Authority: Item 11(b), Planning Committee Report 24-011 (PED24125)
CM: August 16, 2024 Ward: 13
Written approval for this by-law was given by Mayoral Decision MDE-2024 24
Dated November 13, 2024

Bill No. 199

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CERTIFIED A TRUE COPY
LISA BARROSO, ACTING CITY CLERK
Dated this 15th day of November, 2024
City of Hamilton

CITY OF HAMILTON

BY-LAW NO. 24-199

To Designate Property Located at 7 Rolph Street, Dundas, City of Hamilton as Property of Cultural Heritage Value

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 authorizes Council of the municipality to enact by-laws to designate property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council of the City of Hamilton has received and considered the recommendations of its Hamilton Municipal Heritage Committee pertaining to this by-law, arising from the meeting of the Hamilton Municipal Heritage Committee held on July 22, 2024;

AND WHEREAS the Council of the City of Hamilton, at its meeting held on August 16, 2024, resolved to direct the City Clerk to take appropriate action to designate the Property described as 7 Rolph Street, Dundas, in the City of Hamilton, and more particularly described in Schedule "A" hereto (the "Property"), as property of cultural heritage value or interest, which resolution was confirmed by By-law No. 24-156;

AND WHEREAS in accordance with subsection 29(3) of the *Ontario Heritage Act*, Council of the City of Hamilton has caused to be served on the owner of the Property and upon the Ontario Heritage Trust, a Notice of Intention to Designate the Property as being of cultural heritage value or interest, and has caused a Notice of Intention to Designate to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "B";

AND WHEREAS no Notice of Objection to the proposed designation under section 29(5) of the *Ontario Heritage Act* has been served upon the Clerk of the municipality;

AND WHEREAS Council has decided to designate the Property in accordance with section 29(8) of the *Ontario Heritage Act*;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. A statement explaining the cultural heritage value or interest of the Property, and a description of the heritage attributes of the Property are set out in Schedule "C" hereto.

2. The Property, together with its heritage attributes listed in Schedule "C" hereto, is hereby designated as property of cultural heritage value or interest.

3. The City Clerk is hereby authorized and directed,

    a. to cause a copy of this By-law, together with the statement of cultural heritage value or interest and description of heritage attributes of the Property, to be served on the Ontario Heritage Trust, the owner of the Property, and any person who served an objection to the Notice of Intention to Designate, by a method permitted by the *Ontario Heritage Act*; and,

    b. to publish a notice of passing of this By-law in a newspaper having general circulation in the City of Hamilton. Once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the City Solicitor is hereby authorized and directed to cause a copy of this By-law, together with its Schedules, to be registered against the whole of the Property described in Schedule "A" hereto in the proper registry office.

PASSED this 13th day of November, 2024.

A. Horwath
Mayor

M. Trennum
City Clerk

Schedule "A"

To

By-law No. 24-199

7 Rolph Street
Dundas, Ontario

PIN: 17584-0041 (R)

Legal Description:

LOT 110 PLAN 1447, PT LTS 109, 111 & 112 PLAN 1447 ; DUNDAS CITY OF HAMILTON

Schedule "B"

To

By-law No. 24-198

7 Rolph Street
Dundas, Ontario

Notice of Intention to Designate 7 Rolph Street, Dundas (Mushroom / Lennard House)

The City of Hamilton intends to designate 7 Rolph Street, Dundas, under Section 29 of the *Ontario Heritage Act*, as being a property of cultural heritage value.

Statement of Cultural Heritage Value or Interest

The property at 7 Rolph Street, Dundas, known as the Mushroom / Lennard House, displays a high degree of craftsmanship and technical achievement as a rare example of a dodecagon (twelve-sided) contemporary dwelling, and is believed to be the only pedestaled dodecagon dwelling in Canada. The two-storey cedar board clad cantilever pedestal form frame dodecagon was designed by Harry Lennard and constructed in 1971. The property has historical and associative value due to its connections with the Lennard and Clark families. The Lennard / Mushroom House is considered to be an important landmark that defines the character of its surrounding area. Its unique 'mushroom' shape is linked to the historic evolution of Dundas' residential landscape in the twentieth century, with its design showcasing changes in late twentieth-century architectural trends. The property's wooded character also maintains and supports surrounding natural features like Sydenham Creek.

The Statement of Cultural Heritage Value or Interest, Description of Heritage Attributes and supporting Cultural Heritage Assessment may be found online via www.hamilton.ca or viewed at the Office of the City Clerk, 71 Main Street West, 1st Floor, Hamilton, Ontario, L8P 4Y5, during regular business hours.

Any person may, within 30 days after the date of the publication of the Notice, serve written notice of their objections to the proposed designation, together with a statement for the objection and relevant facts, on the City Clerk at the Office of the City Clerk.

Dated at Hamilton, this 5th day of September, 2024.

Lisa Barroso
Acting City Clerk
Hamilton, Ontario

CONTACT: Maryssa Barras, Cultural Heritage Planning Technician,
E-mail: maryssa.barras@hamilton.ca

www.hamilton.ca/heritageplanning

Hamilton

Schedule "C"

To

By-law No. 24-199

7 Rolph Street
Dundas, Ontario

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

The 0.145-hectare property municipally addressed as 7 Rolph Street, Dundas, known as the Lennard House or Mushroom House, is comprised of a two-storey steel and wood frame pedestal dwelling built in 1971. It is located on the north side of Rolph Street, near the intersection of Rolph Street and Parkside Avenue, in the community of Dundas, in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property at 7 Rolph Street, Dundas has physical value and displays a high degree of craftsmanship and technical achievement as a rare example of a dodecagon (twelve-sided) contemporary dwelling. The two-storey cedar board clad cantilever pedestal form frame dodecagon was designed in 1969 and constructed in 1971 and is the only documented example of either a pedestal or dodecagon dwelling in Hamilton, is also a rare example of a dodecagon dwelling in Canada, and it is believed to be the only pedestaled dodecagon dwelling in Canada.

The property has historical and associative value due to its connections with the Lennard family, including Samuel Bertram Lennard (Bert) and Gladys Louisa McInnis Lennard, Harry Lennard a notable architect, and Hugh and Marjorie Clark. The dwelling at 7 Rolph Street was designed by Harry Lennard for his parents Bert (1905-1981) and Gladys Lennard (1906-1989) in 1969 and was completed in 1971. During his life Bertram was employed by the historic Dundas apparel business S. Lennard & Sons Ltd., founded by his grandfather in 1879. Throughout his architectural career Harry Lennard has played important roles in the construction of major landmarks, including the theatre complex then known as Hamilton Place now named First Ontario Concert and the restoration of St. James Anglican Church in Dundas. In 1989 the property was sold to Marjorie Hawkins Clark (1928-2007) and Hugh Clark (1932-2018). Hugh Clark was a notable Hamiltonian and businessman with a strong interest in local philanthropy, founding the Clark Family Foundation and the Marjorie Hawkins Clark Fund.

The Lennard / Mushroom House is considered to be an important landmark in its immediate residential landscape, and the property is important in defining the character of its surrounding area. The dwelling's unique 'mushroom' shape stands out

in the surrounding historic and post-war residential landscape and is linked to the historic evolution of Dundas' residential landscape in the twentieth century, with its design showcasing changes in values and trends in the early contemporary period. The wooded character of the property also maintains and supports surrounding natural features like the Sydenham Creek.

Description of Heritage Attributes

The key attributes that embody the physical value of the property as a rare example of a pedestal dodecagon dwelling which demonstrates a high degree of craftsmanship and technical skill and is associated with architect Harry Lennard and prominent twentieth-century Dundas and Hamilton businesspeople includes:

- All twelve exterior elevations and roofline of the two-storey steel cantilever frame structure, including its:
  - Cantilever pedestal 'mushroom' form and massing;
  - Dodecagon footprint and design;
  - Twelve facet hip roof;
  - Raised, central skylight and decorative collar;
  - Deep soffits with embedded lights;
  - Cedar board cladding;
  - Rear porch extension;
  - Four large square picture windows along the rear of the building;
  - Transom windows along the façade and eastern elevations;
  - Lower-level rounded glass bay which houses a spiral staircase;
  - Steel frame porch and bridge; and,
  - Angled, vertical plank fence along the porch and bridge.

- The original interior first and second storey features, including the:
  - Circular interior skylight opening lined with stained cedar board;
  - Stained cedar board ceiling lining the main living areas, including living and dining areas, kitchen, halls, and master bedroom; and,
  - Wood spiral staircase, including the second storey wood banister.

- The original landscaping features including the:
  - Cut-stone stairs;
  - Circular walkway surrounding the dwelling's pedestal;
  - Cut-stone planters; and,
  - Angled, vertical plank fence along the eastern side yard leading to the bridge.

The key attributes that embody the contextual value of the property as a landmark and as a defining feature of residential Dundas, include its:

- Unique two-storey pedestal dodecagon massing;

- Location in the Sydenham Creek floodplain; and,
- Wooded character and tree canopy of the property.