



**City of Kingston**  
**Report to Kingston Heritage Properties Committee**  
**Report Number HP-24-010**

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**To:** Chair and Members of the Kingston Heritage Properties Committee

**From:** Jennifer Campbell, Commissioner, Community Services

**Resource Staff:** Kevin Gibbs, Director, Heritage Services

**Date of Meeting:** March 20, 2024

**Subject:** Application for Ontario Heritage Act Approval

**Address:** 52 Clergy Street East (P18-1186)

**File Number:** P18-078-2023

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: See above

**Executive Summary:**

The subject property at 52 Clergy Street East is located midblock on the east side of Clergy Street East, between Johnson Street and William Street. The property was designated under Part V of the *Ontario Heritage Act* as part of the Old Sydenham Heritage Conservation District.

An application for partial demolition and construction under Section 42 of the *Ontario Heritage Act* (P18-078-2023) has been submitted to request approval to remove the buildings existing chimney and rebuild it like-for-like.

This application was deemed complete on January 16, 2024. The *Ontario Heritage Act* provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on April 15, 2024.

Upon review of all the submitted materials, as well as applicable policies and legislation, staff recommend approval of the proposed scope of work, subject to the conditions outlined herein.

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**Recommendation:**

**That** the Heritage Properties Committee supports Council's approval of the following:

**That** the alterations on the property at 52 Clergy Street East, be approved in accordance with the details described in the applications (File Number P18-078-2023), which was deemed complete on January 16, 2024, with said alterations to include:

1. The partial demolition of the chimney;
2. The reconstruction of the chimney, to include:
  - a. Like-for-like dimensions, detailing, design and bond pattern;
  - b. The use of reproduction bricks that match the existing as closely as possible;
  - c. Step flashing, as well as a cricket, where necessary;
  - d. The use of appropriate 1:1:6 mortar;
  - e. The salvage and reuse of material, where possible;
  - f. The installation of a new chimney cap which meets *Ontario Building Code*; and

**That** the approval of the alterations be subject to the following conditions:

1. All masonry works shall be completed in accordance with the City's Policy on Masonry Restoration in Heritage Buildings;
2. The conditions of the current chimney, including dimensions and materials, shall be documented, and provided to Heritage Planning staff for documentation purposes;
3. An Encroachment Permit and/or Temporary Access Permit shall be obtained, where necessary;
4. A Building Permit shall be obtained;
5. Details, including materials, dimensions and colour(s) of the new chimney and new chimney cap shall be submitted to Heritage Planning staff, prior to construction, for final review and approval;
6. Any salvageable materials from the existing chimney shall be used in the rebuild; and
7. Any minor deviations from the submitted plans, which meet the intent of this approval and does not further impact the heritage attributes of the property, shall be delegated to the Director of Heritage Services for review and approval.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Jennifer Campbell,  
Commissioner, Community  
Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Paige Agnew, Commissioner, Growth & Development Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:****Description of Application/Background**

The subject property, with the municipal address of 52 Clergy Street East, is located midblock on the east side of Clergy Street East, between Johnson Street and William Street (Exhibit A – Context Map and Site Photos). The subject property is included in the Old Sydenham Heritage Conservation District (HCD) and contains a two-and-a-half storey, three bay, brick structure designated under Part V of the Ontario Heritage Act.

The existing chimney on the property is failing, and the applicant expressed to staff that water has started penetrating the building. An inspection was completed by Kington Masonry Service (KMS), and it was determined that maintenance could not be satisfied through repairs and that a complete tear down and rebuild was recommended (Exhibit B – KMS Letter).

An application for partial demolition and construction under Section 42 of the Ontario Heritage Act (File Number P18-078-2023) has been submitted to request approval to remove the current chimney, which is reaching its end-of-life, and to reconstruct the chimney like-for-like, while meeting *Ontario Building Code* (Exhibit C – Concept Plan).

The applicant has not been able to provide Heritage Planning staff with exact measurements and dimensions of the chimney; however, they assure that the proposed reconstruction of the chimney will be completed using like-for-like detailing and dimensions. As part of this application, a condition of approval has been included requiring the applicant to document the conditions of the existing chimney (including dimensions and measurements), prior to any works starting, and to provide Heritage Planning staff with the recorded findings for final review and approval.

Furthermore, the new chimney will be constructed with reproduction bricks that match the existing as closely as possible, and the mortar being used is of a 1:1:6 ratio, which is appropriate as per the City's Policy on Masonry Restoration in Heritage Buildings. As part of the chimney rebuild, a new chimney cap will be installed; the applicant has expressed to staff that the new chimney cap will have no noticeable changes from the existing. As part of this application staff have ensured to include, as a condition of approval, that any salvageable materials shall be used in the reconstruction.

This application was deemed complete on January 16, 2024. The Ontario Heritage Act provides a maximum of 90 days for Council to render a decision on an application to alter a heritage building under Section 42(4). This timeframe will expire on April 15, 2024.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using "Look-up a Specific Address." If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

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### Reasons for Designation/Cultural Heritage Value

The subject property was designated under Part V of the Ontario Heritage Act through the Old Sydenham Heritage Area Heritage Conservation District Plan. The Property Inventory Form from the Old Sydenham Heritage Area Heritage Conservation District Plan states the following:

*“This residence, along with 50 Clergy, was designed c 1888 (city directories) probably by Robert Gage, the noted late 19th century Kingston architect and son-in-law and brother-in-law to the owners of adjacent 44, 46 and 48 Clergy, respectively.”*

Furthermore, the Property Inventory Form goes on to state that *“the architect has used a wide range of features and materials to create a prestigious residence at the centre of the streetscape and beside the lane”*.

The subject property has many features and materials, including but not limited to, the terra cotta panels above the first storey window openings, and a limestone stringcourse that is integrated with the voussoirs on the second storey window openings. Additionally, ‘fish scale’ shaped wood shingles have been incorporated into the buildings design, along with a sunburst motif and the use of brackets on parts of the eaves.

The subject property has many architectural details, all of which contribute to the heritage value of the property and the District as a whole. While the Property Inventory Form does not explicitly speak of the building’s chimney, the Old Sydenham Heritage Conservation District Plan clearly considers chimneys to be important features worth conserving, as discussed in Section 4.3 of the Old Sydenham Heritage Conservation District Plan.

The property is identified as Significant to the District in The Old Sydenham Heritage Area Heritage Conservation District Plan Property Inventory Form (Exhibit D).

### Cultural Heritage Analysis

Staff visited the subject property on January 17, 2024.

The property at 52 Clergy Street East is a reasonably prominent building within Old Sydenham HCD, located midblock on the streetscape, with extending bays, and enhanced visibility from the northwest due to its position on a laneway that runs along the north property line. The chimney that is being considered in this application is located on the northern side of the building, adjacent to the laneway.

The assessment of this application is summarized below through references to the relevant sections of the Old Sydenham Heritage Area HCD Plan.

The subject property is located within the Beyond Bagot sub-area of the Old Sydenham HCD on the east side of Clergy Street East, midblock between Johnson Street and William Street – located adjacent to a laneway. Section 2.3.3 (Beyond Bagot) lists several heritage attributes of this sub-area, including “a wide range of building types, materials and ages”, “buildings

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associated with some of Kingston's best architects", and "rear lanes on some blocks". Within the sub-area of Beyond Bagot, there are many structures that were built by some of Kingston's best architects, ranging from grand manors to smaller detached dwellings and terraces/row housing. The Beyond Bagot sub-area is also notorious for having irregular shaped blocks with a mix of land uses and many important landmarks.

From the subject property, when looking north on Clergy Street East, towards Johnson Street, an individual can clearly view St. Mary's Cathedral, a known landmark in Kingston. Moreover, the subject property was likely designed by Robert Gage, a well-known Kingston architect who is recognized for designing several Kingston landmarks, such as the Mackenzie Building for the Royal Military College.

### **Section 4.3 of the HCD Plan - 'Conservation of Heritage Buildings':**

Section 4.3.1 (Roofs) speaks to conservation guidelines related to chimneys and states that where a chimney requires work, the owner should "repair/replace deteriorated material with like materials and replicate original detailing and bond pattern." To prevent moisture penetration, the owner should "ensure that where the chimney meets the roof, matching step flashing and crickets are installed."

The proposed rebuild of the chimney will be completed by replicating the existing detailing, bond pattern and dimensions. Furthermore, the new chimney will be constructed with reproduction bricks that match the existing as closely as possible, and the mortar being used is a 1:1:6 ratio, which is appropriate as per the City's Policy on Masonry Restoration in Heritage Buildings. As part of the chimney rebuild, a new chimney cap will be installed as well. The applicant has expressed to staff that the new chimney cap will have no noticeable changes from the existing. The applicant has also expressed that there is moisture penetrating the building, therefore, as part of this application, step flashing will be installed, as well as a cricket, where necessary.

As part of this application staff have included a condition of approval, noting that the applicant shall reuse any salvageable material(s) in the chimney reconstruction.

### **Section 5.0 of the HCD Plan - 'Building Alterations and Additions':**

Section 5.2.1 (Alterations) states that one should "model replacement features and building forms on the originals in style, size, proportions and materials, whenever possible," and that one should "record the alteration and retain samples of original materials that have been replaced."

This application proposes to rebuild the chimney located along the north side of the property, adjacent to the laneway. The reconstruction of the chimney will be modeled based on the chimney's original proportions, materials and design. The applicant has communicated that they were unable to provide Heritage Planning staff with the exact dimensions of the existing chimney prior to applying for this permit; however, through the use of scaffolding, these details, along with photographs and other documentation, will be provided to Heritage Planning staff, as a condition of approval, prior to any work starting.

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The applicant has also expressed to staff that the new chimney cap will have no noticeable changes from the existing. Furthermore, the new chimney will be constructed with reproduction bricks that match the existing as closely as possible, and the mortar being used is a 1:1:6 ratio, which is appropriate as per the City's Policy on Masonry Restoration in Heritage Buildings. In addition, any salvageable materials will be reused in the reconstruction of the chimney.

Staff supports the proposed removal and rebuild of the chimney, using like-for-like design, materials and proportions, to restore the chimney, address the water penetration issues, and ensure it continues to be in compliance with Ontario Building Code standards.

### Policy Review

In addition to the above, the application has been reviewed alongside with the City of Kingston's Official Plan, Parks Canada's 'Standards and Guidelines for the Conservation of Historic Places in Canada,' as well as the Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties. Broadly, the application will achieve:

- The goal of Section 7.0 (City of Kingston Official Plan): Conserve and enhance built heritage resources within the city so that they may be accessed, experienced and appreciated by all residents and visitors, and retained in an appropriate manner and setting, as a valued public trust held for future generations.
- Standard 9 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
- Standard 10 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- Standard 13 (Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada): Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- Principle 1 'Respect for documentary evidence' (Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Heritage, Sport, Tourism and Culture Industries): Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

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**Summary**

Staff have reviewed the application and assessed it in consideration of the description of heritage value in the HCD Plan, Parks Canada’s Standards and Guidelines, and the Ministry of Citizenship and Multiculturalism’s Eight Guiding Principles in the Conservation of Built Heritage Properties. Overall, the application is supported by Heritage Planning staff. The rebuild of the chimney will be like-for-like, using the existing dimensions, design and bond pattern, while any salvageable materials will be reused in the new construction. Furthermore, the proposal adheres to Section 4.3.1 and 5.2.1 of the HCD Plan and, due to the like-for-like restoration, this proposal will have a neutral impact on the heritage value of the property and the Old Sydenham Heritage Conservation District.

**Comments from Department and Agencies**

The following internal departments have commented on this application and provided the following comments:

**Building Services:**

A building permit is required for the scope of work proposed. The homeowner can design the changes or a qualified designer.

**Public Works:**

If scaffolding or other equipment is required, and has to be placed on City property, an encroachment and or other permits may be required. No objections.

**Utilities Kingston:**

Utilities Kingston has no issues or concerns with this heritage application.

**Engineering:**

No Engineering concerns with this application. If during construction the site is accessed from any other location than the driveway a temporary access permit will be required. If the municipal property including the laneway adjacent to this property is being obstructed during the works, an encroachment permit will be required. Information on the required permits can be obtained by contacting [transportation@cityofkingston.ca](mailto:transportation@cityofkingston.ca).

**Storm Water Review:**

Not required

**Noise Review:**

Not required

**Traffic Review:**

No comments



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**Active Transportation:**

No comments

**Planning Services:**

No objections to the proposed replacement chimney, provided that the replacement chimney is the same size and has the same location as the existing chimney.

**Consultation with Heritage Properties Committee**

The Heritage Properties Committee was consulted on this application through the [DASH](#) system. The Committee's comments have been compiled and attached as Exhibit E.

**Conclusion**

Staff recommends approval of the application File Number (P18-078-2023), subject to the conditions outlined herein, as there are no objections from a built heritage perspective, and no concerns have been raised by internal departments.

**Existing Policy/By-Law:**

Ontario Heritage Act, R.S.O. 1990, C.O. 18 (Province of Ontario)

Ontario Heritage Tool Kit (Ministry of Citizenship and Multiculturalism)

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

Ministry of Citizenship and Multiculturalism's Eight Guiding Principles in the Conservation of Built Heritage Properties

Old Sydenham Heritage Area Heritage Conservation District Plan

City of Kingston Official Plan

City of Kingston's Policy on Masonry Restoration in Heritage Buildings

**Notice Provisions:**

Pursuant to Section 42(3) of the *Ontario Heritage Act (OHA)*, notice of receipt of a complete application has been served on the applicant.

**Contacts:**

Kevin Gibbs, Director, Heritage Services, 613-546-4291 extension 1354

Joel Konrad, Manager, Heritage Planning, 613-546-4291 extension 3256

March 20, 2024

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Niki Kensit, Planner, Heritage Services, 613-546-4291 extension 3251

**Exhibits Attached:**

Exhibit A Context Map and Site Photos

Exhibit B KMS Letter

Exhibit C Concept Plan

Exhibit D Property Inventory Form

Exhibit E Correspondence Received from Heritage Properties Committee

Exhibit F Final Comments from Kingston Heritage Properties Committee March 20, 2024



Kingston Heritage Properties Committee  
**Neighbourhood Context**

Address: 52 Clergy St E  
File Number: P18-078-2023  
Prepared On: Jan-17-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Site Photos of 52 Clergy Street East



Above: Looking southwest at 52 Clergy St. E from the sidewalk.

Below: Chimney seen from the adjacent laneway.





890 Grandour Court  
Kingston, Ontario  
K7M 7X5

613-217-7771

### **Heritage Chimney Tear Down and Rebuild**

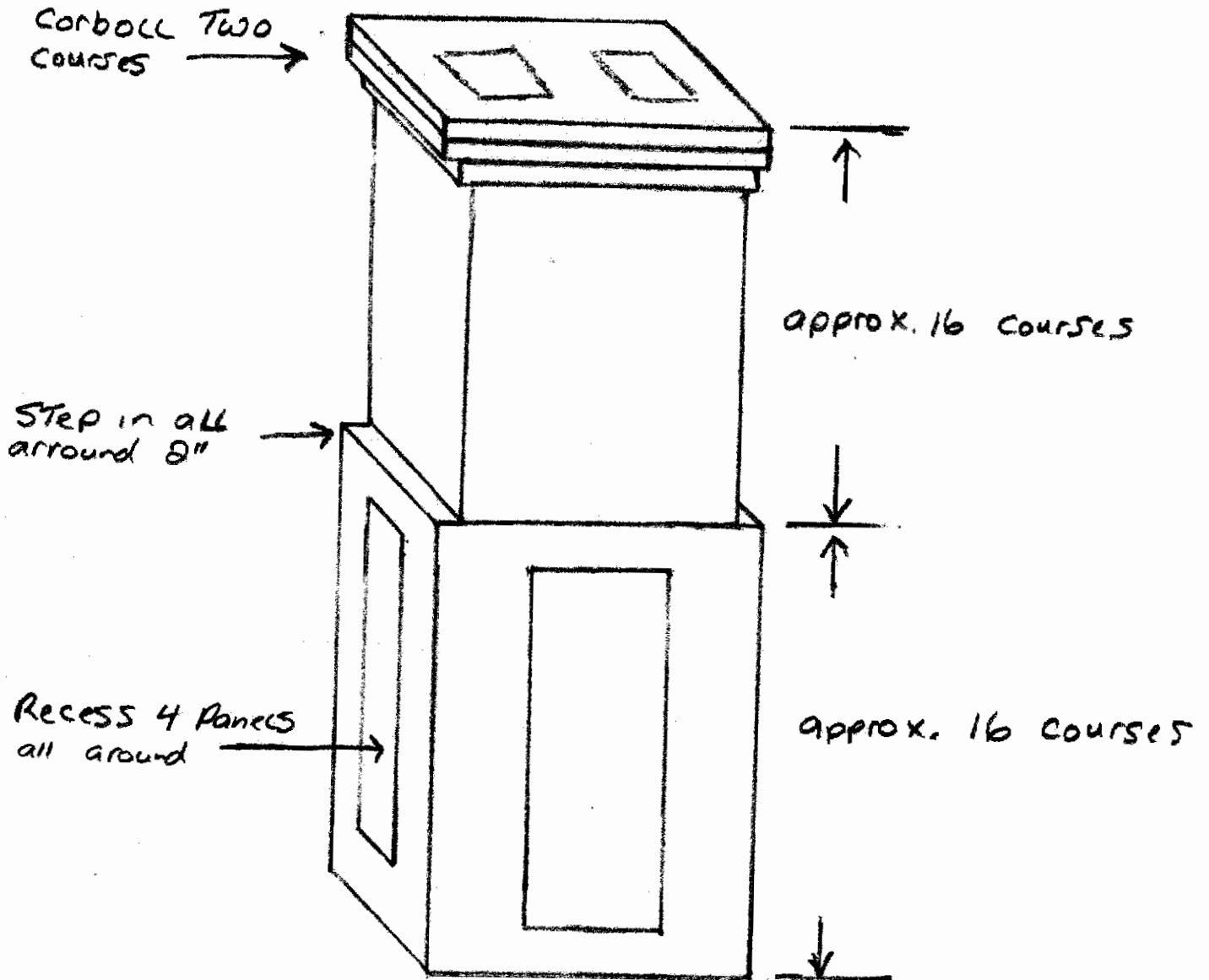
This letter is to address the chimney at 52 Clergy Street residence. The chimney was assessed and it was determined that the original structure could not be maintained with minor repairs. Therefore, a complete tear down and rebuild is recommended. The size of the chimney is approximately 26" x 40" x 8'.

A similar, reproduction heritage brick will be used in the new build, with a 1:1:6 mortar blend being used in the construction. Also, a small metal cap will be custom made to fit the top of the chimney, as a preventative maintenance. The chimney will be reconstructed to match the original chimney structure design.

Thank you

A handwritten signature in black ink that reads "Paul Moniz". The signature is written in a cursive style.

Paul Moniz  
Owner/Operator



- match existing height
- add a metal cap on top

**52 CLERGY STREET EAST****Built: c. 1888****Architect: attrib. Robert Gage****Rating: S**

J. Mck.



This residence, along with 50 Clergy, was designed c 1888 (city directories) probably by Robert Gage, the noted late 19<sup>th</sup> century Kingston architect and son-in-law and brother-in-law to the owners of adjacent 44, 46 and 48 Clergy, respectively. Architectural drawings for 50-52 Clergy are at the Queen's University Archives.\* William Irving Sr. (44-46) and Jr. (48) were partners in an important contracting firm with which Robert Gage originally apprenticed as a carpenter. Gage, who arrived in Canada from Ireland in 1852, went on to design such Kingston area landmarks as the Education Building (now Mackenzie Building) for the Royal Military College (1877). He was the architect as well for the 'palatial' Allison House, Adolphustown, of that same year. His residential work is well represented on this block with 50 Clergy and 290-292 Johnson. His career is another example of a 19<sup>th</sup> century architect deeply rooted in the building trades.

The building appears on the 1892 fire insurance plan.

At 52 Clergy Street, the architect has used a wide range of features and materials to create a prestigious residence at the centre of the streetscape and beside the lane. Its centred entrance inset between two full height projecting bays is unique on the street. However, there is actually asymmetry between these

\* Christine O'Malley, Nicola Spasoff & Lorna Spencer. *Clugston Collection of Architectural Drawings* (Kingston: Queen's University Archives, 1992. : 19-20.

bays, with the angled north bay larger than the rectangular 'standing proud' section of brick wall which constitutes the south bay. While most elements are repeated at both bays, a number are distinct to one or the other. Both share a cut stone foundation and water table; both have 'whorled' terra cotta panels above the 1<sup>st</sup> storey window openings and a rock-faced limestone stringcourse integrated with the rock-faced voussoirs (center windows) and lintels span the 2<sup>nd</sup> floor window openings. The windows of the south bay and the center of the north bay are paired while the other units at the north are narrow individual units; the arch over the south bay ground storey window is brick while that at the north is rock faced ashlar integrated into a string course as above. In similar fashion, though the faces of the cross gables are each clad in 'fish scale' shaped wood shingle, the peak of the pedimented treatment of the north bay is extended outward as a gabled hood over the window with a sunburst motif at the face of the gable. Paired brackets are used at the eave of the south and center inset bay while corbels 'carry' the deep eave of the north bay. The center dormer brings yet other features into play with a particularly heavily moulded pediment and round colonettes flanking the window. The porch too is quite decorative with paired paneled columns and a centre-gabled dentillated roof. The main entrance is through double leaved glazed and paneled doors with a distinctive pointed transom.

While the facade treatment is interesting with its conscious tension between both major elements and details the total composition is somewhat less integrated and detailing less subtle than many of Gage's works.

52 Clergy Street is a prominent structure at the center of the streetscape. Its profile is enhanced by its position adjacent to the lane, particularly as viewed from the northwest and by its architecture featuring extended bays surmounted by large cross gables.\*

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\* Text from Bray et al., *Old Sydenham Heritage Area Conservation Study: Cultural Heritage Resource Inventory and Evaluation Report*, 2009. Research by Jennifer McKendry; description by André Scheinman.



# Kingston Heritage Properties Committee

## Summary of Input from Technical Review Process

**P18-078-2023**

<b>Committee Members</b>	<b>Comments Enclosed</b>	<b>No Comments Provided</b>	<b>No Response Received</b>
Councillor Glenn			<b>X</b>
Councillor Oosterhof			<b>X</b>
Jennifer Demitor			<b>X</b>
Gunnar Heissler			<b>X</b>
Alexander Legnini			<b>X</b>
Jane McFarlane	<b>X</b>		
Ann Stevens	<b>X</b>		
Peter Gower	<b>X</b>		



City of Kingston  
216 Ontario Street  
Kingston, Ontario  
Canada, K7L 2Z3

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TTY: Dial 613-546-4889

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Date:	January 15, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Peter Gower
Application Type:	Heritage Permit
File Number:	<a href="#">P18-078-2023</a>
Property Address:	52 CLERGY ST

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### **Description of Proposal:**

The subject property is designated under Part V of the Ontario Heritage Act, located in the Old Sydenham HCD. The applicant has expressed to staff that the subject property's existing chimney is missing mortar, water has begun to penetrate into the building, and that the chimney is at its end-of-life and is now failing. Kingston Masonry Services (KMS) was obtained by the applicant to assess the existing chimney and determined that the chimney can not be maintained nor can it be repaired. It has been recommended that the chimney should be removed and rebuilt. This application is seeking Heritage Act approval to remove the existing chimney and rebuild it like-for-like (same dimensions, and design details). It has been noted that reproduction heritage brick will be used in the rebuild, with a 1:1:6 mortar blend being used in the construction. The applicant has also indicated to staff that there should be no noticeable changes to the appearance of the existing chimney cap when replaced. The applicant has submitted plans and supporting documentation which can be found on DASH.

### **Comments for Consideration on the Application:**

I have no concerns with this application, so long as the end result duplicates the original as closely as possible.

### **Recommended Conditions for the Application:**

Staff to ensure that brick and mortar are the most appropriate in this situation.



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Date:	January 16, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Ann Stevens
Application Type:	Heritage Permit
File Number:	<a href="#">P18-078-2023</a>
Property Address:	52 CLERGY ST

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### **Description of Proposal:**

The subject property is designated under Part V of the Ontario Heritage Act, located in the Old Sydenham HCD. The applicant has expressed to staff that the subject property's existing chimney is missing mortar, water has begun to penetrate into the building, and that the chimney is at its end-of-life and is now failing. Kingston Masonry Services (KMS) was obtained by the applicant to assess the existing chimney and determined that the chimney can not be maintained nor can it be repaired. It has been recommended that the chimney should be removed and rebuilt. This application is seeking Heritage Act approval to remove the existing chimney and rebuild it like-for-like (same dimensions, and design details). It has been noted that reproduction heritage brick will be used in the rebuild, with a 1:1:6 mortar blend being used in the construction. The applicant has also indicated to staff that there should be no noticeable changes to the appearance of the existing chimney cap when replaced. The applicant has submitted plans and supporting documentation which can be found on DASH.

### **Comments for Consideration on the Application:**

There is no doubt that chimney is in bad condition. I am pleased to see the effort being made to replicate the original.

### **Recommended Conditions for the Application:**

All necessary planning and engineering is in place.



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Date:	January 29, 2024
Form:	Heritage Properties Committee Reviewer Form
Reviewer Name:	Jane McFarlane
Application Type:	Heritage Permit
File Number:	<a href="#">P18-078-2023</a>
Property Address:	52 CLERGY ST

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**Description of Proposal:**

The subject property is designated under Part V of the Ontario Heritage Act, located in the Old Sydenham HCD. The applicant has expressed to staff that the subject property's existing chimney is missing mortar, water has begun to penetrate into the building, and that the chimney is at its end-of-life and is now failing. Kingston Masonry Services (KMS) was obtained by the applicant to assess the existing chimney and determined that the chimney can not be maintained nor can it be repaired. It has been recommended that the chimney should be removed and rebuilt. This application is seeking Heritage Act approval to remove the existing chimney and rebuild it like-for-like (same dimensions, and design details). It has been noted that reproduction heritage brick will be used in the rebuild, with a 1:1:6 mortar blend being used in the construction. The applicant has also indicated to staff that there should be no noticeable changes to the appearance of the existing chimney cap when replaced. The applicant has submitted plans and supporting documentation which can be found on DASH.

**Comments for Consideration on the Application:**

The rebuilt chimney should replicate the original as described and the chimney cap reflect the lowest profile necessary to meet code requirements.

**Recommended Conditions for the Application:**

None.

**Summary of Final Comments at March 20, 2024 Kingston Heritage Properties  
Committee Meeting** [To be added following the meeting.]