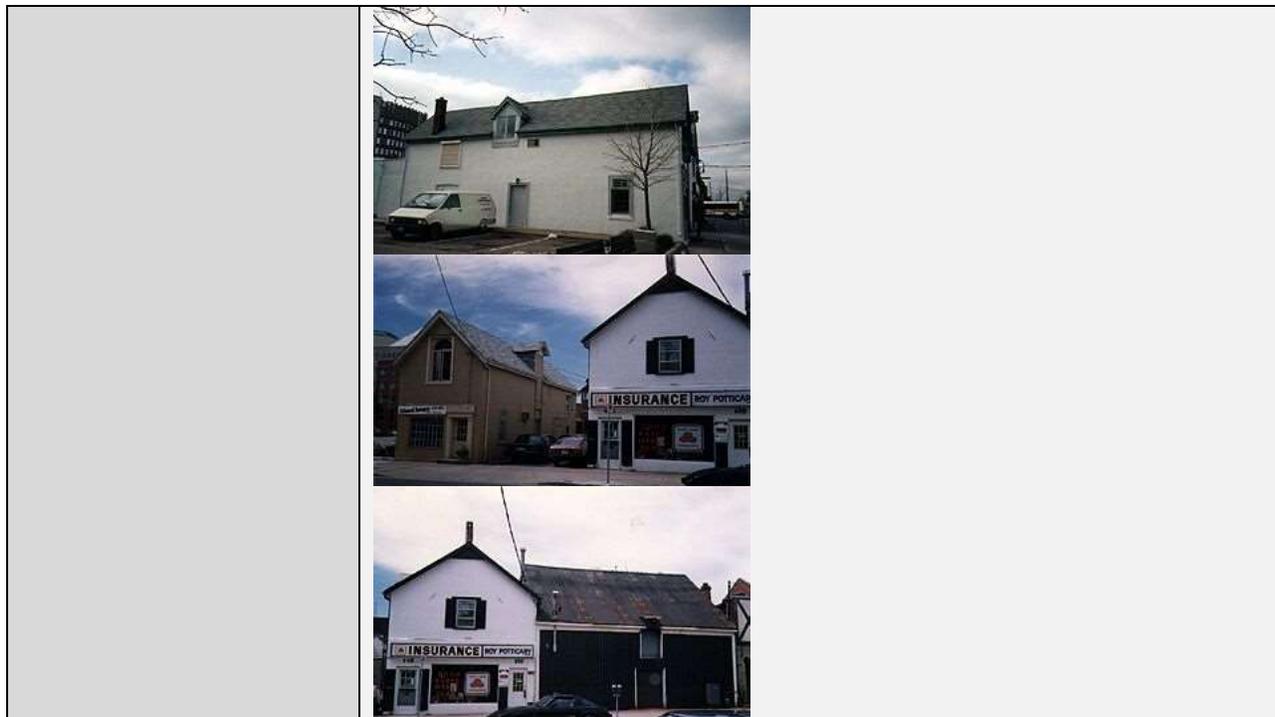


<b>Description of Property</b>	
<b>Street Address</b>	444 John Street
<b>Lot/Concession</b>	Plan 92, Block 1, Part Lot 2
<b>Common Name</b>	The Dickenson Ice House
<b>Photo(s)</b>	
<b>Date of Site Visit</b>	October 23, 2014
<b>Associated Photos (Provided by the City or Historic Photos)</b>	<p>Provided by the City:</p> 



### Property Information

<b>Evaluator(s)</b>	
<b>Category</b>	Heritage Consultant
<b>Name(s)</b>	Kayla Jonas Galvin, B.E.S – Heritage Operations Manager, Archaeological Research Associates Ltd.
<b>Reviewed City/LACAC Documents?</b>	Yes

### Ontario Regulation 9/06 Criteria

<b>Evaluation of Property</b>			
<b>Criteria</b>	<b>Description</b>	<b>✓</b>	<b>Value Statement(s)</b>
<b>A. Design or Physical Value</b>	1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓	Good example of an early commercial building in downtown Burlington.
	2. Displays a high degree of craftsmanship or artistic value.		
	3. Displays a high degree of technical or scientific achievement.		
<b>B. Historical or Associative Value</b>	1. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓	Associated with Dickenson's dairy and ice cream parlor.
	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.		
<b>C. Contextual Value</b>	1. Is important in defining, maintaining or supporting the character of an area.	✓	Contributes to the historic streetscape of John Street.
	2. Is physically, functionally, visually or historically linked to its surroundings.		
	3. Is a landmark.	✓	Is a notable downtown landmark.

### Heritage Burlington Criteria

#### Design or Physical Value

<b>Style and Design</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• Good example of an early commercial building in downtown Burlington</li> <li>• Tall one-and-a-half storey front gabled structure</li> <li>• Built of hollow clay tile with a concrete basement</li> <li>• Ceilings are very high, was originally built for storage</li> <li>• Stilted dormer at the side for raising supplies to the second floor</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• Good – 6</li> </ul>
<b>Rating Number</b>	6/10

<b>Age</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• 1837 or 1916 (likely prior to 1850)</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• 1850s or earlier – 10</li> </ul>
<b>Rating Number</b>	10/10

<b>Integrity</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• Clay tiles were stuccoed</li> <li>• In the 90s, property owners followed a suggested façade improvement building a new classical revival treatment on the front entrance and an arched upper window</li> <li>• 1995 façade was designed by John Williams and won a Heritage Award for renovations in 1996</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• Significant changes to heritage attributes but character retained – 6</li> </ul>
<b>Rating Number</b>	6/10

### Historical or Associate Value

Person, Organization or Event	
Comments/Description	<ul style="list-style-type: none"> <li>• Said to have been built in 1837, but not shown on the 1910 GOAD Map</li> <li>• Structure is attached to 401 Brant Street, which shares the same history of ownership from 1835 to 1943</li> <li>• May have been built in 1916 for Edward Dickenson               <ul style="list-style-type: none"> <li>▪ In 1923 was used as an icehouse for the Dickenson's Dairy and ice-cream parlour.</li> <li>▪ 1924 GOAD Map shows a two storey general storage structure of hollow clay tile, with an ice-cream and candy factory at the rear of the building (66 John Street, formerly 30)</li> <li>▪ Cam Johnston bought the Dickenson candy business</li> </ul> </li> <li>• Brant street structure was sold in 1948 to William Watson, a jeweller               <ul style="list-style-type: none"> <li>▪ Two of Watson's employees, Albert and Rodney Schmid, great-great-great-grandson of Franz Josef Schmid who began a watch-making business in Riedenbug near Munich in 1845                   <ul style="list-style-type: none"> <li>○ They emigrated to Burlington in 1958</li> <li>○ They later set up their own businesses- Rodney in Ingersoll and Albert on John Street</li> <li>○ They purchased the property in 1995 and renovated it in a style reminiscent of that in the town of Reidenburg</li> </ul> </li> </ul> </li> </ul>
Rating Category	<ul style="list-style-type: none"> <li>• Person, event or organization of secondary importance intimately connected with the property – 8</li> </ul>
Rating Number	8/10

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

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

### Contextual Value

Location	
Comments/Description	<ul style="list-style-type: none"> <li>• Has not been moved</li> </ul>
Rating Category	<ul style="list-style-type: none"> <li>• Has not been moved (or maintains original extent) – 10</li> </ul>
Rating Number	8/10

<b>Setting</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• Located close to the road</li> <li>• Located next to the city parking lot and the downtown farmers market</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• Of importance in establishing or maintaining the dominant character of the area – 6</li> </ul>
<b>Rating Number</b>	6/10

<b>Landmark</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• Contributes to the historic streetscape of John Street</li> <li>• Is a notable downtown landmark</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• A conspicuous and familiar building, structure or landscape in the context of the neighbourhood – 6</li> </ul>
<b>Rating Number</b>	6/10

### Future Considerations

<b>Compatibility</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• Zone code: DC</li> <li>• Maximum height in DC zone: 4 storeys and 15 metres</li> <li>• Permitted uses: <ul style="list-style-type: none"> <li>▪ Department store</li> <li>▪ Flea market</li> <li>▪ Large furniture and appliance store</li> <li>▪ Supermarket/grocery store</li> <li>▪ Convenience/specialty food store</li> <li>▪ Farmers market</li> <li>▪ Other retail stores</li> <li>▪ Standard restaurant</li> <li>▪ Fast food restaurant</li> <li>▪ Convenience restaurant</li> <li>▪ Terrace patio</li> <li>▪ Funeral home</li> <li>▪ Elevated parking facility</li> <li>▪ Veterinary services</li> <li>▪ Other service commercial uses</li> <li>▪ Community institution</li> <li>▪ All office uses</li> <li>▪ Hotel</li> <li>▪ Convention/conference centre</li> <li>▪ Banquet centre</li> <li>▪ Caterer</li> <li>▪ Recreational establishment</li> <li>▪ Entertainment establishment</li> <li>▪ Night club</li> <li>▪ Dwelling units in a commercial/office building</li> <li>▪ Apartment building</li> <li>▪ Retirement home</li> </ul> </li> <li>• Height maximum may pose a risk as the property is located in</li> </ul>

	the Commercial Core
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• Present use is not compatible with current land use and zoning, providing a possible threat to the building, structure or landscape's future – 5</li> </ul>
<b>Rating Number</b>	5/5

<b>Usability/Future Potential</b>	
<b>Comments/Description</b>	<ul style="list-style-type: none"> <li>• Adapted for combined commercial and residential use in a commercial zone</li> <li>• Building could be adapted for other commercial, institutional or office uses</li> </ul>
<b>Rating Category</b>	<ul style="list-style-type: none"> <li>• Building, structure or landscape can be adapted to future uses with little changes to its heritage attributes – 5</li> </ul>
<b>Rating Number</b>	5/5

### Next Steps

<b>Conclusions</b>	
<b>Total Ranking Number</b>	68/100
<b>Recommendation</b>	<ul style="list-style-type: none"> <li>• Property should remain on the Municipal Heritage Register</li> </ul>
<b>Discrepancies Identified</b>	
<b>Further Research Required for Register</b>	
<b>Sources Consulted</b>	LACAC. "444 John Street"