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September 21, 2011

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

**Re: Notice of Intent to Designate - William McVean House
788 North Street, Community of Dresden
Municipality of Chatham-Kent**

At the Council Meeting held September 12, 2011, Chatham-Kent Council approved the Municipal Heritage Committee's recommendation for the Intent to Designate the William McVean House, located at 788 North Street, in the Community of Dresden, under Part IV of the Ontario Heritage Act for its cultural heritage value and interest.

The Notice of Intent to Designate was advertised in Chatham-Kent Matters on Wednesday, September 21, 2011, with the last day for filing a Notice of Objection being Thursday, October 20, 2011, (copy attached).

If no appeals have been received, a By-law to designate the property will be prepared for Council's consideration.

Sincerely,



Ryan Jacques
Acting Development Planner

c Municipal Heritage Committee

Attachment(s)

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

Historic Place Name	William McVean House		
Other Names	#	Type:	Name:
	1	Other	Dr. John Payne House
	2	Other	788 North Street

Recognition

Authority:	Local Government (ON)
Recognition Type:	Municipal Heritage Designation Part IV
Recognition Date:	yyyy-mm-dd (To be added after passed by council)

Location

Location

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

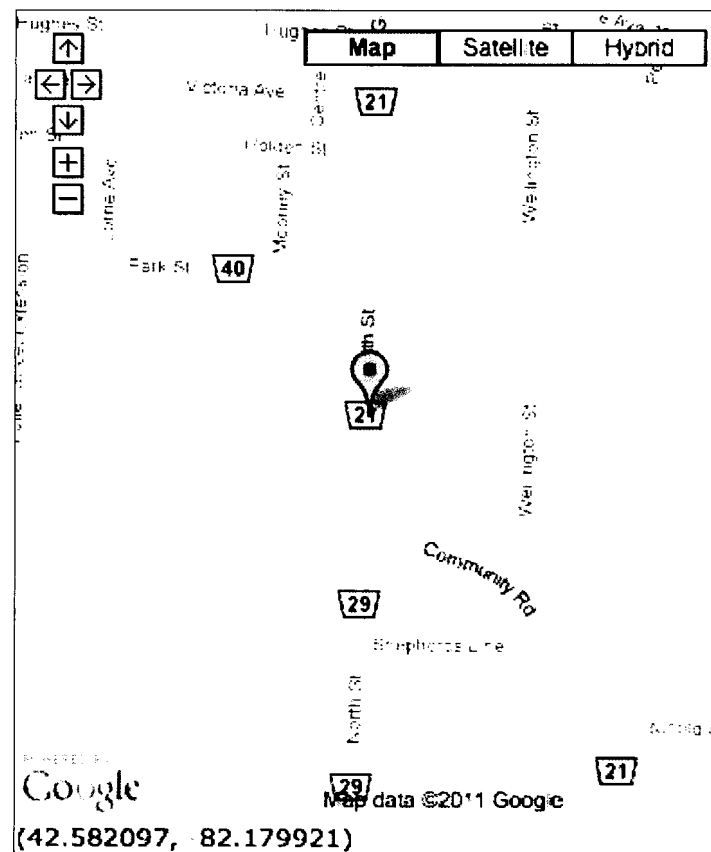
Coordinates

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

Boundaries

Boundary Description:	Lot A, Plan 134, Village of Dresden.
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Map



Description

Statement of Significance

Description of Historic Place: i.e. Description of Property	The William McVean House is located at 788 North Street on the northwest corner of North Street and Park Street in the Village of Dresden, Municipality of Chatham-Kent. The three-storey red-brick residential building was constructed circa 1901.
Heritage Value: i.e. Statement of Cultural Heritage Value or Interest	<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 & 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 Dr. John Payne and his family. 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 19th 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</p>

	<p>polygonal bays. Always maintained as a single family home, it's original features are largely present.</p> <p><i>Contextual Value:</i> 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>
Character-Defining Elements: i.e. Description of Heritage Attributes	<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"> - three-storey red-brick exterior - hipped and broad gabled roofs - complex massing - inset porch on the second storey of the façade - cedar fish scale shingles in the pediment above the window on the façade - wooden "fan" motif on each side of the attic window - large panelled and corbelled decorative red-brick chimney - wooden brackets set atop stone bases - bay windows on two-stories on the east and south elevations - varied fenestration with half-round and segmentally arched windows - stone window sills - 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 - plinth course stone foundation <p><i>Characteristics that contribute to the contextual value of the William McVean House include its:</i></p> <ul style="list-style-type: none"> - location in one of Dresden's most eclectic neighbourhoods - sited on a prominent corner lot in the Village of Dresden - located on land previously owned by the British American Institute

Contributing Resources		Type:	Count:		
		Building	1		
Area (m²)	1619				
Dates of Significance	#	Type:		From:	To:
	1	Construction (circa)		1901	1901
BA	#	Type:	Name:		
	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

Images

	Image 1:	Image 2:	Image 3:
File Path:	n/a	n/a	n/a
Image Type:	Contemporary Photograph	Contemporary Photograph	Contemporary Photograph
Caption:	Façade of the William McVean House	Northwest View of the William McVean House	Detailed View of the William McVean House's Gable Roof
Description:	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.
Copyright:	Lindsay Benjamin, 2011.	Lindsay Benjamin, 2011.	Lindsay Benjamin, 2011.
Miscellaneous Info:	n/a	n/a	n/a



Image 1



Image 2



Image 3

Resources

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

Management

Ownership Type:	Private (Individual)
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