

LDC24-00023

(Greystone Castle Historic Resource Designation)

Reno City Council

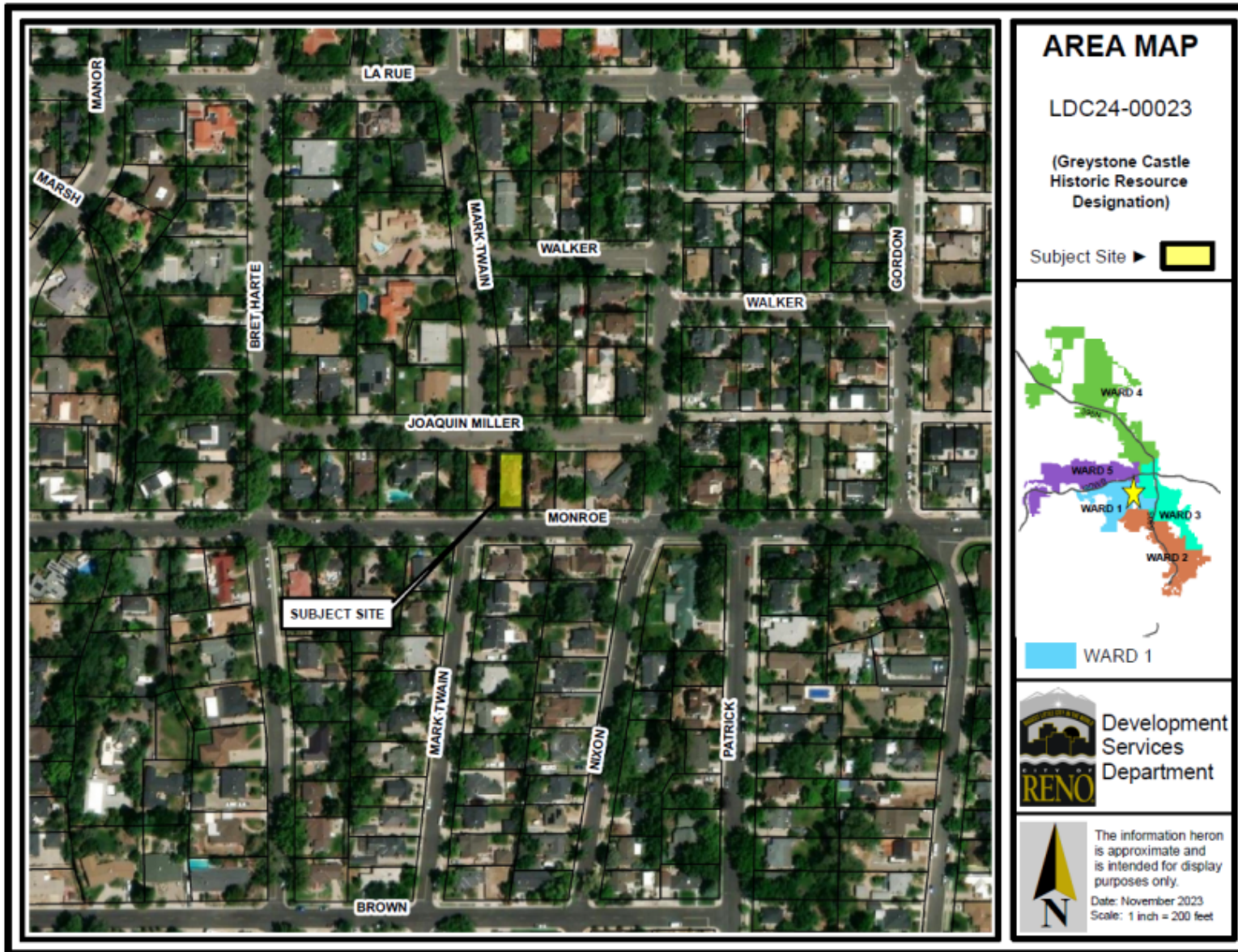
December 13, 2023

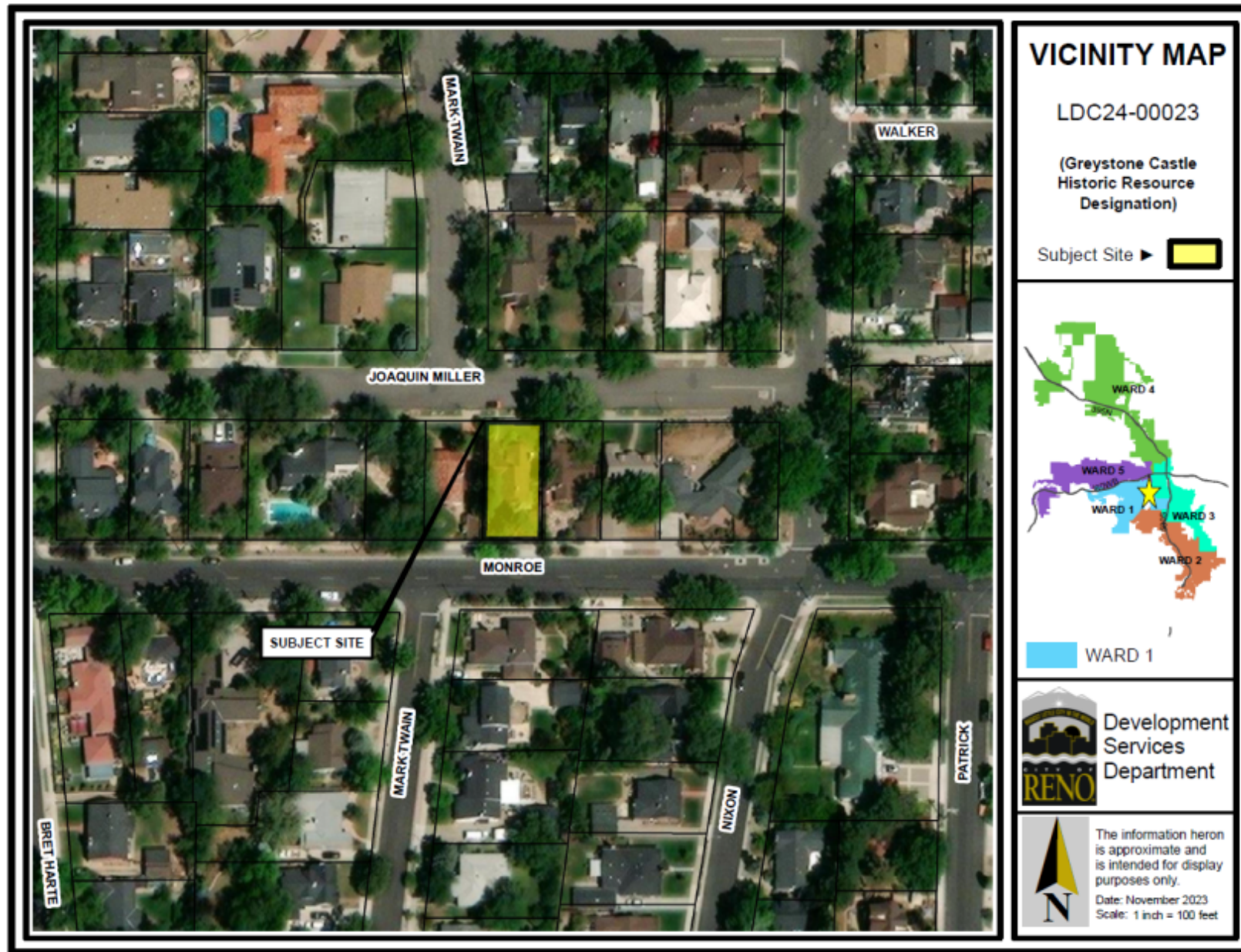


C I T Y O F
RENO

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



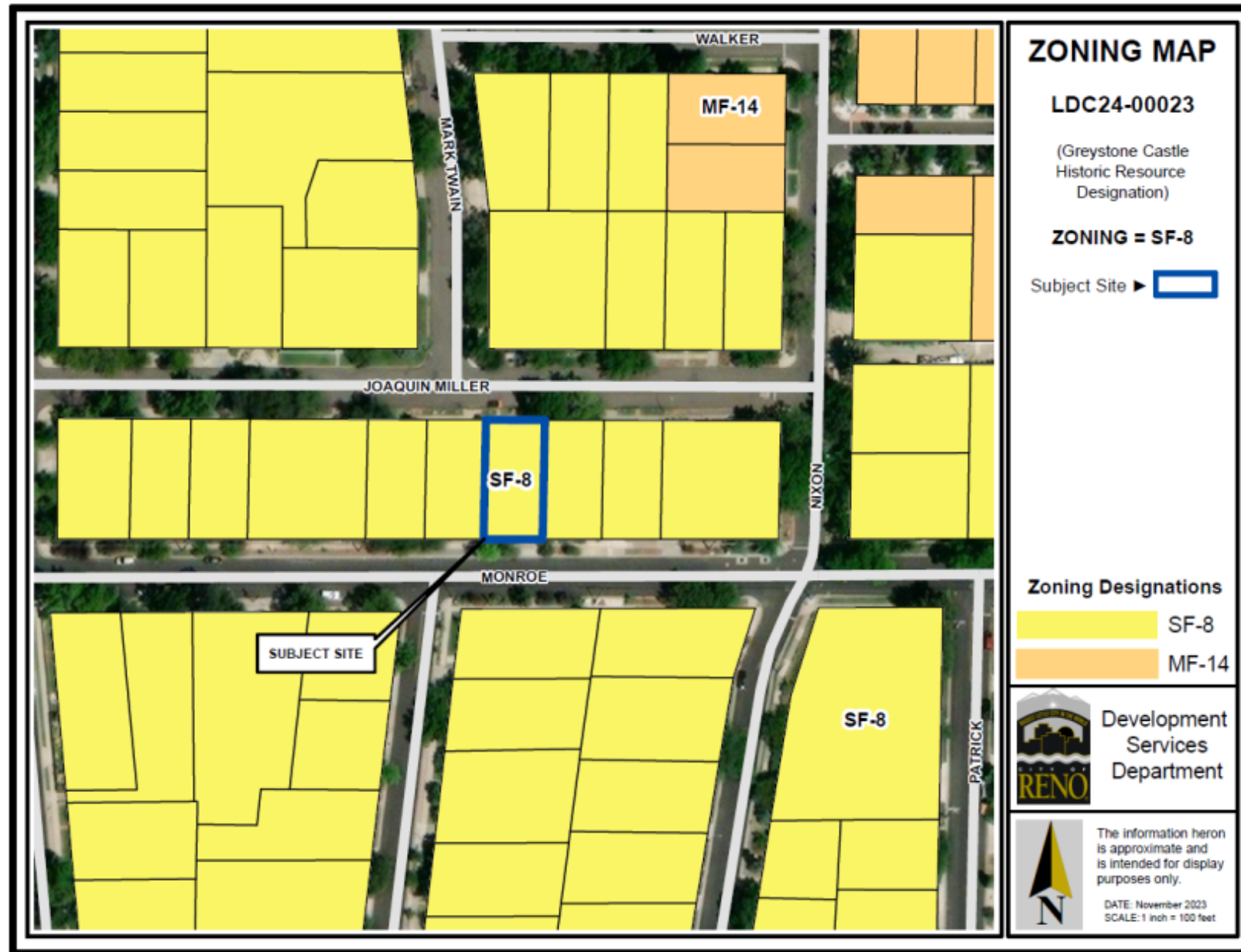


History

- 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

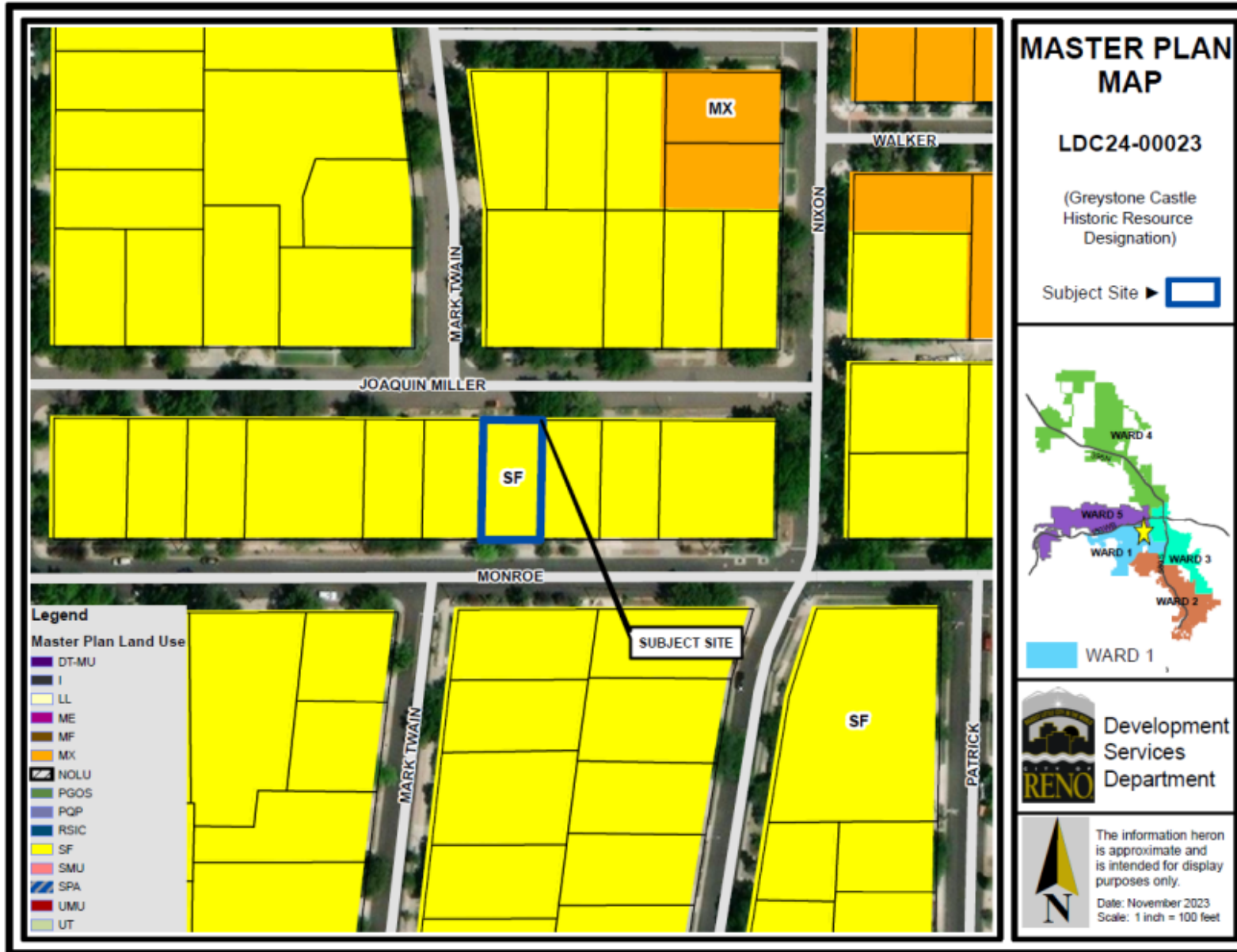
Zoning District

- 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 small, single-story house constructed from rough-hewn stone. The house features a prominent, tall chimney on the left side, also built from stone. The roof is dark brown with green-painted eaves. A large, arched window with a green frame is visible on the front facade. The house is surrounded by lush greenery, including trees and bushes. In the foreground, a black wrought-iron fence with decorative scrollwork runs across the frame, partially covered by red autumn leaves. The background shows more 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 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.