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RECEIVED
2022/12/21
(YYYY/MM/DD)
Ontario Heritage Trust



Office of the City Clerk

December 14, 2022

Via email: [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

Re: Kingston City Council Meeting, December 6, 2022 – By-Law Number 2022-169; A By-Law to Designate the Mahood House at 131 Johnson Street to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)

At the regular meeting on December 6, 2022, Council gave third reading to By-Law Number 2023-169; A By-Law to Designate the Mahood House at 131 Johnson Street to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18).

Attached please find By-Law Number 2023-169, and the Notice of Passing.

Yours sincerely,

A handwritten signature in black ink, appearing to read "John Bolognone".

John Bolognone
City Clerk
/nb

Encl. By-Law 2022-169
Notice of Passing

C.C. Erin Semande, 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 the Council of The Corporation of the City of Kingston passed By-Law Numbers 2022-168, 2022-169, 2022-170, 2022-171, 2022-172 and 2022-173 under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

3448 Creekford Road (Part of Lot 2, Concession 4, Western Addition, Being Part 1 on Reference Plan 13R-1655, Former Township of Kingston, now City of Kingston, County of Frontenac), known as the Robert Rose Farmstead:

131 Johnson Street (Part Lot 249 Original Survey Kingston City as In Fr388519; S/T FR388519; City of Kingston; County of Frontenac), known as Mahood House:

3536 Princess Street (Part of Lot 3, Concession 3, Western Addition, Being Part 1 on Reference Plan 13R-14064, former Township of Kingston; now City of Kingston, County of Frontenac), known as the Leonard Carriage Shop:

3606 Princess Street (Part of Lot 4, Concession 3, Western Addition, Being Parts 1-3 on Reference Plan 13R-15465; T/W FR687210 except the Easement Therein re Part 5 on Reference Plan 13R-360. Former Township of Kingston; now City of Kingston, County of Frontenac), known as the Marshall Farmhouse:

1212 Woodbine Road (Part of Lot 3, Concession 3, Western Addition as in FR561465, former Township of Kingston, now City of Kingston, County of Frontenac), known as the Horning House:

1332 Woodbine Road ((Part Mile Square as in FR546223, former Township of Kingston, now City of Kingston, County of Frontenac), known as the Daniel E. Grass Frame Farmhouse:

Additional information, including a full description of the reasons for designation is available upon request from Ryan Leary, Acting Manager, Heritage Services at 613-546-4291, extension 3233, or at 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

John Bolognone, City Clerk

This 27th day of December, 2022

City of Kingston

By-Law Number 2022-169

A By-Law To Designate the Mahood House at 131 Johnson Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: December 6, 2022

Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 131 Johnson Street, also known as the Mahood House (Pt Lt 249 Original Survey Kingston City as In Fr388519; S/T FR388519; City of Kingston; County of Frontenac) on September 21, 2022; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on October 18, 2022; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

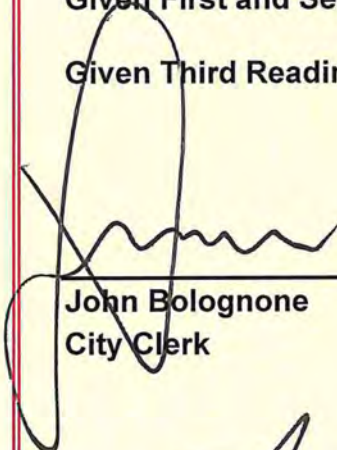
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 131 Johnson Street, also known as the Mahood House, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard;
3. In accordance with the City's Procedural By-Law for Heritage, as amended from time to time, those alterations defined as 'Maintenance' herein will not require prior approval under the *Ontario Heritage Act*. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined

in the City's Procedural By-law for Heritage): "Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of asphalt roofing where there is little or no change in colour; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."


4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings: October 4, 2022

Given Third Reading and Passed: December 6, 2022



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"**Description and Reasons for Designation****Mahood House**

Civic Address: 131 Johnson Street

Legal Description: Pt Lt 249 Original Survey Kingston City as In Fr388519; S/T FR388519; City of Kingston; County of Frontenac

Property Roll Number: 101101012011000

Introduction and Description of Property

This property is located on the north side of Johnson Street at the corner of Bagot Street, with approximately 21 metres frontage on Johnson Street and 14 metres frontage on Bagot Street. It is opposite the 1822 limestone Bishop's House (part of Kingston Public Library) and west of the Greek Orthodox Church.

There was probably no building on this lot before 1850, but maps after that date show two attached houses of frame construction, and street directories indicate they provided mixed small business/residential accommodation. In 1906 they were purchased by Perry Mahood and replaced by the present brick house that is clearly shown on the 1908-11 fire insurance map. Archival documents show that architect William Newlands designed this house for Perry Mahood and family, who lived there until the mid-1920s.

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

This property has physical/design value as an outstanding example of a Queen Anne Revival house from the first decade of the 1900s.

The foundation, an important element of the architectural design, is built of rock-faced limestone. The random pattern in the lower part of the foundation is punctuated by carefully placed window openings. A course of massive rock-faced stones shaped to follow the contour of the curved and angled window bays provides lintels for the basement windows and the base for the brick walls.

Common for the Queen Anne style, the structure is primarily red brick, with decorative elements of horizontal recessed brick panels between the first and second storeys of the bay windows. The building footprint is basically rectangular but irregular in appearance due to the two bay windows, the three projecting chimney walls, the recessed back entrance and the expansive single storey covered porch with its circular corner. This classic Queen Anne irregularity is carried through the window openings and shapes to the pedimented and glazed second-storey sunroom resting on the verandah roof above the main entrance. The cornices and eaves are richly

decorated with wood dentil and bracket trim. The sections of the copper roof and dormers are of varying heights, pitch and shapes, and two sections are topped with decorative iron cresting. The upper-floor balcony above the front window bay may be a later addition.

The single-storey verandah runs from the east end of the bay window facing Johnson Street across the remainder of the principal façade and along the front half of the façade which borders the laneway. At the west end is a rectangular projection marking the entranceway, and at the east corner is a graceful circular projection. The verandah sits on rock-faced limestone piers linked by vertical/horizontal lattice. Broad wooden steps lead to the tongue and groove floor and the main entranceway. The ribbed copper roof is supported by fluted columns with capitals at the edge, and square, plain interior columns support the rectangular projection and emphasize the main entrance. This entrance has a narrow transom and what appears to be a later door with glazing in a plain wooden frame and a protective, decorative wrought iron grill.

The Queen Anne Revival design is further emphasized by the variety of window style throughout including sash and casement, arched, Palladian in the two pedimented dormers above the bays, round-arched casement in the narrower dormer above the broadly framed projecting and pilastered second-storey window, and Venetian below this on the verandah. Others are sash with transom, curved glass topped by stained glass, in turn crowned by a flared copper roof. This curved window motif is repeated on the Johnson Street façade in the second storey at the juncture of the bay window and the projecting sunroom above the front verandah entrance. The windows in the two-storey bays have central glazing with stained-glass transom flanked by one-over-one narrower side windows. On the second floor, in the rear section above the end of the verandah, close to the chimney is a single oval window with brick surround containing projecting decorative stones at top, bottom, and sides. Windows at the basement level have masonry surrounds; they are horizontal and are set into the limestone foundation and aligned vertically with those of the first storey.

Historical/Associative Value

This property has historical/associative value through its connection with the Mahood family who were prominent Kingston merchants through several generations, and proprietors of a drugstore and a jewelry/china store on Princess Street.

The property also has associative value through its connection to prominent Kingston architect William Newlands. Newlands was a well-known and prolific architect in Kingston and area from 1883 to 1920. He designed such landmark buildings as Kingston & Pembroke and Grand Trunk Railway stations on Ontario Street, the former Pittsburgh Township Hall and portions of Kingston General and Hotel Dieu hospitals. He also designed numerous commercial and residential buildings in Kingston. The Mahood House is an excellent example of his works in the Queen Anne Revival style.

Contextual Value

The Mahood House has contextual value as a local landmark, due largely to its prominent corner location and its distinctive and elegant architectural qualities. It has important contextual value through its contribution to the 19th and early 20th century streetscapes along the Johnson Street block and part of the Bagot Street block.

Cultural Heritage Attributes

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

- The building's footprint, massing, and roof configuration;
- Rock-faced limestone foundation and base course;
- Brick walls and chimneys (one chimney is truncated) and decorative brick panels;
- Original doorways on the front, rear and east side;
- Verandah with rock-faced limestone piers, rectangular and curved projections, fluted columns with capitals, decorative balusters, flared copper roof;
- Glazed sunroom over verandah;
- Windows in various period styles, most with original glazing;
- Curved bay with semi-conical roof, curved glass window, and stained-glass transom;
- Stone window sills and rock-faced stone lintels, decorative window wood surrounds;
- Decorative cornice brackets and frieze dentils; and
- Ribbed copper roofing and iron filigree cresting.

Non-cultural Heritage Attributes

Elements that do not contribute to the property's cultural heritage value include its:

- Vinyl additions on the eastern and northern sides of the structure; and