





Description of Property	
Street Address	401 Brant Street
Concession/Lot	Plan 92 Blk I Pt Lt. 2
Common Name	The Cline/Dickenson/Johnstone/Watson Store
Photo(s)	 <p>The photographs show the exterior of a two-story building with a gabled roof and a Canadian flag. The top two images are identical, showing the storefront with a sign that reads 'Huggs BAKE SHOPPE'. The bottom image is a close-up of a historical plaque mounted on a white wall. The plaque is rectangular with a decorative border and contains the text: 'ABSALOM BELL CLINE HORTICULTURIST — 1872 —'.</p>

		
Date of Site Visit	August 6, 2014	
Associated Photographs	 <p data-bbox="594 1157 867 1192">401 Brant Street Built for Absalom & Bridget Cline 1872</p> <p data-bbox="540 1245 1435 1413">Caption: 401 Brant Street, the Cline / Dickenson / Johnston / Watson Store, built in 1872 Source: Burlington Historical Society Digital Collections Accessed at: http://vitacollections.ca/burlingtonhistoricalsociety/24465/data?n=9</p>  <p data-bbox="540 1717 1435 1850">Caption: Home Made Candies Store, now 401 Brant Street, with proprietor Cam Johnston standing by the door, 1922 Source: Burlington Historical Society Digital Collections Accessed at: http://images.burlington.halinet.on.ca/8598/data?n=25</p>	

	Provided by the City: 
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Evaluator(s)	
Category	Heritage Consultant
Name(s)	James Sebele, B.A – Heritage Planner, Heritage Resources Centre Sarah Clarke, B.A. – Research Manager, Archaeological Research Associates Ltd. Kayla Jonas Galvin, B.E.S – Heritage Operations Manager, Archaeological Research Associates Ltd.
Reviewed City/ LACAC Documents?	Yes

Ontario Regulation 9/06 Criteria

Evaluation of Property			
Criteria	Description	✓	Value Statement(s)
A. Design or Physical Value	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method.		
	2. Displays a high degree of craftsmanship or artistic value.		
	3. Displays a high degree of technical or scientific achievement.		
B. Historical or Associative Value	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓	Associated with many early businesses of the area including Dickenson's store (confectioner) and Johnston's Candy Store. Associated with A.B. Cline, horticulturalist and member of City Council.
	2. Yields or has the potential to		

	yield information that contributes to the understanding of a community or culture.		
	3. Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community.		
C. Contextual Value	1. Is important in defining, maintaining or supporting the character of an area.		
	2. Is physically, functionally, visually or historically linked to its surroundings.	✓	Maintains the character of the downtown area as a highly visible landmark.
	3. Is a landmark.		

Heritage Burlington Criteria

Design or Physical Value

Style and Design	
Comments/Description	<ul style="list-style-type: none"> • Early commercial building in Burlington • One-and-a-half storey frame commercial building • Gabled roof with original 2 over 2 wood sash windows with shutters on the upper level • The 1920s photograph shows the architrave above the storefront, the Ionic pilasters and the recessed front door
Rating Category	<ul style="list-style-type: none"> • Good – 6
Rating Number	6/10

Age	
Comments/Description	<ul style="list-style-type: none"> • Built in 1872
Rating Category	<ul style="list-style-type: none"> • 1870s – 8
Rating Number	8/10

Integrity	
Comments/Description	<ul style="list-style-type: none"> • The vertical board wood siding has replaced the clapboard seen in the 1920s photograph • Internal renovations and re-instituting former south side window
Rating Category	<ul style="list-style-type: none"> • Minor changes to heritage attributes but character retained – 8
Rating Number	8/10

Historical or Associate Value

Person, Organization or Event	
Comments/Description	<ul style="list-style-type: none"> Built by Absalom and Bridget Cline Built for Absalom Bell Cline, horticulturalist <ul style="list-style-type: none"> There is evidence that Cline was also a member of City Council 1887: sold to William Little 1892: sold to Susan Dawson 1901: sold to William Sharp 1914: sold to Edward J. Dickenson, confectioner <ul style="list-style-type: none"> Fruit picker family "The store contained an old-fashioned ice cream parlour, for which he made his delicious ice cream" 1924: sold to Cam Johnston, "Johnston's Candy Store" 1948: sold to William Watson, "Watson Jewellers"
Rating Category	<ul style="list-style-type: none"> Person, event or organization of primary importance intimately connected with the property – 10
Rating Number	10/10

Architect/Builder	
Comments/Description	<ul style="list-style-type: none"> Unknown
Rating Category	<ul style="list-style-type: none"> Architect or builder is unknown – 0
Rating Number	0/10

Theme	
Comments/Description	<ul style="list-style-type: none"> Building is associated with the commercial growth of downtown Burlington
Rating Category	<ul style="list-style-type: none"> Patterns of secondary importance intimately connected with the property – 8
Rating Number	8/10

Contextual Value

Location	
Comments/Description	<ul style="list-style-type: none"> Has not been moved
Rating Category	<ul style="list-style-type: none"> Has not been moved (or maintains original extent) – 10
Rating Number	10/10

Setting	
Comments/Description	<ul style="list-style-type: none"> Forms part of a historic streetwall with the buildings to the north Across from the Queen's Head Hotel
Rating Category	<ul style="list-style-type: none"> Of particular importance in establishing the dominant character of the area – 10
Rating Number	10/10

Landmark	
Comments/Description	<ul style="list-style-type: none"> This is a downtown landmark in a highly visible location, next to the summer farmers' market / parking lot and facing the Civic Square
Rating Category	<ul style="list-style-type: none"> A conspicuous and familiar building, structure or landscape in the context of the neighbourhood – 6
Rating Number	6/10

Future Considerations

Compatibility	
Comments/Description	<ul style="list-style-type: none"> Zone code: DC Min. building height: 2 storeys Max. building height: 4 storeys and 15 metres First and second storeys: 4.5 metres each Built form: <ul style="list-style-type: none"> Parking areas and driveways shall be prohibited between any building and street, other than a driveway access into and elevated or underground parking facility The first floor elevation of any building facing a street shall have a minimum of 60% glazing A decorative finish shall be applied to all exterior walls facing a street or residential zone Overhead doors are not permitted in a building elevation facing Brant Street and Lakeshore Road Uses <ul style="list-style-type: none"> Retail Commercial: Department Store, Flea Market, Large Furniture and Appliance Store, Supermarket/Grocery Store, Convenience/Specialty Food Store, Farmers Market, Other Retail Stores Service Commercial: Standard Restaurant, Fast Food Restaurant, Convenience Restaurant, Terrace Patio, Elevated Parking Facility, Veterinary Services, Other Service Commercial Uses Community: Community Institution Office: All Office Uses Hospitality: Hotel, Convention/Conference Centre, Banquet Centre, Caterer Entertainment and Recreation: Recreational Establishment, Entertainment Establishment, Night Club Residential: Dwelling units in a commercial/office building, Apartment Building, Retirement Home Height maximum may pose a risk as the property is located in the Commercial Core
Rating Category	<ul style="list-style-type: none"> Present use is not compatible with current land use and zoning, providing a possible threat to the building, structure or landscape's future – 5
Rating Number	5/5

Usability/Future Potential	
Comments/Description	<ul style="list-style-type: none"> Can be adapted to numerous commercial uses with minimal changes to the architecture
Rating Category	<ul style="list-style-type: none"> Building, structure or landscape can be adapted to future uses with little changes to its heritage attributes – 5
Rating Number	5/5

Next Steps

Conclusions	
Total Ranking Number	76/100
Recommendation	<ul style="list-style-type: none"> Property should remain on the Municipal Heritage Register
Discrepancies Identified	<ul style="list-style-type: none"> When Johnson acquired the shop. LACAC states 1924 is when it was sold to Cam Johnston, but <i>Burlington: The Growing Years</i> has a picture dated 1922 of “Johnson’s Candies” Was A.B. Cline a member of City Council
Further Research Required for Register	
Sources Consulted	LACAC. “401 Brant Street