The applicant, Kathi Juarez, has requested to convert an existing office back to a multifamily residential use on a property located at 440 Ridge Street (APN 011-154-02). The existing underlying Professional Office (PO) zoning does not allow for multifamily residential uses. The applicant recently completed the process of adding the subject property to the City of Reno Register of Historic Places (Local Register) and adding the Historic Landmark (HL) overlay zoning designation. Because the property is on the Local Register and has a HL overlay, the Administrator may allow any use other than those permitted in the underlying zoning district, which are 1) not detrimental to the neighborhood; and 2) would contribute to the protection and preservation of the historical, architectural, cultural or landmark value of the structure or site.

The HRC is responsible for advising and assisting all owners or other persons, entities, and governmental or private agencies concerned with historic resources [RMC 18.06.104(b)(6)]. Given that the subject property is on the Local Register, it is within the preview of the HRC to advise the Administrator on the aforementioned criteria. A staff analysis of the proposed use is provided below. Staff is requesting a recommendation from the HRC on the proposed multifamily use to the Administrator.

1. **The use would not be detrimental to the surrounding neighborhood**

   The area surrounding the subject property is comprised of a variety of uses including small scale general personal service businesses, offices, multifamily residential, restaurants, churches, and single family residences. The properties immediately located to the east, west, and north are office buildings. The property immediately located to the south of the subject site is a multifamily property. The subject site was historically used for multifamily residential since its construction in 1922, but was converted to offices in approximately 1984. Converting the property back to multifamily residential would fit within the existing fabric of the neighborhood. Given that there would likely be little to no exterior alterations needed to convert the property, the building would visually not change the streetscape of the neighborhood. Therefore, staff does not believe that the use would be detrimental to the surrounding neighborhood.
2. The use would contribute to the protection and preservation of the historical, architectural, cultural or landmark value of the structure or site.

As mentioned above, the property was originally constructed in 1922 as multifamily residential and converted in approximately 1984 to offices. Converting the property back to multifamily residential would be bringing the property closer into conformance with its historic use. The conversion back to apartments would likely result in little to no exterior modifications. The applicant believes that multifamily residential would be a more successful use at this location thereby bringing a revenue source to help maintain the historic features of the property.

This request is only as it relates to the proposed use on the site. No exterior improvements are proposed at this time. Should the applicant require exterior improvements, they would be required to obtain approval of a Certificate of Appropriateness from the HRC since the property is on the Local Register. It is in the HRC’s purview to recommend specific conditions relative to the proposed uses in order to ensure the uses will contribute to the protection and preservation of the historical, architectural, cultural, or landmark value of the structure of site, should they desire.