



A PHYSICAL, HISTORICAL and CONTEXTUAL ASSESSMENT of

1239 LAKESHORE RD. E.

MISSISSAUGA, ONTARIO

1.0: IDENTIFICATION

Name(s)

1.11 Historic Place Name

Township of Toronto School Section #7: Lakeview Park

1.12 Other Name(s)

Lakeview Park Public School

Indec School South

Peel Alternative School South

Recognition

1.21 Authority

City of Mississauga

1.22 Inventory Number

510

Location

1.31 Address

1239 Lakeshore Road East

1.32 Postal Code

L5E 1G2

1.33 Lower Tier

City of Mississauga

Coordinates

1.41 Latitude

43° 34' 55" north

1.42 Longitude

79° 33' 15" west

Boundaries

1.51 Lot

Plan H-23, Lots 11 to 14, and part of Lots 35 and 36

1.52 Property Area

9,748.97 m²

1.53 Depth

~205 m

Zoning

1.61 Zoning

R3-75 and RA1-27

1.62 Status

listed, but not designated

1.63 Bylaw

n/a

*looking north**looking east**looking south**looking west*

(all photos above: Bing Maps)

1.71 Property Description

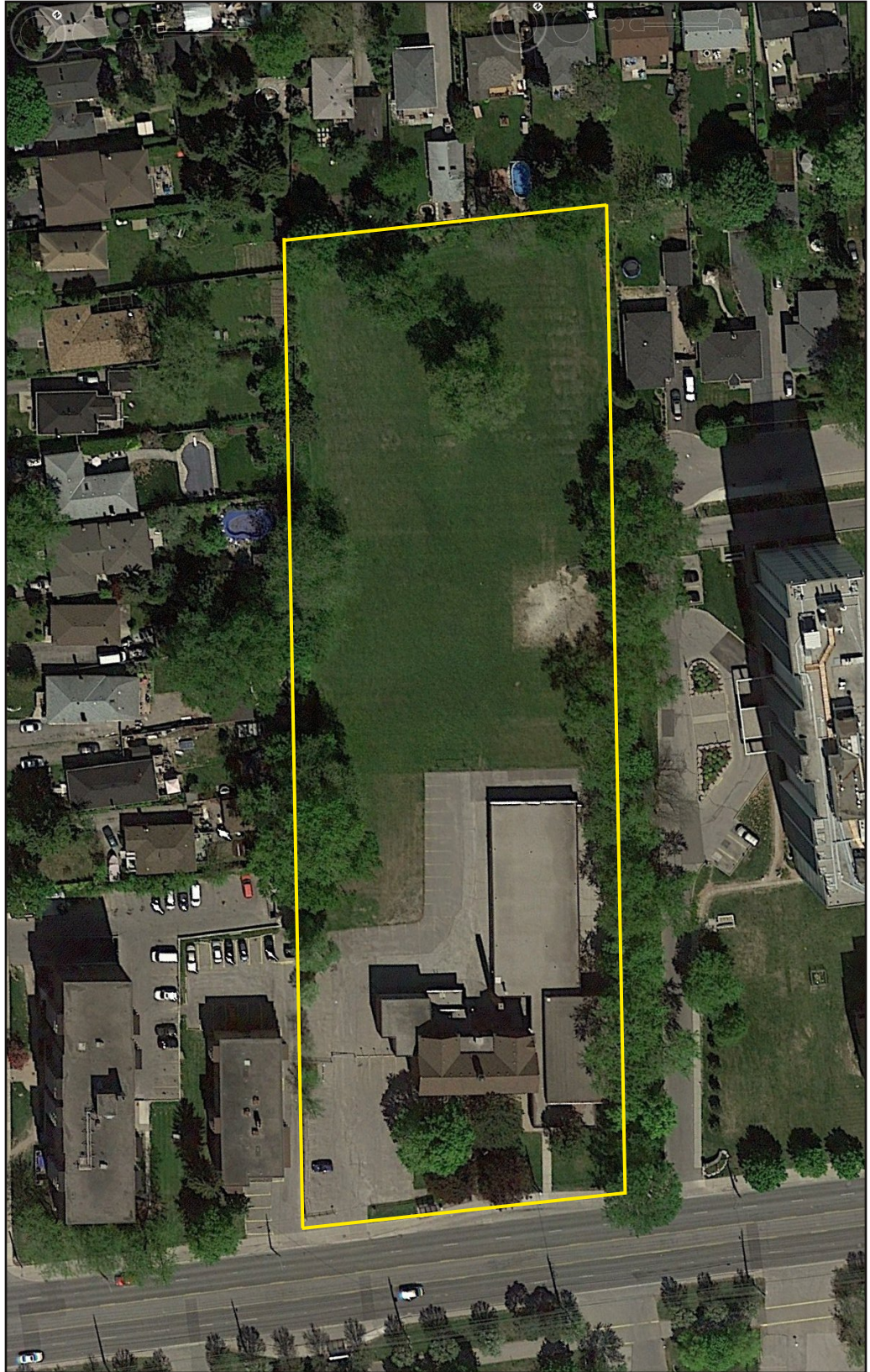
The subject property is located on the north side of Lakeshore Road East, between Fergus Avenue and Orchard Road, in the historic village of Lakeview, in modern-day Mississauga, Ontario.

The complex of structures at the south end of the property consists of a two-floor, four-room, red-brick schoolhouse built in 1923, with a two-floor, two-room 1954 extension north and west of the 1923 school, and a 1965 addition located to the east of the 1923 school, consisting of a tall gymnasium to the south end of the extension and a four-room, single-floor extension northward from the gymnasium.

The 1923 section of the complex – the schoolhouse – sits approximately 24 metres in from the front lot line. The complex of buildings is angled slightly northeastward to the alignment of Lakeshore Road East.

1.72 Landscape Features on the Property

The property is relatively flat. Because the property northward from the main complex of buildings was used as a school recreation field, there are no trees, shrubs or gardens here. A variety of deciduous trees, ranging in height from approximately 15 to 20 metres mark the east property line. Four taller trees at the south end of the property – a pine, a sugar maple and two black maples – block the view of the facade of the 1923 schoolhouse, and form a canopy over the sidewalk leading to the 1923 main entrance.



1239 Lakeshore Road East - property lines
Plan H-23, Lots 11 to 14, and part of Lots 35 and 36 (Google Earth)



*Aerial view of school complex at 1239 Lakeshore Road East
with the 1923 schoolhouse highlighted. (Google Earth)*

2.0: DESIGN and PHYSICAL VALUE

“Show me your school-houses. They will tell me more about the people of your township than I can learn in any other way. They speak the truth . . . about the attitude of your municipality towards all that makes for genuine progress.”

Ontario Department of Education, 1909

2.1 A Rural School in an Urbanizing Community

According to the City of Mississauga’s heritage database, the subject property at 1239 Lakeshore Road East is included in the city’s inventory of heritage properties for its architectural merit. This institutional building is defined in the database as being in the Georgian Revival style, although the schoolhouse was built at the peak of the Edwardian period in Canada, and contains elements of that contemporary style, too.

Lakeview Park schoolhouse does have some characteristic Georgian features; most notably its horizontal symmetry, which was requisite of the architectural style. Viewed from the front (south) façade, the east half of the schoolhouse is a mirror image of the west half. The centre line of the main entrance of the 1923 structure is precisely the centre line of the whole structure. Seen from the point of view of an overhead plan, the 1923 schoolhouse also has a symmetrical east-west axis, but breaks from perfect symmetry in having two perpendicular (north-south axis) gable roofs at both ends of the east-west axis, but which extend only from the northward face of the east-west axis. There are no end-gables on the south (front façade) view. There is also a small break from symmetry in the form of a smaller gable roof extending eastward only, from the east end-gable. The west end-gable does not have a corresponding gable. (Refer to both photos, page 15.)

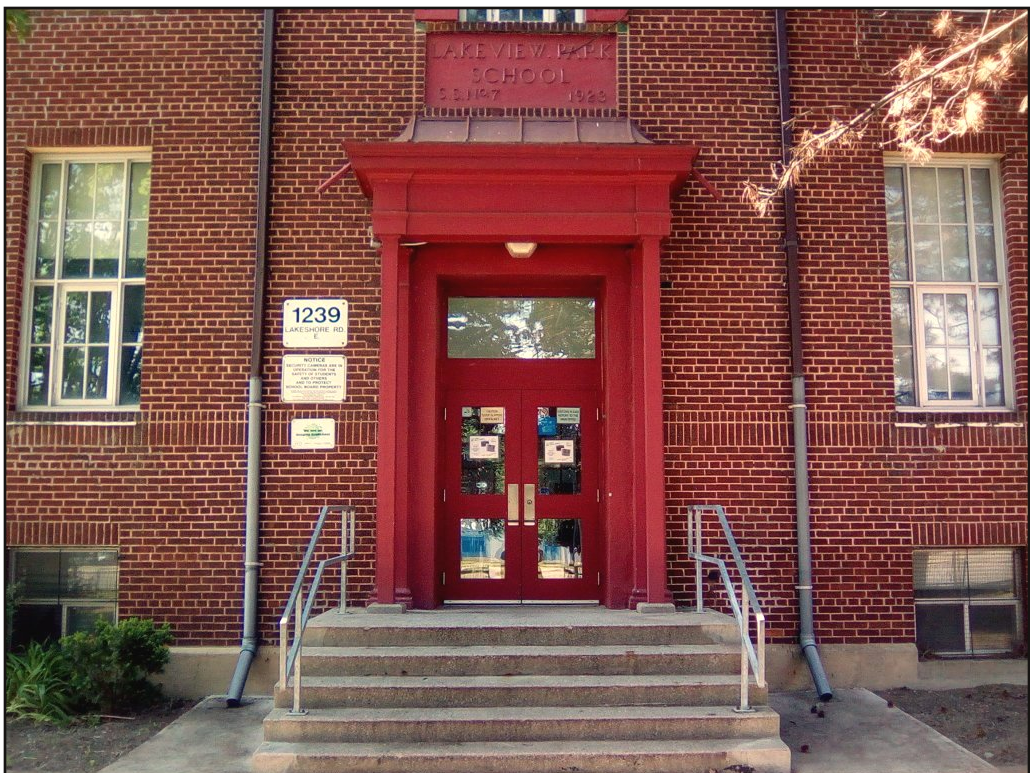
The cupola on the roof of the building is decorative (cupolas on barns during the Georgian Revival period in Canada were functional, allowing gases from the fermenting grain stored in the mow to be vented), and were often added to rural schoolhouses to emphasize the agricultural character of the community – which Lakeview was at the time the subject schoolhouse was built. A plan book was printed by the Ontario Department of Education in 1909 setting standards for rural schoolhouses in the province, in which cupolas were a common design motif. Because they were associated with barns, cupolas were rarely used for urban schools, but can be seen atop S.S. #4: Erindale at 3057 Mississauga Road, which is in the Classical style. Here the cupola mimics the campaniles that were a common design element in Classical architecture.

The portico entrance at Lakeview Park school is typical of the Georgian Revival era, being generally more understated than the elaborate porticos of the Classical style. Lakeview Park’s portico has two narrow, square columns and a flat roof, which seems modest compared to the multi-columned portico at S.S. #4, capped with a pediment.

The brass plaque above the portico, with the name of the school and its “school section” number is unique to S.S. #7: Lakeview Park. No other schoolhouse built in Mississauga prior to the end of school sections, in 1952, has this design element. Even the S.S. #7: Lakeview Beach school built the same year, less than a mile away, did not have an identifying plaque. It’s as if the Lakeview Park school is proud to be in Lakeview.



Front (south) façade of 1923 section



Main entrance to the 1923 schoolhouse

2.2 Setting the Right Mood for Learning

The design standards for rural schoolhouses in Ontario in 1909 were established partly to create a cohesive look for all schools in the province, and to take advantage of the economy of scale inherent in standardized plans using common building materials of specified dimensions. But more importantly, the political administrators established design criteria for the school and the schoolgrounds on the naïve belief that such standards could create an ideal setting of neatly-trimmed hedges, a manicured garden (as if the school section's lone groundskeeper would have the time) and spartan fences to promote the right environment for a proper conservative education. Refer to the photo on page 17.

The same Crown architects that defined Ontario's standards for schoolhouses would be appalled today to see one of the finer examples of their standard – S.S. #7: Lakeview Park – laying vacant with its once finely-trimmed grassy fields now paved over with asphalt and scattered cold tar patches, while untamed maples obscure the view of the school's front façade.

2.3 Lakeview Park's Place in Mississauga's Heritage Inventory

Four general periods of school architecture in Ontario can be discerned.

The first period includes schools built during the early settlement period in Upper Canada. There was no consistency in school "design" (if such a term fits), except those which came about by necessity. Most pioneer-era schools were built of logs, or of lumber if the village had a sawmill. They were small; almost always one room.

No schools from this period remain in Mississauga. Few remain anywhere in Ontario, mostly because these pioneer schools were replaced by a newer, larger schoolhouse on the same property, as the community grew.

The second phase in school architecture in the province becomes prominent around 1846. In that year, a legislative act to provide funds for schools through municipal levies created, as an afterthought, general standards for schoolhouse styles and dimensions. Most schools built after the Common Schools Act - 1846 continued to be one-room schoolhouses, still built by local hands and still using local, donated building materials, but over time the schools in this period came to take on a common form, as a school in one "school section" copied the effective techniques from earlier schools. The resulting plain, gable-roofed style of schoolhouse can be seen all over Ontario.

Two one-room schoolhouses in this style survive in Mississauga. The 1876 schoolhouse on the Britannia Farm is made of brick, while the 1871 schoolhouse in the Meadowvale Heritage Conservation District is wood frame, but both have essentially the same basic form, and a nearly identical interior layout.

The third period evolved from the second, with the Department of Education taking on, at first, an advisory role "to provide [school] trustees with the help they need", then later enforcing (through the Provincial Inspector of Public Schools) guidelines that had been adopted from experience by school trustees over the previous decades. Today, the Ministry of Education would likely use the latest catch phrase "best practices" to express the same concept.

The province's standards discouraged wood. Timber lacked a sense of permanence. Brick was the nearly universal construction material after 1909, with sturdier, usually double-wythe walls all around.

A "private room" for the teacher (usually at front end, to one side, with a storage room on the other side) was advised by the education department. "Most of our teachers



*Main entrance, front (south) façade,
looking northeast*



*Cupola and chimney of 1923 schoolhouse,
looking south*

are women, and it is only reasonable that they should have some place where they can make necessary changes or adjustments of their clothing. The slight additional expense of a private room should not deter the trustees from providing one.”

Also standard form was an isolated, enclosed entrance vestibule with cloak rooms (one side for boys, and the other for girls). “The exudations from damp clothing” the province warned, “are a source of air pollution”. Hence the enclosed nature of the cloak room. Ben Madill, a lifetime resident of Mississauga, and supporter of the Britannia schoolhouse restoration in the 1980s, liked to tell the story of the day he caught a skunk in the Britannia Farm field and kept the carcass in the cloak room to be picked up at the end of the school day. It took all afternoon for the smell to reach Miss Anderson at the teacher’s lectern at the front of the room – a testament to the effectiveness of the enclosed vestibule in this second-period Ontario school.

While on the topic of “exudations”, space was to be made available for two washrooms (gender specific, again) in third-phase schools if and when the surrounding neighbourhood should ever be equipped with sewage mains.

Also, all three surviving multi-room, third-phase schools in Mississauga sit on raised, windowed, cement foundations complying with the guidebook regulation that multi-room schools have a full basement to serve as a recreation room when it rained during recess. Historian and Lakeview resident Verna Mae Weeks remembers the basement of Lakeview Park being in two halves – one side for boys and the other for girls.

The provincial manual for good schools even included the 1909 equivalent of ‘paint chips’ so that school walls and wainscoting could convey an image of professionalism, no matter what direction the sun was shining. See page 18.

These same design elements for rural schools were incorporated into urban schools, which were usually of a multi-room plan, often two-storeys, but where the architect had an increased freedom to design in a style of his choice, so long as standard brick, masonry and lumber frame materials specified by the Department of Education were used, or where provision for additional funding were secured when deviating from the standard. Many urban schoolhouses in this period incorporated bas relief carvings, intricate brickwork and/or brass highlights. Well-designed schoolhouses in Ontario could still stand out from the norm, even while staying within standard form, as we’ll see later with S.S. #7: Lakeview Park.

No one-room school from this third period survives in Mississauga. The closest extant school in this style is “Trafalgar Township S.S. #2: Palermo” in Oakville, which was built near the end of this period, in 1942 as an enlarged version of the previous, second period schoolhouse built on the same site in 1875. However Mississauga does have three fine examples of the urban school from the third period, each in a different style. Dixie’s school at 2520 Dixie Road, built in 1921, is in a Romanesque Revival style. Erindale’s 1922 school – with its Corinthian-columned portico and symmetric facade – would be at home in ancient Greece (if the ancient Greeks used red bricks).

Finally, from this period we have our subject property, Lakeview Park, which merges elements of Georgian Revival and contemporary Edwardian elements into a simple, elegant form. Despite the unique style of each, the three surviving third-period urban schools in Mississauga share a common rectangular plan (Lakeview Park is essentially a two-storey version of Erindale), and all three are made of brick. All three adhere to the same standard for classroom dimensions, and for location of closets and



*Second floor, central hallway window
1923 section*



*First floor classroom windows
1923 section*



1965 addition (right), and 1923 main schoolhouse,
looking northeast



1954 addition (left) and 1923 schoolhouse,
looking northeast



*Rear (north) façade
and school recreation field*



Rear (north) façade



1954 addition (right) and 1923 schoolhouse,
looking south



1954 (right), 1923 and 1965 (left) sections,
looking southeast



*1965 classroom addition, with 1923 schoolhouse above,
looking southwest*



*1923 schoolhouse, upper floor
looking southwest*



1923 schoolhouse, second floor east wing, with eave returns
looking south



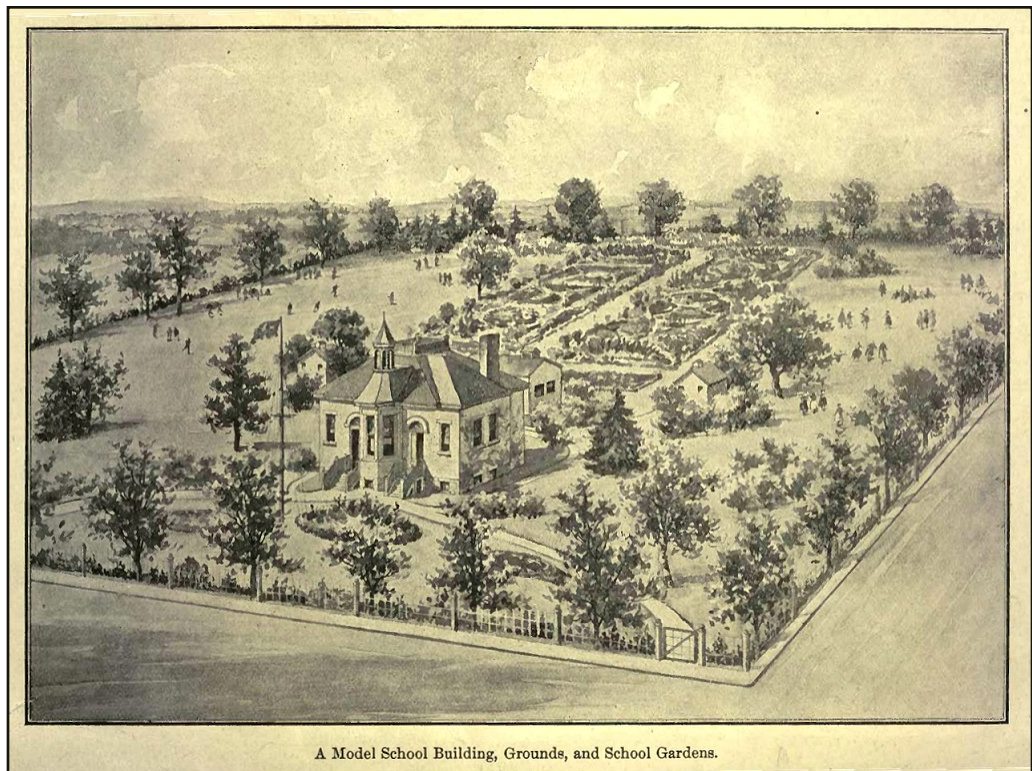
1965 section service doors

office space. Each has a cupola, although the three are as distinct as their overall architectural differences. The three also share commonalities in what they don't have. During the third phase of school design in Ontario, the bell tolled for the once-obligatory bell tower. None of the three surviving third phase, multi-room schools in Mississauga has a bell tower. The cupola appears to have evolved into a vestigial version of it in third period schools.

For the sake of finality, a fourth period of school architecture arrived after World War II in the form of boxy, unadorned styles often referred to architecturally as Functional or Rational. The style was popular partly because the simplicity of the style made it trendy after WWII, but mostly because uncomplicated building forms were easy to construct en masse – which was an important factor for Ontario's treasurer to consider when confronted with a rapidly-increasing demand for postwar schools.

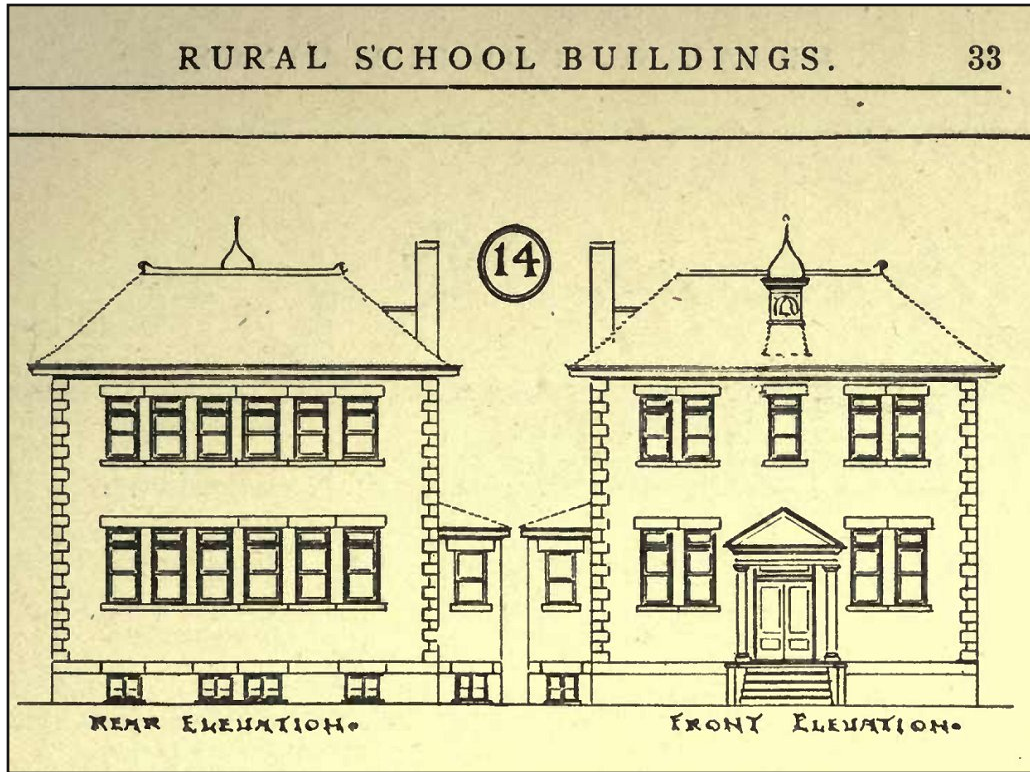
Having expanded from farmland to suburban wasteland over the past 50 years, almost all schools in Mississauga are built in this fourth style, which makes the few schools that predate the style all the more important in preserving the pre-suburban heritage of this city. A number of recent schools have incorporated either post-modern or heritage pastiche elements, but these schools remain boxy and functional underneath. Lakeview Park is a survivor from that early period when the province's education department took much care to present their schools as models of (in their own words) "stability, simplicity and dignity in form and design".

Or, to conclude as we began, the old S.S. #7 schoolhouse tells us more about the people of old Mississauga than can be learned in any other way.

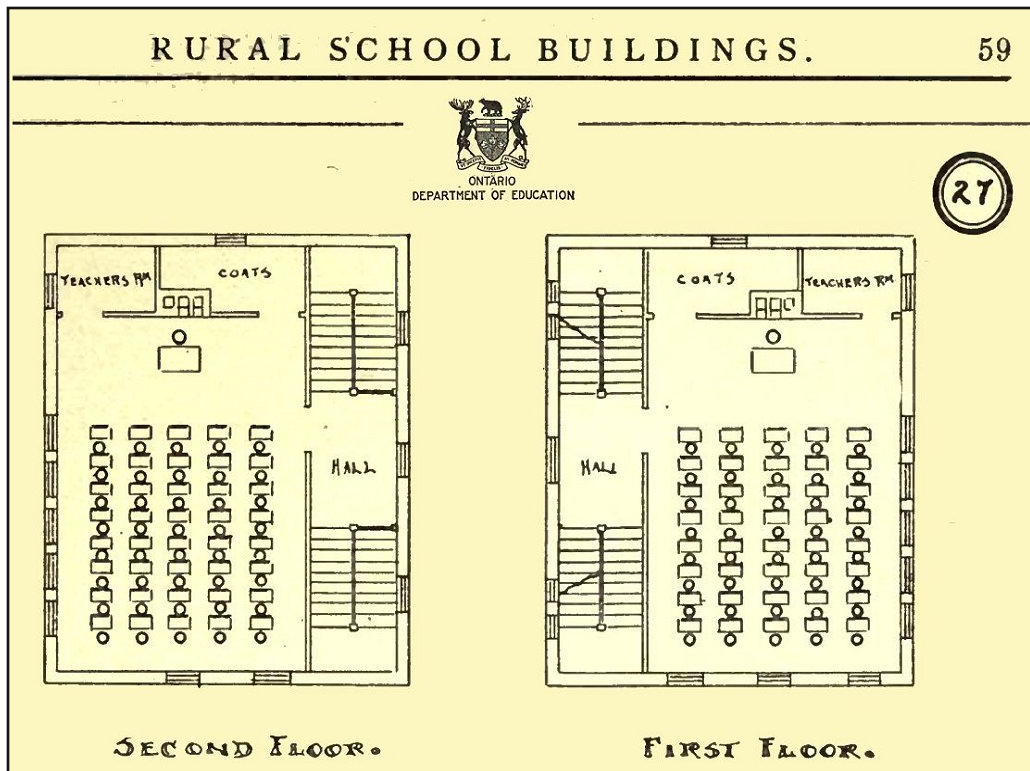


A Model School Building, Grounds, and School Gardens.

*The Ideal Schoolhouse Setting - 1909
(Ontario Department of Education)*



Front façade standards used for Lakeview Park schoolhouse
(Ontario Department of Education - 1909)



Standard schoolroom plans for two-room floor with central hallway
(Ontario Department of Education - 1909)

3.0: HISTORICAL VALUE

3.1 Five-Mile Walk

If you're one of those who believed your grandfather was exaggerating when he told you that he used to walk five miles to school, you may be relieved to hear that your grandfather *was* exaggerating – just a bit. Back in his day, in Ontario at least, schools were few but they were located in well-defined “school sections” that were, for the most part not far between. School sections were geographically subdivided to serve an area roughly equivalent to two concession roads, with the corresponding school located somewhere along, or near the middle concession road, making the longest walk about two kilometres. Still, that was no small stroll for your grandfather, especially when his school-aged legs were shorter . . . and when the walk to school was uphill both ways.

The “S.S” in the plaque above the front door of Lakeview Park's historic school refers to one of these “school sections”. School sections defined which school you had to go to, based on where you lived, and it also determined which school your parents had to foot the bill for. Historic Mississauga – called Toronto Township back in 1846, when school sections were established – had 24 sections. As you can see from the plaque above the door (see the photo on the front page of this report) Lakeview was in School Section #7.

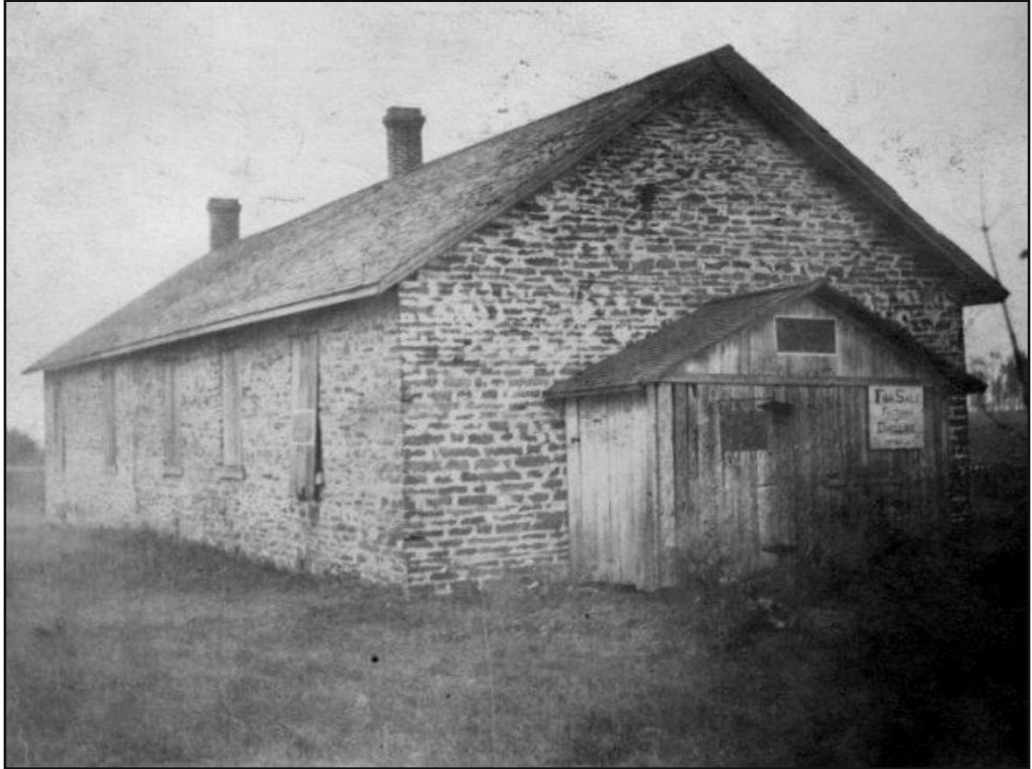
3.2 Establishing School Section #7

A simple method for dividing a township into sections was to lay a checkerboard grid over the area, with each section about 15 square kilometres. This simple apportioning system worked well in 1846 when Toronto Township consisted almost entirely of large farm lots, but the process tended towards awkwardness where the grid overlapped “broken lots”. Broken lots were standard grid lots interrupted where a natural shoreline didn't fit the neat order that the British surveyors would have preferred. Because the southeastern-most two grids in Toronto Township were half-sized thanks to Lake Ontario, they were merged into one longer, narrow school section, assigned the number “7”. The sectioning process didn't factor for future growth, especially in areas where farmland eventually gave way to suburban communities, as happened in Port Credit and Lakeview, beginning in the last decade of the 19th century.

As the population of S.S. #7 grew, the decision was made by the school trustees in 1893 to divide Toronto Township School Section #7 into two separate sections, with Lakeview keeping the #7 designation, and Port Credit taking the #19 designation that had originally been assigned to the Alpha Mills area, north of Streetsville, but which was never used because the population of that area was slow to grow.

3.3 Before the Common Schools Act - 1846

The first schoolhouse in the Port Credit-Lakeview area was built in 1833, before the establishment of publicly-funded schools, and the division of townships into sections. Like other schools in historic Mississauga built before the Common Schools Act - 1846 (the Credit Mission school and Sebastian Greeniaus' school near Sheridan), the first school in the Port Credit-Lakeview area was built on land donated by a local landowner; in this case, John Cawthra, Sr. (1789-1851). Conveniently, Cawthra's property was located about midway between Etobicoke Creek and the Credit River, so the school was central for students in both Port Credit and Lakeview. The former school was located on the south side of Lakeshore Road East, at the south end of Shaw Drive. The school site is now part of the Lakeshore Plaza parking lot.



Lakeview's first school - S.S. #7: Lake Shore - 1872 to 1893
(Heritage Mississauga collection)



The first S.S. #7: Lakeview school - 1893-1923
(Heritage Mississauga collection)

The school was known locally as the “Lake Shore” school. The village of Port Credit was not founded until a year after the school was built so that name was not yet in common use, and while a number of farm families were already well established in what is now “Lakeview”, the area was not known by that name at the time.

Local stories state that this 1833 school was built in the tradition of a log building. Being built before the era of public funding for schools, this log school was likely managed by a trusteeship appointed by the families in the area to collect donations for its construction, to pay for books, and to provide a salary for a schoolmaster. The school was likely built by members of the community, who also donated the logs. This typical method for funding and building schools remained essentially the same after 1846, except that funding of schools after 1846 was drawn from property levies.

3.4 After Establishment of the Common Schools Act - 1846

With a larger funding base, following the passage of the Common Schools Act - 1846, the 1833 school was replaced by a larger frame school in 1850, built a few hundred metres further west at a site halfway between Shaw Drive and Seneca Avenue. There is little information on this school, but it was likely larger than the log school, and likely of wood-frame construction. The 1850 school was replaced in January 1872, possibly after a fire destroyed the 1850 school. Local author Verna Mae Weeks identified the 1872 school as “the stone school”. Refer to the upper photo on page 24. This stone school was used by students in both Lakeview and Port Credit until 1893, when a separate school section was established for the village of Port Credit, and plans were made for a school located at the present site of Riverside Public School.

3.5 The 1893 Split

When S.S. #7 became a Lakeview-only section in 1893, the old stone school was considered too far west, being just a stone’s throw from the S.S. #19 boundary, so a new school was built at what is now the northwest corner of Lakeshore Road and Greaves Avenue. (See lower photo, page 24.) When the Toronto and York Radial Railway extended electric rail service to Port Credit from Sunnyside in 1905, this school was at Stop 35 (Stop 8, from Brown’s Line, from 1928). From 1921, when the Hydro-Electric Power Commission of Ontario operated the radial line, their timetables referred to the radial stop as the “Lakeview School” stop.

3.6 The 1923 Schools

The S.S. #7 Lakeview schoolhouse was a victim of a 1921 fire. The damage was not serious, but based on the cost to repair the damage to the existing building, combined with the rapidly growing population of Lakeview, the secretary of the S.S. #7 board, Harry Long (1883-1941) urged his fellow trustees to replace the 1893 one-room schoolhouse school with a multi-room school.

Lakeview’s one-room school had started out with 20 students, falling to a low during World War I when teacher Harriet Black had only 14 students. But in the decade following the war, Lakeview’s population increased by a factor of five times. Seventy-two students found themselves with an extended holiday after the 1921 fire. Enrollment was up to 95 students by the time the replacement school opened.

At the same time the S.S. #7 school trustees were planning for a multi-room school, James Walsh offered land along the Lakeshore Road frontage of his farm property, near Dixie Road, to the trusteeship. Walsh owned the farm at Conc. II SDS, Lot 6 and had registered a residential development proposal, Plan H-23, in 1923. It was to Walsh’s



*S.S. #7 school, circa 1975, after being renamed Lakeview Park Public School
(Heritage Mississauga collection)*

advantage to have a new school adjacent to his proposed development, but since this development was well to the east end of the village, the S.S. #7 trustees felt that a second school would be needed for the larger residential base that already existed in the west end of the village, closer to Cawthra Road. The trustees decided to build two schools – a six-room school in the west end, on the property of the 1893 school, and a four-room school in the east end, in Walsh’s development. The new four-room school was near Stop 31 (Stop 3, from 1928) on the Port Credit electric radial line; known locally as Walsh’s stop. Meredith Avenue (Stop 34 - Rifle Ranges) was the boundary between the two school zones.

The school built at this site, for \$10,000, is the subject property of this report.

3.7 S.S. #7: Lakeview Park

With two new schools opening in 1923 in the same school section, individual names were needed to identify them. The west-end school that was built immediately west of the 1893 one-room Lakeview school was named “Lakeview Beach” and the new school at the east end – the subject property – was named “Lakeview Park”.

The first classes were held at both new Lakeview schools in 1923. The Lakeview Park school was designed from the start as a four-room school, but only two rooms were ready for students at the start of the 1923 school year. Eighty students were taught by two teachers; Gertrude Lewis, who had moved over to Lakeview Park from the old Lakeview School, and a newly-hired teacher, Phyllis Ford. Because both new schools were part of the same school section, they shared one principal, James H.S. “Stan” Leuty, whose office was at the larger Lakeview Beach school. Lillian Davidson was hired to assist the two Lakeview Park teachers, when overcrowding became a problem.

Just when it was desperately needed, the third classroom at Lakeview Park was made ready for students in 1926. Miss Wilmer D. Wells was hired at this time. The fourth room at Lakeview Park was completed in 1930 for kindergarten students, at which time the school had 126 students. Howard Bowyer was principal at Lakeview Beach, with Colin A. McIntosh hired as a vice-principal to manage Lakeview Park.

Lakeview Park was never equipped with a cafeteria, so students walked down Lakeshore Road (or hopped the trolley) to have lunch at Lakeview Beach's cafeteria before heading back to Lakeview Park for afternoon classes.

In 1936, at the abyss of the Depression, enrollment was up to 136 students. The four teachers in the four-room school at this time were V. Isobel Cherry, Agnes E. Cochrane, Lillian Davidson (now as a full-time teacher) and vice principal McIntosh.

3.8 Overcrowding at Lakeview's Schools

Because Lakeview had become such a busy place during World War II, with a basic training camp, bomber training centre and a large, purpose-built small arms factory, Lakeview Park teachers Evelyn V. Giles, Kathleen Morrison, Catherine Shaw, and (soon-to-be locally renown) Neil C. Matheson were kept busy with a peak enrollment of 160 students, through the early 1940s.

Matheson (1908-1978) moved from Lakeview Park to Lakeview Beach in 1943 to become the S.S. #7 principal. While in this position, the community of Lakeview expanded even more rapidly after World War II – so much so that the trustees of School Section #7 decided to build a new school closer to the newer residential developments near the Q.E.W, rather than commit to expansions at the two older schools on Lakeshore Road.

The first school at Ogden Avenue and Fifth Avenue (now Atwater Avenue) was not much of a school. While S.S. #7 ratepayers squabbled with the trustees over the cost of a new school, two portables were installed in 1946. This “school” was used by the 90 students from Grades 1 to 4 who lived north of the CN railway tracks. This school relieved overcrowding not only at Lakeview Beach school, but also at Forest Avenue School in Port Credit, where two rooms had been rented out by the S.S. #7 trustees to accommodate Lakeview's ballooning population.

With some of Lakeview Park's students switching over to one of the new schools, attendance fell to 133. Evelyn Giles was moved to the new school from Lakeview Park, with Kathleen Morrison remaining on to guide Lakeview Park's three new teachers, John T. Burrows, Elizabeth Crewe and Roberta McMunn.

In 1950 a 10-room school was built, replacing the two portables. It was named Lakeview Central School. This was the last school to be built in Toronto Township before 1952, when the eight 106-year old school sections south of Eglinton Avenue were amalgamated into the South Peel Board of Education to more efficiently finance new schools in the rapidly growing township. With this new funding, Lyndwood Elementary School opened in 1952. Just two years later, Ogden Avenue School (now Neil C. Matheson Public School) opened, while Orchard Heights school was under construction, and the first sod was being turned on the first Catholic district school in Mississauga; Mary Queen of Heaven, also in Lakeview.

In 1951, the four teachers in the four-room Lakeview Park school were Faith M. Crozier, Kathleen R. Meldrum, Peter Neislon and Herbert J. Smith. With the change in school administration in Toronto Township in 1952, “S.S. #7: Lakeview Park” was renamed “Lakeview Park Public School”.



S.S. #7 Lakeview Park school and Lakeview Park neighbourhood - 1951
(Energy, Mines and Resources)



Lakeview Park Public School - 1964
(City of Toronto Archives)

Even with the opening of five new schools in Lakeview in as many years, a two-storey, two-room addition was completed at Lakeview Park Public School in 1954, at which time Lakeview Park had just over 200 students. With six rooms, Lakeview Park was assigned six teachers; M. Anne Cross, Joyce Hall, W. Alec Hume, G. Malcolm Kennedy, Mildred Stankie and Margaret Wood. Now that the school was considered large enough, the new school board assigned Eric N. Trewin as Lakeview Park's first independent principal. Lakeview Park's two other principals, in later years, were Grant Ferguson and Cathy Standing.

3.9 Going Underground

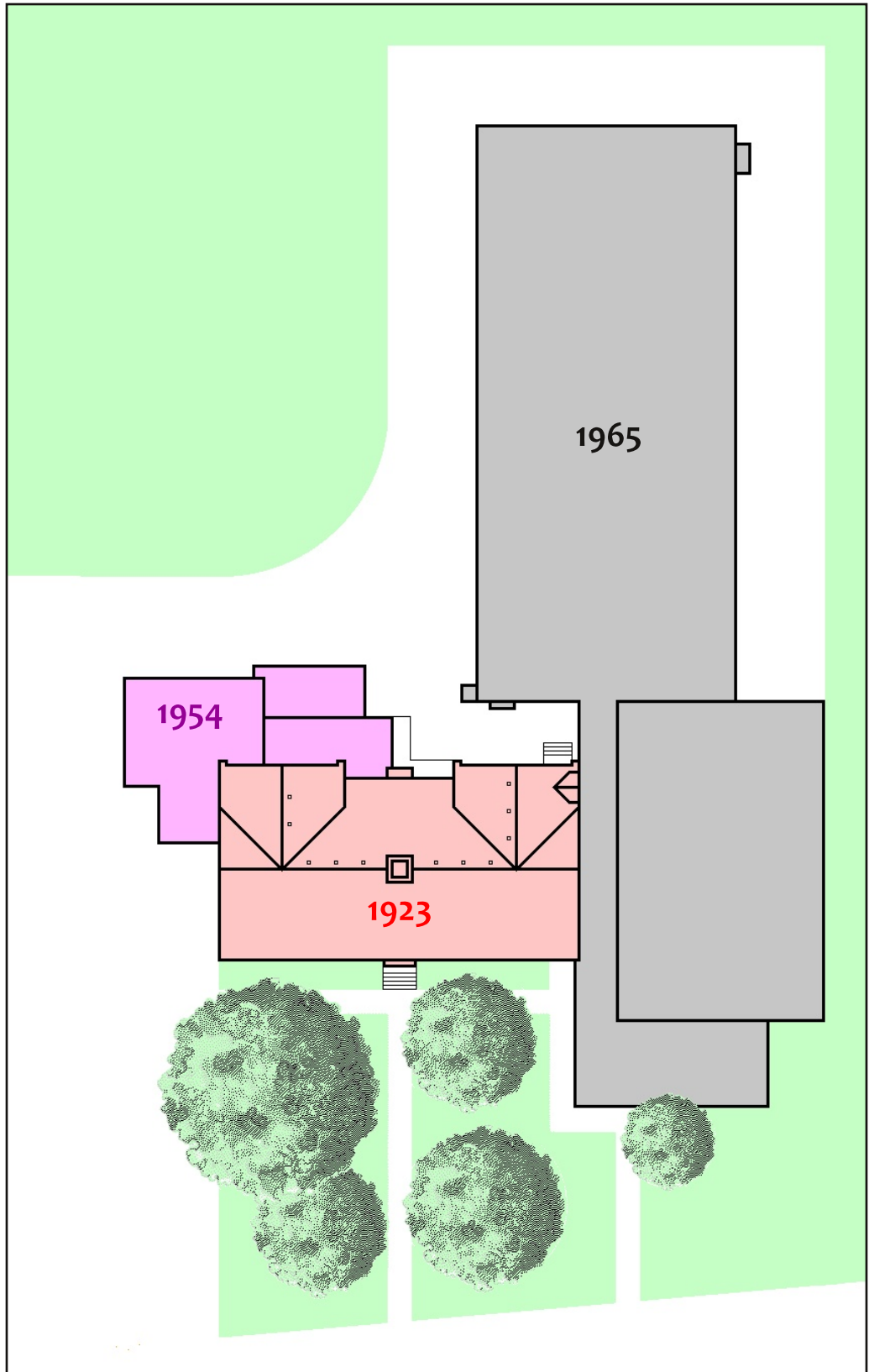
The urgent need for expansion of Lakeview Park was first put to the South Peel School Board at an April 1964 community meeting. One of the more interesting ideas for the much-needed expansion at the historic Lakeview Park school was a plan to build the school addition underground. The school board's general business committee expressed concern that noise from Lakeshore Road could have an adverse effect on students and that burrowing a new school would resolve this problem. The Department of Education's 1909 standards for rural schools suggested, at first, then later required schools to be no less than 30 feet (~9 metres) from a "public highway", but that rule was defined back when fewer than 1 in 1,000 Canadians owned a car, and Lakeshore Road – the first highway in Canada – was still an unpaved concession line. Noise, at the least, and more detrimental yet, carbon monoxide and lead, were concerns for students and their parents in 1964.

The committee recommended that an architect be hired to draft plans to replace the 41 year old schoolhouse with such an underground school. The head of the business committee, Jack Brown (for whom the Peel District School Board's administrative centre in Britannia is currently named) told the community members in attendance that he had heard of just such a school near the U.S. Army's atomic testing grounds in Nevada. Brown's biggest concern was not imaginary nuclear testing at the Rifle Ranges across the street, but rather the more mundane issue of the cost of a new school. "With no windows and heating", Brown suggested "the construction cost of such a school could be lower than the regular school building". Another trustee, Albert Bond thought an underground replacement school for Lakeview Park school would be a great idea, noting that he had been to NORAD's underground base near North Bay, Ontario and "there were no complaints from any of the people working there."

An extension was approved at a later meeting, above ground, and this was opened in time for the 1965-66 school year. At age 84, James Boyle (1880-1970), was invited to open the two-room extension. Boyle was first elected trustee of School Section #7 in 1924 and served as secretary in Lakeview until all school trusts in Peel County were eliminated in 1952, when the new amalgamated school board replaced the 1846 method of local financing. Because Boyle had served as S.S. #7's secretary for 29 years – longest of all school trustee secretaries in Mississauga's history – it was fitting to have the retired trustee open the new wing, consisting of a gymnasium/meeting hall, a second Lakeshore Road entrance, and four more classrooms.

3.10 Lakeview Park's Last Years

Lakeview Beach Public School closed in 1985. Lakeview Park held on for another 16 years. Two portables were added in 1975. Lakeview Park closed for regular school classes in 2001. Its 97 students were dispersed to other, younger Lakeview-area schools. That year, the 78 year old school became one of the board's new alternative schools, Indec



Growth of S.S. #7: Lakeview Park - 1923 to 1965

– for students who spent time in the workforce to support themselves and could only attend classes at limited times. Nancy McDonald Foster was “program leader”. Indec School South was later renamed Peel Alternative School South. At PASS an Experiential Credit Program was established to assist students who had difficulty learning in a conventional school setting. The Peel Alternative School South moved out of the historic Lakeview Park School in 2015, with students moving to nearby Niel C. Matheson Public School – named in honour of the former principal of Lakeview Park school. About 400 PASS students were reintegrated into the standard school curriculum at the former Lakeview Park school.

Lakeview Park school was in the news again in late 2015 when the Region of Peel (which agreed to accommodate some of the Syrian refugees in Canada) asked the Peel District School board if the unused Lakeview Park school (and a second closed school, Ashgrove, in west Mississauga) could be used to house displaced families until more suitable, permanent housing could be arranged for the new Canadians. It would certainly be a fitting use. Seventy years earlier, dozens of students attended this very school when the Department of National Defense’s military camp across the road from Lakeshore Park school were used to house returning veterans of the Second World War in need of temporary housing as a result of the shortfall in new housing starts during the war.



*S.S. #7's "other" school - Lakeview Beach (left) - and the 1893 S.S. #7: Lakeview schoolhouse.
(Heritage Mississauga collection)*

4.0: CONTEXTUAL VALUE

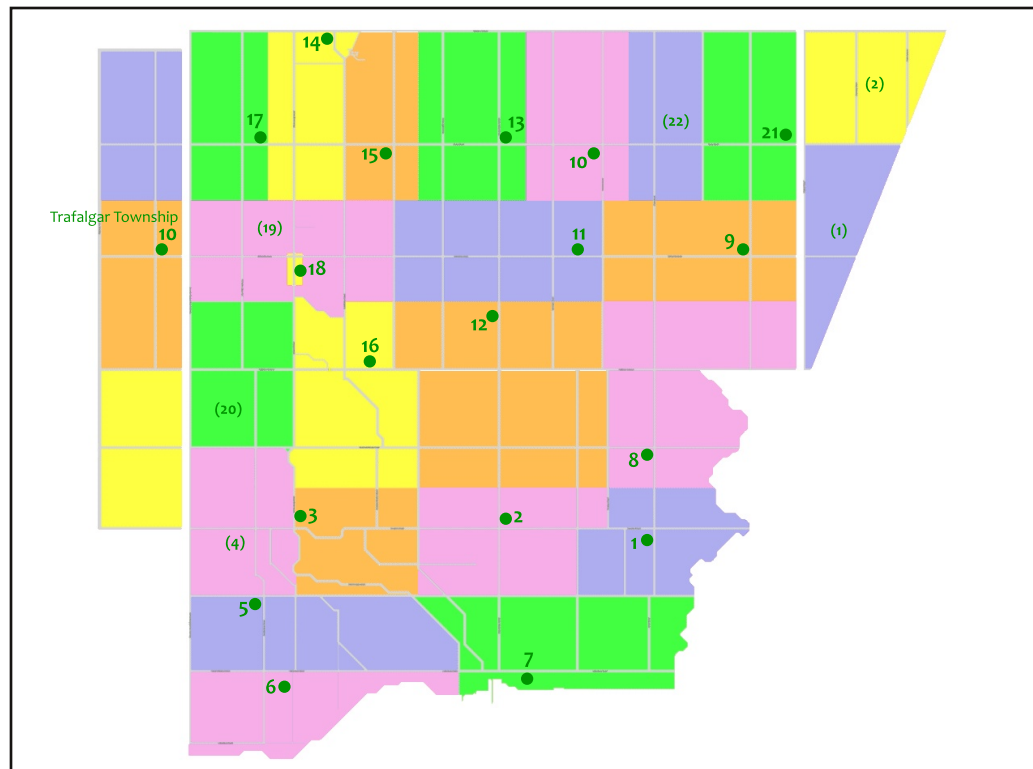
4.1 Mississauga's Longest-Running School

There was no fanfare. The occasion arrived without anyone noticing, but when the new school year began, the day after Labour Day 2011, the Peel Alternative School South became the oldest operating school in Peel Region. September 6, 2011 was opening day of Lakeview Park's 90th year as a public school. The record had previously been held by Meadowvale's historic one-room schoolhouse which still functions as a community hall, but closed in 1959 after 89 years as a public school.

When PASS students began the move to Neil C. Matheson Public School at the end of 2015, their old school at 1239 Lakeshore Road East was the lone surviving public school in Mississauga dating back to the days of 'school sections'.

At 146 years, it is S.S. #15: Meadowvale that is the city's oldest surviving elementary school. Mississauga's only other surviving one-room school, S.S. #12: Britannia, is five years younger but distinguishes itself from its older rival by still being active as a school. However, it has not served as a public school as long as Lakeview Park school. The Peel District School Board defines S.S. #12 as a 'field centre' which holds day-classes, and not full-year public school classes. Britannia's S.S. #12 was not in continuous use over those past 141 years. It closed as a public school in 1959, remaining vacant until restored in 1982.

The earliest part of Streetsville's grammar school dates to 1851, making it the oldest surviving senior school in Mississauga, but the building was enlarged significantly in 1877. The main structure, with its distinctive Second Empire tower functioned as a public school for 80 years. Lakeview Park's 93 years and four months as a public school is the



School sections in Toronto Township, Toronto Gore Township and part of Trafalgar Township.



S.S. #12: Britannia - 1876



S.S. #15: Meadowvale - 1871

record for continuous use of any school in Mississauga. Lakeview Park is also the only historic S.S. school to function both as an elementary school (from 1923 to 2001) and a secondary school (2001 to 2015).

It's been enlarged twice, has seen portables come and go, witnessed proposals for underground classrooms quashed and was the victim of at least one small fire, in 1963 but otherwise old S.S. #7: Lakeview Park has held up well as Mississauga's venerable education institution.

4.2 Early Schools Defined Mississauga's Unique Identity

There's a university named in his honour. Adolphus Ryerson, better known by his middle name Egerton, is considered the father of Ontario's schools. He developed the system for building schools, funding them through levies, establishing a standard province-wide curriculum and, later, making school attendance compulsory. Back in 1826, when Ryerson was a youthful Methodist preacher, the church assigned him to the Credit Mission where he helped the Mississaugas build a chapel and log school north of present-day Port Credit. Reverend Peter Jones (born Kahkewaquanaby, or Sacred Feathers) commented in his diary that his friend Ryerson had taught the Credit Mississaugas carpentry skills and that Ryerson himself was of the type of man who were willing to "blacken their hands by logging the timber." With iron tools, Ryerson literally built his first school here in Mississauga, 20 years before he urged his fellow parliamentarians to pass the Common Schools Act - 1846.

This was the act that required each township in Canada West (Ontario's name, at the time) to divide into school sections to determine the location of local schools and to assign local levies for funding these schools. Historic Mississauga was divided into 22 more-or-less equal-sized sections. The first eight sections, in the older, southerly part of the township already had community schools, so were assigned the first eight numbers in geographic order westward along Dundas Street, then back eastward along the lakeshore. Northward from about the Burnhamthorpe Side Road, where farm families were just settling in, each section was assigned a number when the population was large enough to finance a school and settle on a location within the section. Refer to the map on page 30.

Of the 22 school sections planned, four of them (#4, #19, #20 and #22) never built a publicly-funded school. In the other 18 sections, small schools were initially built. From 1846 until 1952 (when school section administration in Peel County ended) 58 elementary public schools were built in Mississauga (including Ryerson's Credit Mission school which closed in 1847 – one year after the school sections were established. It was not assigned a section number). Of these 58 schools, 45 were room-one schoolhouses. About a third of these were quickly replaced by larger schools from the 1850s through the 1870s as each school section grew. Only S.S. #12 and S.S. #15 remain. See page 31.

Unique of these were the 13 schools, built between 1876 and 1940, that were larger and largely-impromptu variations on one-room schools. Mississauga had a unique collection of early multi-roomed schoolhouses whose physical design elements are defined at least in part by the financial limitations imposed on Mississauga's urbanizing school sections when Mississauga as a whole was still considered rural countryside. Three of these survive, including S.S. #7: Lakeview Park.

Early in the 20th century Ontario's Department of Education adopted standard design criteria for schools, to reduce costs through standardization. A planbook was adopted in 1909 for schools in rural townships, and since Mississauga was almost entirely



S.S. #1: Dixie - 1921
(Heritage Mississauga collection)



S.S. #3: Springfield (later, Erindale) - 1922

farm country at this time the schools here were designed with these rural schoolhouse standards in mind. However as Dixie, Cooksville, Erindale, Lakeview, Streetsville and Port Credit outgrew their rural origins the trustees of the respective school sections – #1, #2, #3, #7, #18 and #19 – found themselves in need of larger schools yet unable to finance them when property assessment continued to be based on rural zoning bylaws. Being the only incorporated village in 1876, and the first in Mississauga in need of a multi-room school, Streetsville’s trustees addressed the problem of limited school section revenue by simply taking the basic plan of the existing 1853 school, with its conventional rectangular plan and gable-roof, and enlarging it into an over-sized version of the same.

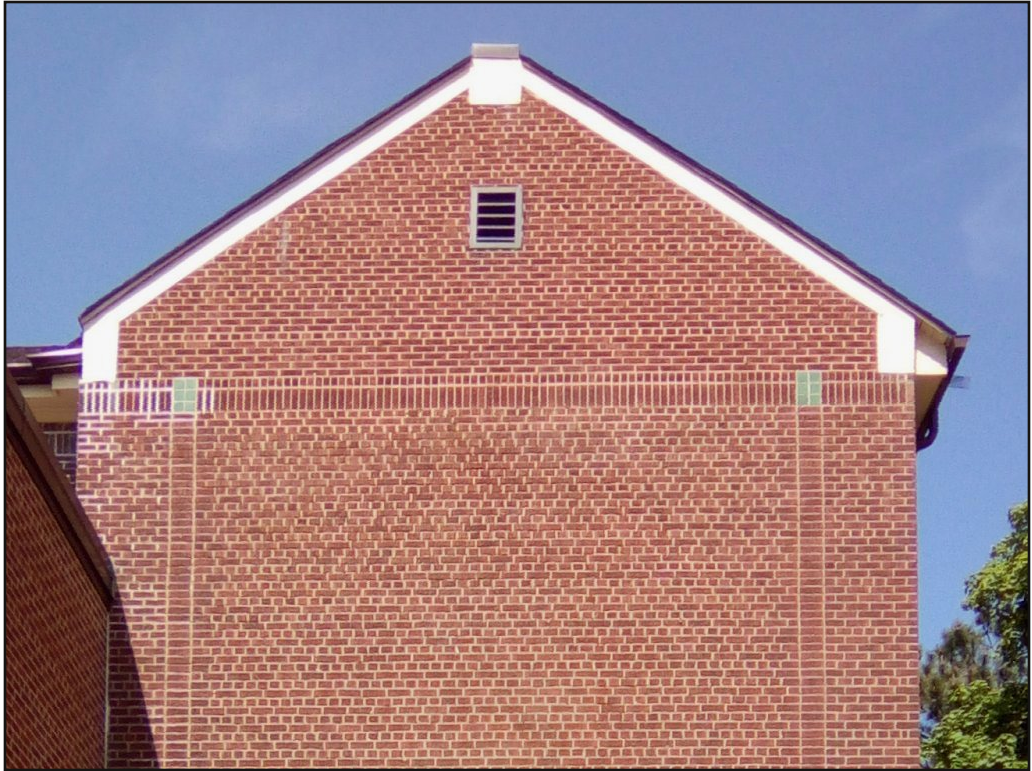
Mississauga’s later multi-roomed schools were a more interesting amalgam of rural and urban design elements. Confronted with the same problem of underfunding, these share a common rural simplicity, at least in plan; with rectangular classrooms, longer than wider, with a raised podium for the teacher, hardwood floor, full-width blackboard, and even ministry-preferred outward-swinging doors. But otherwise they deviate from S.S. #18: Streetsville’s rural influence in scale, massing and period style in an attempt to look more cosmopolitan. Of the surviving multi-room schools, S.S. #1: Dixie’s four-room school has a Romanesque style and S.S. #4: Erindale’s two-room school has a distinctly Classical look. Refer to page 33.

4.3 Lakeview Park in Context with Other Historic Schools in Mississauga

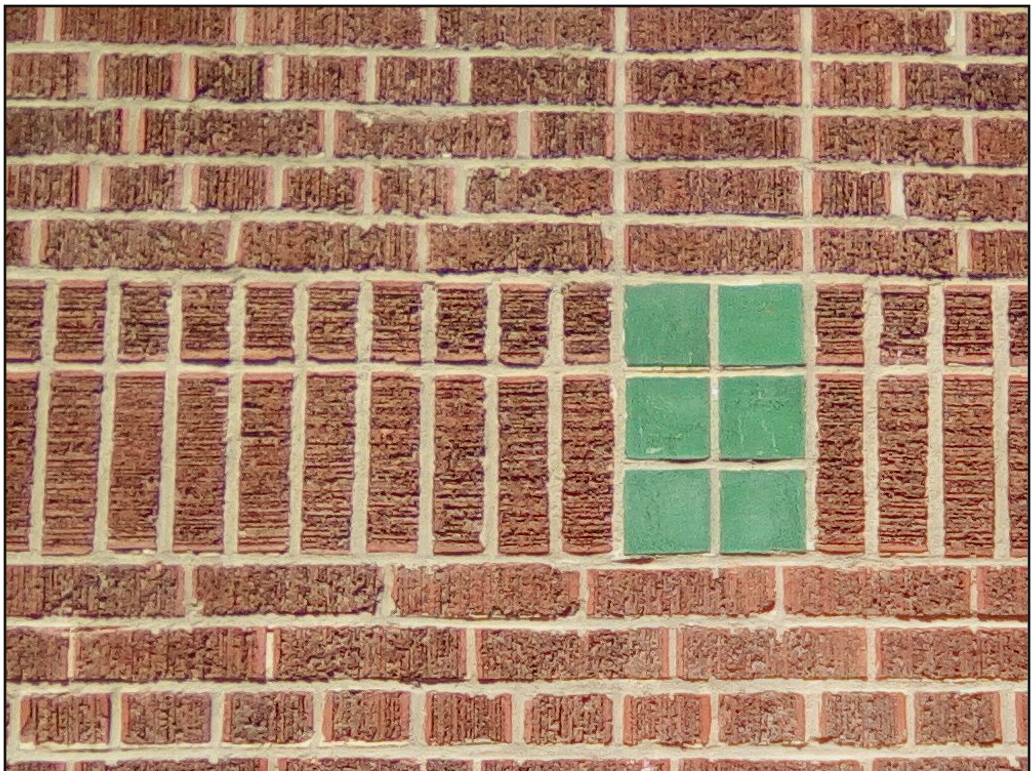
S.S. #7: Lakeview Park shares traits with its sister multi-room schoolhouses in Mississauga in that it is essentially rural in basic form – with a central hallway and stairs leading to four equal-sized, evenly-spaced rooms in symmetric layout, but deviates from that norm by incorporating Georgian Revival and contemporary Edwardian elements that were not typical of the township’s many one-room schoolhouses based on the 1909 Department of Education guidelines, or the earlier simple gable-roofed schools that influenced the province’s 1909 standards.

The many design elements common to urban schools that find their way into Lakeview Park’s otherwise rural form include Classical eave returns and an arched central, second floor, front (south) façade window, large Edwardian 16-pane windows, and a modest portico with pilasters and square, simple-form columns. Especially notable at S.S. #7: Lakeview Park is the decorative brickwork used to highlight the east and west façades. These are the two walls that would be seen first as the Lakeshore Road trolley approached from either direction. The dominant red brick is subtly contrasted by green-tinted brick highlights located where decorative vertical- and horizontal-stacked pattern bricks meet at rectangular corners. Outside this stacked-bond design feature, bricks in a conventional stretcher bond contrast with bricks in an English bond pattern inside the rectangle. The patterns are complex on close inspection, but convey an almost subliminal pattern at a distance.

Lakeview Park school is a fine, surviving example of a rural school incorporating design elements that acknowledge the suburbanization taking place in Lakeview at the time of its construction. Anyone driving along Lakeshore Road East today, who is not familiar with the history and the character of this neighbourhood could easily conclude by looking at Lakeview Park school that Lakeview was a village of growing prominence at the time this school was built.



West facade,
S.S. #7: Lakeview Park - 1923 section



Decorative brick work,
S.S. #7: Lakeview Park - 1923 section

5.0: ASSESSMENT

In January 2006, the Province of Ontario, through the Ontario Heritage Act approved Regulation 9/06 which established a criteria for determining the heritage value of a property, based on three criteria – 1) design and/or physical value, 2) historical and/or associative value, and 3) contextual value.

This regulation functions as a formal guideline to be used in evaluating a property for possible designation under the terms of the Ontario Heritage Act. This approved regulation will be used, following, to determine if the subject property, 1239 Lakeshore Road East, Mississauga, Ontario has “cultural heritage value or interest” under Section 29 of the Ontario Heritage Act.

Under the terms of the Ontario Heritage Act a property needs to comply with any one of the items of Regulation 9/06, in any one of the three subsections of Section 29 of the Ontario Heritage Act to be considered suitable for designation.

Regulation 9/06

A municipal council may designate heritage resources by by-law pursuant to Section 29 of the Ontario Heritage Act based on criteria set forth in Ontario Regulation 9 / 06; Criteria for Determining Cultural Heritage Value or Interest.

Section 1

The property has design value or physical value because it;

- i: is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii: displays a high degree of craftsmanship or artistic merit, or
- iii: demonstrates a high degree of technical or scientific achievement.

Section 2

The property has historical value or associative value because it;

- i: has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii: yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii: demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Section 3

The property has contextual value because it is;

- i: important in defining, maintaining or supporting the character of area,
- ii: physically, functionally, visually or historically linked to its surrounding,
- iii: a landmark.

5.1 Assessment

Following is an analysis of the 1923 segment of the current building complex at 1239 Lakeshore Road East in Mississauga, Ontario – that being the original schoolhouse of Toronto Township S.S. #7: Lakeview Park.

The 1954 addition does show some merit for its associative value, but less so than the 1923 section. The 1965 addition is a conventional classroom extension typical of the period of construction, and common throughout Mississauga.

1. The [1923 section of the] property has design value or physical value because it,
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

The 1923 section of the current building complex at 1239 Lakeshore Road East is unique in being the only school in Mississauga during the “school section” era built in an architectural style that incorporates elements of Georgian Revival architecture with contemporary Edwardian elements. The 1923 school (along with two existing schools in Mississauga, built in 1921 and 1922 but of different architectural styles) is a rare and successful attempt by the S.S. #7 trustees to commission a design for a school of essentially urban proportions but with the limited funding that was available when the school section was still assessed under rural funding standards.

ii. displays a high degree of craftsmanship or artistic merit,

Special attention was applied to structural details during the design and construction of the 1923 section of the building complex at 1239 Lakeshore Road East, notably in the use of contrasting brick bonds and brick colours to create subtle design contours and reliefs.

2. The property has historical value or associative value because it,
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

Schools are naturally a significant institution in any community. All children aged five to 13 living in east Lakeview from 1923 to 2001, including children of veterans living in emergency shelters located across the street from 1946 to 1954, attended this school. Over 8,000 Lakeview residents attended S.S. #7: Lakeview Park in those 78 years.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture

Being one of only 13 multi-room schools built in Mississauga prior to 1952, and one of only three surviving multi-room schools from the initial “school section” era, S.S. #7: Lakeview Park represents a period of transition in Lakeview from a rural farming community into Mississauga’s earliest large suburban neighbourhood.

3. The [1923 section of the] property has contextual value because it,
i. is important in defining, maintaining or supporting the character of an area,
Currently, the closed school has lost its link to the neighbourhood, but has the potential to function as a reminder of the rural and suburban communities that once existed in the area, being the community school for this area.

ii. is physically, functionally, visually or historically linked to its surroundings,
Historically, all schools are naturally linked to their surroundings. This school was

attended by all children aged five to 13 who lived in the surrounding area. Because the subject property closed as a public school for local families 15 years ago, the current generation of Lakeview residents have little to no link to the historical and associative assets of the site, but the 1923 section of the subject property is the oldest institutional building in Lakeview, and the only one of five pre-WWII schools in the community to survive. In seven years, S.S. #7: Lakeview Park will celebrate its centenary.

iii. is a landmark.

The subject property's value as a landmark is yet to be determined. Currently the school complex is vacant, with the historic section obscured by trees. However, S.S. #7: Lakeview Park is the oldest large structure in Lakeview and could serve as the historical focus in an area otherwise defined by undistinguished and nearly-indistinguishable apartment complexes and factory/warehouse buildings. The S.S. #7: Lakeview Park school has the essential architectural, historical and contextual merits to become a much-needed landmark in this part of Lakeview.

5.2 Conclusion

Based on the criteria set forth by Regulation 9/06 of Section 29 of the Ontario Heritage Act, the 1923 section of the building complex at 1239 Lakeshore Road East, known historically as Township of Toronto School Section #7: Lakeview Park, is worthy of protection because it complies with, or has the potential to comply with seven of the nine subsections of Regulation 9/06, including at least one subsection of each section regarding design/physical, historical/associative and contextual criteria.



*Lakeview Park School - Mr. Hume's Room 8
Class of 1963-64*

6.0: RESOURCES

6.1 Resources:

Blumenson, John

Ontario Architecture: Guide to Styles and Terms

The Globe (Toronto) (1844-1936) / Globe and Mail (1936-present)

Google Earth

Heritage Mississauga

image archive

Kalman, Harold D.

A History of Canadian Architecture

Legislative Assembly of Ontario

Schools and Teachers in the Province of Ontario:

1921, 1926, 1931, 1936, 1941, 1946, 1951 and 1956 editions

mississauga.ca - Services Online - e-maps

mississauga.ca - Services Online - Property Information

Ontario Department of Education - 1909

Plans for Rural School Buildings

Port Credit News (1927-1937) / Port Credit Weekly (1937-1959)

Service Ontario at www.e-laws.gov.on.ca

Ontario Heritage Act, RSO 1990, Chapter O.18

Toronto Daily Star (1896-1971) / Toronto Star (1971-present)

Walker and Miles

Historical Atlas of Peel County, 1877

Weeks, Verna Mae

Lakeview: More Than Just Land - Volume 1

Lakeview: More Than Just Land - Volume 2

6.2 Author:

Since 2007 Richard Collins has prepared Heritage Impact Statements for sites in

Burlington, Gravenhurst, Mississauga, Oakville and Welland Ontario.

- Clarkson 1808-2008 Committee; heritage coordinator

- City of Mississauga; 2012 Civic Award of Recognition

- Heritage Mississauga; volunteer, recipient of the 2007 Lifetime

Membership Award and the 2008 Member's Choice Award

- Mississauga HAC; member of the Heritage Designation Subcommittee

- Mississauga South Historical Society; past president

- Museums of Mississauga, historical interpreter

- Muskoka Steamship Society, restoration fundraiser for R.M.S. Segwun

- Page+Steele Architects, Toronto; past archivist

- Peel District School Board Heritage Fair, member and adjudicator

- Port Credit 175th Anniversary Committee; project leader and secretary

- Port Credit Village Project; secretary and co-chair of the Heritage Circle

- The Booster; author of over 200 articles on Mississauga's history