

## STAFF REPORT

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**Date:** March 13, 2024

**To:** Mayor and City Council

**Through:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Ordinance Introduction – Bill No. \_\_\_\_\_ Case No. LDC24-00040 (Garat/Humphrey House Historic Resource Designation) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.11-acre site from Multi-Family Residential 14 units per acre (MF-14) to ±0.11 acres of MF-14 with the Historic Landmark (HL) overlay zoning district. The subject property is located at 655 South Arlington Avenue in the Newlands Historic District and has a Master Plan land use designation of Mixed Neighborhood (MX).

**From:** Jeff Foster, Associate Planner

**Department:** Development Services - Planning

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### **Summary:**

Melissa Hafey (City Manager’s Office, Arts & Culture), on behalf of the Gilbert Family Trust (property owner), requested to add the “Garat/Humphrey House” located at 655 South Arlington Avenue to the City of Reno Register of Historic Places (City Register). The Historical Resources Commission (HRC) unanimously recommended that Council 1) add the property to the City Register by accepting the historic resource designation nomination, and 2) adopt the Historic Landmark (HL) overlay zoning district for the subject site by ordinance. Staff and the HRC recommend acceptance of the nomination and adoption of the zoning map amendment.

### **Alignment with Strategic Plan:**

Arts, Parks, and Historical Resources

### **Previous Council Action:**

There is no recent Council action relevant to this item.

### **Background:**

The HRC heard the designation request on February 8, 2024. A detailed analysis of the request and support for the required findings is included in the attached HRC staff report and historic designation application (**Exhibit A**). Staff established the historical significance of the home



under criterion (3c) for designation to the City Register (Reno Municipal Code [RMC] 18.07.201). Staff also established that the home retains six of the seven qualities of integrity as defined in RMC 18.07.201 (design, setting, materials, workmanship, feeling, and association). The HRC had no questions or discussions other than to thank the property owners who were in attendance for their stewardship of the historic building.

**Discussion:**

The purpose of the HL overlay district is to preserve the integrity of buildings, structures, historic landscapes, or other character-defining features with historical, architectural, cultural, or landmark significance as determined by the HRC and Council. This district also provides for property owner incentives and allows for appropriate uses other than those permitted in the underlying zoning district as an aid to the owner's efforts to preserve the historical, architectural, cultural, or landmark value (RMC 18.02.602[d][1]). As part of the process of listing a property on the City Register, code requires the HL overlay to be added (RMC 18.07.202[h]). The addition of this overlay designation completes the process of listing the property by both preserving the historic integrity of the structure and affording the property owner all the associated incentives of being on the City Register, including use flexibility.

The HL overlay will assist in protecting the Asian-influenced architectural style of the existing Craftsman Bungalow home. The building is currently part of the urban fabric of the surrounding uses and this designation would further protect that compatibility.

**Historical Resources Commission Vote:**

Recommendation for acceptance and adoption: seven in favor, none opposed, and none absent.

**Financial Implications:**

None at this time.

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law.

**Findings:**

***General Review Criteria:*** The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and



- b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission (RTC).
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

***Zoning Map Amendment:*** All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes or does not conflict with the provisions of Nevada Revised Statute (NRS) 278.250(2) (outlined below):

The zoning regulations must be adopted in accordance with the Master Plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials that maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides, and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly, and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;



- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems that use solar or wind energy; and
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county, or region, taking into account the location, purpose, and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

***Historic Resource Findings:*** The HRC shall adopt findings that the nominated historic resource or historic district does or does not meet the criteria for designation. The following findings shall be made by the HRC prior to recommending a nomination to Council:

- 1) The nominated historic resource or historic district possesses at least one criterion of significance; and
- 2) The nominated historic resource or historic district possesses enough defining characteristics to adequately convey the resource's significance.

**Recommendation:**

The Historical Resources Commission recommends Council accept the historic resource designation nomination and adopt the requested zoning map amendment by ordinance.

**Proposed Motion:**

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

**Attachments:**

Ordinance

Case Maps

Exhibit A – HRC Staff Report and Historic Designation Application

Garat Humphrey House Legal Notice