

# LDC24-00030

(Lake Mansion Historic Resource Designation)

Reno City Council

*January 17, 2024*

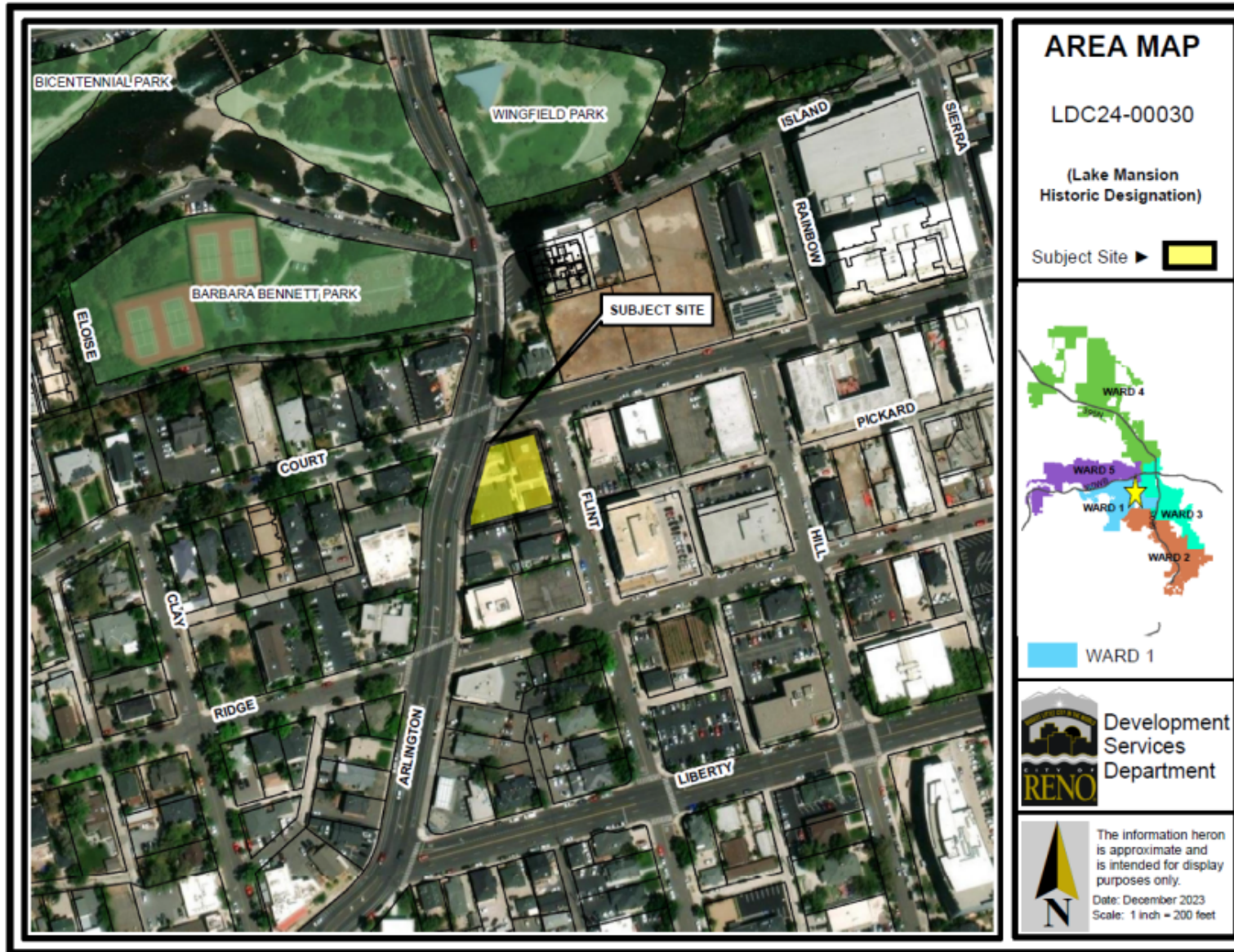


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**RENO**

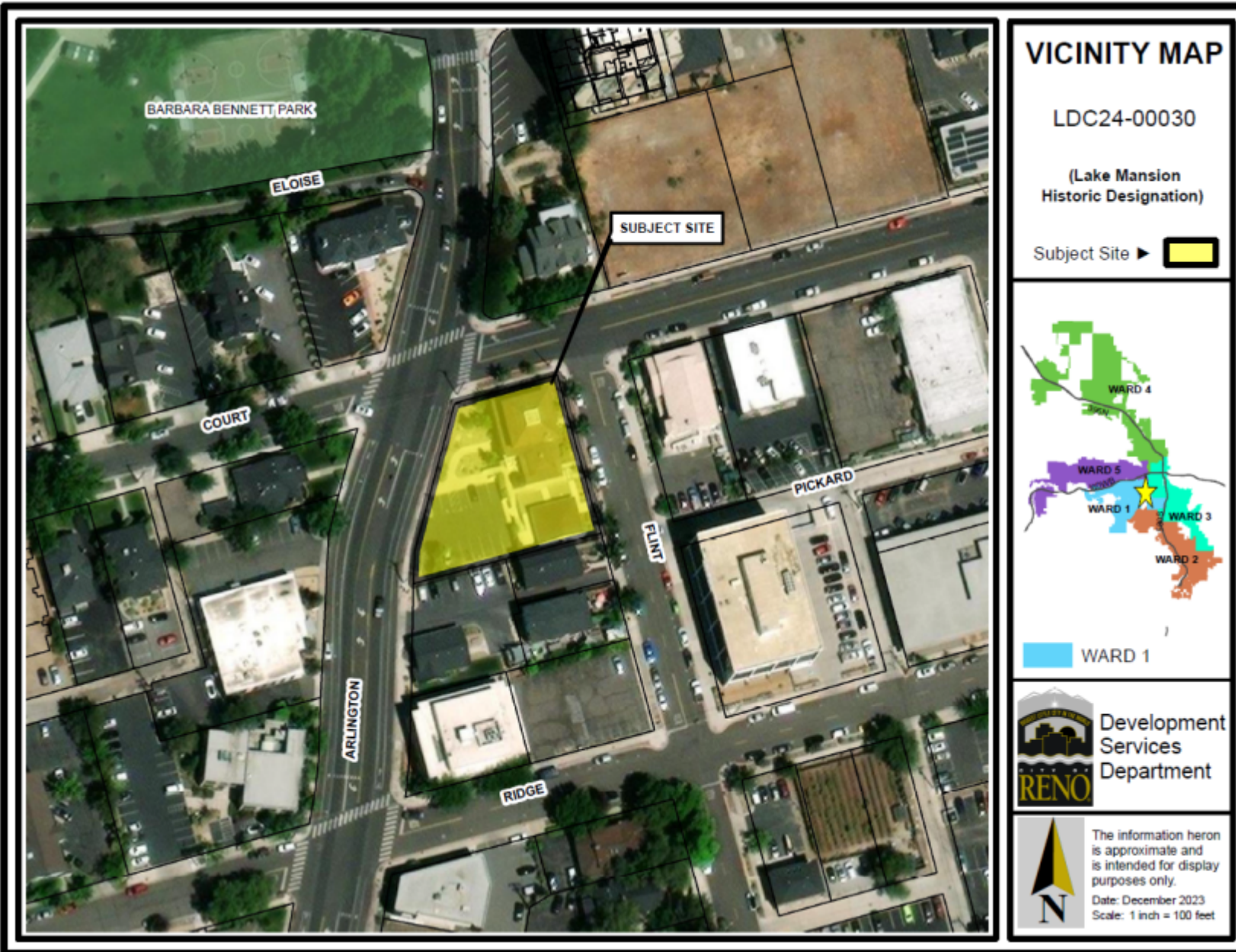


# Project Information

- **Site size:** ±0.4 acres
- “Lake Mansion”
- **Requests:** 1) list house on City of Reno Register of Historic Places; 2) ZMA from MD-RD to MD-RD with Historic Landmark (HL) overlay zoning district
- No uses or changes proposed





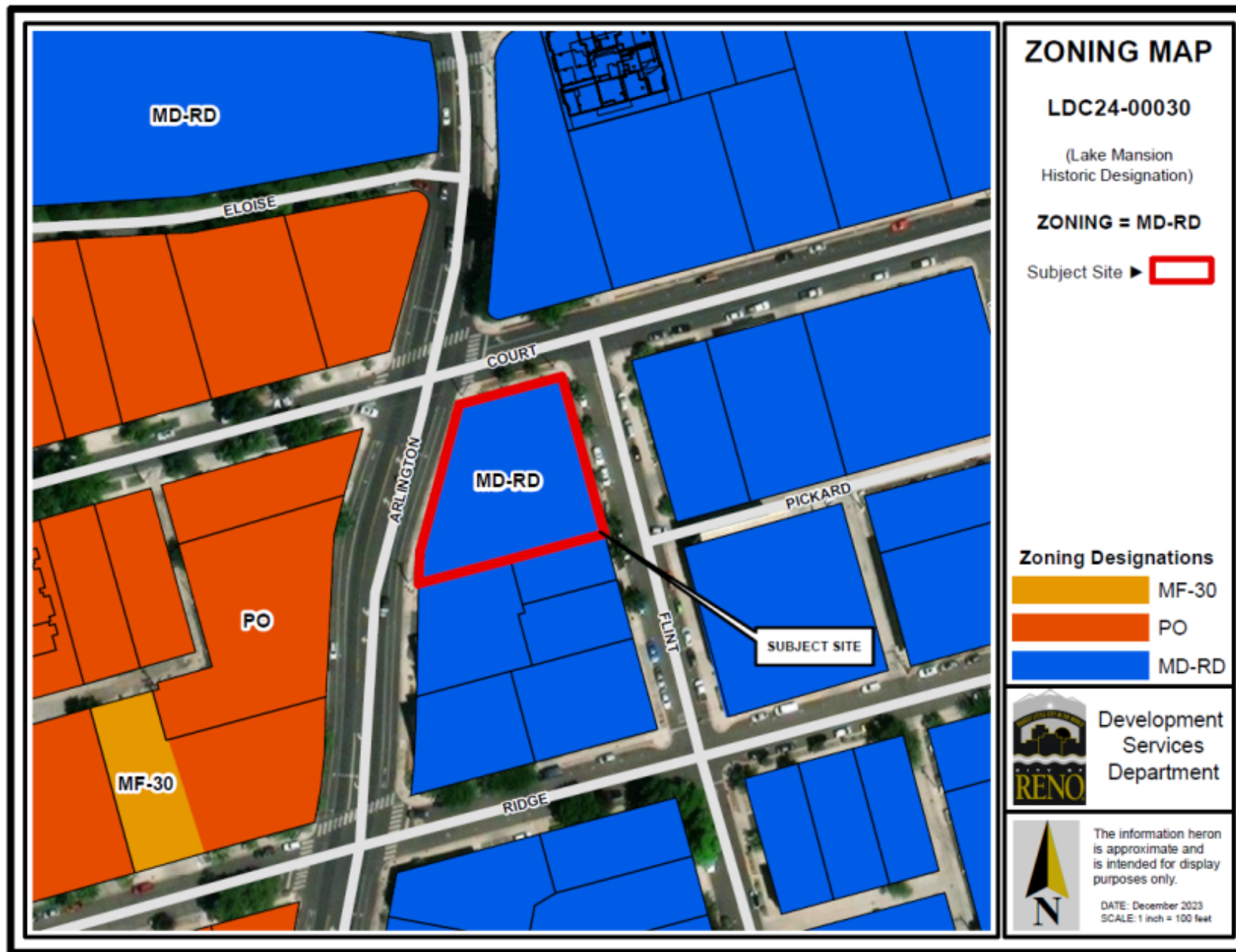


# History

- Built in 1877
- Listed on National Register of Historic Places
- Significant as last surviving building associated with Myron Lake
- Lake Mansion is owned by Arts for All Nevada and land is owned by City

# Zoning District

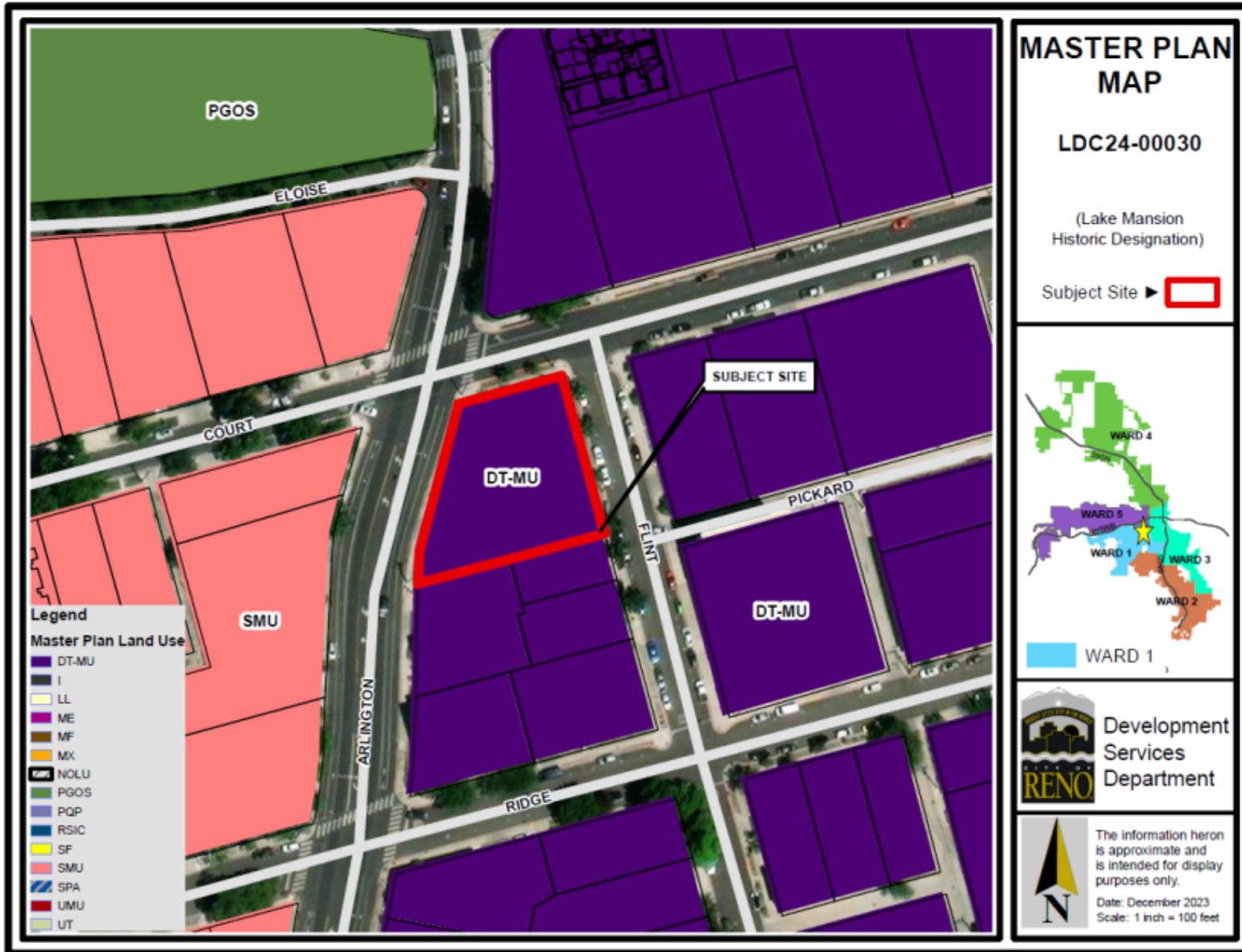
- Mixed-Use Downtown - Riverwalk District (MD-RD)
- Will remain MD-RD with HL overlay





# Master Plan Land Use

- Downtown Mixed-Use (DT-MU)
- 2.2C: Historic and Cultural Resources
- 7.5B: Identification of Historic Properties
- 7.5E: Economic Development and Heritage Preservation
- C-NC.7: Adaptive Reuse







# Background

- Nomination to City Register is for house only
- Staff established significance under criteria (1), (2a-b), and (3c) for designation to City Register
- Home retains 5 of 7 qualities of integrity as defined in RMC (design, materials, feeling, workmanship, and association)



A large, ornate, light-colored historic house with a porch, surrounded by trees and parked cars on a street. The house has multiple stories, decorative brackets under the eaves, and a prominent chimney. The porch has a small roof and decorative railings. Several cars are parked on the street in front of the house, and there are fallen leaves on the ground, suggesting autumn. The sky is blue with some clouds.

# Background

- HRC meeting on December 14, 2023
- 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

<b>ZMA Findings</b>	<b>Analysis</b>	<b>Staff Review</b>
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"><li>• 2.2C: Historic and Cultural Resources</li><li>• 7.5B: Identification of Historic Properties</li><li>• 7.5E: Economic Development and Heritage Preservation</li></ul>	✓ Yes



## Recommended Motion

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