actuary study carried out by the Montreal Motherhouse of Notre-Dame Congregation in 2003 estimated that the sisters would leave the convent in approximately 15 years. What will happen after that? We must take into consideration the fact that the eventual departure of the Sisters might lead to a change in the building's vocation. It would be wise, therefore, while all the interested parties are still in place, that this matter be examined, as expert Luc Noppen suggested it in his closing remarks.

- **Windmill:** It is easy to see that this building is subject to a constant deterioration process. Its wings are falling apart and could fall altogether very soon. The masonry is also greatly damaged and water is leaking in from the outside. It would be best if the windmill's restoration was undertaken as soon as possible.
- **Presbytery:** the presbytery's future vocation is also a source of worry, particularly for the actual parish priest who wonders what will become of the building at the end of his mandate in three years. It would be wise to work with the churchwarden's representatives and start examining these matters.
- **Church:** Consultations and discussions will necessarily be needed to find out what the church administrators and parishioners hope will happen in the future with the

protection of their church. They are after all responsible for the remarkable state in which the church is today, a jewel among Pointe-Claire's heritage assets. Presently, Saint-Joachim's parish is one of the healthiest on the Island of Montreal. It is active and very dynamic, and it has allowed it to carry out the most recent renovation work on the church. The work done on the church's interior, in particular, is impeccable and it highlights the building's outstanding cultural value. We must therefore make sure that it is properly protected. However, we must also realize that, once the church is recognized as a Heritage building, it will no longer be up to the 1200 parishioners on their own, but to all of Pointe-Claire's citizens to cover the cost of the church's maintenance and repair.

- Aside from the value of the buildings that are found on it, *La pointe claire* is also recognized as a site with a strong archeological potential. In ensuring its protection, it will be important to think of ways to prevent any damage being done to buried heritage treasures should any excavation work become necessary (sewer, aqueduct, gas, burying electrical wires and so on). In 2006, our Société took part in a meeting held in the Montreal offices of the MCCCCF. On this occasion, we were informed by the ministry's archeological agent that the City of Pointe-Claire possesses all the necessary information on its archeological heritage and that it is its responsibility to act in order to properly manage this heritage.
- Another danger that might affect *La pointe claire*'s future is the eventual installation of telecommunication antennas. In 2007, the City adopted a rule that allows the installation of telecommunication antennas anywhere on the point and no longer only in the church's steeple. Care will have to be taken to ensure that no antenna is ever installed of the *La pointe claire* heritage site.

3.4 Restoration Work to be Carried Out

- **Windmill:** The Notre-Dame Congregation Sisters have managed to preserve the windmill until now. They are proud of that fact. However, the mill is now showing significant signs of deterioration. Major restoration work needs to be carried out. In 2005, a committee of Pointe-Claire City negotiators began talks with the churchwardens' representatives regarding this restoration work. Seven years later, negotiations have yet to be completed.
- **Convent:** the Sisters have renovated their convent but, when they will need to redo the roof, it would be good if they could put back a sheet metal roof like the original one.
- **Church:** Thanks to the financial support of the *Fonds du patrimoine religieux du Québec* and the generous donations of parishioners who did their best, the churchwardens have met with success the challenge of preserving the Saint-Joachim church. The money raised for this goal bears witness to the remarkable efforts that were made. Yet, all is not finished as there remains about 60% of the regrouting of masonry work to be completed in coming years (5-10 years at most).
- **Presbytery:** The roof of this building needs to be redone soon and, in order to do so, the churchwardens require a sum of 250 000 \$ which they don't have. Some work also needs to be done on the front porch and on the presbytery's masonry. Finally,

mouldings that were removed below the building's cornices in 1954 should also be replaced.

4. City's Responsibilities in Creating a Heritage Site, according to the Cultural Heritage Act

4.1 Developing a Clear Vision and Well Informed Intervention Goals

Creating a heritage site is the first step in the process of protecting heritage assets. It needs to be followed by the drafting of rules and guidelines that will ensure that the desired goals are achieved. For these rules and guidelines to be effective, it is essential that the deciders have a clear view of the future they envision for the treasures they wish to protect.

In the case of the *La pointe claire* site, we would like the City of Pointe-Claire to take time to carefully enquire about the issues and expectations of property owners and citizens so that it may put forward a strong and efficient plan of action that can later serve as a model. *La pointe claire* is the flagship of all Pointe-Claire heritage treasures and, as such, should benefit from the best protection conditions that can be provided. Furthermore, it is also the first location in Pointe-Claire to be singled out to become a heritage site and, for this reason, we should be aware that any rules and guidelines developed in relation with this project will most probably serve as a model in the preparation of all such project in the future.

As an organization which has been committed for the last 12 years to the protection and promotion of heritage treasures, we would like to see the City move forward with this project with a detailed understanding of the cultural and historical wealth associated to the *La pointe claire* site. Furthermore, we would hope that it can do so with a clear and informed vision of all the protection and promotion such a heritage site will require. It is with this in mind that we wish to offer our support to the City and place at its disposal all of our knowledge and expertise in historical and heritage related matters. It is also for this reason that we submit this brief today.

4.1.1 Conservation Plan

Following the creation of the *La pointe claire* heritage site, the City of Pointe-Claire will have to assume its part of responsibilities. To define these responsibilities, we expect the City to propose a conservation plan for the heritage site.

In order to do so, we would like to suggest that the City:

- Hires an expert in heritage matters who can lead the team who will conceive and draft the conservation plan;
- Creates an intervention plan which is based on historical, archeological and architectural studies (existing and/or to be carried out), including a specific one on the windmill's architecture;
- Creates a “*Conseil local du patrimoine*” committee (distinct from the CCU) which would include representatives:
 - from the churchwardens;
 - from the Notre-Dame Congregation;
 - from the Marguerite-Bourgeois School Commission;
 - from the *Société pour la Sauvegarde du Patrimoine de Pointe-Claire*;

as well as

- one or more heritage specialist(s);
 - the Mayor of Pointe-Claire or his representative;
 - Pointe-Claire City director;
 - Pointe-Claire's Urban Development director;
 - one or more Pointe-Claire citizens concerned about heritage issues;
- Makes sure that specialists are hired whenever interventions on heritage buildings are scheduled, including an expert in architecture when restoration work is carried out;
 - Negotiates agreements with the *Ministère de la Culture et des Communications* (MCC), such as MCC-City type agreements (Montréal), for 3 or 5 years periods, which would provide funding for research projects, building restorations and promotion activities;
 - Develops an efficient and original concept for the promotion of the heritage site;
 - Makes sure that archeological research and land marking is carried out on the site.

Within the framework of its intervention plan, we suggest that the City of Pointe-Claire pay special attention to the financial needs of the owners of buildings situated on the *La pointe claire* heritage site. Historically, as most of these buildings were associated to religious functions, it was Saint-Joachim parishioners who invested in the raising and maintenance of the buildings and green spaces on the site. When the area will become a heritage site, it will be important to recognise that its protection and maintenance will have become the responsibility of all the citizens of Pointe-Claire.

4.1.2 City's Involvement and Financial Contribution

The new *Cultural Heritage Act* (2012) transfers to municipalities the power to designate and manage heritage sites. In the absence of detailed information, this transfer raises questions and concerns. During a meeting held on January 9th at Saint-Joachim church, where information was given and discussions held regarding the *La pointe claire* heritage site project, church administrators and parishioners voiced their fears that such a site designation might add to the churchwardens already heavy financial commitments (maintenance, repairs/restoration, insurance and others) and ultimately to that of all the parishioners. These citizens, who have already contributed extensively to the revitalisation of the church, worry about having to pay bills that will possibly be heftier because of integrity protection rules or other actions required by the City in its efforts to protect the site. They further worry that a contribution might be asked of them for actions that could be carried out without their consent. The future of the presbytery is also a cause of concern for the parish priest. The building could one day pass into private hands and that the community, which paid for its construction and maintenance throughout the years, will lose access and all claims to it.

Part of these worries result from the fact that the motion to create the *La pointe claire* heritage site seems to have been presented to the church administrators or of Sisters of the convent without any prior consultation. They wonder, under such circumstances, if the management of the heritage site, once it has been created, will not be carried out in a similar fashion i.e. the owners of the heritage building will have no voice in the matter. These are justified concerns and it will be important to address them in the next stages of the heritage site creation process as they undermine the interest of certain citizens in seeing their heritage protected by governmental mechanisms.

Having said this, we wish to stress that the idea of protecting heritage treasures is seen as an important move by the majority of people that were consulted, if not by all. It is not the idea of protecting that is called into question, as all recognize the exceptional heritage value of *La pointe claire*, but the means that will be put into place to ensure the protection of the headland and the consequences that will result from efforts to do so. We invite the City of Pointe-Claire to provide answers to these questions as soon as possible, keeping in mind the following citation from the practical guide associated with the new Cultural Heritage Act: “*These responsibilities (of owners) may seem constraining, thus the importance of putting in place measures to sensitize and inform, and possibly finance, before, during and after the citation*” (page 15 of the Guide).

5. Recommendations to the City of Pointe-Claire regarding the *La pointe claire* Heritage Site

In the spirit of collaboration mentioned earlier, wishing to share with the City our expertise and the results of our research in Pointe-Claire heritage matters, we wish to present here a series of recommendations that we have prepared. They concern the protection of *La pointe claire* and the promotion of the heritage treasures found there.

We thus recommend:

5.1 Toponymy

1. That the name of the heritage site be: *La pointe claire*. This name dates back to the origins; it was used by the first explorers who discovered America and rode up the great river in the company of natives. Knowing that the natives often used descriptions of the physical characteristics of a site to name it, it is possible that they themselves might have used a version of “clear point” in their own language to identify the site. This point of land was an important landmark for early travellers and inspired the name of the site that would become Pointe-Claire. Already in 1669, Nicolas Perrot, one of the King’s interpreters, mentioned *la pointe claire* for a first time in one of his travelogues. This name reminds us of the genesis of Pointe-Claire. To call the heritage site by any other name would be ignoring our history.

5.2 Site Management

1. That the City of Pointe-Claire creates a detailed intervention plan in regards to the management of *La pointe claire*.
2. That an agreement between the City and the MCC be negotiated in regards to the site’s management (as is done in Montréal) in order to obtain the financial support to carry out different actions.
3. That the City assists owners (and in particular the church administrators) when work is done or adjustments are made to buildings or the land of the heritage site and that it supports such efforts financially.
4. That the City mandates an independent expert in heritage matters to manage the site and serve on the “*Conseil local du patrimoine*” Committee.
5. That the City calls on groups of citizens and historical societies, as recommended by the MCC, to gather documentation.
6. That the City, in the event that the Sisters leave the convent and move to their Motherhouse in Montreal, purchases the Sisters’ land (including the convent and the windmill), as allowed by the *Cultural Heritage Act* (article 145).

5.3 Site Promotion

The heritage site *La pointe claire* possesses a very interesting development potential as a museum. Both in terms of the creation of activities that could serve to highlight the site's assets (guided tours, educational adventures, archeological digs, demonstrations, lectures and others) and in the potential adaptation of spaces to new functions (exhibitions spaces, training facilities, meeting halls), this site offers a wide variety of cultural and educational options that are in keeping with the site's history. With this in mind, we recommend:

1. That concrete efforts be made by the City to study the *La pointe claire* site's promotional and educational potential and that actions be taken once circumstances and conditions allow it. Such actions should include, among others:
 - The creation of a museum in the Windmill;
 - The conversion of the Convent or certain parts of it into a museum that could highlight the history of the Notre-Dame Congregation Sisters at *La pointe claire*, the history of the Pointe-Claire windmills and other windmills in Québec, as well as the history of Pointe-Claire village. Such an institution would serve as a meeting place for Pointe-Claire citizens like the parish hall used to be. In time, it could become for the field of history, what Stewart Hall is for visual arts or the Sports Complex for sports.

In as much as the heritage buildings found on *La pointe claire* can be considered to be part of the greater body of Pointe-Claire village's overall heritage assets, a mention should be made here regarding the project to create a Heritage Interpretation Centre in la *Maison Antoine-Pilon*, a project that is promoted by the *Société pour la Sauvegarde du Patrimoine de Pointe-Claire*. This Centre, when it opens, will obviously give special attention to the promotion of the heritage buildings found on *La pointe claire*. Through its guided tours of the windmill and of the site in general, the Société already plays a significant role in that respect.

2. That tracings be made on the ground of the site to indicate and highlight the original location of buildings that have disappeared (like the fort, the first and second churches, the cemetery, the first convent, the boys' school, etc.).
3. That interpretative panels be installed on *La pointe claire*.⁶
4. That the interior of Saint-Joachim church be cited, in order to protect it.
5. That the land around the church be considered as a cemetery, that it be identified as such and that a monument be built to remind everyone of the fact that some 5000 bodies are buried there.
6. That the restoration of Pointe-Claire's windmill be carried out according to the original rules of the trade, in order to make it functional and bring back its original design. Research will have to be done on the windmill's mechanism in order to rediscover the knowledge necessary to get it working again.
7. That an architect be mandated to prepare a 'health report' for Saint-Joachim church.
8. That the restoration of Saint-Joachim church be completed, especially as regards to repairs to masonry joints of which 60% will be in need of attention in the next 5 to 10 years.

⁶ Four such panels concerning elements found on the site are already available

9. That the cornices of the 1913 section of the presbytery, which were removed in 1954, be put back into place the next time repairs are made to the roof.
10. That the missionaries' cross be recognized as a heritage component in its own right and that it be preserved, as is the case in Île-Bizard and with many other wayside crosses all over Québec.

5.4 Concrete Action to Protect the Milieu's Harmony

Throughout the centuries, *La pointe claire* has always been a meeting place where it feels good to come, enjoy fresh air and the beauty of the landscape near Lake Saint-Louis. Over the last 300 years, successive generations of settlers have invested time, effort and money to raise, on this site, buildings that have mostly been devoted to religious practices and education. They have created a site which, while remaining a meeting place, has become a symbol of identity and a source of pride for all citizens. *La pointe claire*, with its windmill (the emblem of the city of Pointe-Claire), is today a legacy that is treasured by a whole community and a heritage that all have the right to call their own. To maintain harmony with the milieu in this context, it is important that the site remains forever a shared community asset, out of reach of any developers or private interests.

Whenever possible, while remaining respectful of *La pointe claire*'s history, attention should also be paid to improve the overall aesthetics and access to the headland.

In order to achieve this, we recommend:

1. That there be no further construction of new elements, nor that any condominiums ever be built on *La pointe claire*.
2. That measures be taken in order to minimize the presence of motorized vehicles on *La pointe claire* and, in this regard, that some of the asphalted zones be removed.
3. That the installation of telecommunication antennas be prohibited on the site, except in the inside of the church's steeple.
4. That the *Frost* fence at the front of the church be removed.
5. That an effort be made to bury underground the electrical power lines on *La pointe claire*.
6. That infrastructures be improved and that the lay-out be preserved for the two streets that lead to *La pointe claire*, (Sainte-Anne and Saint-Joachim streets), and repairs done to their roadway and sidewalks.
7. That a bicycle path be allowed to come around in front of Saint-Joachim church before making its way back to the Green Route.

5.5 Research

Experience has taught the Société that our success in heritage protection and promotion is only as good as the quality of the information we put together. This information needs to be pertinent, as complete as possible and well adapted to the challenges we face. When we take into consideration all the different needs that are associated with safeguarding, protecting and promoting a heritage site as complex as *La pointe claire*, we believe that access to quality research will be of the outmost importance. With this in mind, we recommend:

1. That firms of experts be mandated to carry out studies and further research in the fields of:
 - History;
 - Archeology;

- Architectural plans and data (pertaining to the original aspects of buildings).
- 2. That research on the windmill be carried out to determine what were its original interior and exterior mechanisms.
- 3. That a study be done to document the history and evolution of the Marguerite-Bourgeoys school in order to identify what restoration needs may exist in regards to the exterior of the school.
- 4. That research and discussion be started regarding the future vocation of the convent, once it is stops being the home of the Notre-Dame Congregation Sisters. Such work should necessarily involve the participation of the Sisters themselves, of representatives of the Church administrators as well as our Société and members of the community.
- 5. That specific research be carried out on *La pointe claire* concerning the promotion of its different heritage components (windmill, missionaries' cross, church, presbytery, school, cemetery, archeological data and so on).

5.6 Actions to Protect the Architectural and Historical Integrity of *La pointe claire*.

When adopting measures to protect heritage sites, it is customary to determine which specific historical period will be favored when future interventions will be taken. Usually, the selected period refers to the year of construction or installation of the heritage elements being protected. In the case of *La pointe claire*, determining such a date presents a problem, as we are dealing here with components from different periods. Any decision made, therefore, will need to be supported by solid research and take into consideration all of the point's history.

We wish to make the following recommendations:

1. That no new trees be planted on the headland near the windmill; *La pointe claire* was originally, that is at the time of the windmill's construction, devoid of trees and it would therefore be desirable that there eventually be no trees in the vicinity of the windmill. It would facilitate its operation.
2. That the original architectural integrity be respected whenever possible in all repairs or renovations made to heritage buildings of *La pointe claire*. After 12 years of research, our Société has an important collection of plans, photographs and historical information and we would welcome the opportunity to use it in assisting efforts to preserve *La pointe claire*'s heritage treasures.
3. That the 1954 red brick house of the church's caretaker be removed whenever such an intervention is deemed opportune.
4. That the future of the convent's two wings that were added in 1963 be examined. Architectural integrity and the potential need for space would have to be considered should the convent become an historical museum. These are two fundamental issues that need to be taken into account when determining how the needs and interests of Pointe-Claire's community can best be served.

6. Conclusion

The citation as a heritage site of *La pointe claire* by the City of Pointe-Claire is a positive intervention of utmost importance and we praise the City for this undertaking. But, it is only a first step. Looking forward to the steps to come, we would appreciate it if the City considered the ideas and recommendations that we have presented in this brief.

Our hopes are:

- That the City will move forward and involve the owners of heritage buildings on the *La pointe claire* and our Société in the development of a conservation plan that is both well thought out, effective, presenting a clear view and proposing concrete actions that will ensure proper management of the site.
- That the City will take into consideration its responsibilities by putting in place the proper means to manage the site through research, proper funding and profitable partnerships.
- That the City, ideally with the collaboration of our Société, will develop an effective promotional concept of the site's heritage assets, taking into account museological, interpretative and architectural considerations.
- That the management of the site will be carried out in harmony with the milieu's natural, human and urban characteristics.
- That the creation of the heritage site will be accompanied by research efforts and the sponsorship of studies by experts in the fields of history, architecture, archeology and sciences. It will enable the City, amongst other things, to identify the windmill's original method of operation and clarify the future uses that are to be made of the buildings on the site, in particular the convent and the presbytery.
- That the City, taking into consideration the results of these studies, will do all in its power to protect the architectural and historical integrity of *La pointe claire*.
- That the original vocation of the buildings on *La pointe claire* will be preserved and that the windmill will be allowed to sing anew.
- That, in the event that the presbytery's or the convent's vocation be altered, their new vocations will remain community based and educational, so that the respective histories of these buildings continue to be highlighted and are not replaced by the promotion of private interests.

La pointe claire is a unique example of land settlement and conservation of an exceptional grouping of heritage buildings with great historical significance. It is our hope that the creation of the proposed heritage site will pay tribute to this historical value and allow *La pointe claire* to become a site where history and architectural heritage are celebrated and fully appreciated. We are dealing with a legacy that past generations of Pointe-Claire citizens have left in our care and we must make sure that this precious heritage is transferred in the best possible conditions to our children and those that will follow. That is the way that all Pointe-Claire citizens, past, present and future, can keep alive the bond that unites them.

Annex

Achievements of the Société since 2000

The Société has achieved:

- Safeguarding of the architectural integrity of *La pointe claire*
- Safeguarding of three heritage houses
- Heritage tours of Pointe-Claire
- Assembling a collection of 3000 old pictures
- Exhibitions
- Creation and implementation of a pedagogical, historical and architectural tool (brochure and student guide) on the village of Pointe-Claire for 5th grade students
- Publication of the historical brochure *À la Pointe Claire* in 2005
- Participation to *Opération Patrimoine Architectural de Montréal (OPAM)* since 2005
- *Mission de recherche sur les moulins à vent en France*, summer 2006. Ten weeks, 10 000 km, 70 flour making wind mills visited, 37 hours of interviews with specialists:
 - Preliminary report of the Mission (119 pages)
 - Transcription of 37 hours of audio and video interviews (445 pages)
 - Synthesis report of the Mission (65 pages)
- The *Tournée des moulins à vent du Québec*, summer 2007 with two experts from France: Chris Gibbings, mill expert and Thierry Croix, mill carpenter
- Organizing the one-day event: *Visites et conférences sur les moulins à vent* in collaboration with Icomos Canada
- Many conferences on windmills and on Pointe-Claire history
- Transcription of 1,850 notary acts on Québec mills
- Transcription of more than 2,000 notary acts on Pointe-Claire history since 1672
- Research on the history of Pointe-Claire in different archival institutions
- Archival of all documents gathered by the Société
- Many studies on our heritage
- Filing of a document to the Ministère de la Culture, des Communications et de la Condition féminine of Québec
- Writing and publication of 15 articles on our heritage in the media
- Many interventions in the media
- Creation of the website www.patrimoinepointeclaire.org
- Purchase and restoration of millstones for the Pointe-Claire mill Official arrival of the millstone on July 17th, 2010. (measuring 1,95 m by 35 cm, weighing 2 tons each and coming from La Ferté-sous-Jouarre in France.)
- Brochure *The Pointe-Claire Mill 1710-2010*. Launching of the brochure on September 19th, 2010.
- Feasibility study for the Museum of Pointe-Claire in the Antoine-Pilon House (financial aid from the CLD)
- Writing and presentation of a brief on Pointe-Claire urban planning in 2010.
- Organisation of the event : *Des photos qui nous parlent* (2011).

- Participation (2011) to the Épicerie du Village mural (historical component)
- Production of the Heritage Calendar since 2010.
- Production of the 2011 historical calendar, distributed to 13,451 houses thanks to a partnership with the Comité du Centenaire de Pointe-Claire
- Hiring and supervision of more than 25 students coming from different research sectors.

The Société was able to intervene with the municipal authorities to achieve:

- Inventory and archeological dig in Pointe-Claire
- Feasibility study for the restoration of the Pointe-Claire windmill
- Obtaining 500 000 \$ allocated in the budget of the city of Pointe-Claire for the restoration of mill for phases 1 and 2
- Studies on the history and the architecture of Pointe-Claire by the city of Pointe-Claire and the *Ministère de la Culture et des Communications* of Québec
- Request (September 2005) for the creation of the heritage site *La pointe claire*

The Société has created :

- The *Société Découverte et Sauvegarde du Patrimoine de l'Ouest-de-l'Île* in 2002
- *The Association des Moulins du Québec* in 2007
- The *Comité des amis de la maison Antoine-Pilon* in 2012

The Société is currently working on:

- The production of the historical book *Pointe-Claire 1713-2013*
- Opening a Museum of Pointe-Claire in the Antoine-Pilon (1710) house