



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

January 3, 2012

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto ON M5C 1J3

**Re: Registration of Heritage By-laws  
Municipality of Chatham-Kent**

At the Council Meeting held November 21, 2011, Chatham-Kent Council passed the following By-laws designating the indicated properties under Part IV of the *Ontario Heritage Act* for their cultural heritage value and interest. The By-laws have been registered on title of the respective properties:

Property Address	Legal Description	By-law Number	Instrument Number	Registration Date
9 Park Street	Part of Lots 10 to 13 and all of Lot 14, Block 48, Plan 14	190-2011	00504-0238	20-Dec-11
14 King Street West	Part of Lot 81, Old Survey	191-2011	00504-0082	20-Dec-11
10 1/2 King Street West	Part of Lot 81, Old Survey	192-2011	00504-0265	20-Dec-11
6-8 King Street West	Part of Lot 81, Old Survey	193-2011	00504-0080	20-Dec-11
2-4 King Street West	Part of Lot 81, Old Survey	194-2011	00504-0079	20-Dec-11
14 William Street North	Lot 60, Old Survey	197-2011	00504-0069	23-Dec-11
20-26 William Street South	Part of Lots 79 and 80, Old Survey	195-2011	00504-0078	23-Dec-11
40-48 William Street South	Part of Lots 79 and 80, Old Survey	196-2011	00504-0074	23-Dec-11
383-395 King Street West	Lot 11 and Part of Lot 12, Block F, Old Survey	198-2011	00505-0004	23-Dec-11
367 Wellington Street West	Part of Lot 111, Old Survey	199-2011	00505-0043	23-Dec-11
325 Wellington Street West	Part of Lot 107, Old Survey	200-2011	00505-0036	23-Dec-11
788 North Street	Part of Block A, Plan 134	201-2011	00602-0004	07-Dec-11
6974 St. Philippes Line	Concession 8, Part of Lot 11	202-2011	00773-0032	14-Dec-11
7823 Bay Line	Concession 13, Part of Lot 18, RP24R-609, Part 1	203-2011	00764-0010	14-Dec-11

Copies of the By-laws are attached for your file.

Sincerely,

*Brian Nagato*

For Ryan Jacques  
Planner

C: Municipal Heritage Committee

Attachment(s)

BY-LAW NUMBER 201-2011  
OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property known as **788 North Street, Community of Dresden**, as being of historical and architectural value or interest.

FINALLY PASSED the **21<sup>st</sup>** day of **November, 2011**.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 as amended, provides that the Council of the Municipality of Chatham-Kent may designate a property within the boundaries of the Municipality to be of cultural heritage value or interest;

AND WHEREAS Council of the Corporation of the Municipality of Chatham-Kent has appointed the Heritage Chatham-Kent Advisory Committee and the said committee has recommended that the Municipality designate the hereinafter described property pursuant to The Ontario Heritage Act;

AND WHEREAS given Council of the Corporation of the Municipality of Chatham-Kent has given Notice of Intention to Designate the hereinafter described property to be of cultural heritage value and interest pursuant to the Ontario Heritage Act;

AND WHEREAS no Notice of Objection to the proposed designation has been received by the Corporation of the Municipality of Chatham-Kent;

AND WHEREAS the reasons for designation are set out in Schedule "B" annexed hereto;

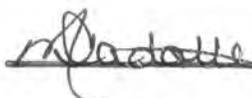
NOW THEREFORE the Municipality of Chatham-Kent enacts as follows:

1. That the property more particularly described in the attached Schedule "A" be designated to be of cultural heritage value and interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized register the by-law against the property described in Schedule "A" hereto in the proper land registry office.
3. The Clerk be directed to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

THIS By-law shall come into full force and effect upon the final passing thereof.

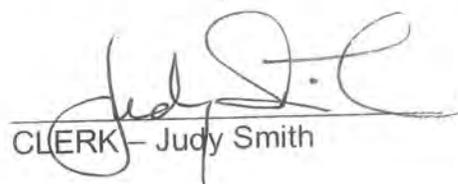
READ A FIRST, SECOND AND THIRD TIME this **21<sup>st</sup>** day of **November, 2011**.

**I hereby certify this to be a true copy of By-law Number 201-2011 passed by Municipality of Chatham-Kent Council at its' meeting held on Nov. 21, 2011, and the same is now in full force and effect.**

  
\_\_\_\_\_

**The Corporation of the Municipality  
of Chatham-Kent**

  
\_\_\_\_\_  
ACTING MAYOR - Steve Pinsonneault

  
\_\_\_\_\_  
CLERK - Judy Smith

SCHEDULE 'A'

**PT BLK A PL 134 AS IN 646616; CHATHAM-KENT**

PIN No. 00602-0004

SCHEDULE 'B'

REASONS FOR DESIGNATION

**Canadian Register of Historic Places Nomination**  
**William McVean House, 788 North Street, Municipality of Chatham-Kent**

\*any field that appears in grey is mandatory

**Identification**

<b>Historic Place Name</b>	William McVean House		
<b>Other Names</b>	<b>#</b>	<b>Type:</b>	<b>Name:</b>
	1	Other	████████████████████
	2	Other	788 North Street

**Recognition**

<b>Authority:</b>	Local Government (ON)
<b>Recognition Type:</b>	Municipal Heritage Designation Part IV
<b>Recognition Date:</b>	2011-11-21

## Location

### Location

<b>Building Number:</b>	788
<b>Street Name:</b>	North Street
<b>Postal Code:</b>	N0P 1M0
<b>Locality:</b>	Dresden
<b>Community:</b>	Municipality of Chatham-Kent
<b>Upper Tier:</b>	n/a

### Coordinates

UTM		Latitude/Longitude	
<b>Determination:</b>	n/a	<b>Determination:</b>	Geocoding
<b>Datum:</b>	n/a	<b>Datum:</b>	NAD83
<b>Zone:</b>	n/a	<b>Latitude:</b>	42.582097
<b>Northing:</b>	n/a	<b>Longitude:</b>	-82.179921
<b>Easting:</b>	n/a		
<b>Borden #:</b>	n/a	<b>Borden #:</b>	n/a

### Boundaries

<b>Boundary Description:</b>	Lot A, Plan 134, Village of Dresden.
------------------------------	--------------------------------------

### Map



## Description

### Statement of Significance

<p><b>Description of Historic Place:</b> i.e. Description of Property</p>	<p>The William McVean House is located at 788 North Street on the northwest corner of North Street and Victoria Avenue in the Village of Dresden, Municipality of Chatham-Kent. The three-storey red-brick residential building was constructed circa 1901.</p>
<p><b>Heritage Value:</b> i.e. Statement of Cultural Heritage Value or Interest</p>	<p><i>Historical or Associative Value:</i></p> <p>788 North Street is associated with William McVean and the influential McVean family. It was the last of the three William McVean mansions to be built in Dresden and reflects the family's fortune and status in the town, which spanned two eras.</p> <p>William's father, Alexander, arrived in the Dresden area from Kingston in 1870 just before the community became a Village. Alexander had been involved in politics in Kingston, noted to be a "warm and personal friend" of Sir John A. MacDonald. Alexander, new to the area, represented a new kind of industrialist in Dresden. He moved to the Village with the express intention of establishing his five sons in the milling trade.</p> <p>When Alexander arrived, the British American Institute (BAI) grounds, on which 788 North Street is now located, and additional real estate holdings were being sold and he was at the forefront of amassing a fortune. By 1879 he had taken over sole ownership of the Hub and Spoke and Bending Factory. The factory became a success, and the McVean family dominated Dresden's business community for nearly a half-century. They provided the economic driver for the Village, employing as many as 80 workers year round.</p> <p>William McVean and his brother Osgoode later took over the Hub and Spoke Factory and renamed it O &amp; W McVean Co. to reflect their alliance. It continued to operate until 1927 when it was bought by the Victoria Wheel Company, which made parts for the Gray buggy company in Chatham – makers of the Gray-Dort automobile.</p> <p>William was well-known and liked throughout the community, contributing through his hobby, which was music. He was an ardent supporter of the Dresden Community Band, providing them with uniforms and playing in their concerts at the Jackson Park bandshell and on excursion boats.</p> <p>The house remained in the McVean family until 1978 when Helen McVean sold it to [REDACTED]. There are still numerous McVean descendents living in Dresden today.</p> <p><i>Design or Physical Value:</i></p> <p>The William McVean House is a good example of the Queen Anne style of architecture with an eclectic mix of elements reminiscent of Edwardian Classicism. The structure displays a high degree of craftsmanship and a great deal of variety and detail. This style is the zenith of 19<sup>th</sup> century picturesque, and was created by R.N. Shaw in England. It spread through Canada via American architectural magazines.</p> <p>The structure's complex massing and eclectic details typify the style, as does its silhouette with both hipped and gabled roofs. Of note are the brackets, and "fan" motif decorative elements. There are a variety of windows, some half-round with transom and slightly segmentally arched, as well as projecting polygonal bays. Always maintained as a single family home, it's original features are largely present.</p> <p><i>Contextual Value:</i></p> <p>Located at 788 North Street, the William McVean House is sited in one of Dresden's most eclectic neighbourhoods, comprised of recreational, industrial, residential and institutional uses. The area represents a time when the Village was moving away from the river and developing into a modern industrial town. 788 North Street is just one of a number of the more prominent homes in the Village that represent the wealth generated by the McVean family.</p> <p><i>Sources:</i>  <i>Building Heritage: A Guide to Historical Houses of Dresden, Ontario</i>, 2004.  Municipality of Chatham-Kent Land Registry Records  <i>Stepping Back in Time: Along the Trillium Trail in Dresden</i>, 2003.  <i>Well-Preserved</i>, 1992.</p>
<p><b>Character-Defining Elements:</b> i.e. Description of</p>	<p><i>Exterior character defining elements that contribute to the value of the William McVean House include its:</i></p> <ul style="list-style-type: none"> <li>- three-storey red-brick exterior</li> </ul>

Heritage Attributes	<ul style="list-style-type: none"> <li>- hipped and broad gabled roofs</li> <li>- complex massing</li> <li>- inset porch on the second storey of the façade</li> <li>- cedar fish scale shingles in the pediment above the window on the façade</li> <li>- wooden “fan” motif on each side of the attic window</li> <li>- large panelled and corbelled decorative red-brick chimney</li> <li>- wooden brackets set atop stone bases</li> <li>- bay windows on two-stories on the east and south elevations</li> <li>- varied fenestration with half-round and segmentally arched windows</li> <li>- stone window sills</li> <li>- unique windows on both the north and south elevations, likely located in the interior staircase landing, with mutin bars forming narrow windows at the top and bottom and sides of the upper and lower sash</li> <li>- plinth course stone foundation</li> </ul> <p><i>Characteristics that contribute to the contextual value of the William McVean House include its:</i></p> <ul style="list-style-type: none"> <li>- location in one of Dresden’s most eclectic neighbourhoods</li> <li>- sited on a prominent corner lot in the Village of Dresden</li> <li>- located on land previously owned by the British American Institute</li> </ul>
---------------------	--

<b>Contributing Resources</b>		<b>Type:</b>	<b>Count:</b>	
		Building	1	
<b>Area (m<sup>2</sup>)</b>	1619			
<b>Dates of Significance</b>	<b>#</b>	<b>Type:</b>	<b>From:</b>	<b>To:</b>
	1	Construction (circa)	1901	1901
<b>BA</b>	<b>#</b>	<b>Type:</b>	<b>Name:</b>	
	1	Architect	n/a	
	2	Builder	n/a	

*Function Category and Type*

Category and Type	#	Function:	Category:	Type:
	1	Historic	Residence	Single Dwelling
	2	Current	Residence	Single Dwelling

*Theme*

Theme Category Type	#	Category:	Type:
	1	Developing Economies	Extraction and Production

## Images

	<b>Image 1:</b>	<b>Image 2:</b>	<b>Image 3:</b>
<b>File Path:</b>	n/a	n/a	n/a
<b>Image Type:</b>	Contemporary Photograph	Contemporary Photograph	Contemporary Photograph
<b>Caption:</b>	Façade of the William McVean House	Northwest View of the William McVean House	Detailed View of the William McVean House's Gable Roof
<b>Description:</b>	East facing façade of the William McVean House located at 788 North Street in Dresden, 2011.	Detailed view of the east and south elevations featuring the varied fenestration, 2011.	Featured is the cedar fish scale shingles and wooden "fan" motif in the gable of the façade, 2011.
<b>Copyright:</b>	Lindsay Benjamin, 2011.	Lindsay Benjamin, 2011.	Lindsay Benjamin, 2011.
<b>Miscellaneous Info:</b>	n/a	n/a	n/a



Image 1



Image 2



Image 3

## Resources

<b>Location of Documents:</b>	Chatham Cultural Centre 75 William Street North Chatham Ontario N7M 4L4		
<b>Collections:</b>	n/a		
<b>Related Link</b>	<b>URL:</b>	<b>Type:</b>	<b>Description:</b>
	<a href="http://www.chatham-kent.ca">http://www.chatham-kent.ca</a>	Local Government Website	Municipality of Chatham-Kent

## Management

<b>Ownership Type:</b>	Private (Individual)
------------------------	----------------------