Heritage Property Research and Evaluation Report



Image from Zolo.ca listing, date unknown.

George Hunter House

3236 Mississauga Rd, Mississauga, L5L 1J4

RANGE 2 NDS PT LOT 3 RP 43R5742 PART 3

Prepared By:

Heritage Planning & Indigenous Relations

Community Services

May 2024

EXECUTIVE SUMMARY

- The house on the subject property was constructed ca. 1979 for Canadian photographer, George A. Hunter. The single-family detached dwelling was used as residence, administration office and studio for his photography business.
- Designed by George Hunter and Mississauga architect Ihor Stecura
- It merits designation

INTRODUCTION

This research and evaluation report describes the history, architecture and context of the property at 3236 Mississauga Road and applies evaluation criteria to determine if it merits designation under Part IV of the Ontario Heritage Act.

DESCRIPTION OF PROPERTY

3236 Mississauga Road is a single-family, one-storey brick bungalow with an attached garage. The house is located on the West side of Mississauga Road, North of Dundas Street West and directly across from The University f Toronto Mississauga.



Google Maps, March 2024

RESEARCH

Relevant Historical Timeline

Date	Event
1826	Construction beings on white frame church of St. Peter's, located at the intersection of
	Mississauga Road and Dundas Street
Ca. 1850s	Mississauga Road, north of Eglinton, planked ¹
Ca. 1860s	Mississauga Road, north Eglinton, corduroy road
Ca. 1950s	Mississauga Road begins to be paved
1966	Construction of Erindale College, UTM's main building begins
1977	George A. Hunter granted land from Helene M. McIssac ²
Ca. 1979	Hunter has home built by Mississauga architect Ihor Stecura ³
Ca. 1996	Establishment and building of homes on Barchester Court by Barchester Manors Inc
	(formerly Momat Dev. Inc). Located north of Hunter property
2010	City of Mississauga purchased Winding Lane Bird Sanctuary, north of Hunter property
	and transforms to natural space part of Sawmill Valley Trail system
2012	Purchases and installs sculpture outside his home by Roy Leadbeater
April 10 th ,	George Hunter passes away at the age of 92 at Credit Valley Hospital
2013	
2014	Pat Stevenson passes away at the home in August 2014
Ca. 2015	Home and property sold to unknown owner

George A. Hunter

George Hunter (1921-2013) was a Canadian documentary photographer who was born in Regina, Saskatchewan. He was well known for his industrial landscape, and aerial photography. He worked for the Winnipeg Tribune during WWII, as well as the National Film Board of Canada. After the war, he worked as a freelance photographer, where he acquired a number of various accolades, including being accepted into the Royal Canadian Academy of the Arts, and being a founding member of the Canadian Heritage Photography Foundation. Several of his works have been presented on Canadian bills, and one of his photographs of Pearson International Airport was included in the Voyager II spaceprobe's time capsule. The Canadian Association of Photographers and Illustrators gave him a Lifetime Achievement Award in 2001.

George spent his career travelling across Canada and around the world photographing the geography and people of various provinces, states, and countries. His works are found in permanent collections across Canada.

In the 1930s he learned to fly and learned to rig cameras onto the wings, stall and plane and take photographs with the plane door open For a decade he owned his own 'Photo Bus' that had a

 $^{^{1}}$ The History of Mississauga Road – a journey through time. Matthew Wilkinson. Modern Mississauga, January 4^{th} , 2022

² ON Land Records, Accessed February 2024

³ Drawings and site plan, George Hunter Residence, Ihor Stecura Architect, 1979

photography processing studio, bathroom and sleeping quarters in which he used to travel to and from various location shoots.

Mr. Hunter lived the latter part of his life in Mississauga, moving here in 1980. Though his assignments had taken him elsewhere he was always glad to come home to Mississauga where his 'state-of-the-art studio' was located. When Hunter decided to leave Toronto, he was noted as saying, "We looked everywhere for a place we wanted...At the end, I decided Mississauga logical. I never looked back and don't regret it"⁴. Hunter was posthumously inducted into Mississauga's Legend Row in 2014.

\$5 Dollar Bill



1975 George Hunter photograph from which the 1972 \$5 vignette is engraved.

George Hunter, Canada, 1972, NCC 1990.57.3 Image from Bank of Canada Museum website



 $^{^4}$ George Hunter's had a career that you can take to the bank. Mike Toth, The Mississauga News. February 15th, 1995



1972 \$ 5 bill. Image from Bank of Canada Museum website

\$ 10 Dollar Bill



Polymer Corporation, 1966 George Hunter, 1966 | NCC 1990.57.129 Image from Bank of Canada website https://www.bankofcanadamuseum.ca/2021/03/the-last-smokestack/





10 dollars, Canada, 1971 | NCC 1971.256.1 Image from Bank of Canada Museum website



George Hunter's travelling photo bus ca. 1960s Image courtesy of Canadian Heritage Photography Foundation

Ihor Stecura (1932-2021)

Born in Ukraine, Ihor came with his parents after the war and arrived in Canada in 1948. The family was one of the 'Sugar Beet' immigrants who came to settle in Alberta. Stecura moved to Ontario in 1952 and graduated with a Bachelor of Architecture, from the University of Toronto, in 1963. Stecura lived in Etobicoke, but his office was located in Mississauga. ⁵ According to his obituary published in Ontario Associations of Architects, Stecura "leaves an architectural legacy in Ontario. His special love of wooden churches to which he gave so much of himself, embodied his passion for architecture and his promotion of wood as architectural design and viable building material. His projects included many seniors' homes, office buildings and private residences across Ontario"⁶. In 1984 Stecura won a Canadian Award and prize for excellence in the design of a wooden church in Saskatchewan.

George Hunter's nephew, Doug McLarty, had worked for Stecura and drew up the architectural plans for George's house. No address for Stecura could be found in local newspapers however the drawing notes his office located at 1945 Dundas Street. Stecura also designed the Long-Term Care home in Mississauga located at 3058 Winston Churchill Blvd. It was at built the same time George Hunter's home was being constructed. ⁷

⁵ No information can be found on where the office was located or exact years in operation.

⁶ Ihor Stecura Obituary. Ontario Association of Architects.

⁷ Ivan Franco Home, https://ivanfrankohomes.com/our-story

Imports meanwhile fell a fur- for automotive parts reflected the auto exports to the United States, total growth in the trade surplus ther 4.4 per cent, or \$350 million, results of strike action in the combined with a drop in exports over the last year.

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Tiny church shows what wood can do

By Aun Auman Toronto Star

A little wooden church on the Saskatchewan prairie stands as a testament to the faith its builders brought with them when they came to Canada from the Uk-raine

raine.
"It reminds me of home, says architect thor Stecura of Mississauga, who won a 1984 Canadian Wood Council award for his design of St. Volodymyr Church near Saskatom.
He has plans to build a similar but larger church in Nlagora Falls, Ont.

but larger church in Niagara Falk, Ont.

Stecura designed the church free of charge, drawing on memories of the style and spirit of the village churches he visited as a brigge of the summer we used to go to villages for holidays, and visit the churches, and have only missed church a few times when the church chores, and have only missed church a few times when The Wood Council, representing the Canadian forestry associations, amounced 14 sovared moctober for excellence in using wood in residential and non-reduction of the church of the chur

be presented in Ottawa on Dec. 14.
St. Volodymyr was one of 64 entries in the non-residential category, tying for first place with Calgary architect Fred Valentine, who designed a composer's studio at the Banif Centre School of Fine Arts in Banif, Alta.
Stecura "has interpreted traditional themes and arrived at something entirely new," said one of the judges, Dan Hanganu, a Montreal architect.
Stecura has designed both commercial and residential buildings — the Deerhurst Ian in Huntsville and Devonsleigh Place restsurant in Scarborough, for example. But St. Volodymyr Church was unique.
The wooden church was built the traditional style of the villation of the style of the villation of the villation. It stands in the 160-acre Uke-

Union.
It stands in the 160-acre Uk-rainian Park near Pike Lake, Sask., and is popular in the sum-mer and for weddings, says Ste-

cura.
Stecura, inspired by his long-time friend, Rev. Volodymyr Iwashko of Saskatoon, built St. Volodymyr Church in honor of the saint who brought Christian faith to the Ukraine in the year

Mississauga architect won Wood Council award for a Ukrainian-style church he designed free of charge for a prairie community



Testament to faith: Mississauga architect lhor Stecura drew on his memories of the style and spirit of Ukrainian village churches when he designed the award-winning, wooden St. Volodymyr for the Saskatchewan prairie. He plans a similar but larger church for Niagara Falls.

988. The millenium of the faith will be celebrated in the church in 1988.

in 1988.
Secura hasn't ventured bome to the Ukraine since he left a town called Livir in 1944 at age 12. He came to Canada by way of Austria and Germany at age [6. St. Volodymyr's isn't identical to the old village churches — but its builders did follow the Ukraine St. St. Volodymyr's in the strength of the control of t

rainian tradition and omitted pews, providing standing room for 120 people.

"We used plywood and ma-chine logs. No one used plywood then. Back home they were using adzes (a type of axe) to square them off," says Stecura.

The church is made of cedar shingles and white poplar shipped from Ontario, with a traditional-style roof in the form of a cross. It took four years to design and build, cost about 590, 600, and was completed in July, 1982.

Stecura is designing a similar church in Ningara Palts church for the parish of St. Mary's, but it will be less traditional on the outside.

Anna Auman, Toronto Star. Thursday, December 6, 1984

Canadian Heritage Photography Foundation

George Hunter was passionate about preservation of photographs and founded the Canadian Heritage Photography Foundation in 2001. The CHFP's had a vision "to preserve the work of important Canadian photographers". Hunter "bequeathed over 100,000+ prints, negatives, slides and ephemera to the Foundation establishing the largest collection of George Hunter's work in the world."

The Foundation's archive also included a selection of early 20th century photographs and contemporary images.⁸ Unfortunately, the Foundation closed in early 2024. Work is being done to transfer the collection to other institutions in Canada.

Roy Leadbeater sculpture⁹

A permanent sculpture is found on the property in front of the house. The large red metal piece was made by Edmonton painter and sculpture artist Roy Leadbeater (1928-2017).

The unnamed piece was made by Leadbeater during the 1980s and was originally owned by George's friends Lou and Lorraine Perrin. Lou is an award-winning landscape photographer from Alberta. When the Perrins downsized George purchased the piece ca. 2012 for his home. George had his friend Dan McNiven create a base that allows the sculpture to rotate. Bob Dyroda built a permanent concrete base for it and Bob Carmichael supplied and created a bed of grass around the piece.

Leadbeater was an award-winning artist and sculptor who received the Allied Art Medal in 1980 from the Royal Architectural Institute of Canada. His works are found in Calgary and one such piece stood outside Calgary's CBC building for a number of years.





CONTEXT

Streetsville Road/Mississauga Road

⁸ Canadian Heritage Photography Foundation website, link inactive

^{9 2012}Christmas Card

The road in which the house and property is located on is a significant historical road is part of the *Mississauga Road Scenic Route,* part of the cultural landscape of Mississauga. According to City of Mississauga Property Information database¹⁰

"Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage. Home of renowned Canadian photographer, George Hunter, whose work has appeared on such things as the \$5, \$10 and \$50 dollar bills, two stamps, and a photo of Pearson International Airport, which was included in a time capsule aboard the Voyager II mission."

Mississauga Road predates the City of Mississauga and follows the course of the river. The road, that runs south of Eglinton follows "an Indigenous trail that hugged the high ground above the flood plains along the course of the Credit River. The route insite deviates form the tradition cadastral survey favoured by land surveyors."

The road was known by a variety of names throughout the years. These names include *Swamp Road, Cedar Swamp Road, Coldspring Road, Spring Road, Springbank Road, Springfield Road, Indian Village Road, Stone Road, Streetsville Plank Road, Streetsville Stone Road*¹¹

There was confusion during the mid-20th century on the naming of the road which caused problems with some of the residents. According to local newspapers references to people living on Streetsville Road were noted as early as 1934¹² and as late as in the 1960s¹³. After changing to Mississauga Road there was also a proposed change during the late 1970s to have Mississauga Road from Dundas Street North to Erin Mills Parkway named Streetsville Road by local councillor Hazel McCallion. This was supported by businesses and the community within Streetsville but not necessarily by residents who lived on Mississauga Road. ¹⁴

¹⁰ City of Mississauga, Property Information Database https://www.mississauga.ca/services-and-programs/building-and-renovating/find-property-information/

¹¹ The history of Mississauga Road - a journey through time. Matthew Wilkinson, Modern Mississauga January 4th, 2022

¹² The Port Credit News, Wednesday December 5th, 1934. Page 3

¹³ Proceedings, Osgoode Hall. The Globe and Mail, November 14th, 1969

¹⁴ Resident fed up with the name change. John Stewart. The Mississauga Times. Wednesday July 5th, 1978

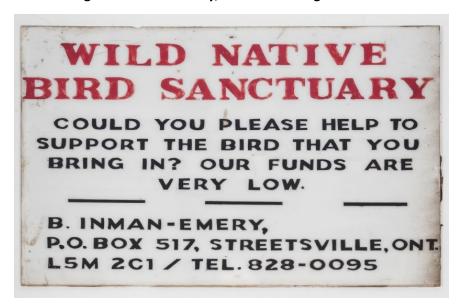
The Hunter home and property sits across from the University of Toronto, Mississauga campus (previously Erindale College). Erindale College¹⁵ first opened in 1967 and is located at a 221-acre site. The campuses middle entrance is located across the street from the Hunter property.

According to 1877 Historical Atlas of Peel the subject property was located south of the William Magrath Erindale Estate and north of the Credit Post Office. The same atlas would indicate the following landowners who owned land in the area: *Thomas Newman, John P. McConnell, George Crozier, James Johnston, and Joseph Featherstone.*

The City of Mississauga's property information tool noted that there was a single-family dwelling on the property in the 1970s that was later demolished. Doug McLarty noted he recalled a cottage located on the property however no details on the family or individual who owned the land.

ON land Registry records noted that Hunter was granted property on Lot 3, Range 2, NDS in 1977, which was purchased from Helen M. McIssac. No information about McIssac could be found in any local census/voters lists or ProQuest Historical Newspapers.

The Winding Lane Bird Sanctuary, 3230 Mississauga Road



Original sign from home, now part of Museums of Mississauga collection BR2010.10.152

¹⁵ University of Toronto, Mississauga Library. Archives & Special Collections https://collections.utm.utoronto.ca/history-of-the-campus

Roy Ivor's property is located just north of the Hunter property at 3230 Mississauga Road. It was the home of The Winding Lane Bird Sanctuary, which was first established by Roy Ivor in 1928 who dedicated his life to the care and protection of birds. Bernice Inman-Emery took over its operation in 1963 with Ivor as he was aging and needed additional help. She continued to conduct tours and care for birds on the site until the 2000s. The property was purchased by the City of Mississauga in 2010 and is now incorporated into the Sawmill Valley Trail system.¹⁶

Sawmill Valley Trail

Located next to George Hunter home is an entrance point for Sawmill Valley Trail. It is 2.4 km long trail that follows the Credit River Valley from an access point at Burnhamthorpe Road and Walnut Grove Road to the junction of Mississauga Road and South Millway. ¹⁷

Erindale Public School/Springbank Community Centre

Located south of Hunter property on 3057 Mississauga Road, pt Lot 3, Concession Range 1 NDS the building served as home for Old Erindale Public School. The present building constructed in 1922 with additions made in 1952. The school closed in 1967 and Township acquired the property and named it Springbank Community Centre. Building and property owned by University of Toronto, Mississauga since 2007. ¹⁸¹⁹

Families on Mississauga Road

According to local 1972 Voter's list there were several families that were living on Mississauga Road on properties near the subject property these include:

Address	Names
3446 Mississauga Road	Jean and Jerome Melbye
3330 Mississauga Road	Leen and Rema Kiaupa
3364 Mississauga Road	Charles and Christine Blackburn
3394 Mississauga Road	William and Florence Harkess

¹⁶ Winding Lane in City hands. Julie Slack. Mississauga News. Thursday October 7th, 2010

¹⁷ #Parks365, Sawmill Valley Trail, https://www7.mississauga.ca/Departments/Parks/Parks365/sawmill.html

¹⁸ Erindale Public School, PH1386, Historic Image Gallery https://www.mississauga.ca/apps/mediagallery/#/search-media/4800164n?returnto=home

¹⁹ Old Erindale Public School, Canada's Historic Places, https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=15110

3230 Mississauga Road	Roy Ivor
3270 Mississauga Road	Ross, Aledia, daughter Donna
	Ca. 1954-1970s
3283 Mississauga Road	Joseph and William Harkess

Architectural Description

Originally George was quoted a high amount for the construction of the home and changed the layout and design for the home to incorporate more economical residential materials. His nephew Doug McLarty worked for architect Ihor Stecura and created the drawings for the home. It only had two bedrooms but had designated spaces for living room, dining room, kitchen and den. The basement was designed to house a studio, darkroom, and office space for George's photographic activities. The exterior was made of red brick and included cedar siding, cedar decking and cedar plywood siding. An acrylic dome was installed on the roof over the centre or main hall.

George's studio included a full working space that allowed him to actively digitize his collection of film negatives and develop fine prints. He also had a wide variety of large 4' x 8' and 4'x12' mural prints of worldwide scenic views on display in his studio. ²⁰ In the main or centre hall George had a wall built containing ores on display from each of the mines that he had photographed on his many assignments. ²¹ This centre square featured a display area of glass and shelving to display material from his travels and assignments.

One of the sheds on the property was constructed for George where he kept lawn furniture and other garden items. His partner, Pat Stevenson enjoyed gardening and would take over the maintenance of the grounds. The property contained many native plants, trees, and bushes. ²²

When the house was put for sale sometime after 2014 the building was described as a single-family, one-storey, brick, bungalow home on land lot size of 148 x 263 feet. Built with an attached garage and located on a wooden ravine lot with a long winding driveway. The house was listed with eight bathrooms and three bedrooms and constructed with central air conditioning and forced air heating.

Property Changes

According to City of Mississauga property database the property contained a single-family dwelling sometime before 1977. It was marked as a "condemned dwelling & garage" in 1975. In 1978 demolition was complete and the lot was cleared. No information could be found on who owned the

²⁰ Email from John Stewart, April 17th, 2024

²¹ Work of mining photographer George Hunter spans 30 years. Richard J. Roberts. The Northern Miner. November 29th, 1979

²² Phone conversation with Doug McLarty, nephew of Hunter, April 18th, 2024

property or structure before Hunter purchased the land. Aside from the installation of the Leadbeater sculpture in the front of the home there is no known changes to the property when Hunter resided there.

The area around the home had seen some changes throughout the years including renovations and additions to the University of Toronto, Mississauga Campus, located across the street.

Along with the tearing down of Roy Ivor/Bernice Inman home and property dwellings, a residential subdivision was constructed north of the Hunter property. Homes on Barchest Court were built ca. 1996 by Barchester Manors Inc. (Formerly Momat Dev. Inc)

Miscellaneous pictures of the property and inside the home



Groundbreaking for the home. George Hunter centre right with shovel ca. 1979

Doug McLarty standing to Hunter's left. Project Manager, unknown name, standing to Hunter's right.

Image courtesy of Doug McLarty



Unknown woman in front of home during construction ca. 1980 Image courtesy of Doug McLarty



George Hunter inside his home living room or den Ca. 1980s Image courtesy of Doug McLarty



George at home with friends, 1986 Image courtesy of Doug McLarty



Studio workspace, ca. 1990s Image courtesy of Canadian Heritage Photography Foundation



George Hunter in his office, ca. 1990s Image courtesy of Canadian Heritage Photography Foundation



Living Room or Den, ca. 1990s Image courtesy of Canadian Heritage Photography Foundation



Office and studio, ca. 1990s

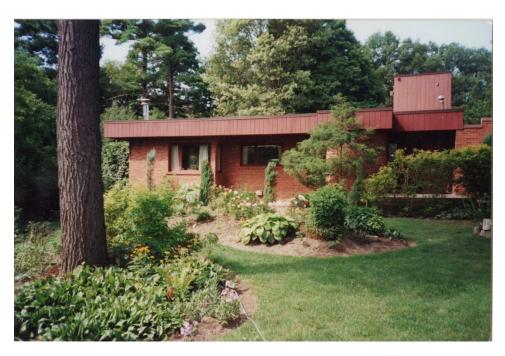
Image courtesy of Canadian Heritage Photography Foundation



Basement office/studio. Ca. 1990s Image courtesy of Canadian Heritage Photography Foundation



George Hunter residence, ca. 2000 Image courtesy of Doug McLarty



George Hunter residence, 2001 Image courtesy of Doug McLarty



George Hunter inspecting his photos, April 2006 Photo taken by Thomas Bouchard Image courtesy of Doug McLarty



George Hunter at work. April 2006 Photographed by Thomas C. Bouchard Image courtesy of Doug McLarty

COMMUNITY ENGAGEMENT

EVALUATION:

Historical or Associative Value	
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	Yes?
community or culture	

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or	?
theorist who is significant to a community	

Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	N/A
ii. is physically, functionally, visually or historically linked to its surroundings	N/A
iii. is a landmark	Χ

The property has contextual value because it is a local landmark due to its distinct style.

Heritage Attributes

CONCLUSION

The home and property located at 3236 Mississauga Road are important because it is linked to the important story of Canadian photographer, George A. Hunter who lived in Mississauga for over 25 years.

Hunter's residence and property established a permanent base for personal and professional activities. His space in Mississauga influenced the later part of his career and helped spread awareness of photographic preservation and digitization.

The property if of value given its proximity to the Sawmill Valley Trail system and the Winding Lane Bird

REFERENCES

Ancestry.ca records (voter's lists), accessed 1 February 2024

Tiny Church shows what wood can do. Ann Auman. Toronto Star, Dec 6, 1984

George Hunter's had a career that you can take to the bank. Mike Toth. *The Mississauga News,* February 5, 1995

Hunter shoots the world. Joe Jones. Mississauga News, January 7, 2010

Colleagues pay tribute to iconic Canadian photographer George Hunter. David Paterson *The Mississauga News*, November 8th, 2013.

Canadian Heritage Photography Foundation https://www.thechpf.com/

City of Mississauga, Committee of Adjustment Decision. A-153/77, 1977-06-16

Appendix 3

City of Mississauga, Recommendation No. 0055-1996, 1996-01-31

My Story... George Hunter R.C.A, March 27, 2012. *The Canadian Nature Photographer https://www.canadiannaturephotographer.com/George_Hunter.html*

"George Alexander Hunter" Obituary, Toronto Star, April 13, 2013

"Ihor Stecura" Obituary, Ontario Association of Architects, June 3rd, 2021

George Hunter spent decades photographing Canada. The Mississauga News, April 12, 2013

George Hunter, 92, spent decades photographing Canada. Barbara Turnbull. *The Toronto Star*, April 12, 2013

George Hunter's iconic photographs captured Canada's scenery and soul. Barbara Turnbull. *Toronto Star*, April 16, 2013

Photographers pay tribute to genius of George Hunter. David Paterson *Mississauga News,* November 5, 2013

New class of Legends Row inductees announced. Chris Clay. Mississauga News, December 11, 2014

Project honouring Mississauga photographer George Hunter receives grant. Iain Colpitts. *Mississauga News* April 12, 2019

Ministry of Tourism, Culture & Sport, Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process, September 1, 2014.

<u>Legends Row: Bert Hoferichter Introduction Video for George Hunter,</u> Mississauga Legends Row <u>George Hunter Induction Video</u>, Mississauga Legends Row, 2015 George Hunter, Photographer of the Industrial Scene. 2010 Interview Art Gallery of Ontario

Bank of Canada Museum https://www.bankofcanadamuseum.ca/

Photographs of property - 2024



View of property and home from East side of Mississauga Road, March 2024

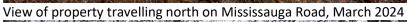


View of property and home from East side of Mississauga Road. Entrance to Sawmill Valley trail located on the left. March 2024



View of proerty from west side of Mississauga Road, by property line. Home hidden by mature trees March 2024







Side view of the home from Sawmill Valley Trail, March 2024



Side view of home from Sawmill Valley Trail with sculpture in view, March 2024



Back view? of the home taken from Sawmill Valley Trail, March 2024



Back and side view of home and property from Sawmill Valley Trail, March 2024



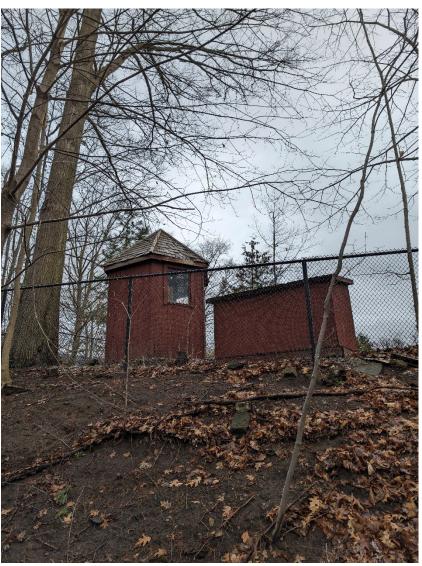
Back and backyard view taken from Sawmill Valley Trail, March 24



Back and side view, March 2024



Back view from Sawmill Valley Trail, March 2024



View of two outdoor structures or sheds?, March 2024



Back view from Sawmill Valley Trail, March 2024