

Heritage Property Research



Photo taken from <https://www.mississauga.ca/apps/#/property/view/heritage>

1375 Blundell Road/2520 Dixie Road, Mississauga

CON 1 SDS PT LOT 6

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For Heritage Planning, Indigenous Relations & Museums

Parks, Forestry, Environment and Culture Division

Community Services

November 2023

EXECUTIVE SUMMARY

- The subject property was and is still used for important social purposes and therefore is a crucial part of the Lakeshore/Dixie area. The building that was used as a school (Old Dixie School), which was built in 1921, is situated on the subject property. The building architects were Smith & Wright, a well-known Toronto based company. It was then sold in 1962 to the Ministry of Government Services for the Ministry of Transportation, which was used until 1982.
- In 1983, the subject property was sold to Saint Sava Serbian Orthodox Church and is still used by the congregation today. The old school building is used for events run by the Church.
- In 2002, a new Church building opened to the public at 1375 Blundell Road. In 1994, the property address was officially changed to 1375 Blundell Road.
- The subject property is a rare example of the Romanesque Revival style.

INTRODUCTION

This research and evaluation report describes the history, architecture and context of the property at 1375 Blundell Road.

DESCRIPTION OF PROPERTY

According to the Heritage Status Report:

“This massive eleven bay front facade structure has a large, flat one and one half storey rectangular section, flanked on three sides by one and one half storey gable roofs. The front (east) face of the building has a gable roof spanning its entire width and the north and south sides have gables which meet this. There is also a centre gable on the front of the building with a cupola crowning the intersection of this and the main front gable. Each of the gable ends, front, side and back, has an applied parapet. The centre gable end encloses four new entrance doors. The centre pair are inset and have a large round headed window in a matching arch above. They are flanked by single doors, which are topped by a large stone sill and then by a narrow inset round headed six pane window. There is a rosette of stained glass at the top of each of these smaller windows. The pattern of the windows above the front doors is repeated in the north and south gable ends, while in each of these, a heavy stone sill supports a set of tripartite arched windows with a large central section and thin flanking ones. These are bricked in with the exception of three square headed opaque stained glass windows in the centre area. The remaining fenestration is both simple and symmetrical. The projecting front gable is flanked on both sides by four twenty pane windows with large stone sills. This window arrangement is also found to the west of both side gables. Ornamentation on this building is very sparse. There is, in addition to the aforementioned stained glass windows and centre cupola, a plaque attached to the centre gable above the large central window arch that reads "A-B-C - 1-2-3", and gives the date of construction as 1921.”¹ (see Appendix A for more images).

¹ Description obtained from: Property Information. 1375 Blundell Road. Roll number: 05-07-0-054-13700-0000. Legal description: CON 1 SDS PT LOT 6. <https://www.mississauga.ca/apps/#/property/view/heritage>



Aerial of property in 1954 without the church building

Screenshot taken from <https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5>



Aerial of property in 2022 with the church building

Screenshot taken from <https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=eMaps.HTML5>

RESEARCH

Relevant Historical Timeline

Date	Event
1808	The Crown sold the lot where the subject property sits to Peter Wright (200 acres).
1817	The Dixie community became the first to apply for a grant under the “Common School” legislation. ²
May 1851	Robert Craig and his wife sold the subject property to William Pearce for \$200 (10 acres).
December 1855	William Pearce and wife sold the subject property to John Ryder for \$400.
October 1863	The Roman Catholic Episcopal Corporation purchases 10 acres of land from John Ryder and his wife for \$1,000.
1921	Old Dixie Public School, S.S. # 1 (subject property) was built on 2520 Dixie Road.
1922	The Roman Catholic Episcopal Corporation sells the property to the Public School Section #1 for \$7,488. ³
1923	Dixie Public School S.S. #1 opened on the subject property.
1962	The Ministry of Transport bought the old Dixie School and used it as a Driver Examination Centre until 1982. ⁴
1963	New public school was erected in Applewood Heights
1983	The subject property was sold to Saint Sava Serbian Orthodox Church.
2002	A new church building opened to the public at 1375 Blundell Road. ⁵

Dixie Public School S.S #1

Before the building that sits on 2520 Dixie Road was built as a school, a smaller octagonal shaped wooden schoolhouse was built behind the Dixie Union Chapel in 1816.⁶ In 1846, a larger wood frame one-room schoolhouse was built at the intersection of Dixie and Dundas. It became known as the School Section #1, becoming the first school board to be organized west of Toronto.⁷ In 1857, it was once again replaced by a red brick schoolhouse and as the population increased, another room was added to the back in 1877.⁸ It was then referred to as Dixie Public School.

² Reid, Joan. “S.S. No. 1 Toronto Dixie.” (Final layout for Reid, Joan. *Echoes of the Past: The Rural One Room Schools of Peel County*. Mississauga: The Friends of the Schoolhouse, 2016).

³ According to historian Matthew Wilkinson, “St. Patrick’s Roman Catholic Church was originally located immediately north of the 1921 schoolhouse on the same historic property...but it was a separate building entirely. St. Patrick’s RC Church was located right at the SW corner of the intersection and served the community between 1872 and 1971.”

⁴ The Driver Examination Centre then relocated to Brampton.

⁵ The old Dixie School building is currently used by the Church for special events. Previous to the new church building being built, the congregation used the old Dixie school building.

⁶ Hicks, Kathleen. *Dixie: Orchards to Industry*. Mississauga: The Friends of the Mississauga Library System, 2006, p. 49.

⁷ Ibid.

⁸ Ibid.

There were already discussions of building a new school in 1910, and in 1915, plans were mentioned but were postponed due to World War I.⁹ As the population and attendance increased, there was more demand to build a larger school. Finally, at a ratepayers meeting, “they voted to build a new four-room school with an community assembly hall to accommodate 500.”¹⁰ In 1923, “a new beautifully ornate school of buff bricks from the Milton Brick Company, with four classrooms and an auditorium, was opened south of Dundas Street on the west side of Third Line (Dixie Road).”¹¹ This is the location of the subject property. It was first owned by the Roman Catholic Episcopal Corporation, until it was purchased by the Public School Section #1 in 1922 for \$7, 488. As historian Matthew Wilkinson put it in an email, the old school that used the subject property, “was the third purpose-built schoolhouse for Dixie, all called S.S. #1. The first two schoolhouses were located on the northeast corner of the intersection. The first, a log building, operated between 1846 and 1857. The second, a frame wood building, functioned between 1857 and 1922.” (See Appendix B for a timeline).

Some interesting facts about the school and its construction:

- There were concerns voiced by the parents that it was unsafe for children who lived near the Queen Elizabeth Way to walk along a busy roadway.¹² They did not want the school to be built in this area, but ultimately the school was constructed anyway.
- The building cost a total of about \$45,000.¹³
- The first trustees were Arthur Clarkson, Ken Watson and Harold Pallett and the first principal was Miss Ruby Smith.¹⁴ The caretaker was Clarkson Grice and the building was heated by a steam furnace.¹⁵
- “The trustees were planning to use a four-room addition as a continuation school and then turn it into a high school after it was started.”¹⁶
- Plans included to have a new piano donated by the Women’s Institute, two teacher’s rooms, and an auditorium with folding doors with 150 chairs.¹⁷ It could hold about 500 and could also function as a community hall.¹⁸
- The bell from the old school property was installed at this property.¹⁹
- The school was first in inter-school fruit judging in 1923 and in 1927 “it came first in Strathcona Exercises and in 1928, first in weed naming and vocal duet.”²⁰
- With the support of the Dixie Women’s Institute, maple trees were planted around the school, along with cedars and birch trees in 1924.²¹

⁹ Reid, Joan. “School Section # 1, Toronto Township, Dixie Public School” (part of Reid, Joan. *Echoes of the Past: The Rural One Room Schools of Peel County*. Mississauga: The Friends of the Schoolhouse, 2016), p. 11.

¹⁰ Ibid.

¹¹ Hicks, Kathleen. *Dixie: Orchards to Industry*. Mississauga: The Friends of the Mississauga Library System, 2006, p. 50.

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Reid, Joan. “School Section # 1, Toronto Township, Dixie Public School” (part of Reid, Joan. *Echoes of the Past: The Rural One Room Schools of Peel County*. Mississauga: The Friends of the Schoolhouse, 2016), p. 11.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Hicks, Kathleen. *Dixie: Orchards to Industry*. Mississauga: The Friends of the Mississauga Library System, 2006, p. 50.

²⁰ Reid, Joan. “School Section # 1, Toronto Township, Dixie Public School” (part of Reid, Joan. *Echoes of the Past: The Rural One Room Schools of Peel County*. Mississauga: The Friends of the Schoolhouse, 2016), p. 12

²¹ Ibid, p. 13.

In 1963, the Dixie School closed down and another building for the school was opened in Applewood Heights.²² The Ministry of Government Services purchased the building in 1962 for the Ministry of Transportation's Motor Vehicles Branch. They used the building until 1982 when they relocated to another building in Brampton.

In Joan Reid's research for the book *Echoes of the past: The Rural One Room Schools of Peel County* (2016), she outlines various facts about the development of Dixie Public School SS#1. She discusses the first trustees, teachers, principles, attendance, construction and the overall social history of schools in the early years. For example, she looks at the different fairs and competitions that the students and teachers engaged in. She also goes into details about things like teacher's salaries and concerns from the community. One can learn a lot from looking at primary documents as they provide a window into the past

Below are some notes taken from Joan Reid's research:

- The school put on a concert in December of 1924 and it was very well received. Drills included "Three Little Maids from Japan," "The Wooden Soldiers" and "Christmas Trees."²³
- In 1925, over 1000 teachers applied.²⁴ Two new teachers were hired and by 1926 there were three teachers.²⁵
- There was an outbreak of measles in 1929, 1951-1953 and 1957 which caused low attendance.²⁶ There were cases of whooping cough and chickenpox in the years 1929, 1951-1957. Some of the ways these diseases were prevented from spreading included closing down the school and disinfecting. According to Reid, "In January 1927, the trustees asked the Medical Officer of Health to investigate a "rash now prevalent among pupils.""²⁷ In 1921, "a nurse, M.I. Galbraith, visited Dixie Public School regularly to check for defects such as poor vision and hearing, tooth decay, and tonsillitis."²⁸ Although a school nurse was never hired full-time, the Women's Institute did supply some equipment.²⁹
- Milk from the Cooksville Dairy, purchased by the trustees, was delivered to the school in 1944.³⁰ When the Peel County Health Unit was created in 1946, sanitary inspectors and nurses would regularly visit the school and by 1950 medical services were regular.³¹
- On October 19, 1929, there were 250 former students that "attended the reunion banquet which one observer called "an event which will go down in the history of Dixie as one of the great things in the history of that community.""³²
- In the 1920s, teachers were paid once a month and in 1931 it was decided by the trustees that their salaries would be reduced by \$25.³³

²² Hicks, Kathleen. *Dixie: Orchards to Industry*. Mississauga: The Friends of the Mississauga Library System, 2006, p. 51.

²³ Reid, Joan. "School Section # 1, Toronto Township, Dixie Public School" (part of Reid, Joan. *Echoes of the Past: The Rural One Room Schools of Peel County*. Mississauga: The Friends of the Schoolhouse, 2016), p. 13.

²⁴ Ibid.

²⁵ Ibid.

²⁶ Ibid, p. 14.

²⁷ Ibid.

²⁸ Ibid.

²⁹ Ibid.

³⁰ Ibid, p. 15.

³¹ Ibid.

³² Ibid.

³³ Ibid, p. 16.

- 331 students were registered between 1935 and 1941. They were from Dixie, Summerville, Port Credit and Cooksville.³⁴
- According to Reid, “in 1930 the school was described as a brick building owned free-hold by the School Section.”³⁵ The building was valued at \$42,000 and the furniture at \$700, but by 1934 the building was valued at \$51,000.³⁶
- During the Second World War, the students spent their spare time engaging in war work.³⁷ Boys would do farm work and girls would work in food-processing facilities.
- As Home and School Associations were forming in schools around the 1940s, the Dixie Women’s Institute formed their own.³⁸ Their goals included improving recreation facilities and assisting with social activities.³⁹
- The school grounds were used for many community organizations, such as a polling station for elections, dances, dancing classes and other community events.⁴⁰
- After WWII, school fairs became popular and the first annual Dixie Public School Fair happened on September 11, 1946.⁴¹
- There were monthly ratepayers meetings at the end of each year. “At the annual meeting of ratepayers in 1946 there was “good attendance” and it was reported that there had been a complete redecoration of the school, new lighting installed and a new hockey cushion built.”⁴²
- In January 1949, a Country Fair was hosted by the Women’s Institute and it was very successful.⁴³
- Dixie Public School had seven rooms by 1951 and served “the needs of the ever-growing subdivisions in the area.”⁴⁴
- When the school closed in 1960, it was professionally appraised at \$69,000.⁴⁵

DIXIE

DIXIE, June 17. – School trustees of S.S. No. 1 have decided to erect a new four-room school, with auditorium and accommodation for 50 people. It will be built on the English cottage plan, of modern brick with stone construction, and will be furnished with up-to-date equipment. Provision will be made for an addition, and it is the intention of the trustees to add four rooms, when a continuation class will be started, and have it turned into a High School. The new school will replace the present old red school house which has been a landmark for generations.

The Port Credit Weekly – June 22, 1922.

*Port Credit Weekly,
June 22, 1922*

³⁴ Ibid.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Ibid, p. 18.

³⁸ Ibid, p. 20.

³⁹ Ibid.

⁴⁰ Ibid, p. 21

⁴¹ Ibid.

⁴² Ibid, p. 22.

⁴³ Ibid. p. 23.

⁴⁴ Ibid, p. 24.

⁴⁵ Ibid.



Memories

"I was a trustee at the Dixie School for seven years (1934-1941). When things are going smoothly, people don't come out to the annual meetings too much. The annual meetings fell on the Wednesday between Christmas and New Years, so if Christmas fell on a Wednesday, it would be held the next day. The meetings had to be at 10 o'clock in the morning, two in the afternoon or seven at night. We always had our meetings at ten in the morning. At one meeting, we were short one for a quorum, so we dressed a broom and stood it in the corner and the kids would pass the entrance just the same.

▲ Jim McCarthy

"That school was used for a lot of activities. I used to call off the square dances there. The school had a center hall with a classroom on each wing. At many of the dances there were four hundred people out. Those days certainly were fun. I have a lot of good memories of Dixie."

The Late Jim McCarthy
 Dixie Farmer



"I went to the second Dixie School on Dixie Road and then the new one south of the Dundas. We fished at noon hour in the Little Etobicoke Creek and played soccer against Burnhamthorpe School. We used to walk up Dixie Road for the games and walk back to school afterwards. There were no buses then. My Dad told me a story about when he attended the Dixie School. He liked to go in bare feet and his family said 'You're going to school, so you have to dress properly — wear your boots.' So, he wore his boots to the end of the driveway, put his boots in the culvert and went to school in bare feet and picked up his boots on the way home. No one ever suspected what was going on.

▲ Grant Clarkson

"One vivid memory about growing up in Dixie as a kid was swimming in the Little Etobicoke Creek. The creek took a definite turn and came over a hill on our property and it had created a very nice swimming pool. It was quite standard in the summertime for the men and the boys of the neighbourhood to go swimming — skinny dipping — there was no thought of any bathing suits. So my dad, along with Les Pallett Sr. and all the young fellows and older men would go skinny dipping to cool off. I have fond memories of that."

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Photo taken from Hicks, Kathleen. Dixie: Orchards to Industry. Mississauga: The Friends of the Mississauga Library System, 2006, p.53.



Dixie Public School SS #1. Plaque located in the centre gable, with the wording "A B C 1 2 3" and the date of construction, 1921.
 Courtesy of Mississauga Library, C800

Saint Sava Serbian Orthodox Church

The Saint Sava Serbian Orthodox Church purchased the former Dixie Public School on June 6, 1983. The building was renovated from 1984-1985 to include a temporary chapel in the lower level.⁴⁶ Architect Rastko Mistic designed an iconostasis, Zivan Markovic constructed it and it was consecrated on May 23, 1989.⁴⁷ Before a new church building was built, the old Dixie School building was used to hold services.⁴⁸ Then in 1993, Michael M. Kopsa, a reputed Toronto architect, was assigned the contract to design the new church building.⁴⁹ Serbian Patriarch Pavle blessed the corner stone in 1994 upon his visit to Canada and the foundation of the new Church was blessed by Bishop Georgije of Canada in November of 1995.

It was built in a Byzantine architectural style. A four day opening event started on June 13, 2002, “with the property overflowing with a jubilant crowd, anxious to explore the new church premises, while a choir and dancers entertained in a huge tent...”⁵⁰ Prince Aleksander and Princess Katarina were also present at this grand opening.⁵¹



Photo taken from <https://www.mississauga.ca/apps/#/property/view/heritage>

⁴⁶ Hicks, Kathleen. *Dixie: Orchards to Industry*. Mississauga: The Friends of the Mississauga Library System, 2006, p. 221.

⁴⁷ Ibid.

⁴⁸ Ibid.

⁴⁹ Ibid.

⁵⁰ Ibid.

⁵¹ Ibid.

ARCHITECT

Charles Wellington Smith (1878-1973) and Percival Ross Wright (1879-1949) were young architects at the time they were hired to design the subject property. They both began their careers in construction.⁵² Smith started apprenticing with Toronto architect, E.R. Babington, from 1902 to 1908, and studied in Philadelphia, while Wright learned from his father, Thomas Powell Wright.⁵³ Smith won Second Prize in the Canadian Architect & Builder competition in 1903.⁵⁴ They formed their partnership in 1913.

Both Smith and Wright were inspired by a local well-known architect, James Augustus Ellis, “who was responsible for designing more than 30 buildings in the area over the turn of the nineteenth and twentieth centuries.”⁵⁵ Ellis contributed to the “built heritage along Dundas West.”⁵⁶ Taking from their inspiration and learnings, one of their first designs included the William Speers Building at 2928 Dundas Street West.⁵⁷ They first focussed on local commissions and then took on larger commercial buildings, such as the William Rowntree Block.⁵⁸ Their work on these buildings “acknowledge Smith & Wright’s application of the stylistic Edwardian and Neo-Gothic architectural idioms popular in the early 1920s – but the earlier structure, with its stylist Art Deco proportions and detail, illustrates an interesting progression of stylistic flexibility and more modern interests, with a hint at things to come.”⁵⁹

Later in their careers they started designing school buildings, such as the subject property and the York Memorial Collegiate Institute.⁶⁰ They are even mentioned in the Royal Architectural Institute of Canada Journal (1927). It says as follows: “In small towns in Southern Ontario there are a number of one storey schools, the plan of which is to arrange the classrooms around a central hall. The illustration of Dixie School, designed by Messrs. Smith & Wright, is a characteristic example of this type. The classrooms are arranged around a central hall and some of the rooms are separated from this by folding doors which permit extended seating accommodation in the hall. The view illustrated was a preliminary study for this school and shows the possibilities of sloping roofs. Most of this type have been built without Basements, though a few have Basement play rooms and toilets.”⁶¹

The depression of the 1930s hit Smith & Wright hard and by 1938, they were not in business.⁶² Smith continued under his own name until 1959.⁶³

⁵² “Smith & Wright, Architects: A Junction Partnership.” *THA Team News*, October 14, 2021. Accessed December 2023. <https://www.taylorhazell.com/2021/10/14/smith-and-wright-architects-a-junction-partnership/>

⁵³ Ibid.

⁵⁴ Hill, Robert G. *Biographical Dictionary of Architects in Canada 1800-1950*. Accessed December 2023. <http://dictionaryofarchitectsincanada.org/node/454>

⁵⁵ “Smith & Wright, Architects: A Junction Partnership.” *THA Team News*, October 14, 2021. Accessed December 2023. <https://www.taylorhazell.com/2021/10/14/smith-and-wright-architects-a-junction-partnership/>

⁵⁶ Ibid.

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ Ibid.

⁶⁰ Ibid.

⁶¹ Royal Architectural Institute of Canada. Serial No. 23. Toronto, July 1927. Volume IV. No. 7, P. 257-258.

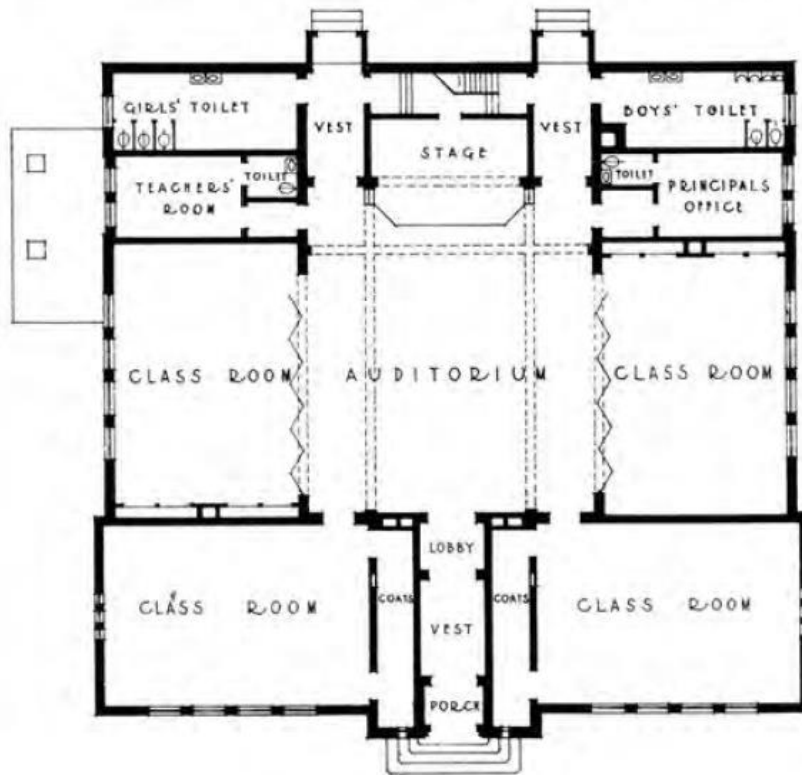
⁶² “Smith & Wright, Architects: A Junction Partnership.” *THA Team News*, October 14, 2021. Accessed December 2023. <https://www.taylorhazell.com/2021/10/14/smith-and-wright-architects-a-junction-partnership/>

⁶³ Hill, Robert G. *Biographical Dictionary of Architects in Canada 1800-1950*. Accessed December 2023. <http://dictionaryofarchitectsincanada.org/node/454>

To find out more about which properties Smith & Wright worked on, click here:
<http://dictionaryofarchitectsincanada.org/node/454>

Note: The builders for the subject property were Sherwood Construction, J.G. Jackson installed the steam boiler and Robert Patterson was responsible for the plumbing.⁶⁴ Sherwood Construction was paid \$30,683.⁶⁵

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FIRST FLOOR.

ONE STORY SCHOOL, DIXIE, ONT.
Smith & Wright, Architects.

Photo taken from Royal Architectural Institute of Canada. Serial No. 23. Toronto, July 1927. Volume IV. No. 7, P. 260.

ARCHITECTURAL DESCRIPTION

As Shannon Kyles describes, “the three words that best describe the Romanesque Revival are heavy, heavy and heavy.”⁶⁶ She goes on to say “elements of the style include a broad, square tower, large

⁶⁴ Hicks, Kathleen. *Dixie: Orchards to Industry*. Mississauga: The Friends of the Mississauga Library System, 2006, p.50.

⁶⁵ Reid, Joan. “School Section # 1, Toronto Township, Dixie Public School (part of Reid, Joan. *Echoes of the Past: The Rural One Room Schools of Peel County*. Mississauga: The Friends of the Schoolhouse, 2016), p. 11.

⁶⁶ Kyles, Shannon. “Romanesque Revival (1840-1900).” [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com/romanesque.htm). Accessed December 2023.
<http://www.ontarioarchitecture.com/romanesque.htm>

chunky blocks, Norman or rounded arches, colonettes with elaborate capitals, and corbel tables under the eaves.”⁶⁷ Unfortunately, because many do not understand this style, many Romanesque Revival buildings in Ontario are either in bad shape or have been demolished.⁶⁸

The Ontario Heritage Trust describes this style as:

“The Romanesque Revival style was popular in the late 19th century and was inspired by the 11th- and 12th-century Romanesque style of architecture. Characteristic features include round arches, semi-circular arches on windows and stringcourses. Romanesque Revival buildings have thick walls and large flat wall surfaces. Romanesque Revival was more restrained than the later Richardsonian Romanesque style. It was used widely for civic and institutional buildings, and can also be found in the architecture of churches and synagogues. Though not as common as religious buildings undertaken in the Gothic Revival or Richardsonian Romanesque styles, there are a number of good examples of Romanesque Revival places of worship in Ontario.”⁶⁹

Other buildings of the same style in Mississauga

Unknown.

CONTEXT

The subject property is located on the west side of Dixie Road, south of Dundas Street. Most of the land is designated M1 (industrial with limited outside storage) and it is mostly a commercial area.

Brief History of Lakeview

European settlers came to the Lakeview/Dixie neighbourhood in the early 1800s. In fact, one of the first areas in Mississauga to be settled was Dixie.⁷⁰ It is part of the land that was ceded in the Provisional Agreement 13-A and confirmed in Treaty 14 in 1806.⁷¹ Samuel Street Wilmot (1774-1856), who was the Deputy Provincial Surveyor, undertook the original surveying of the first purchase in 1805-1806 and set out all of the concessions and lots that were allowed to loyalists and pioneers.⁷² The land was mostly used for farming and some of the prominent families that settled here are Ogden, Robinson, Death, Pallett and Dunn.⁷³ Dixie was known as Sydenham, which was named after the Lieutenant-Governor of Upper Canada.⁷⁴ The name was then changed to Fountain Hill in the mid

⁶⁷ Ibid.

⁶⁸ Ibid.

⁶⁹ Ontario Heritage Trust. “Architectural Styles.” Accessed December 2023. <https://www.heritagetrust.on.ca/places-of-worship/places-of-worship-database/architecture/architectural-style>

⁷⁰ Reid, Joan. “School Section # 1, Toronto Township, Dixie Public School (part of Reid, Joan. *Echoes of the Past: The Rural One Room Schools of Peel County*. Mississauga: The Friends of the Schoolhouse, 2016),p.1.

⁷¹ Wilkinson, Matthew. “*Alannah*” & *Lakeview*. Presentation by Heritage Mississauga.

⁷² Hicks, Kathleen. *Lakeview: Journey from Yesterday*. Mississauga: The Friends of the Mississauga Library System, 2005, p. xix

⁷³ Ibid.

⁷⁴ Reid, Joan. “School Section # 1, Toronto Township, Dixie Public School (part of Reid, Joan. *Echoes of the Past: The Rural One Room Schools of Peel County*. Mississauga: The Friends of the Schoolhouse, 2016),p.1.

1900s and was sometimes referred to as Irish Town, due to a large population of settlers from Ireland.⁷⁵ It was named Dixie in 1865 after Dr. Beaumont Dixie of Springfield.

Today Lakeview/Dixie is a diverse neighbourhood in Mississauga. Between 1910 and 1945, Lakeview experienced rapid expansion and a large population increase.⁷⁶ Many of the subdivisions were automobile-oriented and so there was a major change in the landscape.⁷⁷ There was also a military connection in the workforce. The community began expanding along the north side of Lakeshore Road, which was paved in 1917.⁷⁸ Dixie Road was paved in 1927.

PROPERTY CHANGES⁷⁹

- In 1963, there was a permit to renovate the school into a driving centre.
- In 1964, there was a “move portable from S. Louis.”
- In 1964, there appears to have been drain changes as a drain permit was approved.
- In 1967, there was an alteration and renovations to the existing house permit.
- In 1967, there appears again to have been drain changes as a drain permit was approved.
- In 1969, there was a “move 1 portable” permit.
- In 1970, a relocate portable building permit was approved. There was also a transfer of the portable building permit and an erect sign building permit.
- In 1971, a move portable building permit and a building permit for a portable room for storage were approved.
- In 1974, a demolition code permit was approved.
- In 1983, the following changes were approved (note there were some violations and stop work orders):
 - Plumbing
 - Interior alterations
- In 1984, the following changes were made (note there were some violations and stop work orders):
 - Drains and building sewer
 - Basement heating
- In 1994, a new building was completed, St. Sava Serbian Orthodox Church.
- In 1994, the property address was changed to 1375 Blundell Road.
- In 1998, the drains were altered.
- In 2000, a temporary tent was put up.
- In 2007, adjustments were made to the fire only suppression system.
- In 2015, a double-sided ground sign for St. Sava Serbian Church was placed on 2520 Dixie Road.
- From 2000-2023, temporary tents were installed for various events.
- There were also a minor variance that was approved:

⁷⁵ Ibid.

⁷⁶ Wilkinson, Matthew. “*Alannah*” & *Lakeview*. Presentation by Heritage Mississauga.

⁷⁷ Ibid.

⁷⁸ Ibid.

⁷⁹ Information obtained from: Property Information. 1375 Blundell Road. Roll number: 05-07-0-054-13700-0000. Legal description: CON 1 SDS PT LOT 6. <https://www.mississauga.ca/apps/#/property/view/heritage>

- (Application Date: 2006-11-03). The Serbian Orthodox Church, St. Sava, the applicant, “requests the Committee to authorize a minor variance to continue to permit the first floor of the existing building known as "Saint Sava Centre" to be utilized for a banquet hall facility, as previously approved pursuant to Committee of Adjustment Decision File "A"685/01; whereas By-law 5500, as amended, makes no provisions for such a use in this instance.”⁸⁰

COMMUNITY ENGAGEMENT

This property was used for several community events throughout its lifespan and is currently being used as an event space by the Saint Sava Serbian Orthodox Church.

HERITAGE ATTRIBUTES

- “Rare example of Romanesque Revival style in Mississauga
- Eleven bay front façade
- Large, flat 1 ½ storey rectangular section, flanked in 3 sides by 1 ½ storey gable roofs.
- The front face of the building has a gable roof spanning the entire width.
- Centre gable on front with a cupola crowning this and the main front gable.
- Each gable end has an applied parapet.
- Rosette of stained glass at top of each small window.
- Pattern of windows above the front doors is repeated in the north and south gable ends.
- Projecting front gable is flanked on both sides by 4 twenty pane windows with large stone sills.
- A plaque attached to the centre gable above the large central window arch that reads “A-B-C-1-2-3” and contains the date of construction as 1921” ⁸¹

CONCLUSION

The property at 1375 Blundell Road has physical, historical and contextual significance. It was designed by well-known architects, Smith & Wright, in the Romanesque Revival style. It is a rare example of this style in Mississauga. Over the years, it was used as a school, a driver examination centre and today as an event hall for the Saint Sava Serbian Church. The building was therefore used for a variety of very important community purposes.

⁸⁰ Committee Of Adjustment Decision. Application Number:A-520/6. Application Date:2006-11-03. Address: 1375 BLUNDELL RD. Legal Description: CON 1 SDS PT LOT 6 <https://www.mississauga.ca/apps/#/property-preview/compliance-report-coa-text/41160/124336>

⁸¹ Description obtained from: Property Information. 1375 Blundell Road. Roll number: 05-07-0-054-13700-0000. Legal description: CON 1 SDS PT LOT 6. <https://www.mississauga.ca/apps/#/property/view/heritage>.

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Appendix A



Dixie Public School SS #1. Courtesy of Mississauga Library, C799



Dixie Public School SS #1. Courtesy of Mississauga Library, PH2150



Photo taken from <https://www.mississauga.ca/apps/#/property/view/heritage>



Dixie Public School SS #1, East Windows. Courtesy of Mississauga Library, PH2161.



Dixie Public School SS #1, Plaque. Courtesy of Mississauga Library, PH2158.



Dixie Public School SS #1, Cupola. Courtesy of Mississauga Library, PH2159

Appendix B

Historical Timeline

Dixie was one of the earliest areas of Toronto Township to be settled after the land survey of 1806. In 1865 the area was called Dixie after the very popular Dr. Beaumont Dixie of Springfield.

- 1817 Dixie was the first community to apply for a grant under the new “Common School” legislation.
- 1820 John Neelands received a grant to teach in the Dixie area. He had 25 pupils.
- 1824 A common log shanty school, where Neelands eventually taught, was built on Lot 5 Concession 1 North of Dundas. This seems to be the first common school in Toronto Township to be established under the new legislation (1841)
- 1836 A unique octagonal frame school was built. Although it was eight sided it was some times called the “round” school. The first woman to be hired as a teacher in Toronto Township, Sarah Leonard, was employed here.
- 1856 By this date a common school existed on the north-east corner of the Third Line (Dixie Road) and the Dundas Highway.
- 1857 A red brick schoolhouse was built on Lot 5. It replaced the existing log school.
- 1877 An addition valued at \$550.00 was built onto the brick school.
During this time, ink had to be thawed on top of the stove before it could be used. The boys had to carry in cordwood sticks cut in four foot lengths to fuel the stove.
- 1910 Trustees had considered building a new school to replace the old brick building. Land was purchased on the west side of Third Line (Dixie Road) just south of Dundas.
- 1911 The school was closed because of several cases of scarlet fever. The building had to be disinfected under the supervision of Dr. Sutton.
- 1915 The second room was reopened at the back of the school.
- 1923 A new school opened in the spring of this year on the west side of Third Line (Dixie Road) just south of Dundas .
- 1930 The school was described as a brick building owned freehold by the school section.
- 1947 The Dixie Women’s Institute formed an association equivalent to a Home and School for School Section No. 1.
- 1952 A consolidated school board for the southern half of Toronto Township was formed.
- 1960 The yellow brick school built in 1923 was closed.
A new Dixie Public School with 14 rooms opened.
- 1970’s The school had expanded to 24 rooms and 2 portables.

Screenshot taken from Reid, Joan. “S.S. No. 1 Toronto Dixie.” (Final layout for Reid, Joan. Echoes of the Past: The Rural One Room Schools of Peel County. Mississauga: The Friends of the Schoolhouse, 2016).