

Late Info  
F-2 HRC-14-146

My name is Bazil Slaughter and I live in a 1910 vintage home at 314 West Ann Street in Carson City

I am against Mr. Bauers 8-unit apartment complex in our historic District

I would like to go over a few points in the application for the special use permit for this project.

Question# 1 asks in the second paragraph if this project "is designed to blend in with and enhance the Historical character of the area.and states in theme four that it will protect and enhance the city's historic resources".

a two story 8 unit apartment complex with stucco siding surrounded by clapboard wood sided single family homes,some converted to offices ,along with two older duplexes and one four unit apartment does not blend in or enhance the Historical nature of this area!

Question #2 section D states that," the impact on pedestrian and vehicular traffic will be minimal ,but states, there will be an increase in traffic due to the increased density". Considering two residents per unit,how can you call the impact minimal when you more than double the amount of residents on one block!

Section E ,states that" one of the long range benefits of the project is improving the neighborhood and surrounding property values".

I have been advised by two independent realstate appraisers that in fact the value of my property will be reduced if this project is allowed to move forward.

Question# ,3 section H states," landscaping will meet all city requirements and accent intersections of both street corners".

as of today I have not seen a finalized drawing of the landscape plan

section I states all required parking is provided on site .

Some interior - 4 spaces, 8-outside consisting of 1.5 cars per unit.

considering two residents per unit we can realistically plan on two vehicles per unit,which is the standard building code per unit in Carson City,and totals sixteen cars with only twelve spaces provided on site.

According to the plans there will only be two parking spaces available on Ann street in that block after driveways are installed for this project,and currently, the parking on Minnesota Street is already being utilized to capacity.Where will these other vehicles park?

Currently there is limited parking allowed on Division Street which is the main thoroughfare in the historic distict.

according to the plans, 3 vehicles will have to back out onto Division Street into on coming traffic.creating further congestion.

We have to ask ourselves will this project have a positive effect on the character of our historic

**RECEIVED**

DEC 08 2014

CARSON CITY  
PLANNING DIVISION

district.No! I don't think so

Will this project be harmonious and compatible with the appearance and character of the historic district. No not at all.

Myself and a majority of the property owners and residents of the historic district are opposed to this project,which is out of scale for this neighborhood. and would like changes made to the guidelines for the District to be amended so no future developements of this nature will be considered.

With the coming of the Tesla plant and other manufacturer's relocating to Northern Nevada, we will certainly be experiencing sustained growth in this decade.The need to preserve Nevada's history will become vitally important. I am for preserving and protecting the heritage and history of Carson city.and I am proud to be a resident of the historical district and a Nevadan.thank you .

A handwritten signature in blue ink that reads "Bayl Slaughter". The signature is written in a cursive style with a long, sweeping underline.

July 26, 2014

Carson City Board of Supervisors;

Re: 812 N. Division Street Building Development

When I purchased the single family 1910 vintage residence at 314 W. Ann Street I assumed that only development consistent with the Historical district guidelines would be adhered to.

Currently there is a project at 913 Nevada Street with a house and two car garage nearing completion, which is a fine example. One block away at the corner of Ann and Division Streets is Mr. Bauer's planned eight unit, two story, stucco sided income property, which sits on a lot of comparable size. The proposed two, four plex, two story apartment building development at 812 N. Division Street, not only violates existing zoning regulations, but is a gross intrusion into the Historic district that will denigrate the neighborhood and set a bad precedent for future projects in the District. It will also render the basic tenants of the Historical District guidelines null and void. Please do not allow this project to proceed.

Sincerely,

Bazel Slaughter

314 W. Ann Street

Carson City, Nevada 89703

Late Info  
F-2 HRC-14-146

**Susan Dorr Pansky**

---

**From:** Lilia King <liliaking@yahoo.com>  
**Sent:** Tuesday, December 09, 2014 12:51 PM  
**To:** Susan Dorr Pansky  
**Subject:** SUP-14-036 Bauer property Historic Resources Commission

Re: SUP-14-036 Herman Bauer property APN-001-191-06 at 812 N. Division St. meeting 12/11/14

To: Historic Resources Commission

I am former owner of 801 N. Minnesota St. I currently have ties in Carson City. I highly oppose building 8 units on the above mentioned property. Creating more density, traffic, & parking in the area doesn't enhance nor improve the environment. The proposed units would greatly diminish the quality & enjoyment of the west side of town. Do the proposed 8 units meet the requirements of retaining the integrity of the Historic District? Does the architectural design meet the approval of the HRC? To maintain the ambience of the Historic District is vital.

Please include this message as public comment at Thurs. 12/11/14 meeting.

Thank you. Sincerely, Lilia King

Late Info  
F-2 HRC-14-146



**RECEIVED**

DEC 11 2014

CARSON CITY  
PLANNING DIVISION

**Tom Henderson**

ISA Certified Arborist

WE-6729A

## HEALTHY TREES

Professional Tree Care

Alex Kirsch  
803 N Minnesota Street  
Carson City, NV 89703

10 December 2014

Dear Mr. Kirsch:

At your request, I examined today the apple trees at 812 N Division Street in Carson City, a vacant lot. There are two mature trees and one sapling tree in the southeast quadrant of this lot. These trees have been neglected and further abused by the manner of pruning, with large heading cuts. The sapling apple tree appears to be vigorous and healthy. Most of the leaves had fallen at the time of my visit.

The westerly mature tree is in the worst condition as cracks and cavities appear in the trunk. Both of the older trees' condition could be improved by pruning to clean the crowns and by restoring the crowns with additional thinning cuts. The two mature trees are prolific producers of fruit and will probably survive many years, unless roots are cut, dessicated, or soil in the root zone is compacted during construction. Merely leaving the trees standing during construction will not ensure their preservation; affirmative measures will have to be in place to protect the trees and especially the roots, from further stress.

The easterly mature apple tree is proximate to telephone service lines along Division Street, but the tree limbs present no real threat or hazard to these lines. Because there are presently no real "targets" in the vacant lot, the risk presented by these trees is minimal. That risk would change as the property is developed and use in the tree environs is determined.

I was not able to determine the variety of fruit produced by these old apple trees. Because of their age, the fruit could prove to be a variety not commonly found in more modern nursery stock.

Sincerely

A handwritten signature in cursive script that reads "Tom Henderson". The signature is written in dark ink and is positioned above the printed name and title.

Tom Henderson  
ISA Tree Risk Assessment Qualification  
ISA Certified Arborist WE-6729A

Late Info  
F-2-HRC-14-146

**Opposition to Construction of Two 4-Plex Apartments in Carson City's Historic District 9/30/14**

<b>Name</b>	<b>Address</b>	<b>Email</b>	<b>Telephone</b>
Richard Robinson	1001 N Division St		775-335-5052
William E King	1002 N Nevada St		775-882-7690
Agnes Logue	1007 N Nevada St		775-220-0739
Fred Kingman	101 Mountain St		775-342-3117
Joe and Lisa Keating-McEllistrem	103 Mountain St		775-883-0395
Charles M Kilpatrick III	110 Phillips St		775-882-6112
Ledo Buonamici	112 Phillips St		772-882-2918
Rose Spurlock	114 S Division St		775-232-0775
Peter J Smith	1206 N Nevada St		775-882-9441
Larry Maxwell	1373 Molly Dr		775-813-4501
Susan Nicholson	206 Mountain St		775-883-8523
Steven Kubel	212 S Nevada St	<a href="mailto:srkubel@charter.net">srkubel@charter.net</a>	775-887-0400
Leonard Hamer	212 W Ann St	<a href="mailto:lenhamer@psmnv.com">lenhamer@psmnv.com</a>	775-885-2211
BJ Boardman	215 Mountain St		N/A
Andrew Robison	220 N Nevada St		775-885-9446
Kristin Robison	220 N Nevada St		775-885-9446
Wayne and Sally Chimarusti	300 W Second St		775-885-9066
Denise and Randall Bessler	301 W 3rd St		775-230-6524
Wayne and Sally Chimarusti	309 W Caroline St		775-885-9066
Mary W Covington	312 Mountain St		775-882-1301
Marian Panter	313 W Ann St	<a href="mailto:mchempantere@me.com">mchempantere@me.com</a>	775-883-2202
Bazil Slaughter	314 W Ann St	<a href="mailto:bazslaughter@charter.net">bazslaughter@charter.net</a>	702-610-0334
Rose Naveira	314 W Ann St		775-733-9877
Kurt Garrett	314 W Robinson St		775-882-4260
Robertine T Benson	402 S Division St		775-297-3070
Robert N Morgan	402 W Robinson St	<a href="mailto:ebun12b@aol.com">ebun12b@aol.com</a>	775-883-2325
Maureen Lamerdin	407 W Robinson St	<a href="mailto:sierraacupuncture@sbcglobal.net">sierraacupuncture@sbcglobal.net</a>	775-841-3336
Bryan Bibee	411 W 3rd St		775-883-8445
Charles Kilpatrick	412 N Division St		775-882-6112
Steve VanDenbrugh	412 W 4th St		775-882-4330
Brenda Frank	414 W Ann St		775-882-3385
John E. Frank	414 W William St		775-882-3382
Thomas J Gibbons	444 S Division St		775-882-5963
Rob McFadden	500 Mountain St		775-882-7777
Julian C Smith	502 N Division St		775-883-3200
Julian C Smith, Jr	502 N Division St		775-883-3200
Lorna Dauterman	502 W Robinson St		775-883-2251
Jane Staehli	503 W Robinson St		775-882-0746
Peter J Smith	511 W 3rd St		775-882-9441
Nowland R Prater	512 Mountain St		775-884-0123
Maureen Lamerdin	512 N Division St	<a href="mailto:sierraacupuncture@sbcglobal.net">sierraacupuncture@sbcglobal.net</a>	775-841-3336
Wayne and Sally Chimarusti	514 W Robinson		775-885-9066
Liz Strekal	600 W Caroline St	<a href="mailto:mizlizajane@sbcglobal.net">mizlizajane@sbcglobal.net</a>	775-884-0580
Tom Strekal	600 W Caroline St	<a href="mailto:reddie@hotmail.com">reddie@hotmail.com</a>	775-884-0580
Jim Kerman	601 W Spear St		775-771-0225
Marilyn C Wren	605 W Spear St		775-841-5185

Cynthia Brenneman	608 Elizabeth St	<a href="mailto:heart_of_a_gypsy@earthlink.net">heart_of_a_gypsy@earthlink.net</a>	775-887-8988
Stephen Brenneman	608 Elizabeth St	<a href="mailto:mangusta1969@earthlink.net">mangusta1969@earthlink.net</a>	775-887-8988
Arlene Delvinch	610 W 4th St		775-882-6241
Jack McLaughlin	611 W Robinson St	<a href="mailto:tahojack@aol.com">tahojack@aol.com</a>	775-690-8302
Sheryl McLaughlin	611 W Robinson St		775-882-8832
Carter Twedt	612 W Robinson St		775-882-2078
Margaret Twedt	612 W Robinson St		775-882-2078
Cheryl Cooke	614 W 3rd St		775-882-8556
Katherine R Gordon	615 W 3rd St	<a href="mailto:bobkat717@sbcglobal.net">bobkat717@sbcglobal.net</a>	775 882-0488
Marlene Hannafin	650 N Minnesota St	<a href="mailto:mshannafin@charter.net">mshannafin@charter.net</a>	775-883-4145
Mary Vincent	700 Mountain St		775-882-5228
Phil Hersey	700 W Telegraph St	<a href="mailto:philihersey@yahoo.com">philihersey@yahoo.com</a>	775-225-1793
Tina Hersey	700 W Telegraph St	<a href="mailto:treed65t@yahoo.com">treed65t@yahoo.com</a>	775-671-2564
Cathy Smith	701 Elizabeth St		775-885-9783
Ed Smith	701 Elizabeth St		775-885-9783
Julie Maxwell	702 N Minnesota St		775-883-4943
Michelle Schnitter	705 W Musser St		775-843-1389
Malah McFadden	711 W Spear St		775-882-2850
Brenda Dahlquist	801 N Minnesota St		775-220-2517
Alexander Kirsch	803 N Minnesota St	<a href="mailto:designagent@aol.com">designagent@aol.com</a>	775-883-3465
Charles Kilpatrick	Mountain St		775-882-6112
Robyn Laguzza	506 W Spear St		775-297-3403
Betty Brinson	950 N Minnesota St		775-882-4482
Betty Brinson	704 W Caroline St		775-882-4482
Jade Brinson	818 N Minnesota St		775-220-3155
Jade Brinson	920 N Minnesota St		775-220-3155