

LDC24-00040

(Garat/Humphrey House Historic Resource Designation)

Reno City Council

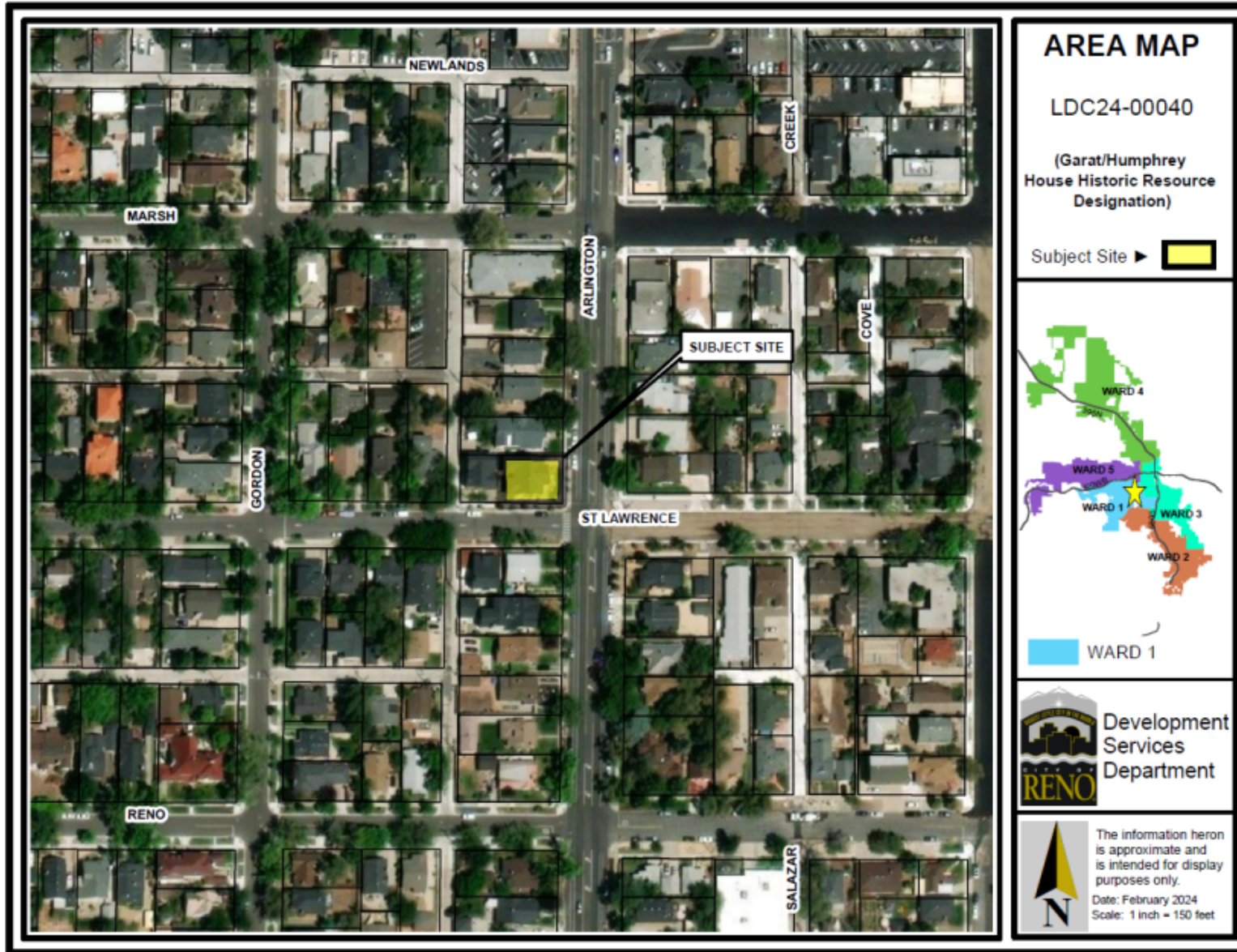
March 13, 2024



C I T Y O F
RENO

Project Information

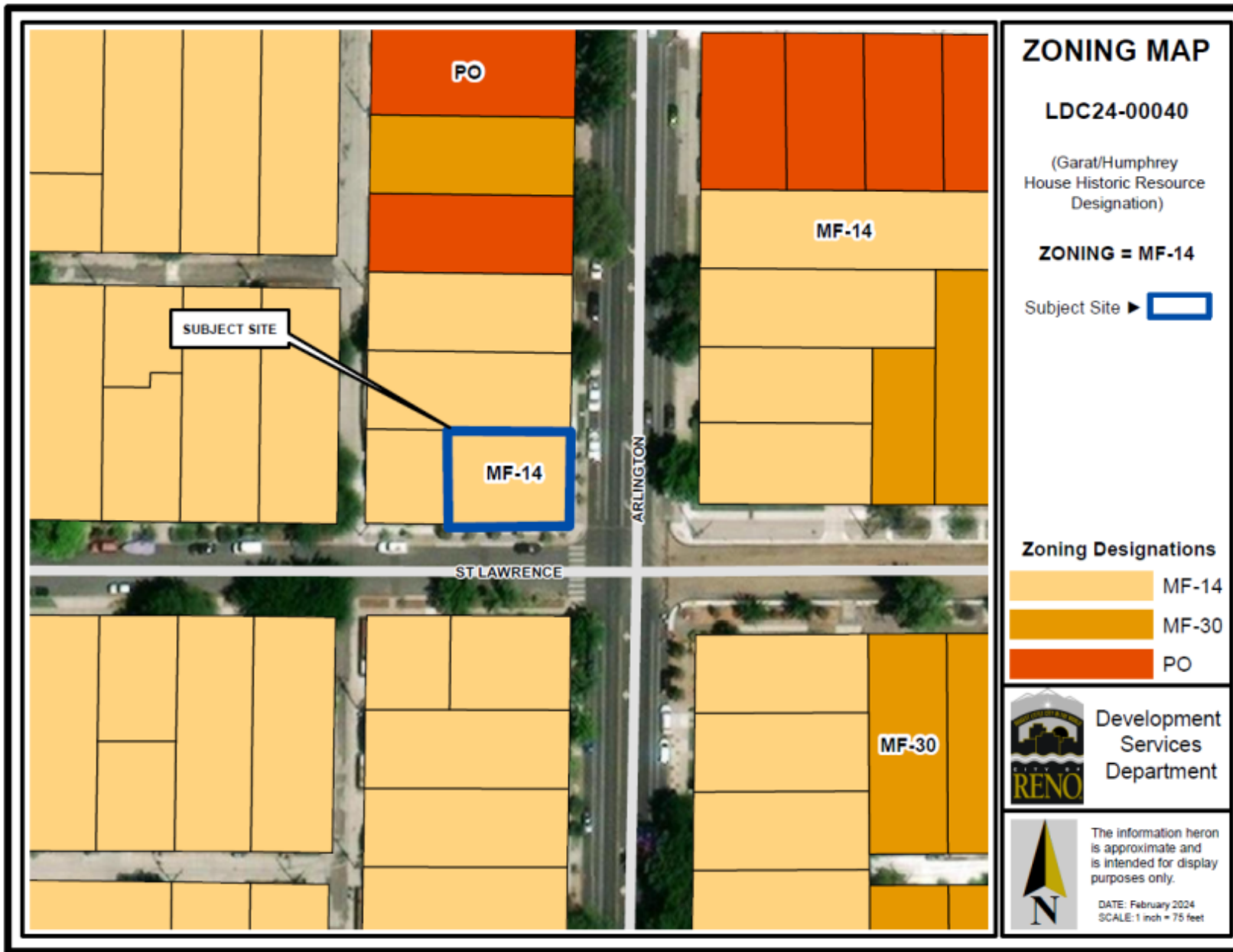
- **Site size:** ±0.11 acres
- “Garat/Humphrey House”
- **Requests:** 1) list house on City of Reno Register of Historic Places; 2) ZMA from MF-14 to MF-14 with Historic Landmark (HL) overlay zoning district
- No uses or changes proposed





- Between 1906-1912
- Individually eligible for listing in National Register of Historic Places
 - Criterion C as rare, significant and impressive example of Asian-influenced Craftsman style of architecture
- Moved from Evans North Addition near UNR to Newlands Historic District

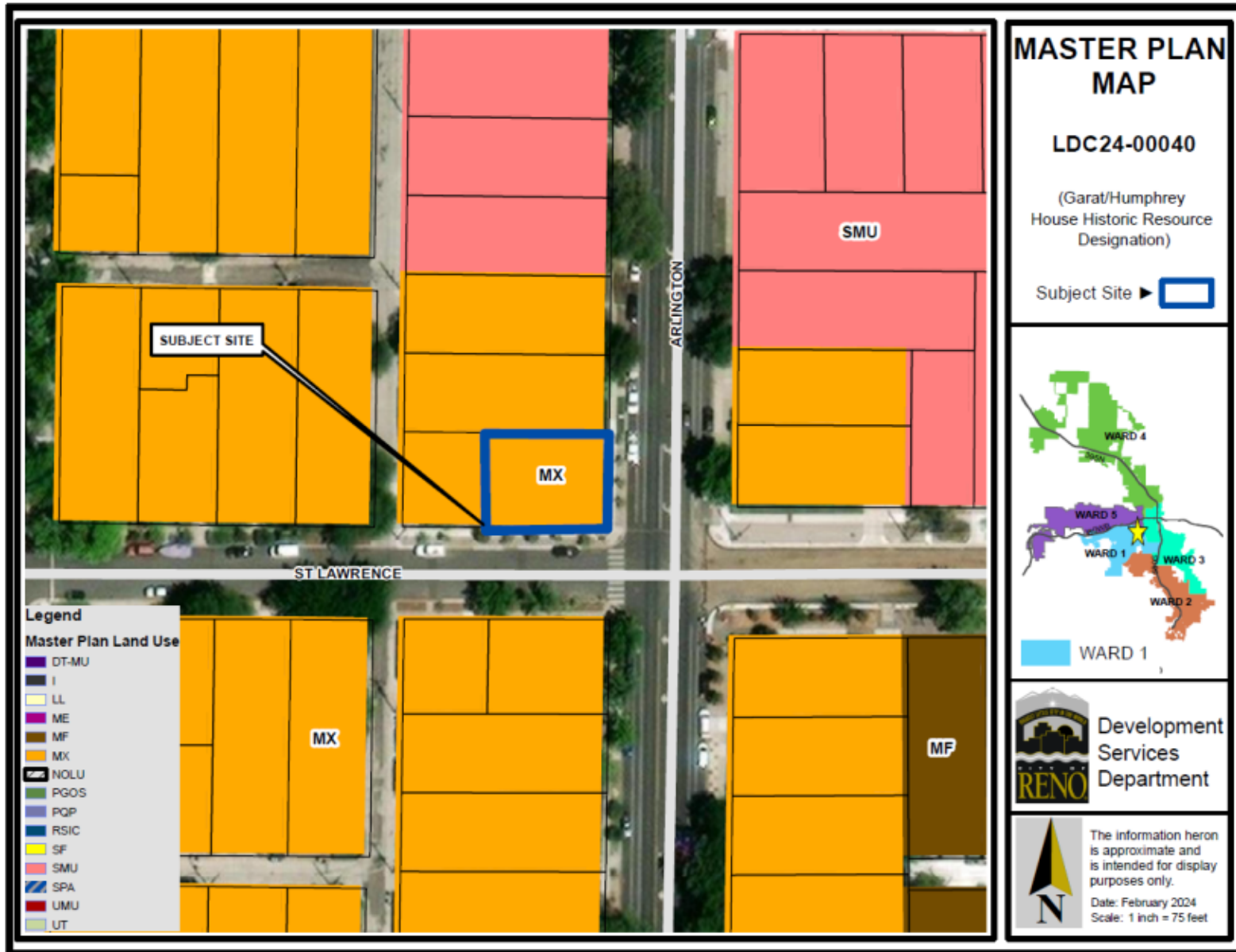
Zoning District



- Multi-Family Residential 14 units per acre (MF-14)
- Will remain MF-14 with HL overlay

Master Plan Land Use

- Mixed Neighborhood (MX)
- 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 only (not fence, landscaping, stairway leading to porch, foundation, or additional building on parcel)
- Staff established significance under criterion (3c) for designation to City Register
- Home retains 6 of 7 qualities of integrity as defined in RMC (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.