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**RECEIVED**  
2024/05/16  
(YYYY/MM/DD)  
Ontario Heritage Trust

Office of the City Clerk

May 15, 2024

[REDACTED]  
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Dear [REDACTED]

**Re: Kingston City Council Meeting, May 7, 2024 – By-Law Number 2024-208; A By-Law to Designate the property at 3578 Highway 38 to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act***

At the regular meeting on May 7, 2024, Council gave three readings to By-Law Number 2024-208; A By-Law to Designate the property at 3578 Highway 38 to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-208, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-208  
Notice of Passing

C.C. Ontario Heritage Trust  
Ryan Leary, Heritage Planner

**Notice of Passing By-Laws to Designate  
The following properties to be of Cultural Heritage Value and Interest Pursuant to  
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

**Take Notice** that under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-199, 2024-200, 2024-205, 2024-206, 2024-207, 2024-208, 2024-209, 2024-210, 2024-211 and 2024-323 were passed by Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-14 on May 7, 2024 to designate the following lands to be of cultural heritage value and interest:

**112 Ordnance Street** (Part Lot 413 Original Survey Kingston City Part 1 13R16746; City of Kingston, County of Frontenac), known as the Crowley House; and

**114 Ordnance Street** (Part Lot 413 Original Survey Kingston City, as in FR627659; S/T & T/W FR627659; Subject to an Easement over Part 1, 13R2702 in Favour of Parts 2-4, 13R2702 as in FC225922; City of Kingston, County of Frontenac), known as the Ordnance Street Terrace; and

**2045 Middle Road** (Part Lot 13 Con 2 Pittsburgh Part 1, 13R15440; City of Kingston, County of Frontenac), known as the Clarke House;

**281 Princess Street** (Part Lot 328 Original Survey Kingston City as in FR284763; City of Kingston, County of Frontenac), known as Turk's Furniture Store;

**322 Division Street** (Part Lot 24 Block PP Con 1 Kingston as in FR303826 Except the Easement therein; City of Kingston, County of Frontenac);

**3578 Highway 38** (Part Lot 5 Con 7 Western Addition Kingston as in FR306279 Lying North of FR692323; City of Kingston, County of Frontenac), known as the Vanluven Farmstead;

**390 King Street East / 42 Queen Street** (Part Lot 93 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City as in FR447579; City of Kingston, County of Frontenac);

**3994 Howes Road** (Part Lot 9 Con 5 Western Addition Kingston Part 3 13R549; City of Kingston, County of Frontenac), known as the Stevens Farmhouse;

**75-77 Princess Street / 52-56 Queen Street** (Lot 105 Original Survey Kingston City; Lot 106 Original Survey Kingston City; Part Lot 100 Original Survey Kingston City; Part Lot 3 Plan C4 Kingston City as in FR390311 S/T & T/W FR390311; City of Kingston, County of Frontenac), known as the Moore Building; and

**84 Yonge Street** (Lot 39 W/S Yonge St, Plan 54; City of Kingston, County of Frontenac), known as the McCammon Bakery.

**Additional information**, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

Any person who objects to one or more of these By-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-Law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

**Dated** at the City of Kingston

Janet Jaynes, City Clerk

This 14<sup>th</sup> day of May, 2024

City of Kingston

City Council voted in favour of this by-law on May 7, 2024

Written approval of this by-law was given on May 7, 2024 by Mayoral Decision  
Number 2024-14

(Clause 1, Report Number 31, March 5, 2024)

### **By-Law Number 2024-208**

#### **A By-Law to Designate the property at 3578 Highway 38 to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed: May 7, 2024**

#### **Whereas:**

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2016;

On February 21, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Vanluven Farmstead at 3578 Highway 38 (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On March 12, 2024, *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on [insert date], notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

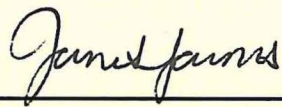
**Therefore, *Council* enacts:**

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

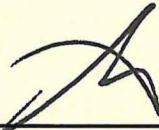


3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

**Given All Three Readings and Passed: May 7, 2024**



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Janet Jaynes  
City Clerk



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Bryan Paterson  
Mayor



**Schedule "A"**  
**Description and Criteria for Designation**  
**Vanluven Farmstead**

Civic Address: 3578 Highway 38  
Legal Description: Part Lot 5 Con 7 Western Addition Kingston as in  
FR306279 Lying North of FR692323; City of Kingston,  
County of Frontenac  
Property Roll Number: 1011 080 230 11420

**Introduction and Description of Property**

The Vanluven Farmstead, located at 3578 Highway 38, is situated on the northeast side of the road, facing the terminus of Quabbin Road, in the former Township of Kingston, now part of the City of Kingston. This 20-hectare rural property contains a one-and-a-half storey Ontario vernacular limestone farmhouse with single-storey addition, built circa 1850 for the Vanluven family. A more modern garage addition is added to the rear of the main house. A small stone farm building with a chimney and several wooden barns are also present on the property.

**Statement of Cultural Heritage Value/Statement of Significance**

*The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*

*The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

The Vanluven Farmstead is an early example of a 19th century one-and-a-half storey Georgian influenced vernacular farmhouse with various architectural elements that display a high level of craftsmanship. The symmetrical front façade characterized by a central entrance flanked by windows under a shallow-pitched gable roof and single stone chimney is representative of the Georgian style dwelling.

The residence has design features not typical in 19<sup>th</sup>-century rural farmhouse design. The main entrance is exaggerated by a vestibule with arched sidelights, a hipped roof with dentil decoration, engaged square columns located at the corners of the vestibule, and arched windows. The high degree of craftsmanship is also evident in the smooth ashlar quoins, and deep cornice with wide frieze board and returns. The window openings also have a slight arch that is embellished with segmental stone voussoirs.



A rectangular single-storey limestone addition is attached to the south-east elevation of the main house. The gable roof and segmentally arched openings are complementary to those of the main house; however, the stones are considerably larger and more uniform, distinguishing it from the main house, and indicating that it was constructed at a different time.

The Vanluven Farmstead also includes a small rectangular limestone outbuilding with a gable roof and single limestone chimney, as well as multiple wooden barns from the 19<sup>th</sup> and 20<sup>th</sup> centuries.

*The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

The Vanluven Farmstead is associated with the Vanluven family who were well-known and active members of the Murvale community. In 1844 Leonard Vanluven, a Wesleyan Methodist yeoman, obtained the Crown Patent for the property. By 1851, Leonard and his wife Catherine were operating a successful farm and living in the single-storey stone house on the property with their children Henry Michael, Anson P., and Marion. Leonard Vanluven was also the Captain of Militia, and in the late 1840s he was promoted to Ensign in the 2nd Battalion of Frontenac County.

Leonard and Catherine's eldest son, Henry Michael Vanluven, was a yeoman and Lieutenant of Militia. He was also a saddle and harness maker in Murvale. He obtained full ownership of the property by 1875. Henry and his wife Ellen, and their children Emma Ann and George, lived on the property until 1897.

Leonard and Catherine's other son, Anson P. Vanluven, became the Murvale Reeve in 1883 and again in 1887.

*The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

The Vanluven Farmstead has contextual value as it supports and maintains the scenic and rural character of the road and area. It is important to note that the contextual value of the property is expressed not only through the limestone farmhouse, but also the historic stone outbuilding with chimney, and multiple agricultural buildings.

### **Cultural Heritage Attributes**

Key exterior elements that contribute to the property's cultural heritage value include its:

- One-and-a-half storey limestone farmhouse with low-pitch side gable roof with stone chimneys located on the gable end;
- Constructed from pitch-faced limestone laid in even courses with ashlar stone quoins;



- Elaborate cornice with wide frieze board and return;
- Symmetrical front façade with central entrance, flanked by large window openings;
- Central entrance vestibule with arched sidelights, a hip roof with dentil decoration, engaged square columns and arched windows;
- Segmentally arched window openings with stone sills and limestone voussoirs;
- North-west side elevation with two small window openings in the gable and one larger window opening on the first storey;
- One storey stone addition on the south-east elevation, with medium-pitched side gable roof, and segmentally arched openings; and
- Rectangular limestone outbuilding with a medium-pitch gable roof and a single limestone chimney.