

Heritage Property Research Report



Photo taken from <https://www.modernmississauga.com/main/2022/9/16/remembering-mississaugas-alannah>

McMaster House "Alannah"
1400 Dixie Road, Mississauga
Condo Plan 199 - Concession 2, Lot 6

Prepared By: Amanda Barbosa

For Heritage Planning, Indigenous Relations & Museums
Parks, Forestry, Environment and Culture Division
Community Services

July 2023

EXECUTIVE SUMMARY

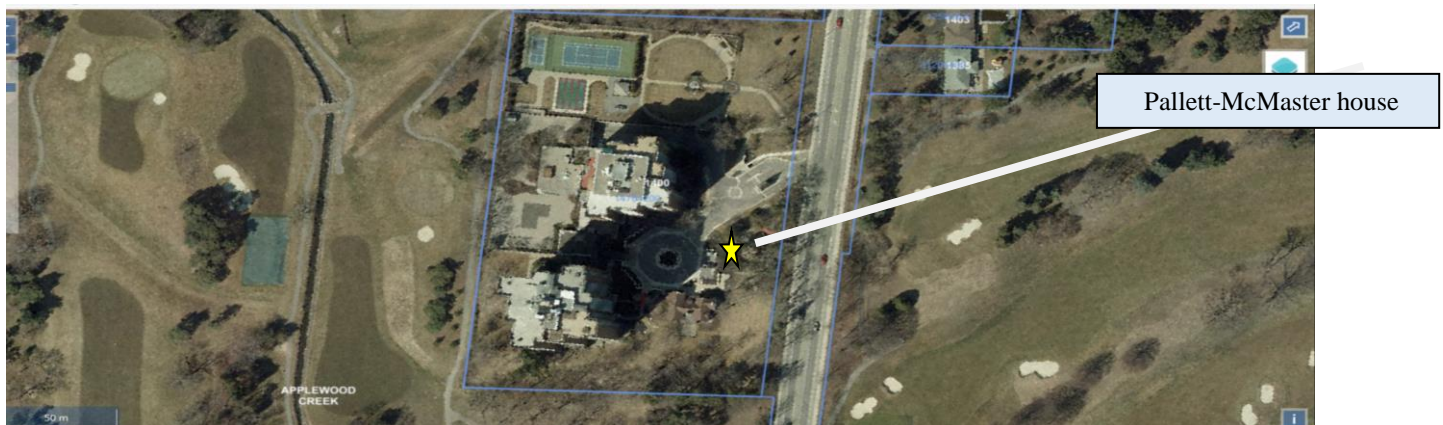
- The property at 1400 Dixie Road was lived in 1911-1912 by Grace and Leslie Pallett. The Pallett's were known as exceptional farmers and one of the earliest settlers in the area.
- The property was sold in 1925 to Arthur Carson McMaster, who was a well-respected lawyer and a member of the Toronto Golf Club.
- This property has a strong connection to the McMaster family. Arthur was the son of William John McMaster, who was the nephew of Senator William McMaster, founder of McMaster University.
- The subject property was extended (two wings and a sunroom) by Frank Darling (Darling & Pearson, Toronto architects), one of Canada's distinguished architects. He was also the first and only Canadian to be presented with the Royal Gold Medal for Architecture in 1915.¹

INTRODUCTION

This research and evaluation report describes the history, architecture and context of the property at 1400 Dixie Road and applies evaluation criteria to determine if it merits designation under Part IV of the Ontario Heritage Act. *Note: This house was listed on the heritage inventory in 2001.*

DESCRIPTION OF PROPERTY

The subject property is a two-storey house, finished in white stucco with a gabled roof that gently slopes. It includes a variety of building masses that provides overall elegant elevations. It is located across the Toronto Golf Club in the intersection of Dixie and Queen Elizabeth Way. It is situated directly in the grounds of the Fairways Condominium complex. The property is not visible from the street as it is covered with trees, so therefore one would have to enter the complex in order to see it (see Appendix A for more images and street view).



¹ "Cool White Wall Neighbored by Trees." Canadian Homes and Garden, September 1941.

RESEARCH

Relevant Historical Timeline

Date	Event
1843	The Crown patented the land.
1859	Subject property consisted of 200 acres and was owned by Robert Campbell. The property stretched from Lakeshore Road on south to Middle Road (modern QEW) on the north. *
1874-1893	Daniel Death (Death) and family owned the subject property.
1893-1910	Frederic Alex Death owned subject property.
1907	High Park Golf and Country Club purchased 97 acres to build the Lakeview Golf Club and Course **
1911	Robert Ewing bought 50 acres of Death property and sold 6 acres to Leslie Howard Pallett.
1911	Leslie Howard Pallett acquires the property for \$4,800. (At this point, the subject property most likely had a dwelling).
1912-1920	Leslie Pallett built a section of the subject house for bride, Grace Gladys (nee Leslie).
1912	Grace Gladys sells 1/3 of the property (2 acres) to George Francis McGuire, a plumber, for \$13,500.00
1912	Toronto Golf Club opened on Dixie Road.
1922	Frank Darling of Darling & Pearson, Toronto Architects modified the original property while McGuire was living there to include two wings.
1915	Franks Darling was the first to receive the Royal Gold Medal for Architecture.
1925	Arthur Carson McMaster purchased the property for \$25,500.
1921	Arthur C. McMaster was appointed to his majesty's Counsel.
1927	Isabel May Wanless (Arthur McMaster's wife) along with a neighbour successfully ran a petition to have 3 rd Line be renamed Dixie Road.
1968	Margretta McMaster passes away and the house was sold to developer, Dulcie Development Limited.

* By 1877, this property had been subdivided into three sections: ²

1. The northernmost section, (which consisted of about 50 acres), was owned by Charles Pallett³
2. The area to the south was owned by Daniel Death
3. Consisting of about 100 acres, the southernmost section belonged to Reuben Dunn⁴

** In 1907, the rest of the Death property, (section purchased by Leslie Pallett), and most of the Dunn farm were acquired for the Lakeview Golf Club. ⁵

² Email by Matthew Wilkinson.

³ Ibid

⁴ Ibid.

Daniel Death

Daniel Death was born in 1825 and came to Canada at age 6 in 1831 with his parents, Thomas and Charlotte Death.⁶ He had two brothers, Abel and George. After their father's death in 1845, Daniel bought the farm from his brother, Abel, who then purchased another farm that was 50 acres.⁷ In 1863, he sold that farm and bought Abel's farm which was located on Middle Road, between Stanfield and Dixie Roads.⁸ Daniel also bought many other smaller farms in the area.

Daniel married twice. The first time was to Ellen Thompson and they had 4 children, Fred Alexander, John Henry, George Thomas and Mary Ellen. The second time was to Mary Porter and they had 8 children, Hector, Edith, Horace, Charlotte, Walter, Priscilla, Wesley and Minnie. After Daniel's death, his son Walter inherited the farm in 1894 and specialized in apple orchards, market garden produce and Holstein cattle.⁹ Walter's son, Beverly, took over in 1949. In 1952 the farm was sold and it was part of Applewood Acres Development.¹⁰

Daniel and the Death family played an important role in community affairs and were pioneer farmers to the area. Although the principle family farm was located on north side of the QEW, the property where the McMaster house is located was likely used as a secondary farm or for more pasture.¹¹

Pallett Family

The Pallett family are originally from England and the first Palletts came to Canada in 1834. They came to own about 100 acres of land between Dundas Street East and the Queensway and were well-known and respected.¹² The Pallett family helped transform the Dixie area in Mississauga.¹³ They assisted with the construction of the Dixie Fruit Market, the old Dixie Arena Gardens and the Bethesda Wesleyan Methodist Church.¹⁴ They were true pioneers of the community, known for being excellent farmers and strong pillars.¹⁵ There was a time where the Pallett family cultivated more than 500 acres in Dixie.¹⁶ A commemorative plaque was put on their family farm on 1580 Dundas Road East.¹⁷ To this day, the Pallett family are still active in Mississauga.

⁵ Email from Matthew Wilkinson, May 3, 2007.

⁶ Wilkinson, Matthew. "Alannah" & Lakeview. Presentation by Heritage Mississauga.

⁷ Email from Matthew Wilkinson, May 3, 2007.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

¹² David Cook, *From Frozen Ponds to Beehive Glory*. (Mississauga: Print Solutions Management In, 2006.), p. 143.

¹³ Spencer, Jason. "Pioneering Family Honoured with Green Space." *Mississauga News*, May 22, 2014.

https://www.mississauga.com/life/pioneering-mississauga-family-honoured-with-green-space/article_7ea08951-900c-583c-b8f1-ebdf24c70285.html

¹⁴ Ibid.

¹⁵ David Cook, *From Frozen Ponds to Beehive Glory*. (Mississauga: Print Solutions Management In, 2006.), p. 143.

¹⁶ Ibid, p. 143

¹⁷ Spencer, Jason. "Pioneering Family Honoured with Green Space." *Mississauga News*, May 22, 2014.

https://www.mississauga.com/life/pioneering-mississauga-family-honoured-with-green-space/article_7ea08951-900c-583c-b8f1-ebdf24c70285.html

Leslie Howard Pallett

Leslie H. Pallett married Gladys Grace Leslie and had 4 children; Les Jr., Marian, Margaret and John. There is sufficient evidence that Pallett built the subject property, but occupied it with his family for a short period. Seeing as Leslie was a distinguished farmer, there should be more conclusive evidence that he built this property.¹⁸ However, according to Doug Brown, perhaps the reason is that they only lived in it for a short while.¹⁹ In an interview with Mary Pallett Smyth (Leslie's daughter-in-law), she confirms that Leslie did build the subject property for his bride, Gladys Grace.²⁰ There is further evidence that the house was constructed during his ownership due to the price jump.

The eldest son, Les Jr. was born at the subject property.²¹ Just after building it, Leslie constructed a larger house on Dixie Road between the QEW and Dundas (2301 Dixie Road). He bought and sold many properties during his lifetime.

Leslie was well-known and highly regarded in the community and would often take leading roles in different matters.²² He was a farmer and market gardener, but was interested in many businesses.²³ He was the leader of developing and building the Dixie Arena and led a very successful community fund raising of \$200,000.²⁴ He was member of the Peel Council in 1913 and in 1927. He was also made Deputy Reeve in 1914 and served twice in 1924 and 1931.²⁵

His two sons, Les Jr. and John, practiced law in their own firm, Pallett & Pallett, Barristers and Solicitors in Port Credit.

Mrs Leslie Howard Pallett (Gladys Grace Leslie):

Gladys Grace Pallett (nee Leslie) was born in Port Credit and lived most of her life in the Dixie area.²⁶ She served as secretary of the Dixie Presbyterian Woman's Association.

McMaster Family:

Arthur C McMaster²⁷

Arthur Carson McMaster was born on April 23, 1868 in Montreal, Quebec and was the firstborn of William John McMaster (1834-1904) and Elizabeth Carson (1838-1903). His father, William John, was the nephew of William McMaster (1811-1887), who was member of the Canadian Senate, founding president of the Canadian Bank of Commerce and founder of McMaster University. William owned a

¹⁸ Email from Paula Wubbenhorst, November 28, 2007.

¹⁹ Email from Doug Brown, November 28, 2007.

²⁰ Mary Pallett Smyth, telephone interview by Paula Wubbenhorst, January 7, 2008.

²¹ David Cook, *From Frozen Ponds to Beehive Glory*. (Mississauga: Print Solutions Management In, 2006.), p. 145.

²² *Ibid.*, p. 143-144.

²³ *Ibid.*, p. 144.

²⁴ *Ibid.*, p. 144.

²⁵ *Ibid.*, p. 144.

²⁶ "Mother of Peel M.P. Mrs. L. Pallett Dies." *Toronto Star*. February 24, 1960.

²⁷ All material under this section taken from Wilkinson, Matthew. "Remembering Mississauga's Alannah." *Modern Mississauga*, September 16, 2022. <https://www.modernmississauga.com/main/2022/9/16/remembering-mississaugas-alannah>

dry goods mercantile exchange that was named “William McMaster and Nephews,” with offices located in Toronto, Montreal and London, England.

Arthur married Isabel Wanless on December 29, 1897 and they had two children, Margretta Alexandria and John Wanless McMaster. He attended Upper Canada College and was called to the bar in 1893. In 1921, he was appointed King’s Counsel. He worked for the legal firm, Macdonnell, McMaster and Geary. Arthur was a member of the Toronto Golf Club from 1910 to 1927 and won a tennis match in Niagara-on-the-Lake in July of 1900, defeating W.J. Clothier of Pennsylvania.²⁸

At first the property was used as the summer home, but later became the McMaster’s permanent home in 1931.²⁹ Arthur used the subject property from 1925 until his death in 1933. His daughter, Margretta McMaster, lived in the house until her death on July 27, 1967. The family would host large social gatherings and garden parties.

The memorial to Arthur Carson McMaster is as follows:

“The Benchers in the Convocation assembled record with deep regret the death of Mr. Arthur Carson McMaster, K.C., on March 26th, 1933. Mr. McMaster was born in Montreal on April 23rd, 1868. He came to Toronto in his youth and attended Upper Canada College. He was admitted as a student-at-law in 1888. He was called to the Bar in 1893 and was appointed one of His Majesty’s Counsel in 1921. He quickly attained a large practice and a prominent place in the profession. His practice especially in the several branches of commercial law became one of the largest in the Province. He was Counsel for the Toronto Harbour Commission from its organization in 1911, and Solicitor of the Toronto Board of Trade. He was one of the Counsel who represented the City of Toronto in the arbitration following the acquisition by the City of the property and franchise of the Toronto Railway Company, and was engaged in much important litigation, not only in the Canadian Courts but also before the Judicial Committee of the Privy Council. In earlier years of his practice he was a member of the firm of Macdonnell, McMaster and Geary and subsequently for nearly twenty years was the head of the firm of McMaster, Montgomery, Fleury & Company. Mr. McMaster was first elected a Bencher in 1906; he was re-elected in 1911 and 1916 and again in 1921 when he became a Bencher ex officio. He devoted his attention especially to the matter of legal education in which he took great interest. He was also for a time Chairman of the Reporting Committee. His work as a Bencher was highly appreciated by his associates. At the time of his death he was President of the Imperial Trust Company; Vice-President of the North American Life Assurance Company, and a director of other large Companies. He had been a member of Ionic Lodge A.F. & A.M. for many years and was a member of the Supreme Council, S.G.I.G. 33rd degree. He was an accomplished tennis player in earlier years. He traveled widely and derived particular pleasure from spending his vacations in driving tours in the British Isles and Europe. His death, after a particularly active and useful career, will be deeply felt not only by his fellow Benchers but also by members of the profession generally and by a wide circle of friends and associates.”³⁰

²⁸ “A.C. McMaster of Toronto Beat W.J. Clothier of Pennsylvania.” *The New York Times*. July 12, 1900.

²⁹ Wilkinson, Matthew. “Remembering Mississauga’s Alannah.” *Modern Mississauga*, September 16, 2022. <https://www.modernmississauga.com/main/2022/9/16/remembering-mississaugas-alannah>

³⁰ Wilkinson, Matthew. “Remembering Mississauga’s Alannah.” *Modern Mississauga*, September 16, 2022. <https://www.modernmississauga.com/main/2022/9/16/remembering-mississaugas-alannah>

Isabel Wanless McMaster

Isabel Wanless McMaster (1872-1962) was an assiduous woman. Her father was one of Mississauga's oldest residents and was a distinguished jeweller, John Wanless & Co.³¹ Her dedication and strong personality led her to lead a petition to have "Third Line" replaced by "Dixie Road."³² She was socially, financially and politically connected.

John W. McMaster

John Wanless McMaster (1904-1984) was the son of Isabel and Arthur and was a member of the Toronto Golf Club from 1923-1953.

Margaretta McMaster

Margaretta (or Mardette) (1898-1967) inherited the house after her parents passed away. Her brother, John and niece, Ann McMaster-Baquet, acted as executors of her estate. She was unmarried and travelled often. Her occupation was a nurse. After she passed away, the house was sold in 1968.

Why is the house named "Alannah?"

The McMaster family decided to name the house at 1400 Dixie Road Alannah and it means "Endearing" or "Precious."

George Francis McGuire

George Francis McGuire was a plumber and in 1905 was under charge of conspiracy before the police, along with 150 members of the Master Plumbers' Association.³³ In local newspapers, it is reported that he and other professionals "unlawfully conspired by deceit, falsehood, and other fraudulent means to obtain money by fraud."³⁴ There were 4 charges under his name for \$1,200 being taken from Warwickj Bros. and Rutter in 1904. There was also a charge in October of 1903 of having conspired to defraud the Toronto Bedding Company, Ltd of \$400.³⁵

McGuire purchased the dwelling at 1400 Dixie Road for \$13,500.00 from Grace in 1912.

ARCHITECT

Frank Darling

Frank Darling was born in Scarborough in 1850. He was a graduate of Upper Canada and Trinity and in 1870, travelled to England to study architecture under George Edmond Streele and Sir Arthur

³¹ "John Wanless, Senior, Dies." Toronto Star. February 22, 1919.

³² Wilkinson, Matthew. "The Naming History of Mississauga's Dixie Road." *Modern Mississauga*, January 25, 2023. <https://www.modernmississauga.com/main/2023/1/25/the-naming-history-of-mississaugas-dixie-road>

³³ "Turn of Other Combines." Globe and Mail. December 11, 1905.

³⁴ "Fourteen More Plumbers Were Sent To-Day to Jury." Toronto Star. December 28, 1905.

³⁵ Ibid.

Blomfield.³⁶ In 1876, he began his career and formed a strong partnership in 1895 with John Andrew Pearson of Toronto.³⁷ Darling had a number of accomplishments under his belt, including becoming the Director of the Guild of Civic Art, a Royal Canadian Academician in 1907, and in 1915, being nominated by the Royal Institute of Architects of England to receive the Royal Gold medal for the promotion of architecture, which was instituted by Queen Victoria in 1848.³⁸

Darling designed many buildings all over Canada. He was truly a distinguished and talented Canadian architect. Some of these include: Toronto General Hospital, Dominion Bank Head Office, the Royal Ontario Museum, New Trinity College buildings, and much more.³⁹

It is recorded in the September 1941 *Canadian Homes and Gardens*, that “the original residence, big and substantial, was extended and modernized some years ago by the late Frank Darling, of Darling & Pearson, Toronto architects.”⁴⁰ Therefore, there is evidence that he was in fact the architect who expanded the subject property at 1400 Dixie Road. Darling passed away in 1923, which then leads one to surmise that the expansion occurred while McGuire owned the property. According to research by Paula Wubbenhorst, Mary Pallett Smythe states that the house was “doubled and sunroom added sometime after Pallett’s ownership.”⁴¹ David Pallett (Leslie Pallett great nephew) suggests that Leslie made no changes to the property (see Appendix C).⁴² In a 1986 *Toronto Star* article, it is mentioned that “two wings were added in 1922.”

For a complete list of architecture by Darling, please visit the below website:

<http://www.dictionaryofarchitectsincanada.org/node/1638>

ARCHITECTURAL DESCRIPTION

The subject property is a rare example of early twentieth century Tudor Revival style in Mississauga. This style is described as “an eclectic mixture of early and Medieval English building traditions to create a picturesque, traditional appearance.”⁴³ The buildings that were designed with this style were ornate and architect designed, however in “the early part of the 20th century, less ornate versions of this medieval English style became very popular for the design of homes...”⁴⁴

One of the predominant features of the Tudor style is a steeply pitched roof and front facing gables. They are also mostly made of stucco or masonry. They are considered to be picturesque.

“Some other identifiable features include:

- “1. Steeply pitched roof
2. Cross gables

³⁶ “High Honors for F. Darling.” *Toronto Star*. June 18, 1915.

³⁷ *Ibid.*

³⁸ “Famous Architect is Called by Death.” *Globe and Mail*. May 21, 1923

³⁹ *Ibid.*

⁴⁰ “Cool White Wall Neighbored by Trees.” *Canadian Homes and Garden*, September 1941.

⁴¹ Mary Pallett Smyth, telephone interview by Paula Wubbenhorst, January 7, 2008.

⁴² Email from David Pallett. November 28, 2007.

⁴³ Pennsylvania Architectural Field Guide. “Tudor Revival Style 1890 – 1920.” Accessed June 2023.

<http://www.phmc.state.pa.us/portal/communities/architecture/styles/tudor-revival.html>

⁴⁴ *Ibid.*

3. Decorative half-timbering
4. Prominent chimneys
5. Narrow multi-pane windows
6. Entry porches or gabled entry
7. Patterned stonework or brickwork
8. Overhanging gables or second stories
9. Parapeted or Flemish gable”⁴⁵

Other buildings of the same style in Mississauga

1. Parker Estate “Riverwood” (1920), 4300 Riverwood Park Lane
 - Architect: Mathers & Haldenby
2. Lislehurst, 3359, Mississauga, City of Mississauga, Ontario, Canada
 - “Lislehurst was built by the Schreiber family in the 1880s. It was bought by the University of Toronto in 1964, and is now the residence of the president of Erindale College. It is a very early example of Tudor Revival.”⁴⁶

CONTEXT

The property is located north of Port Credit, halfway between the QEW and Lakeshore, on the west side of Dixie Road. It is in the Fairways Condominium complex, which is on the east side of the Lakeview Golf Course, west of Toronto Golf Club.

The area where the subject property is located is the Lakeview neighbourhood, which is part of the land that was ceded in the Provisional Agreement 13-A and confirmed in Treaty 14 in 1806.⁴⁷ The land was mostly used for farming and some of the prominent families that settled here are Ogden, Robinson, Death, Pallett and Dunn.⁴⁸

Between 1910 and 1945, Lakeview experienced rapid expansion and a large population increase.⁴⁹ Many of the subdivisions were automobile-oriented and so there was a major change in the landscape.⁵⁰ There was also a military connection in the workforce. The community began expanding along the north side of Lakeshore Road, which was paved in 1917.⁵¹ Dixie Road was paved in 1927.

PROPERTY CHANGES

- A series of alterations from 1996 to 2007:

⁴⁵ Ibid.

⁴⁶ Kyles, Shannon. “Period Revivals (1900-2014).” [www.OntarioArchitecture.com](http://www.ontarioarchitecture.com/). Accessed June 2023.

⁴⁷ Wilkinson, Matthew. “*Alannah*” & *Lakeview*. Presentation by Heritage Mississauga.

⁴⁸ Ibid.

⁴⁹ Ibid.

⁵⁰ Ibid.

⁵¹ Ibid.

- water proofing and ramp repair
- external cladding repair and structural repairs

- Dining room redone

- Wishing well rebuilt

- The floor and verandah are original

In 1974, there was a Committee of Adjustment decision:

“IN THE MATTER OF SUBSECTION (1) OR (2) OF SECTION 42 OF THE PLANNING ACT
and IN THE MATTER OF BY-LAW 5500
and IN THE MATTER OF AN APPLICATION FROM GLOBAL HOUSE SECURITIES INC.
before THE COMMITTEE OF ADJUSTMENT OF THE CITY OF MISSISSAUGA

On Thursday, November 21st, 1974.

Global House Securities Inc. are owners of Part of Lot 6, Concession 2 - S.D.S., located and known as 1346 Dixie Road, zoned "RM7D4 - Section 238" Residential. The applicant requests the Committee's permission to relocate walkway and driveway areas, the erection of a gate house and the enclosure of outside parking on site plan, incidental to an apartment complex. By-law 5500, as amended, expressly delineates the location of walkways, driveways and outside parking, also a gate house was not provided for pursuant to Section 238, Schedule 1 of said By-law 5500.

This application originally came before the Committee on the 31st day of October, 1974. Mr. Garry Henry, solicitor, appeared in support of the application explaining that his client proposed to relocate the walkways in order to provide more direct movement between the two apartment buildings and recreation facilities. A relocation of the driveway was made necessary because of the final elevation of one of the apartment buildings. He further explained that his client proposed to enclose the outside parking area and locate a gate house for security purposes at the main entrance from Dixie Road.”⁵²

The Application was approved.

COMMUNITY ENGAGEMENT

In 2008, the City of Mississauga met before the Board to discuss heritage designation, but the Fairways Board of Directors did not support a heritage designation at that time (see Appendix B). Something to note, however, is that the developers that created the Fairway, Global Dixie Ltd., did not want to tear down the house.⁵³ In fact, they restored it for residents to enjoy.⁵⁴ Today it is used as a space for residents of the Fairways Condos to use for celebrations, such as weddings and birthday parties.

⁵² <https://www.mississauga.ca/apps/#/property-preview/compliance-report-coa-text/14311/147842>

⁵³ Kemp, Sharon. “Historic House Nestled Amid Modern Condos.” *The Sunday Star*, October 19, 1986.

⁵⁴ Ibid.

HERITAGE ATTRIBUTES

- Rare example of English Tudor Manor style in Mississauga
- Owned by two prominent families in Mississauga that were vital to the development of the Dixie area
- Gabled roof that gently slopes
- Finished in white stucco
- Elegant elevations
- Floor and verandah original

CONCLUSION

The people who built and lived in this house were predominate members of society. They contributed to the present day Dixie neighbourhood, including the naming of the road Dixie itself. They were early farmers and settlers in the area and helped carve what is today Lakeview in Mississauga. The subject property is one of the rare remaining houses that are of the English Tudor Manor style.

⁵⁵ Lakeview Tour Brochure, August 2019.

⁵⁶ Ibid.

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Lakeview Tour Brochure, August 2019.

Appendix A

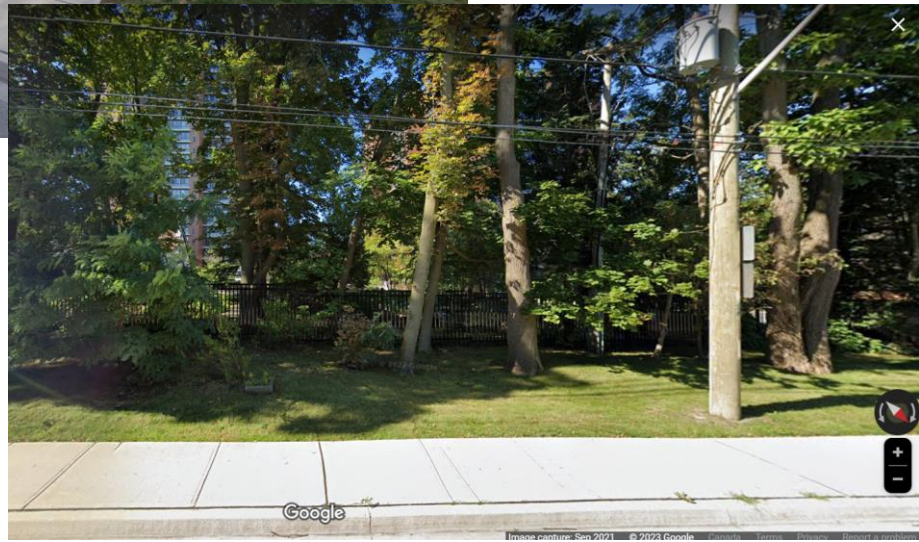
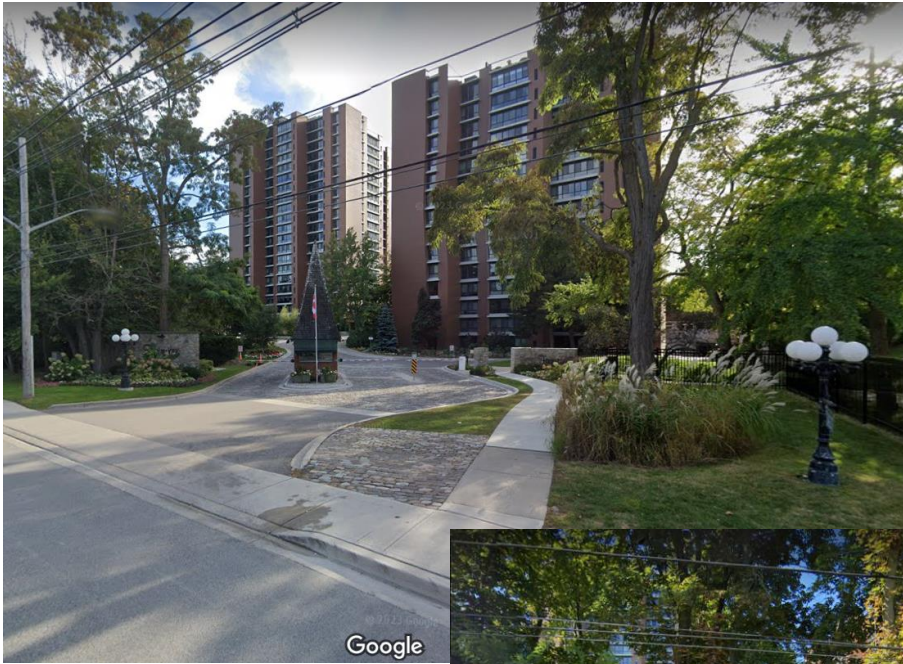


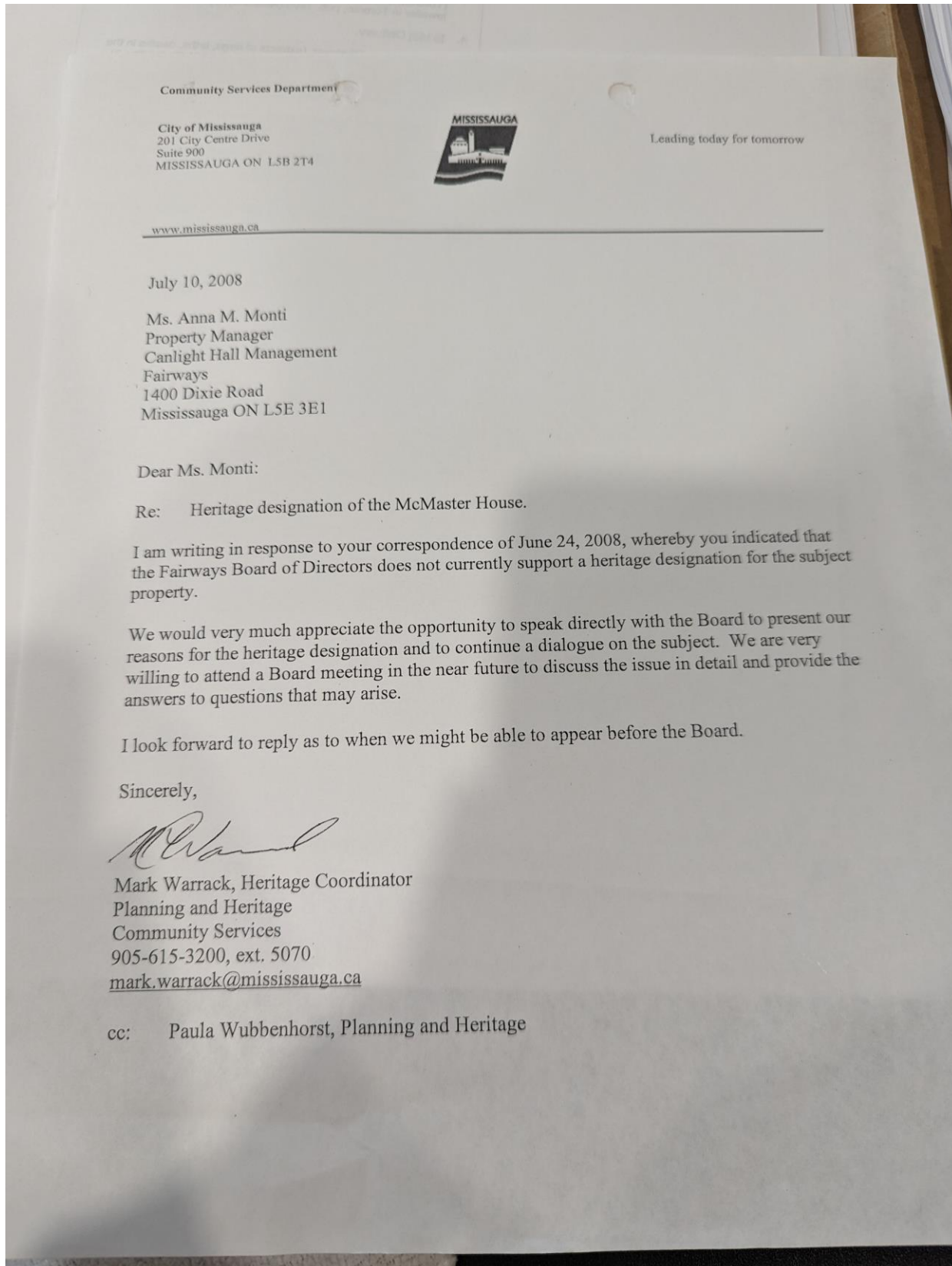
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*Views from the street
(screenshot from Google Maps)*



Appendix B

Fairways

Peel Condominium Corporation No. 199

Ms. Paula Wubbenhorst
Mississauga Heritage
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Tuesday June 24th, 2008

Dear Ms. Wubbenhorst,

Thank you meeting with Garry Willson and myself on Tuesday June 10th, 2008. At last night's Board of Directors meeting the directors discussed at length your proposition to designate McMaster house as a historical site.

While we appreciate your interest in McMaster House at the moment we do not support your request to designate the site.

Yours truly

Anna M. Monti

Anna M. Monti RCM
Property Manager
Canlight Hall Management
As agent on behalf of PCC 199

1400 Dixie Rd. Mississauga Ontario L5E 3E1- Telephone 905-274-7900 Fax: 905-274-6282
Email fairways199@rogers.com click: www.fairwayscondo.ca

Appendix C

