

**98 Sydenham Street, Dundas**  
Constructed circa 1904



**Preliminary Evaluation of Cultural Heritage Value or Interest:**

(in accordance with *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*)

**Design / Physical Value**

1. The property is representative of an early-twentieth century vernacular two-storey brick dwelling. Notable features of the building include its: symmetrical three-bay front façade with central ground-floor entrance; , hip roof with flanking chimneys; segmentally-arched window openings with decorative brick voussoirs with raised trim and stone lug sills, and decorative brick paneling between the storeys.
2. The property does not appear to demonstrate a high degree of craftsmanship.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

**Historical / Associative Value**

4. The property does not appear to have historical value or associative value because it has no direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

5. The property does not appear to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property does not appear to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

#### Contextual Value

7. The property has contextual value as it helps support and maintain the character of the eclectic mix of nineteenth and early-twentieth century buildings reflecting the evolution of the town of Dundas, which includes brick construction.
8. The property has contextual value as it is historically and visually linked to the surrounding area which includes an eclectic mix of nineteenth and early-twentieth century buildings.

Further, the property is historically, physically and visually linked to the historic transportation corridor, Sydenham Road, that responds to the natural topography of the area.

9. The property is not considered to be a local landmark.

#### **Sources:**

City of Hamilton. *Downtown Dundas Draft Historic Context Statement*. 2021.

City of Hamilton. Cultural Heritage Mapping (Internal Only). Accessed August 9, 2023.  
<https://spatialsolutions.maps.arcgis.com/apps/webappviewer/index.html?id=a9695a0e4e824a508ad960807b531970>.

City of Hamilton. Downtown Dundas Built Heritage Inventory. Allen and Matheson Survey. Dated 1855.  
[file:///corona/World/Planning%20&%20Economic%20Development/Planning/Cultural%20Heritage%20Planning/Inventories/DU/Historic%20Mapping/1855\\_RP-1446\\_Plan%20for%20Allan%20and%20Mathieson.pdf](file:///corona/World/Planning%20&%20Economic%20Development/Planning/Cultural%20Heritage%20Planning/Inventories/DU/Historic%20Mapping/1855_RP-1446_Plan%20for%20Allan%20and%20Mathieson.pdf)

Environment Canada. *The Buildings of Canada*. Barbara A. Humphreys and Meredith Sykes. Montreal: 1980, The Reader's Digest Association (Canada) Ltd.,  
<https://www.historicplaces.ca/media/7173/buildingsofcanada.pdf> (accessed August 9, 2023).