

BUILT HERITAGE INVENTORY FORM



Appendix B

Item 10.1

Hamilton Municipal Heritage
Committee - April 18, 2019

Address _____	Community _____		
Also known as _____	Legal Description _____		
P.I.N. _____	Roll No. _____	Ward _____	Neighbourhood _____

Heritage Status: Inventory Registered Designated (Part IV / Part V) Easement (City / OHT) NHS
HCD (if applicable): _____ Cultural Heritage Landscape (if applicable): _____

Property Status (Observed): Occupied Building Vacant Building Vacant Lot Parking Lot

Integrity: Preserved / Intact Modified Compromised Demolished (date) _____

Construction Period: Pre 1867 1868-1900 1901-1939 1940-1955 1956-1970 Post 1970
Year (if known) _____ Architect / Builder / Craftsperson (if known) _____

Massing: Single-detached Semi-detached, related Semi-detached, unrelated Row, related Row, unrelated Other _____

Storeys: 1 1 ½ 2 2 ½ 3 3 ½ 4 or more Irregular Other _____

Foundation Construction Material: Stone Brick Concrete Wood Other _____ Finish: _____

Building Construction Material: Brick Frame (wood) Stone Log Other _____ Finish: _____

Building Cladding: Wood Stone Brick Stucco Synthetic Other _____ Finish: _____

Roof Type: Hip Flat Gambrel Mansard Gable Other _____ Type: _____

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other _____

Architectural Style / Influence:

- | | | | | |
|---|---|--|--|--|
| <input type="checkbox"/> Art Deco / Moderne
(1920s-1950s) | <input type="checkbox"/> Chateau
(1880-1940) | <input type="checkbox"/> Gothic Revival
(1830-1900) | <input type="checkbox"/> Neo-Gothic
(1900-1945) | <input type="checkbox"/> Romanesque Revival
(1850-1910) |
| <input type="checkbox"/> Beaux-Arts Classicism
(1900-1945) | <input type="checkbox"/> Craftsman / Prairie
(1900s-1930s) | <input type="checkbox"/> International
(1930-1965) | <input type="checkbox"/> Period Revivals
(1900-Present) | <input type="checkbox"/> Second Empire
(1860-1900) |
| <input type="checkbox"/> Brutalism
(1960-1970) | <input type="checkbox"/> Colonial Revival
(1900-Present) | <input type="checkbox"/> Italian Villa
(1830-1900) | <input type="checkbox"/> Post-Modern
(1970-Present) | <input type="checkbox"/> Vernacular |
| <input type="checkbox"/> Bungalow
(1900-1945) | <input type="checkbox"/> Edwardian
(1900-1930) | <input type="checkbox"/> Italianate
(1850-1900) | <input type="checkbox"/> Queen Anne
(1880-1910) | <input type="checkbox"/> Victory Housing
(1940-1950) |
| <input type="checkbox"/> Classic Revival
(1830-1860) | <input type="checkbox"/> Georgian / Loyalist
(1784-1860) | <input type="checkbox"/> Neo-Classical
(1800-1860) | <input type="checkbox"/> Regency
(1830-1860) | <input type="checkbox"/> 1950s Contemporary
(1945-1965) |
| <input type="checkbox"/> Other _____ | | | | |

Notable Building Features:

- Porch: _____ Sill(s): _____ Tower/Spire Bargeboard Eaves: _____
- Verandah: _____ Lintel(s): _____ Dome Transom Verges: _____
- Balcony: _____ Shutters: _____ Finial Side light Dormer: _____
- Door(s) : _____ Quoins: _____ Pilaster Pediment Chimney: _____
- Stairs: _____ Voussoirs: _____ Capital Woodwork Parapet: _____
- Fire wall: _____ Cornice: _____ Panel Date stone Bay: _____
- Windows: _____ Column Cresting Other _____

Notes:

Context:

- Historic Context Statement: Yes No Name of HCS Area: _____
- Streetscape (Residential / Commercial) Terrace / Row Complex / Grouping Landmark
- Multi-address parcel (list addresses): _____ Other _____
- Related buildings: _____

Plan: Square Rectangular L U T H Cross Irregular Other _____

Wings: _____ **Setback:** Shallow Deep At ROW Other _____ Corner Lot

Accessory Features and Structures:

- Features (e.g. stone wall, fountain): _____ Structures (e.g. shed, outbuilding): _____

Additional Notes:

Related Files: _____

Fire Insurance Mapping: 1898 Sheet No. _____ 1911 Sheet No. _____ 1949 Sheet No. _____ 1964 Sheet No. _____

Additional Documentation and Research Attached (if applicable):

Surveyed by:	Date:	Survey Area:
Staff Reviewer:	Date:	

PRELIMINARY EVALUATION

Physical / Design Value:	
<input type="checkbox"/>	The property's style, type or expression is: <input type="checkbox"/> rare <input type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early
<input type="checkbox"/>	The property displays a high degree of: <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit
<input type="checkbox"/>	The property demonstrates a high degree of: <input type="checkbox"/> technical achievement <input type="checkbox"/> scientific achievement
Historical / Associative Value:	
<input type="checkbox"/>	The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution
<input type="checkbox"/>	The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture
<input type="checkbox"/>	The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist
Contextual Value:	
<input type="checkbox"/>	The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input type="checkbox"/> supporting the character of the area
<input type="checkbox"/>	The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input type="checkbox"/> visually <input type="checkbox"/> historically
<input type="checkbox"/>	The property is a landmark

<p>Classification:</p> <p><input type="checkbox"/> Significant Built Resource (SBR)</p> <p><input type="checkbox"/> Character-Defining Resource (CDR)</p> <p><input type="checkbox"/> Character-Supporting Resource (CSR)</p> <p><input type="checkbox"/> Inventory Property (IP)</p> <p><input type="checkbox"/> Remove from Inventory (RFI)</p> <p><input type="checkbox"/> None</p>

<p>Recommendation:</p> <p><input type="checkbox"/> Add to Designation Work Plan</p> <p><input type="checkbox"/> Include in Register (Non-designated)</p> <p><input type="checkbox"/> Remove from Register (Non-designated)</p> <p><input type="checkbox"/> Add to Inventory – Periodic Review</p> <p><input type="checkbox"/> Inventory – No Further Review (Non-extant)</p> <p><input type="checkbox"/> No Action Required</p>
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Evaluated by:	Date:
HMHC Advice:	Date
Planning Committee Advice:	Date:
Council Decision:	Date:
Database/GIS Update:	AMANDA Update:

The Lennard House, 7 Rolph Street, Dundas

Background Research Report and Preliminary Heritage Evaluation, 4 April 2019

Ann Gillespie, member of the HMHC Inventory & Research Working Group

PREFACE

In November 26, 2018, Jeremy Parsons (Cultural Heritage Planner) received an inquiry from the owner of the property of 7 Rolph Street, Robert Hawkins, about the possibility of demolishing this unusual 1971 mushroom-shaped house. He was unaware that the property may have any architectural/historical interest. Although the property had been “inventoried”, it was *not* listed on the Heritage Register. Jeremy therefore forwarded this information with some background to Ron Sinclair, Chair of the I & R Working Group for further action. At the December meeting of the I & R Working Group, Ann Gillespie (member and Dundas resident) agreed to undertake further research, resulting in this report and accompanying recommendations.

BACKGROUND RESEARCH

SETTING: Present and Past (Figure 1; Figure 2; Figure 3; Figure 4)

The Lennard House at 7 Rolph Street is tucked away on a secluded short dead-end street off Parkside Drive in the post-war residential area of Dundas to the west of the Dundas Driving Park. Rolph Street is located to the north-east of the property of St. Augustine’s Catholic Elementary School. Directly south of Rolph Street (north of the school yard) runs Sydenham Creek, a small watercourse which flows from its headwaters south of Highway 5 (on top of the escarpment) into the Dundas Valley and out to Cootes Paradise. There is only one other house on Rolph Street, a circa 1970s residence at #11. #7 is situated on a contoured rectangular lot with a bump-out on the east side which serves as a parking space on the same level as main floor of the house, accessed via a suspended walkway.

The pedestal form of the house, also known to local residents as the “mushroom house”, was a practical solution to the topography of the site, which is located in a flood plain associated with Sydenham Creek. Pools of water often form on the ground surface after heavy rain. As a result, municipal regulations prohibited the construction of both a basement and living quarters at ground level. The house is now surrounded by mature trees providing summer shade and privacy.

Rolph Street was named after George Rolph (1794–1875), an early settler of Dundas, lawyer, and first clerk of the peace for the Gore District. His extensive land holdings included a large parcel to the north of King Street bounded to the west by Market Street and to the east by York Street. In the 1810s, he built his own residence at the northern terminus of Cross Street, as shown on the 1851 Map of the Town of Dundas (Figure 4). Part of the original building was later moved to the east side of Cross Street where it is still located at #43 and is recognized as one of the oldest surviving houses in Dundas. In 1851, there were no named streets north of Melville Street. By 1875, there were four streets: Victoria Street, McNab Street, Alma Street and Cayley Street. However, none of the lots located on McNab Street were ever developed, likely for topographical reasons. Rolph Street was eventually built in the approximate location of McNab Street.

HISTORICAL ASSOCIATIONS

Ownership History

The house was designed in 1969 by architect Harry Lennard for his parents Burt (Bertram) and Gladys Lennard. Completed in 1971, it was owned and occupied by the Lennard family until 1989, when it was sold to Marjorie and Hugh Clark. Marjorie was previously married to Fred Hawkins but he passed away at a relatively young age and she raised their two children on her own. In 1988, she married Hugh Clark, who had three children by his first marriage. Marjorie passed away in 2007, the same year that Hugh married Carolyn Williamson. However, Marjorie, as the registered owner of the property, willed it to her son Robert Hawkins, on condition that Hugh could continue to live in the house until his death and Carolyn for a year after that date. Hugh passed away in August 2018. Carolyn is still living in the house but has indicated that she will be moving out before the August 2019 deadline.

S. Lennard & Sons Ltd. (1879 – 1969)

Bertram Lennard was employed as Superintendent of the successful family business known as S. Lennard & Sons Ltd., founded by his grandfather, Samuel Lennard. Samuel moved with his family to Dundas in 1878 and soon after started a business devoted to the manufacture of hosiery, toques and scarves in rented quarters. The firm expanded quickly and in 1879 moved to a two-storey brick and stone building (1847) at the south-west corner of John and King Streets, which was immediately enlarged to accommodate the growing business. In its last 70 years, the firm specialized in knitted underwear and at its peak employed as many as 200 workers. The business and building were sold in 1969 to a Toronto firm, Shelway Holdings Ltd. but ceased operation only four years later. That year (1973), the landmark edifice was demolished. In the course of its long history (four generations of Lennards), this prosperous family-run textile business established a reputation for integrity and reliability.

Harry Lennard, Architect

Harry Lennard was Senior Associate with the Hamilton architectural firm of Trevor P. Garwood-Jones from 1967 to 1979, where he was engaged in the design of hospitals, churches, schools, residences and cultural facilities. Notably, he was Project Architect for the theatre complex then known as Hamilton Place (now FirstOntario Concert Hall) and Principal Architect for the restoration and interior reconstruction of St. James Anglican Church (Dundas), following a devastating fire in 1978. After opening his own practice in Burlington in 1979, Mr. Lennard undertook a broad range of projects (mainly renovations and additions to existing buildings), including government facilities, office buildings, schools, golf clubs, and retirement homes/ residential care facilities. In the 1980s, he designed several single-family residences in Burlington, but none as architecturally significant as the earlier Lennard House (in the opinion of Mr. Lennard). After close to 40 years in practice as an architect, he retired in 2005.

ARCHITECTURAL DESCRIPTION

Building Structure, Exterior and Hard Landscaping (Photo 1; Photo 2; Photo 3; Photo 4)

The house form and structure may be described as a post-and-beam pedestal design, which most typically had an octagonal shape. In this case, the shape was inspired by Bertram's desire to live in a round house. The impracticality of a circular footprint, however, resulted in a 12-sided shape, known as a dodecagon, adopted for both the lower and main levels, respectively 24' and 50' in diameter. At the lower level, 12 steel posts at the 12 points of the dodecagon support 12 steel beams anchored to a central concrete cylindrical post (2' in diameter). These beams are cantilevered out to support the floor beams of the main level and extend further on the west side to support the projecting recessed porch. There are two entrances. The one on the main level is accessed by means of a suspended recessed porch and cedar deck walkway supported at grade where the land slopes downward from a short driveway on the east side of the house. This entry features a slab wood door with a natural finish, flanked on the right by a large floor-to-ceiling window. The entrance to the lower level is located to the left of the upper porch. To the right of this doorway is a projecting spiral staircase with a circular wood post and glass enclosure.

All vertical exterior surfaces were originally clad in bevel siding, consisting of 8" wide cedar boards with a stained finish. The low-pitched 12-sided hipped roof features a 4' high dodecagon-shaped collar, which is purely decorative and obscures the domed skylight (visible from the interior or above). When this skylight had to be replaced in 2016, the bevel siding was found to be decayed and was then covered with the existing aluminum panels.

Windows are a combination of fixed pane (for the four-paned, faceted picture window in the living room), horizontal band directly below the roof soffit, and vertically proportioned awning windows. The open-air cantilevered porch has 8 vertical screened windows.

Surrounding the base of the house is a circular area of hard landscaping consisting of small concrete pavers connected to a flared asphalt driveway with wide borders of the same pavers. The overhang of the main floor provides sheltered parking space.

Building Interior (Photo 5; Photo 6; Photo 7; Photo 8; Photo 9)

The roof structure is supported by 12 glue-laminated beams (exposed on the sloped ceiling sections). The ceiling of the central dodecagon-shaped kitchen has a steeper pitch and terminates in a vertical shaft with the same dodecagonal shape. It is capped by a dome-shaped acrylic skylight (54" in diameter). The wall above the sink has a wide opening, which provides a view through the faceted picture window in the living room. On the foyer side of the kitchen are high horizontal windows letting natural light from the skylight into this entry area. The multi-faceted sloped ceiling sections of the foyer, living/ dining area, kitchen, the flat ceilings of the hallway areas, and the vertical shaft walls of the kitchen skylight are all covered by horizontal cedar boards with a natural finish. The prefabricated metal staircase has circular glass walls on the lower level and circular wood-framed walls with vertical board cladding in the interior space above (terminated as a half wall). An elegant spiral wood railing descends from the landing to the lower level. Flooring materials include poured concrete in the lower level, ceramic tile in the upper and lower entrance foyers, hardwood in the living/ dining area and bedrooms, and cedar boards in the recessed porch.

The absence of an exterior chimney is explained by the exclusive use of electricity as the means of heating. In fact, the house incorporated a relatively new mechanical feature for residential use, known as a heat pump: an electrical air handling unit that cools the house in summer and heats it in winter (located on the lower level).

Background on Pedestal and Polygonal Houses

The first notable octagonal residence in America was *The Octagon*, designed by Dr. William Thornton (first architect of the U.S. Capitol) and built in 1801 in Washington D.C. The octagonal form was popularized in North America in the 2nd half of the 19th century by Orson Squire Fowler, after the publication in 1848 of *A House for All*. Fowler believed that the circle was nature's most perfect form and that for building construction purposes, the octagon, with its flat walls, was the most practical way to achieve this end. He pointed out that circular or polygonal shapes were also more energy-efficient as they enclosed the greatest amount of interior space with the least exterior wall. Slightly more complicated than the hexagon but more closely approximating a circle are two polygonal shapes known as the decagon, with 10 sides, and the dodecagon, with 12 sides.

The pedestal house form was introduced in the late 1960s to meet challenging topographical conditions, such as mountainous terrain and coastal sites, where homes had to be elevated for protection against flooding and storm surge. In 1968, *Topsider Homes* claimed to have created a new genre of building design by combining their unique pedestal foundation to an octagonal structure using a post-and-beam building system to construct a prefabricated house on a severely sloping site near Boone, North Carolina. The octagonal shape and extensive floor-to-ceiling glass permitted magnificent panoramic views of the mountainous setting from every room. *Topsider Homes* expanded in the 1970s and have since built thousands of homes worldwide, ranging in size from small prefab cottages to unique homes up to 20,000 sq. ft. in size. Mr. Lennard could not pinpoint any precise source for his inspiration to overcome the site challenges of his parents' lot by designing a pedestal house, but he must have seen some built examples, if only in photographs, and learned about their structural design.

PRELIMINARY EVALUATION (see accompanying Preliminary Evaluation form)

Design/ Physical Value

The combined pedestal and dodecagonal shape of the residence at 7 Rolph Street is a very rare form of construction in the Hamilton area, where site conditions are generally not extreme enough to warrant building a house with no basement and a main floor raised off the ground on a pedestal. It is possibly one of only two examples in the Hamilton area and is certainly the only example in Dundas. It also appears to be an early example within a broader North American context. The house displays a high degree of artistic merit for its creative use of the dodecagon shape for both exterior and interior elements, most notably, for the central kitchen with its unique ceiling/ skylight design. The house displays a high degree of craftsmanship, which is particularly evident on the interior. Notable are the generous use of cedar boards as a ceiling wall cladding material and the unique spiral staircase with its graceful curved handrail. It also demonstrates a relatively high degree of technical achievement for residential construction as the pedestal building type poses challenges from an engineering perspective.

Historical/ Associative Value

This property has direct associations with two important local businesses. S. Lennard and Sons was a very successful, long-standing Dundas-based manufacturing operation specializing in knitted goods. Bertram Lennard was amongst the last members of the Lennard family to run this business. Harry Lennard, though not well-known outside the Hamilton/ Burlington area for his own architectural practice, worked on some important projects as a young architect, while employed by the prominent Hamilton firm of Trevor-Garwood Jones. During this period (1967-79), he designed his most significant residential structure, the Lennard House at 7 Rolph Street.

Contextual Value

Though barely visible from the intersection of Rolph Street and Parkside Drive, the property is important in maintaining the character of the area as the lot size and building size are compatible with that the relatively small post-war houses built on ample-sized lots in the surrounding post-war residential area. The Lennard House is physically and functionally linked to its surroundings, its unusual mushroom shape being a practical and creative design response to the site topography. Though not visually prominent, this house stands apart out from its neighbours from an architectural design standpoint and may therefore be considered a landmark.

SOURCES

Jeff Mahoney, "Some Hamilton and Cuban history", *The Hamilton Spectator*, 26 August 2016:

www.thespec.com/news-story/6825897-mahoney-some-hamilton-and-cuban-history/

Marjorie Dell Clark Fund: www.hamiltoncommunityfoundation.ca/impact/stories/marjorie-dell-clark-fund

Historical Hamilton website: <http://historicalhamilton.com/dundas/the-lennard-house> (Brian Kowalewicz and Paul Dolanjski)

SLEEK: Hamilton's Residential Architecture, 2011: the first of two calendars published by Hamilton HIStory + HERitage; September: The Lennard House; research by Anthony Butler; photography by Graham Crawford and Jeff Tessier.

"S. Lennard & Sons Limited: At one time known as Dundas Knitting Mills", 3-page manuscript, October 1977 (no author), file on the Lennard family; Dundas Museum & Archives.

"Heat pumps control atmosphere in all-electric home", photocopy of article from unknown source, file on the Lennard family; Dundas Museum & Archives.

Un undated resume provided by Mr. Lennard, with a list of projects.

Set of architectural drawings for the Lennard House, Garwood-Jones, Architects, 20 June 1969 (copy owned by Harry Lennard and signed by his father and himself).

Phone conversations with Harry Lennard, December 2018 and 31 March 2019; email correspondence.

Phone conversations with Carloyn Clark, 7 December 2018 and 31 March 2019.

"Garwood-Jones's legacy exists 'here before us'", *Flamborough Review*, 17 March 2011:

www.flamboroughreview.com/news-story/5396812-garwood-jones-s-legacy-exists-here-before-us.

Photos by Ann Gillespie (December 2018), Graham Crawford and Jeff Tessier for the *SLEEK* 2011 calendar.

Brief biography for George Rolph in *Wikipedia*: https://en.wikipedia.org/wiki/George_Rolph.

Heritage Buildings of Dundas – William Lyon Mackenzie Slept Here, Dundas Heritage Association, 1984, 43 Cross Street, p. 23.

Map of the Town of Dundas in the Counties of Wentworth and Halton, Canada West. Surveyed & Drawn by Marcus Smith, 1851 (published by the author).

Town of Dundas, Wentworth County, Ont., *Illustrated Historical Atlas of the County of Wentworth, Ont.*, Toronto: Page & Smith, 1875, pp. 42-43.

HISTORY OF PEDESTAL AND OCTAGONAL HOUSES:

Topsider Homes: www.topsiderhomes.com/pedestal-homes-houses.php;
www.topsiderhomes.com/octagonal-homes.php.

The Octagon House, Genesee Country Village and Museum: www.bobvila.com/articles/2040-the-octagon-house.

MAPS AND AERIAL VIEW



Figure 1

Google Street View, with arrow pointing to the more precise location of 7 Rolph Street.

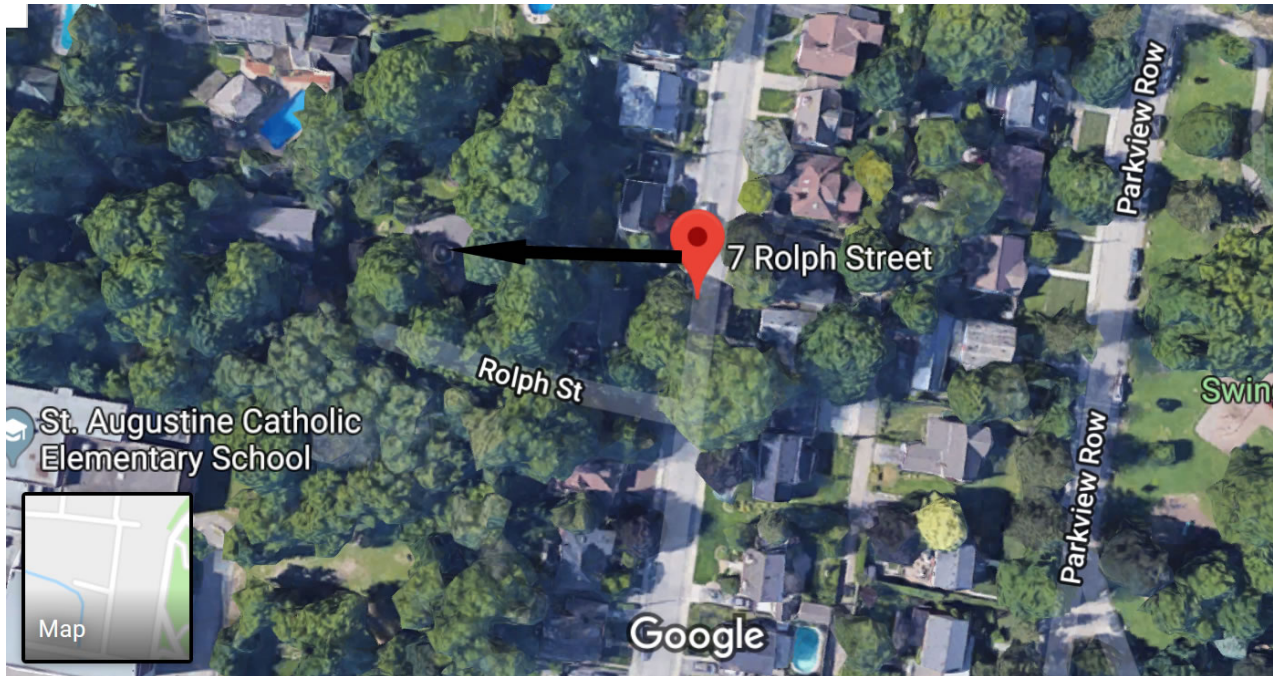


Figure 2

Google Satellite View with arrow pointing to the roof of the house at 7 Rolph Street.

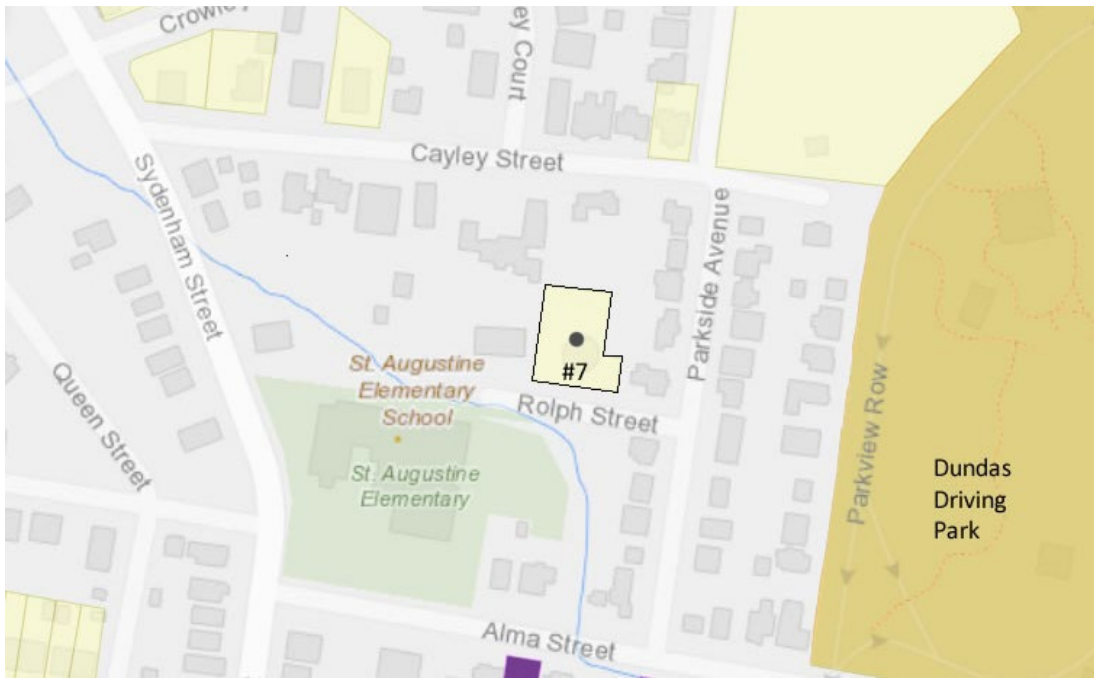


Figure 3

City of Hamilton Heritage Property Mapping section showing the location and property boundaries of 7 Rolph Street. Pale yellow colour identifies it as an *Inventoried Property*.

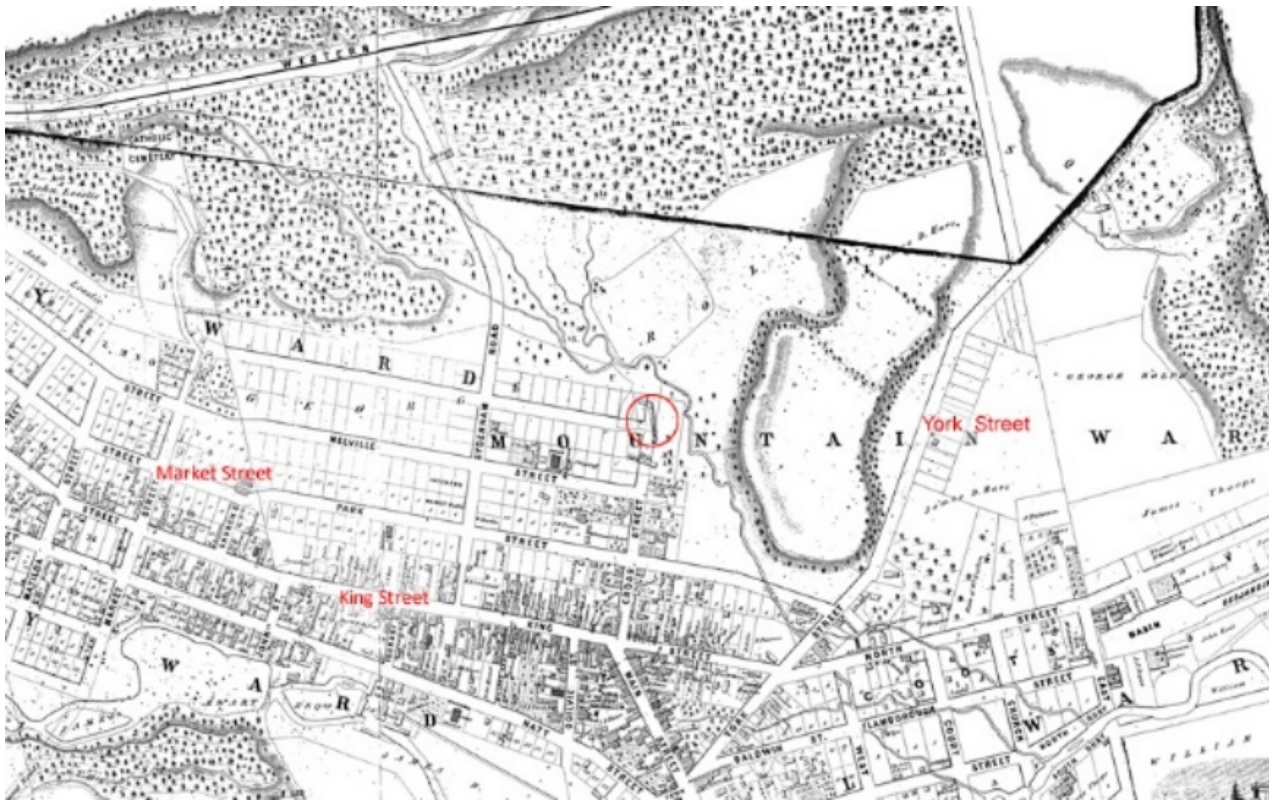


Figure 4

Section of the 1851 Marcus Smith map of the Town of Dundas, showing the extensive land holdings of George Rolph, in Dundas: north of King Street and east of Market Street to York Street and beyond. The building complex within the red circle is believed to have belonged to George Rolph.

PHOTOGRAPHS



Photo 1

View of the property looking north-west towards the escarpment. Rolph Street ends at its driveway; partially visible on the left is the end of the private driveway of the property at #11. Shows the added aluminum paneling of the skylight collar. (Ann Gillespie, 2018)



Photo 2

View of the house looking directly north with the lower entry door partially visible to the left of the green bin. Shows the asphalt driveway bordered with concrete pavers. (Ann Gillespie, December 2018)



Photo 3

View showing the bridge-like walkway to the recessed entrance porch on the main level from the parking space at the top of the slope. Also visible on the lower level is part of the circular area surfaced with concrete pavers. (Jeff Tessier, 2011).



Photo 4

View looking south-west, showing the four-paned picture window of the living room and the projecting screened porch, cantilevered beyond the outer wall by a distance of 6'. (Jeff Tessier, 2011)



Photo 5

View of the living room looking towards the dining area and sliding doors to the screened porch. On the left is the faceted opening in the kitchen wall, finished above with cedar boards (identical to those used on the sloped ceiling). It also shows the glue-laminated beams which support the roof. (Jeff Tessier, 2011)



Photo 6: View of the outer walls of the kitchen with its high windows facing the entrance foyer. Partially visible in the left corner is the circular half wall of the spiral staircase to the lower level. (Jeff Tessier, 2011)



Photo 7: View looking down the spiral staircase to its glass enclosure on the lower level. Carpeting was likely a later addition to the metal stairs. (Graham Crawford, 2011)



Photo 8

View of the main entrance foyer looking towards the arched opening of the den. On the right is the curved half wall of the spiral staircase. (Jeff Tessier, 2011)



Photo 9

View of the kitchen looking through the opening towards the living room and its picture window. Partially visible is the vertical shaft of the domed skylight. (Jeff Tessier, 2011)

