

LDC24-00039

(Casa del Rey Historic Resource Designation)

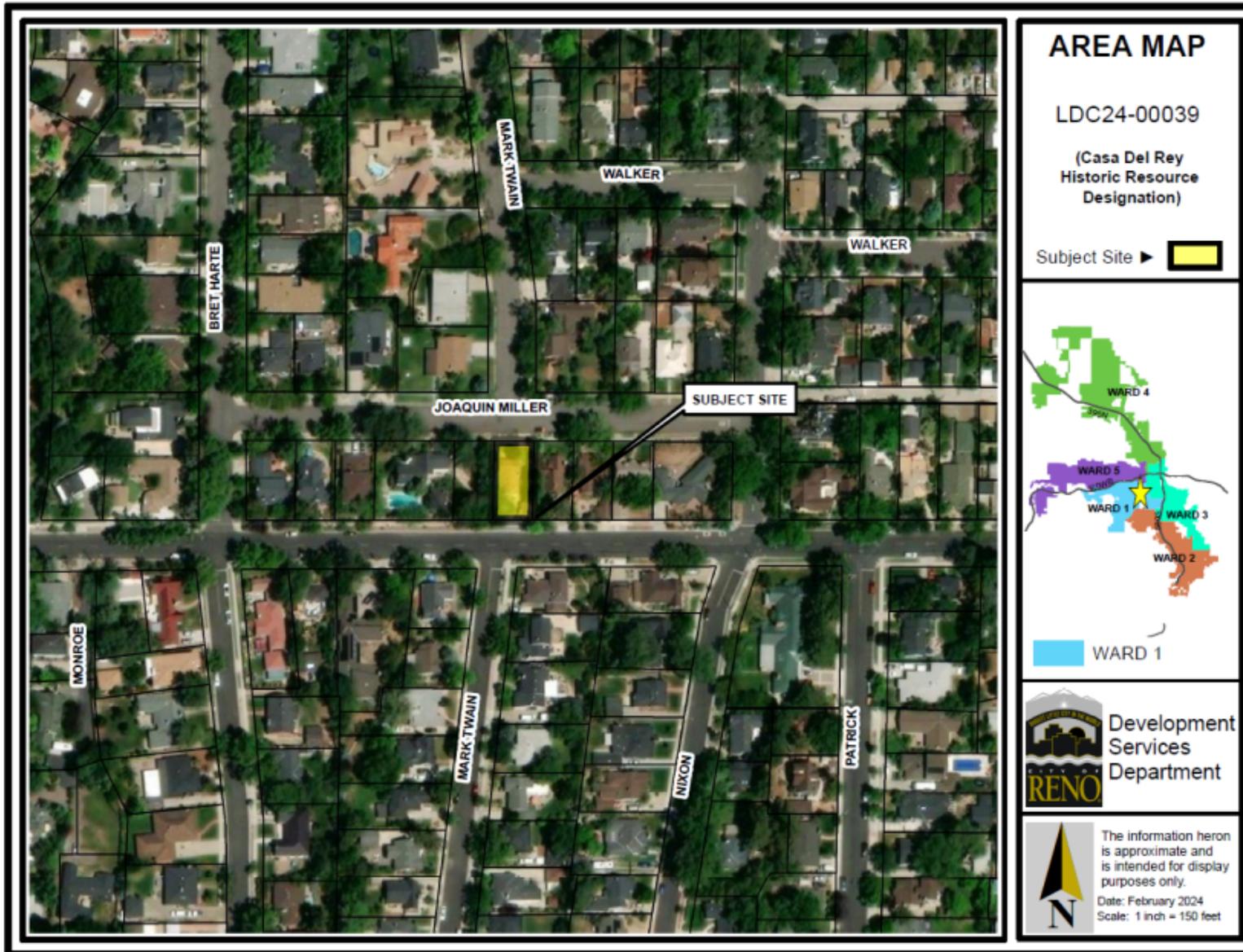
Reno City Council

March 13, 2024

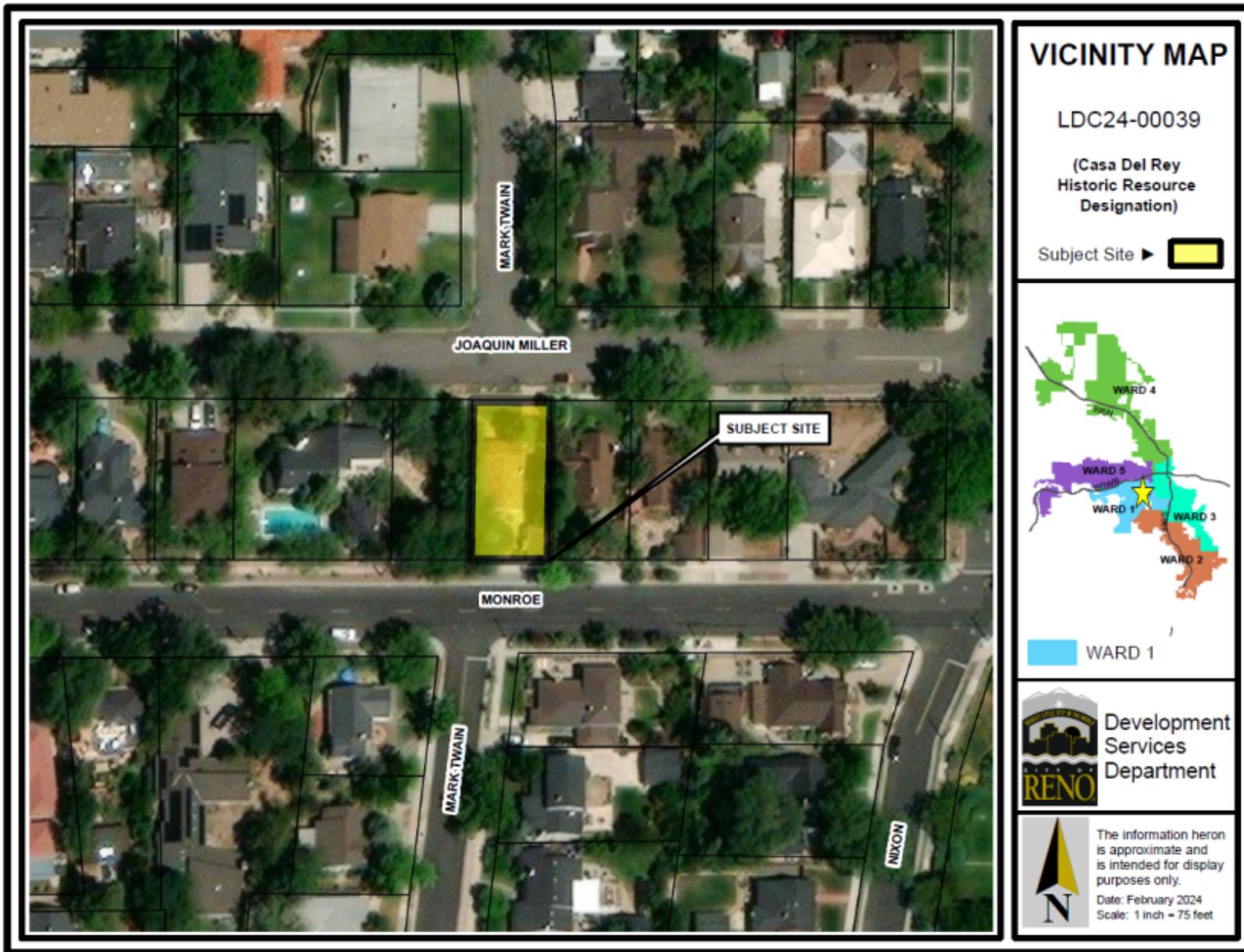


C I T Y O F
RENO

Project Information



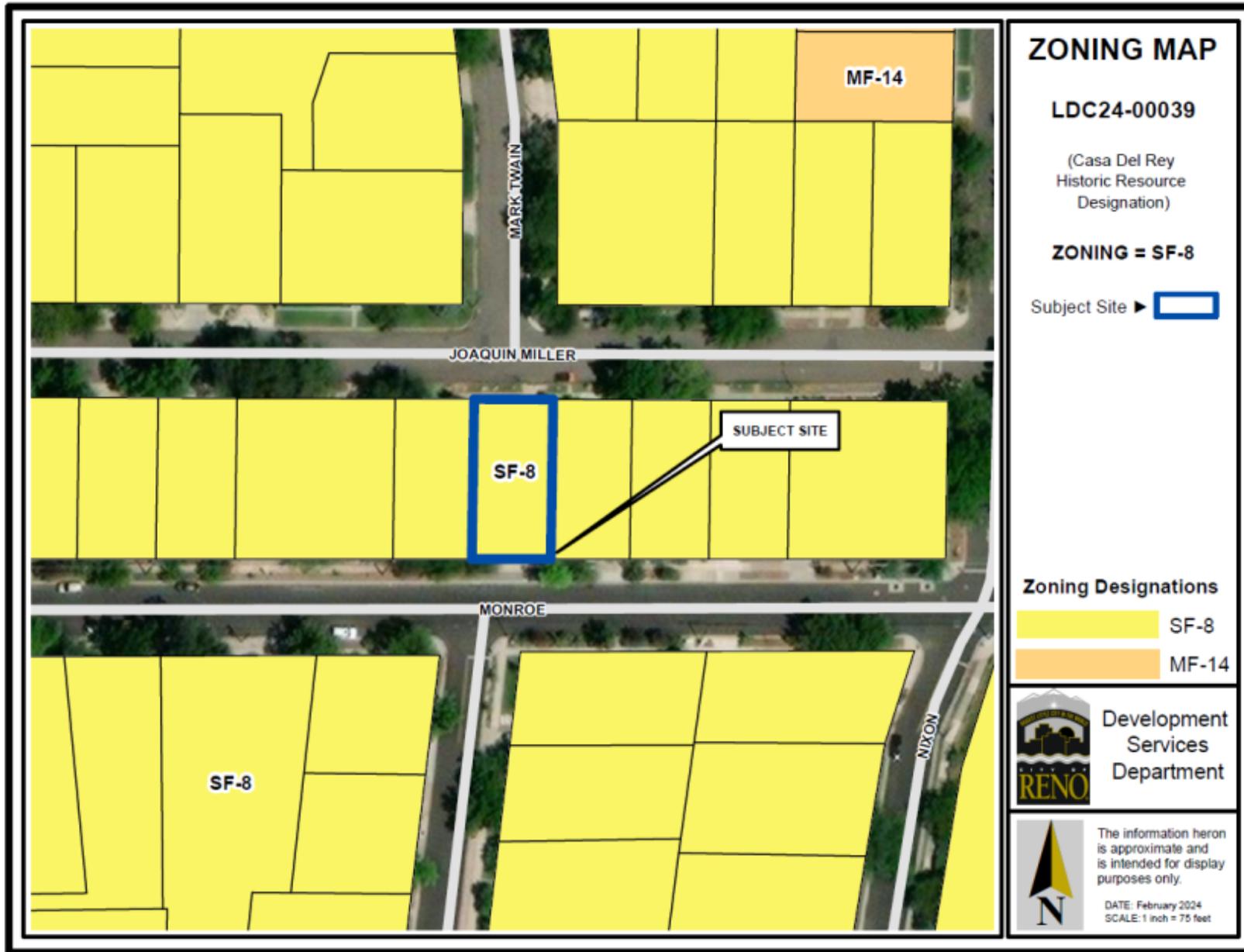
- **Site size:** ±0.12 acres
- “Casa del Rey”
- **Requests:** 1) list house on City of Reno Register of Historic Places; 2) ZMA from SF-8 to SF-8 with Historic Landmark (HL) overlay zoning district
- No uses or changes proposed



History

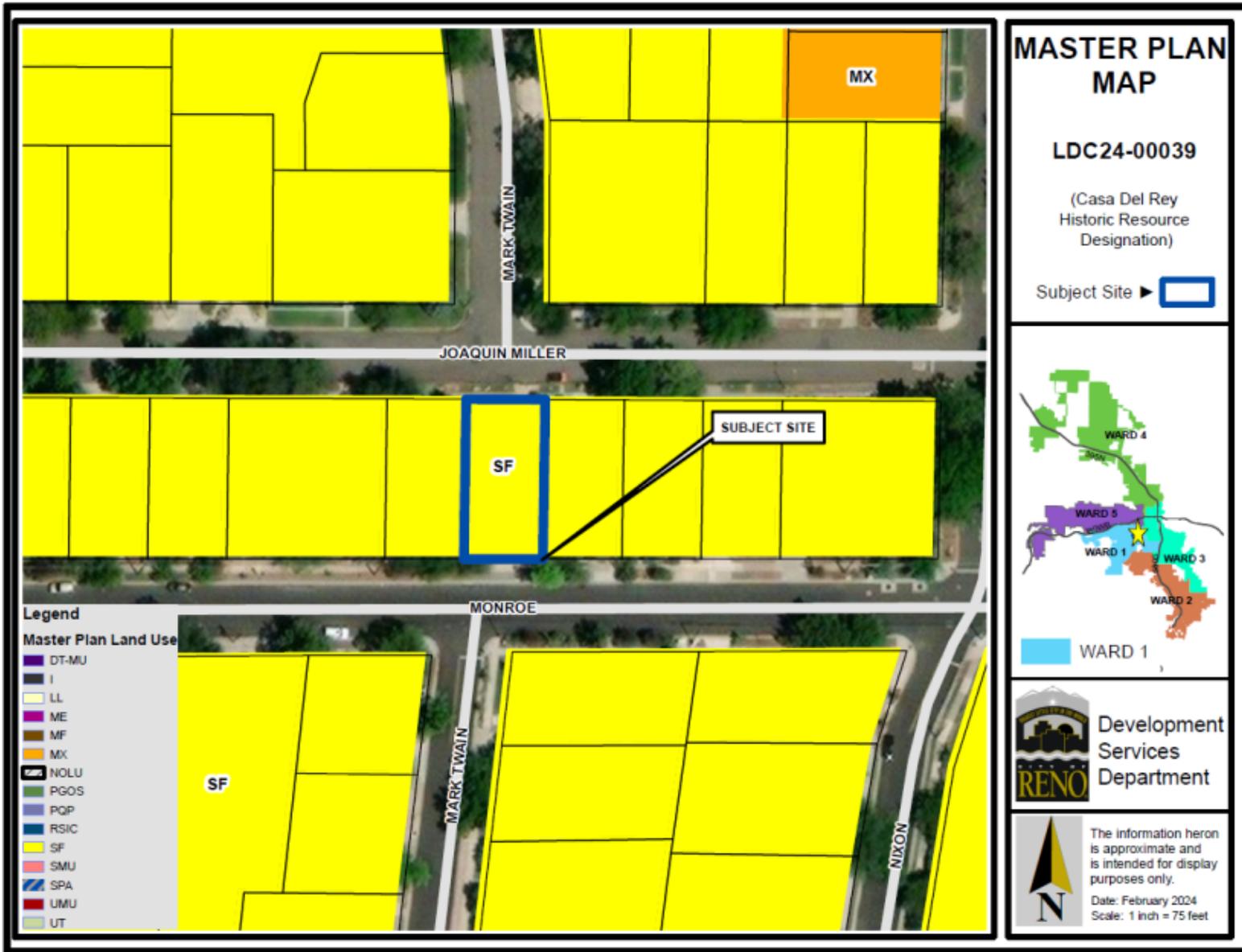
- Built in 1930 or 1935
- Individually eligible for listing in the National Register of Historic Places
 - Criterion A for its role in Reno's community planning and development history
 - Criterion C as an example of Spanish Colonial Revival style of architecture
- Listed as a contributing resource in Newlands National Historic District

Zoning District



- Single-Family Residential 8 units per acre (SF-8)
- Will remain SF-8 with HL overlay

Master Plan Land Use



- Single-Family Neighborhood (SF)
- 2.2C: Historic and Cultural Resources
- 7.5B: Identification of Historic Properties
- 7.5E: Economic Development and Heritage Preservation

Background

- Nomination to City Register is for house, rear rock wall, and detached garage
- Staff established significance under criteria (2a) and (3c) for designation to City Register
- Home and garage retain all 7 qualities of integrity as defined in RMC (location, design, setting, materials, feeling, workmanship, and association)



Background

- HRC meeting on February 8, 2024
- HL overlay purpose is to preserve integrity of buildings, structures, historic landscapes, or other character defining features with historical, architectural, cultural, or landmark significance
- Provides incentives and allows for appropriate uses other than those permitted in underlying zoning district to aid owner's efforts

Zoning Map Amendment Recommended Findings

ZMA Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Conforms to all requirements listed in NRS and current RMC zoning regulations	✓ Yes
Conforms with Master Plan	Conforming zone and the following Guiding Principles: <ul style="list-style-type: none">• 2.2C: Historic and Cultural Resources• 7.5B: Identification of Historic Properties• 7.5E: Economic Development and Heritage Preservation	✓ Yes

Recommended Motion

I move to uphold the recommendations of the Historical Resources Commission and refer Bill No. _____ for a second reading and adoption.