

LDC24-00023

(Greystone Castle Historic Resource Designation)

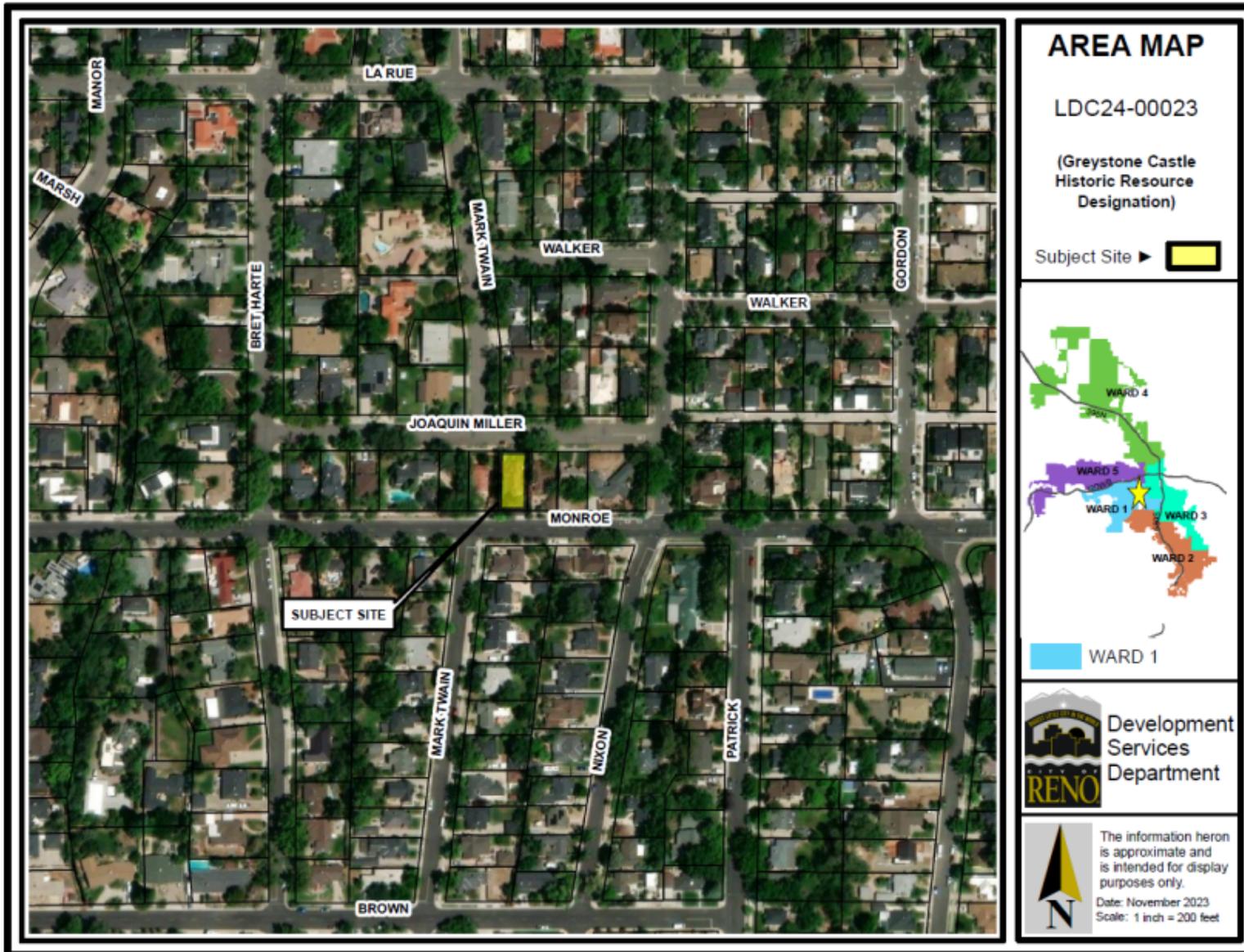
Reno City Council

December 13, 2023

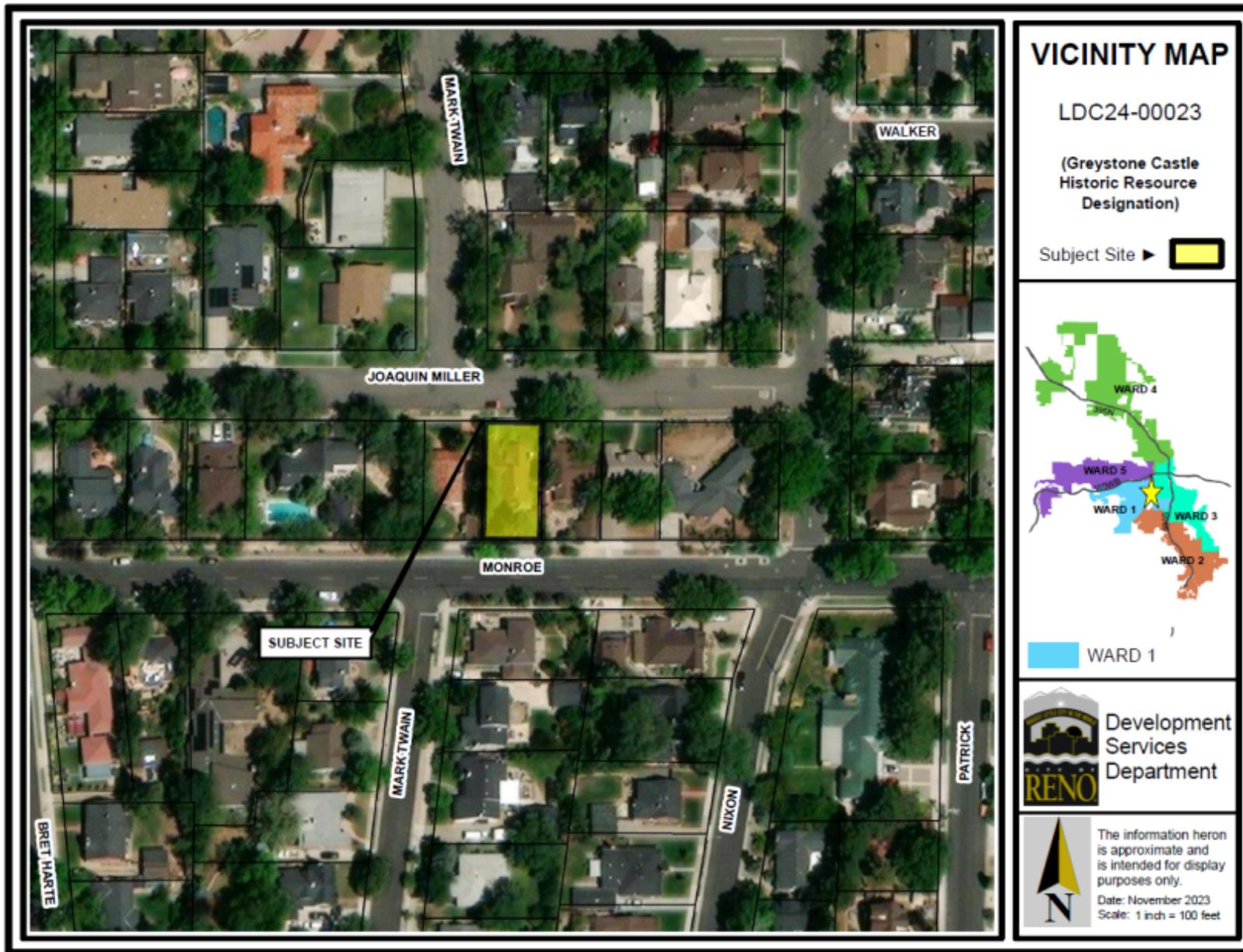


C I T Y O F
RENO

Project Information



- **Site size:** ±0.12 acres
- “Greystone Castle”
- **Requests:** 1) list home 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
- Listed on National Register of Historic Places
 - Criterion A for its role in Reno's community planning and development history
 - Criterion C as an excellent example of Tudor/English Country Cottage style of architecture within broader Period Revival category
- Listed as a contributing resource in Newlands Historic District

Zoning District

ZONING MAP

LDC24-00023

(Greystone Castle
Historic Resource
Designation)

ZONING = SF-8

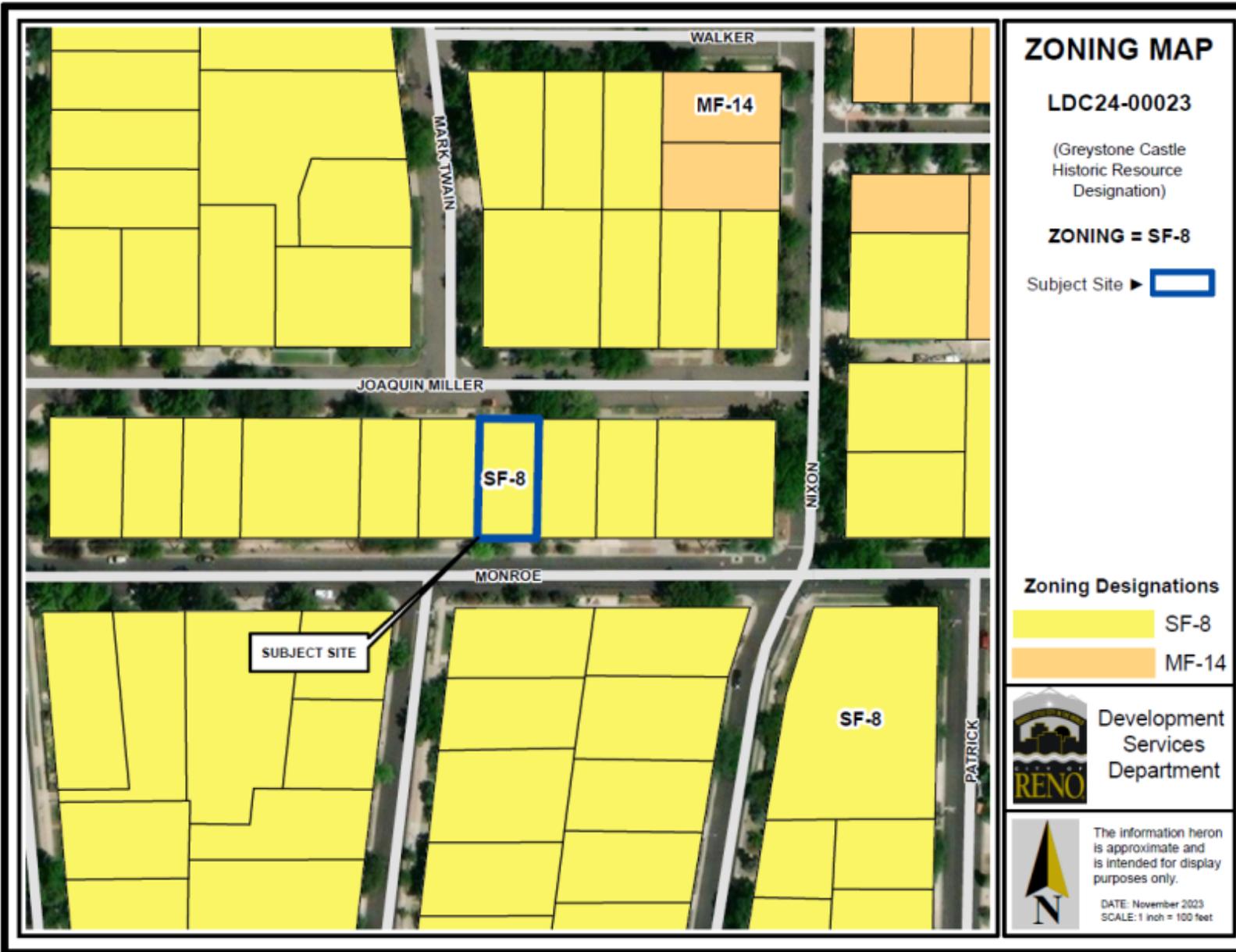
Subject Site ► 

Zoning Designations

 SF-8
 MF-14

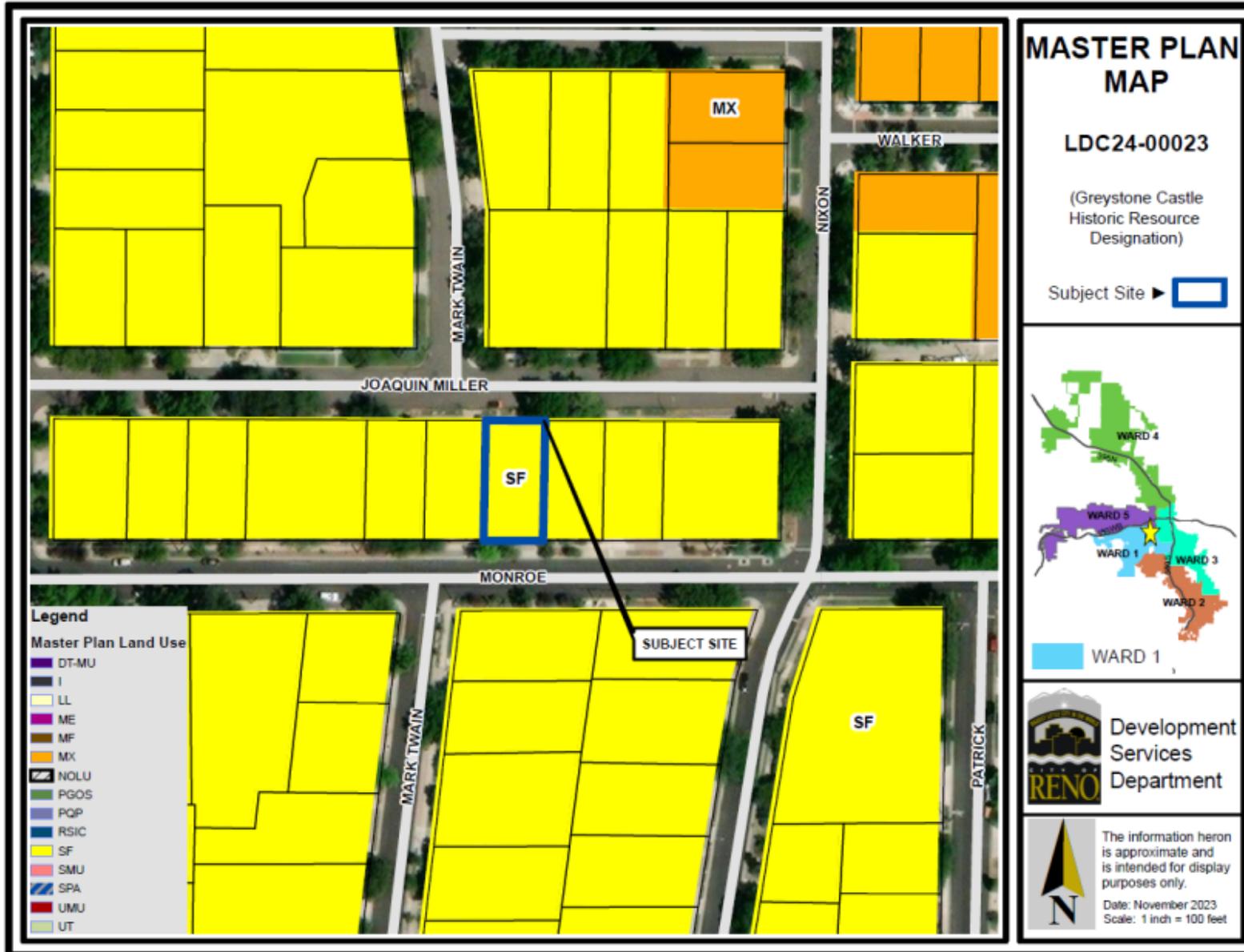


 The information hereon
is approximate and
is intended for display
purposes only.
DATE: November 2023
SCALE: 1 inch = 100 feet



- 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

A photograph of a stone house with a large chimney and a gothic window, surrounded by a lawn and a decorative fence. The house is made of rough-hewn stones and has a dark roof. A large, ornate window with a pointed arch is visible. The house is surrounded by a well-maintained lawn and a decorative metal fence. The background shows trees and a clear sky.

Background

- Nomination to City Register includes house, landscaping, front fence, rear boundary wall, detached garage
- Staff established significance under criteria (1), (2a), and (3c) for designation to City Register
- Home retains all 7 qualities of integrity as defined in RMC (location, design, setting, materials, workmanship, feeling, and association)



Background

- HRC meeting on November 9, 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

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 data-bbox="1090 868 1872 1236" 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.