



An agency of the Government of Ontario



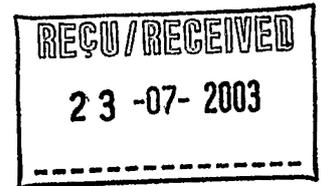
Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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Clerk/Administration Department



July 21, 2003

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

Dear Sir/Madam,

Re: Heritage Designation in the Township of North Grenville

Enclosed please a certified copy of By-Law 32-03 passed by the Council of the Municipality of North Grenville at the July 14, 2003 Council meeting regarding the designation of the property at 313 French Settlement Road (geographic Township of South Gower), now Municipality of North Grenville.

If you require any further information, please do not hesitate to contact the Clerk, Cahl Pominville.

Yours truly,

A handwritten signature in cursive script that reads "Heather Render".

Heather Render
Deputy Clerk

Handwritten initials "RR" and a date "7/29/03" written in a cursive style.

THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

BY-LAW NO. 32-03

*A By-Law to Designate the Property Situated At
313 French Settlement Road
As Being of Architectural and Historical Interest*

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes municipal councils to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value and interest;

AND WHEREAS the Council of the Corporation of the Municipality of North Grenville has served notice of its intentions to designate the property situated at 313 French Settlement Road in the former Township of South Gower, as being of architectural and historical value and interest and has caused such Notice to be published in a newspaper having general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

NOW THEREFORE the Council of the Municipality of North Grenville enacts as follows:

1. The property located a 313 French Settlement Road is hereby designated as being of architectural and historical interest and value as identified on Schedule 'A' attached hereto.
2. The Township's solicitor is hereby authorized to cause a copy of this by-law to be registered against the subject property in the proper land registry.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.
4. This by-law shall come into force and take effect on the date of passing.

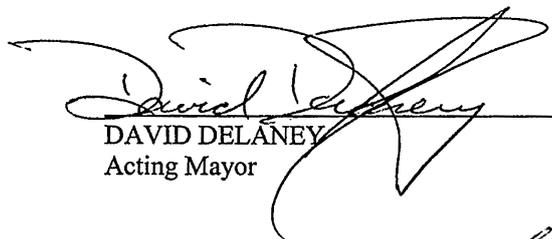
READ A FIRST AND SECOND TIME
THIS 14TH DAY OF JULY, 2003.

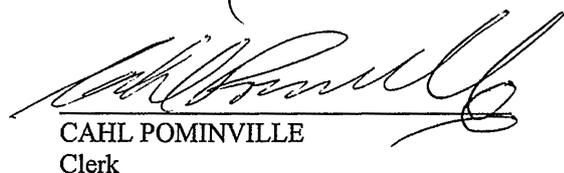
READ A THIRD TIME AND PASSED
THIS 14TH DAY OF JULY, 2003.

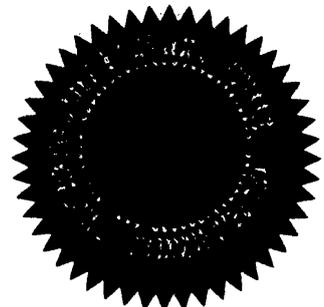
CERTIFIED A TRUE COPY

Date July 21, 2003

Heather Render
Heather Render
Deputy Clerk
Municipality of North Grenville


DAVID DELANEY
Acting Mayor


CAHL POMINVILLE
Clerk



THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

Schedule "A" to By-Law No. 32-03

REASONS FOR PROPOSED DESIGNATION

The property at 313 French Settlement Road in the former Township of South Gower is deemed to be of architectural and historical significance.

History of Property Ownership:

The location of the subject lands are in the West ½ of Lot 3 in the Eighth Concession of South Gower. As noted previously, the original Crown Patent was only granted in December of 1872, to Mary Ann Bower, who immediately conveyed it to (Dr.) Charles Frederick Ferguson. Over the next ten years a series of mortgages and assignments were registered against the landholding, which consisted of the entire 200 acres of both the East ½ and West ½ of Lot 3, Concession 8.

On December 3rd 1881 the Mortgagee, Andrew Blackburn, entered into an Agreement for Sale of the lands with "John Christmas Arcaw & Francis Arcaw" (Instrument N^o C-482), for the sum of twelve-hundred dollars, payable in six annual installments of \$200 each. There appears to have been some problem with the conveyance, since the Arcaws' signed a Quit Claim Deed a month later in favour of Mr. Blackburn (i.e. signed on January 2nd 1882, and registered on March 6th 1882 as Instrument N^o D-505), in acknowledgment of them receiving \$200 from him (i.e. their first installment returned?). On the same date (March 6th 1882), Andrew Blackburn also registered the conveyance of all of Lot 3 "Under Power of Sale" to Elizabeth Ferguson, the wife of the Kemptville physician, Dr. Charles Frederick Ferguson (Instrument N^o D-506), for the sum of \$1,581. Six months later, on September 19th 1882, the lands were again conveyed to "John Christmas Arcaw & Francis Arcaw," this time from Elizabeth Ferguson for the sum of sixteen-hundred dollars.

On July 18th 1888, a series of Deeds were registered, which conveyed lands in Concession 8 from John Christmas Arcaw and his wife Clara to their sons. The West ½ of Lot 3 containing 100 acres more or less was sold to Francis Arcaw for the sum of \$366.67 (Instrument N^o D-881). The portion of Lot 6 in Concession 8 "lying South of the Public Traveled Road Running across said lot" containing 100 acres more or less, was sold to their son Henry Arcaw for the sum of \$366.67 (Instrument N^o D-883). On the same date, the East ½ of Lot 3 Concession 8 was sold by John Christmas Arcaw, his wife Clara and their son Francis Arcaw to Lewis Arcaw for the sum of \$366.67 (Instrument N^o D-885).

On December 7th 1895, "Louis Arkaw" died intestate. Subsequently, a Deed was registered on December 18th 1895, to convey the Northerly (or Rear) 20 acres of the East ½ of Lot 3 Concession 8 from Louis Arkaw and his wife to Levivous Sabra (Instrument N^o E-1254). The conveyance probably occurred prior to Louis' death and the Deed was registered later. Letters of Administration were filed on January 7th 1896 (Instrument N^o 2-1096), granting the administration of Louis' estate to his widow, "Mary Ann Arkaw." The remaining portion of the East ½ of Lot 3 Concession 8 (i.e. without the Northerly 20 acres) was then sold to Francis Arcaw by Mary Ann Arkaw (as Administrator of Louis Arkaw's estate), for the sum of \$795, by Administrator's Deed registered on March 6th 1896 (Instrument N^o E-1269).

Francis Arcaw now owned nearly all of Lot 3 Concession 8, with the exception of the Northerly 20 acres, which had been sold to Levivous Sabra. The Will of Francis Arcaw was dated September 30th 1897, but was registered on November 24th 1897 (Instrument N^o 2-1218), indicating that his death occurred sometime between those two dates. In his Will, Francis bequeathed all of his property to his wife Sarah Arcaw, "during the term of her natural life and after her decease to [their] two children Francis Joseph Arcaw and Mary Arcaw absolutely, share and share alike." Francis also appointed Sarah as the sole executrix for his estate. It appears that the 100 acres of the West ½ of Lot 3 Concession 8 was conveyed to Francis Joseph Arcaw.

Francis Joseph Arcaw's Will is dated August 16th 1915, but he died on January 24th 1922. In the administration of his estate, his widow and executrix "Elizabeth Arcand" and her co-executor "Michael Arcand" conveyed the West ½ of Lot 3 Concession 8 to Michael (Joseph) Arcand and his wife Rose Arcand, for the sum of \$1,500 (Instrument N^o F-2521) .

Michael Joseph Arcand died on May 15th 1962. His widow and sole executrix of his estate, Rose Arcand, conveyed the 100 acres in the West ½ of Lot 3 Concession 8 to [REDACTED] (Instrument N^o 12190), thus breaking the chain of family ownership of the Arcand homestead.

Architectural Significance:

Despite the fact that the lands in Lot 3, Concession 8 were held by the Crown until December 1872, the Arcand ("Arcaw") family appears to have settled there as early as 1853, and perhaps earlier. The first documentary record of their presence occurs in the 1861 Census, which also indicates that the family of "Christmas Arcaw" was living in a one storey log house, at the time. If it is assumed that the first log house which was constructed on the property was a more modest dwelling, then the present dwelling on the property is probably a second dwelling constructed sometime later. During renovations of the present building in the 1980's a copy of the Upper Canada Examiner newspaper, dated October 22nd 1892, was found in the log walls, possibly indicating the date of construction.

The house is one and one-half storeys in height and is constructed of squared logs. Vertical board and batten siding was installed over the exterior face of the logs and was probably the intended original finish. Stucco has since been applied to the board and batten siding and is not considered as part of the designation. The original two over two sash windows still exist. There is a central gable at the front of the building which contains a two over two round-headed sash window in the upper front gable, which confirms the late nineteenth century date of construction. The front door is original, and the rear kitchen wing appears to date to the late nineteenth century as well. The kitchen wing is clad in original feather-edge wood siding. The existing sheet steel roof is a later addition and is not included in the designation. The original corbeled brick chimneys are no longer present on the main portion of the house or the kitchen wing. This house is one of best preserved examples of the few board and batten clad squared wall construction dwellings remaining in the Township.

There is a large barn/stable building which appears to date to the turn of the twentieth century. The lower portion is constructed of cordwood, which may be the remnants of some of the earlier log building from the homestead. The upper storey and a half of the barn is clad in vertical board siding. This structure is also included in the designation, since it is one of the few surviving examples of stack-wall construction in the area.

Both buildings are integral parts of a cultural landscape which includes several related outbuildings in their historic configuration, reflecting the mid-nineteenth century settlement pattern in the Municipality.

✓ RA
7/30/03