

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
May 12, 2022**

**FILE NO: HRC-2022-0203**

**AGENDA ITEM: 5.B**

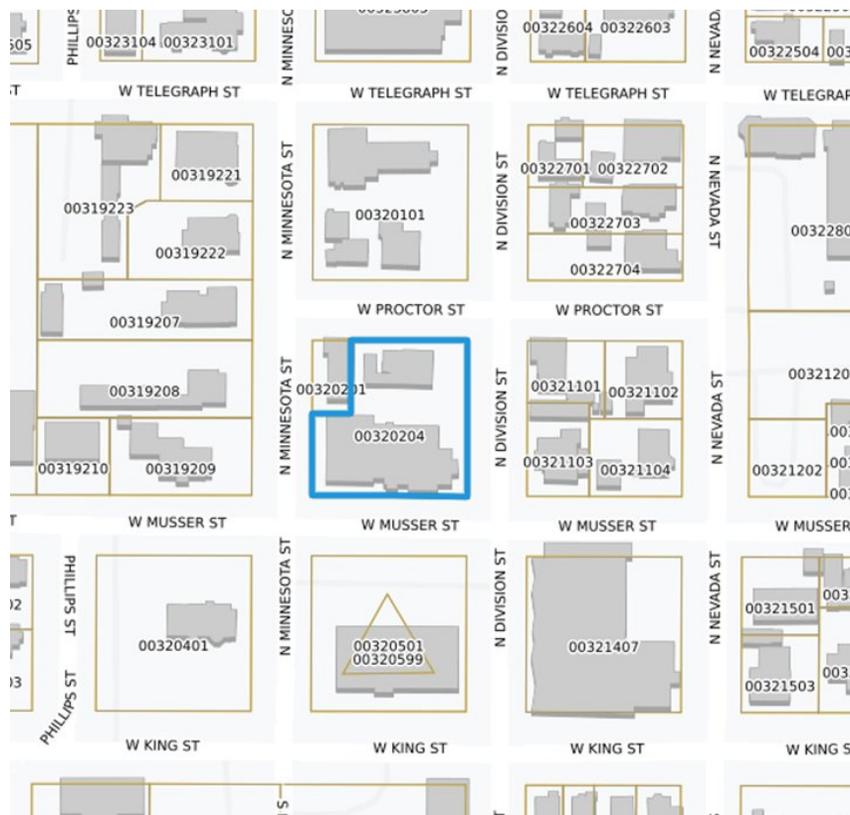
**STAFF CONTACT:** Heather Ferris, Planning Manager

**AGENDA TITLE:** Discussion and possible action regarding a request to remove five brick and mortar chimneys on property zoned Residential Office (“RO”) located at 212 N. Division Street, APN 003-202-04. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

**STAFF SUMMARY:** Per the survey information, the subject home was constructed circa 1874. The applicant is proposing to remove five brick and mortar chimneys. The Historic Resources Commission (“HRC”) will review the request to determine if the request is consistent with the Development Standards for the Historic District.

**RECOMMENDATION:** “I move to deny HRC-2022-0203 based on the finding that the request is not consistent with the design guidelines for the historic district and the Secretary of Interior Standards as noted in the staff report”

**VICINITY MAP**



**LEGAL REQUIREMENTS:** Carson City Municipal Code (“CCMC”) 18.06.015 (Procedure for Proposed Project)

**MASTER PLAN DESIGNATION:** Medium Density Residential

**ZONING:** Residential Office (“RO”)

**DISCUSSION:**

The subject property was constructed by Richard Kelly in 1874. The house was later purchased by Otto T. Schulz in 1884, and it remained in the Schulz family for one-hundred years. The structure is a single-story Gothic Revival cottage with a stone foundation. The east-west gables are intersected on a north-south gable and the entry, with canopy, double columns, and decorative brackets is formed between the east-west gables. There are five brick and mortar chimneys, four of which project through the roof of the building and one, located on the north side of the structure. Per the survey information, it is an exceptionally fine example of this style.

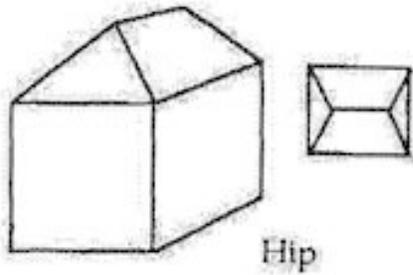
Due to the deteriorating condition of the chimneys, the applicant is proposing to remove all five chimneys. The application material indicates that the brick and mortar on all chimneys are deteriorating. Additionally, the applicant has provided structural evaluation (attached) which was conducted on the chimney located on the north side of house. The evaluation concluded that the chimney on the north side of the building is structurally compromised and should be considered for removal or reinforcement.

Development Standards 5.14 roofs and roof features, states the following:

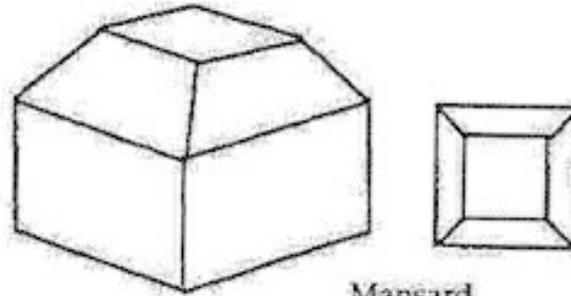
**5.14 Guidelines for roofs.**

*The roof's shape, the roofing material and its special features are extremely important in defining the building's overall architectural style. Many different historic roof shapes are found in the district: gable, hip, gambrel, mansard, shed and flat. The pitch or slope of the roof changes from style to style. Shed roofs were used extensively for additions to buildings. The type and style of roof features also change with the building style. Brick and stone chimneys, cresting and a variety of dormers are also found in the district. Sawn or milled wood shingles of cedar or redwood are the predominate historic roofing materials within the district. Few tile and no slate roofs have been found. Standing seam or corrugated metal were used on outbuildings.*

*5.14.1 Guidelines for Historic Buildings. Original roofing material and features are to be retained and repaired if at all possible. If new roofing is necessary or desired, the preferred treatment is to replace the original with identical new material. If this is not possible or desirable, then the use of Fireclass A, organic felt or fiberglass matt composition type shingle, preferably in a "thick butt" design is acceptable. These are to be laid approximately five inches to the weather with straight and true exposed edge lines. **Other roof features such as chimneys, dormers and/or decorative elements are to be retained.** New mechanical systems, solar panels, skylights and/or other devices on the roof are to be placed so they are inconspicuous from the Street and in such a manner that no damage is done to any character defining features of the building. (Secretary of the Interior's Standards for Rehabilitation (Standard Number: 2, 6))*



Hip



Mansard

Division 5.14.1 requires roof features, such as chimneys to be retained. Staff finds that removal of the chimneys is inconsistent with the guidelines. Therefore, staff recommends denial of the request.

Attachments

Application HRC-2022-0203  
Historic Survey information

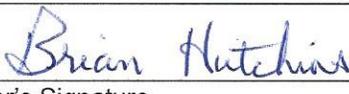
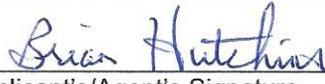
<b>FILE #</b>		<b>Carson City Planning Division</b> 108 E. Proctor Street Carson City, NV 89701 Phone: (775) 887-2180 Email: <a href="mailto:planning@carson.org">planning@carson.org</a>	
<b>APPLICANT</b>	<b>PHONE #</b>	<b>HISTORIC RESOURCES COMMISSION</b> (CCMC 18.06)  SUBMITTAL PACKET: – Email completed packet to <a href="mailto:planning@carson.org">planning@carson.org</a> or submit 1 Unbound Original and an electronic copy including: <ul style="list-style-type: none"> <li>• Signed Application Form</li> <li>• Site Plan</li> <li>• Building Elevations</li> <li>• Spec Sheet(s) on Proposed Building Material(s)</li> </ul> Submittal Deadline: Historic Resources Commission application submittal <a href="#">schedule</a> .  Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.	
First United Methodist Church	775 882-1436		
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>			
400 W. King St. #100, Carson City, NV 89703			
<b>EMAIL ADDRESS</b>			
pam.carson1umc@gmail.com			
<b>PROPERTY OWNER</b>	<b>PHONE #</b>		
Same			
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>			
Same			
<b>EMAIL ADDRESS</b>			
Same			
<b>APPLICANT'S AGENT</b>	<b>PHONE #</b>	Submittal Deadline: Historic Resources Commission application submittal <a href="#">schedule</a> .  Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.	
Brian Hutchins, Chairman, Trustees	775 882-6882		
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>			
c/o FUMC, 400 W. King St. #100, CC, NV 89703			
<b>EMAIL ADDRESS</b>			
hutchinsfamily@sbcglobal.net			
<b>Project's Assessor Parcel Number(s):</b>		<b>Street Address</b>	
APN 3-202-02		212 N. Division St.	

Describe in detail the work to be performed requiring Historic Resources Commission review and approval. If necessary, attach additional sheets.

The project is the removal of five brick and mortar chimneys on a house built in 1874. Four of the chimneys are entirely on the top of the building and one chimney is on the north side of the building and extending well above the roof. The chimneys have deteriorated bricks and mortar. The side chimney is leaning northward away from the building. A Structural Evaluation Report for the leaning chimney is attached. Also attached are photographs of all the chimneys. Plans are underway to have the building roof repaired at the same time as the removal of chimneys.

Will the project involve demolition or relocation of any structure within or into the Historic District?  Yes  No If Yes, please describe:

The project is to remove the five chimneys from the building.

	
Owner's Signature	Applicant's/Agent's Signature
Brian Hutchins, Chairman, Board of Trustees	Brian Hutchins
Owner's Printed Name	Applicant's/Agent's Printed Name

First United Methodist Church  
Attachment of Photographs for  
Application to Carson City Historic Resources Commission  
For Removal of Five Chimneys  
At 212 N. Division Street

April, 2022

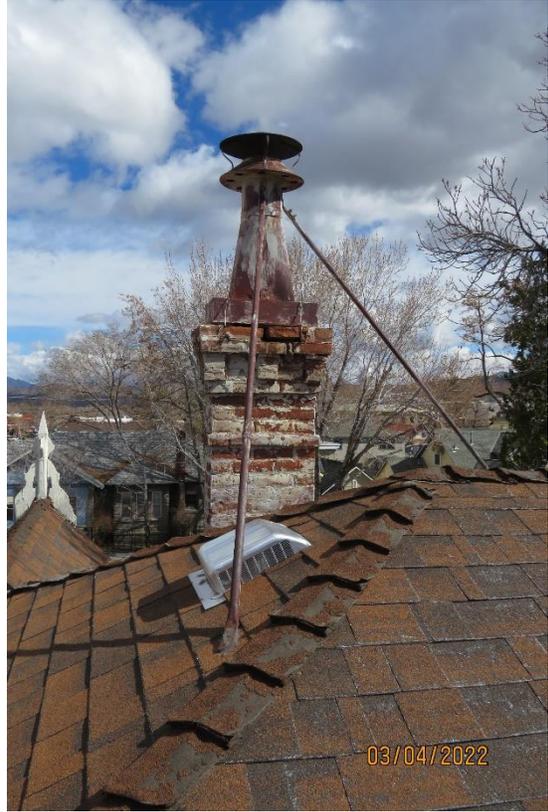


212 N. Division Street, front door, east side



212 N. Division looking northeast at south side of building





Photos of Chimney on north side of building





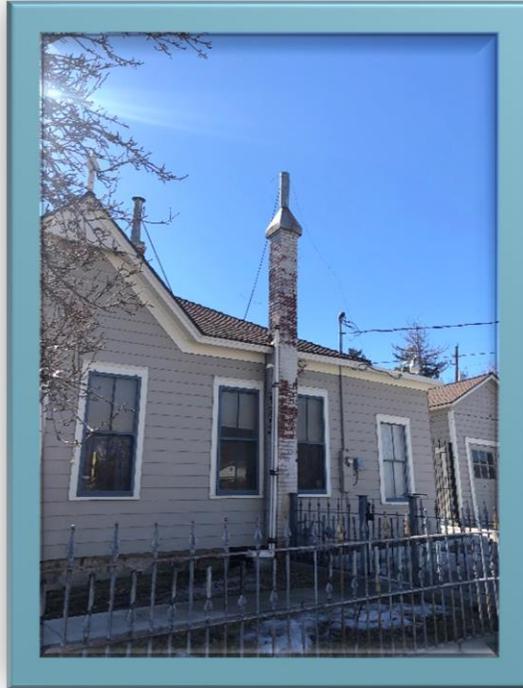
What House Would Look Like Without Chimneys  
(Edited Photographs)



# Structural Evaluation Report

## Cora Austin (Small Blessings Preschool) Chimney

April 19, 2022



**Prepared For:**

Cora Austin – Small Blessing Preschool  
C/O Rob Lauder  
RL Engineering

**Prepared By:**



Resource Concepts, Inc.  
340 N. Minnesota Street  
Carson City, Nevada 89703  
(775) 883-1600



04/19/2022

## Executive Summary and Statement of Opinion

On or around February 11, 2022, Mr. Rob Lauder and I made a visit to the subject site to conduct a structural survey for the purpose of performing a structural review and evaluation of a “leaning” chimney at the north side of the Cora Austin (Small Blessings Preschool) school located at 212 N. Division St, Carson City, Nevada. The purpose of the visit and this evaluation is to render a professional opinion as to the possible cause of the apparent leaning of the subject chimney, to assess the threat of possible collapse or failure, and offer recommendations for reinforcement or otherwise measures to mitigate any possible risk individuals or property.

The chimney appears to be constructed of un-reinforced brick masonry that is very weathered with visible loss of mortar joint material and even some section loss to the clay brick. The chimney appears to be founded on a footing or foundation (not observable) that is either next to or integral with the building foundation. The chimney appears to be leaning northward away from the wall of the building at approximately 1” in every 4’ to 6’ of height. This lean appears to be consistent from near the ground level up to the eave line, where then it appears to slightly straighten (See Photo 1).



**Photo 1. West side of chimney showing lean. Note gap at wall.**

The chimney has a sheet metal cap fashioned at the top which is connected to a rod and a wire which are mounted to the roof surface. However, this connection does not appear to provide support to the leaning or possible moving weight of the chimney.

There is no observable other connection to the building, and the chimney appears to be “free-standing” against the building. If there are any brick tie connections to the exterior wall or roof diaphragm, they are providing little to no significant positive connection to the chimney.

There is little to no evidence as to whether the chimney has been in the current condition for some time, or if it is more recent. There is, however, evidence of flashing and painting of the wall and flashing to cover the gap between the wall and the chimney. The owner may have historical records which might shed some light on the timing of the gap/lean (See Photos 2 & 3). These items point to maintenance activities, in the past, to seal the gap between the chimney and the wall. The vent or flue pipes that are shown in Photo 2 are for a modern gas-fired forced-air HVAC unit in the basement. It does not appear that the chimney is being used as a flue.



Photo 2. East Side showing flashing and gap at under eave wall.



Photo 3. West Side showing paint and flashing at under eave wall.

It is my opinion that the chimney was constructed true and plumb, but has, at some point over time, leaned away from the wall due to forces of wind and/ or even seismic lateral loads. From the flashing and caulking, it appears that the owner has attempted to seal the gap during maintenance and painting activities.

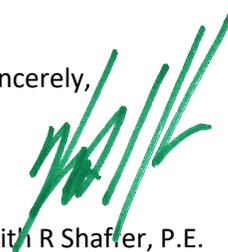
In its current condition the chimney does not meet modern codes for unreinforced clay brick masonry, nor does it exhibit evidence of a code-required positive connection to the adjacent structure. Furthermore, recent codes have been revised to require that elements such as this unreinforced chimney be reinforced to be able to resist the loads imposed upon it during a seismic event.

**Statement of Opinion.** It is my professional opinion that the chimney is currently in a compromised state of structural integrity and stability. Given that the steel cap support rods appear not to be providing any significant lateral support, the chimney may not be able to withstand the lateral forces imposed by a seismic event. Should such an event occur during the day, when the building is occupied, it may further pose a risk to life should sections fall on those leaving the site on the sidewalk near the chimney. Therefore, the chimney should be evaluated for removal or reinforcement.

During my two site visits, there was some discussion and review with Mr. Rob Lauder that a possible re-roofing activity may occur soon. This would be the perfect time to either remove the chimney entirely (which might be difficult given the historic nature of the building) or reinforce it with structural steel members which could be positively fastened to the building roof and wall. The chimney is a key architectural feature of the building (as are several other brick chimneys on the roof), hence there may be some merit it is reinforcing rather than removing.

This report does not rely on structural calculations, or destructive testing, but rather on observation and visual inspection of the existing chimney together with experience with structural framing systems and understanding of the construction practice of the day when the building was built. Minimal measurements were made, and further analysis will require more detailed data collection and structural calculations to offer a solution. One solution for reinforcement that may be practical and cost-effective might be the installation of steel angles on the corners of the chimney that will then be connected to support kickers to the roof diaphragm and wall. I believe that the steel angles could be painted and fashioned to be very inobtrusive to the architectural appeal of the chimney. Any such reinforcing measures will depend greatly on the integrity of the remaining brick section and the successful repointing (mortar replacement) of the mortar joints.

Sincerely,



Keith R Shaffer, P.E.

CE-12106 NV

## KIT CARSON TRAIL INVENTORY

NAME: KELLY-SCHULZ HOUSE.

ADDRESS: 212 NORTH DIVISION STREET.

LOCATION:    .

CONSTRUCTION DATE: 1874.

ARCHITECT: NONE KNOWN

BUILDER:    .

### HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

This house was built by Richard Kelly in 1874. Kelly worked as a bookkeeper for J. Rosenstock and in 1874 he went into business with T.R. Hofer and opened an office on Nevada Street. He sold the property to Mary Lewis in 1878 for \$4,000. Otto T. Schulz purchased the property in 1884 for \$1,600.

Schulz was a native of Westerheim, Germany where he was born in 1884. He came to United States as a boy of fourteen and lived in New York, where he married Katherine Weis. The couple had three children: Margaret Kelly, Mrs. George Montrose, and Mrs. A.G. Raycraft.

In 1879 he came with his family to Carson City, where he was the owner of the Stone Market. He operated the business until 1923. He died at his home on December 9th, 1933.

The house would remain in the Schulz family for one hundred years.

### SOURCES OF INFORMATION:

Ormsby County Directory, 1874-1875.

U.S. Census: 1880, 1900, 1910, 1920.

Carson City Daily Appeal, December 9, 1923.

ILLUSTRATIONS - KELLY - SCHULTZ HOUSE



Looking west.

1993.



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 212 North Division APN 3-202-02
- 2. Common Name: Schulz House
- 3. Historic Name: Richard Kelly House
- 4. Present Owner: Donald and Kathleen Schulz
- 5. Address (if not occupant): \_\_\_\_\_
- 6. Present Use: office Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

One story in height, the Gothic Revival cottage has a stone foundation and has been resurfaced with aluminum siding. The two east-west gables are intersected an a north-south gable. The entry porch with its canopy, double columns, and decorative brackets is formed between the east-west gables. A slanted bay projects from each east-west gable. Gable peaks contain ornamental bargeboard and finials top the peaks. Windows are double hung with two lights over two.

The structure has been resurfaced with aluminum siding and an iron stair railing has been installed. Some additions have been made to the rear.

A small shiplap surfaced structure is located at the rear of the lot as well as a lattice wall.

RELATIONSHIP TO SURROUNDINGS:

The structure is smaller in size and scale compared to the adjacent church. Resurfacing material is inappropriate but not intrusive.



Street Furniture: iron fence, cast iron fountain

Landscaping: lawn, mature trees

Architectural Evaluation: PS \_\_\_\_\_ NR X  
 District Designation: PD 2 NR \_\_\_\_\_

HISTORIC ENVIRONMENT CONSULTANTS  
 2306 J Street, Penthouse  
 Sacramento, CA 95816  
 (916) 446-2447 Date March 1980

110

THREATS TO SITE:

None Known  Private Development \_\_\_\_\_  
Zoning RO Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

mixed residential/office

PHYSICAL CONDITION:

Excellent \_\_\_\_\_ Good  Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 50 feet

HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

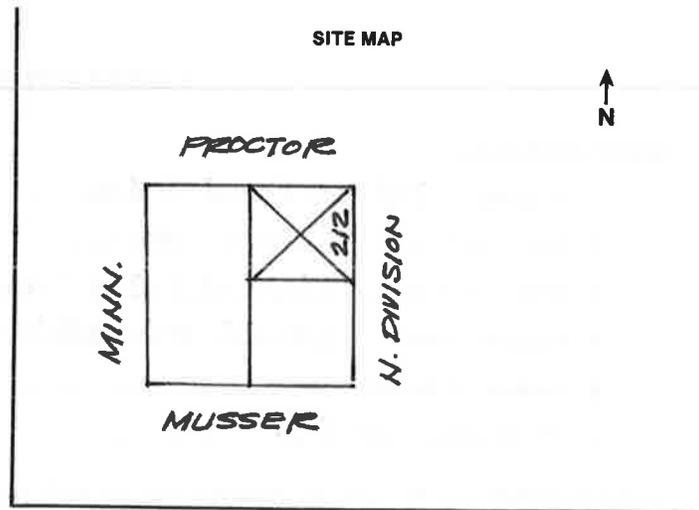
Builder (if known) \_\_\_\_\_

Date of Construction 1874 Estimated \_\_\_\_\_ Factual  Source: Carson City Historic

Is Structure on Original Site?  Moved? \_\_\_\_\_ Unknown \_\_\_\_\_

SIGNIFICANCE:

Built in 1874, the structure is an exceptionally fine example of this style and is particularly appropriate in design to other Gothic Revival buildings in this neighborhood. Except for resurfacing, the building has essentially retained its integrity of design. The siting of the structure with its garden, fence and fountain enhances the building and contributes to the ambience of District #2. The building and its related features convey a strong sense of 19th century Carson City.



SOURCES:

Carson City Historic Tour  
1875 Bird's Eye Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

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- 2. Common Name: Schulz House
- 3. Historic Name: Richard Kelly House
- 4. Present Owner: Donald and Kathleen Schulz
- 5. Address (if not occupant): \_\_\_\_\_
- 6. Present Use: office

09 3-202-02  
 GOLDEN FLEECE  
 212 N DIVISION STREET  
 CARSON CITY NV 89703  
 Original Use: residence

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 2306 J Street, Penthouse  
 Sacramento, CA 95816  
 (916) 446-2447 Date March 1980

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Zoning RO Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

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mixed residential/office

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HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

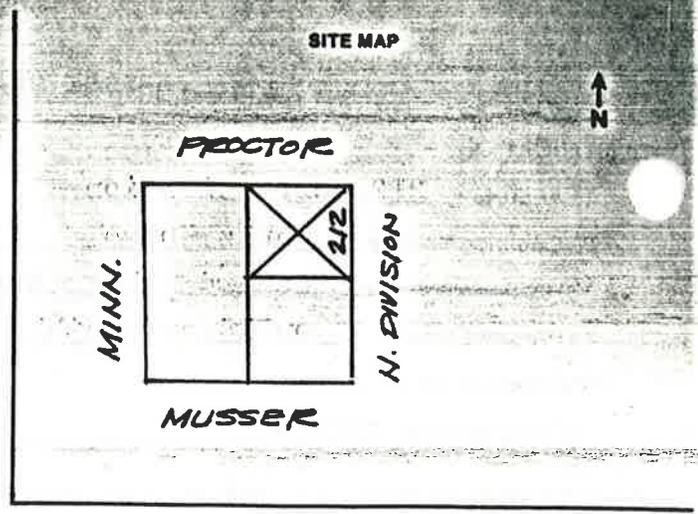
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SOURCES:

Carson City Historic Tour  
1875 Bird's Eye Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

1988 Update by: Ana Koval  
Rainshadow Associates  
P.O. Box 352  
Carson City, NV 89702  
(702) 849-1438