

From: [Megan Berner](#)
To: [Kristen Brown](#); [Melissa Hafey](#); [Frank Avera](#)
Cc: [Carla Cloud](#); [Rebecca Palmer](#)
Subject: Re: Lear Theater/First Church of Christ, Scientist CCCHP Request for Permission
Date: Monday, May 13, 2024 3:49:47 PM
Attachments: [image001.png](#)
[Lear Theater Bid Set Draft 240329 \(1\).pdf](#)
[city of reno Highline Electric bid.xlsx](#)
[Existing Conditions Photographs \(1\).pdf](#)

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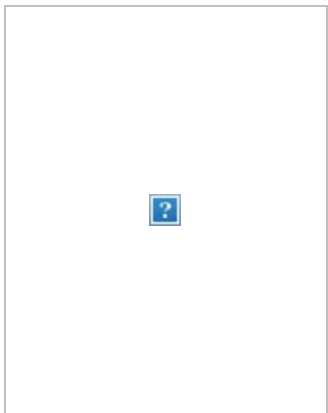
Thank you for your feedback, Kristen. I have included an updated packet with some additional information as requested. I don't have everything you asked for just yet but I'd love to get moving on the other items—concrete, landscaping, fencing—if possible. We are still working on the lighting details but should have that information shortly.

Our office requires additional information. Please submit the following:

- A site plan that indicates where the new fencing and gates will be installed. [See attached site plans.](#)
- Drawings of the new fence, including elevations and details. If photographs of a similar fence are available, please submit those. [See attached site plans.](#)
- An estimate of how long this “temporary” fence will remain in place. [We estimate that the fence will be in place for 2-5 years, depending on progress with rehabilitating the building for adaptive reuse. Once there is consistent presence in the building, fencing for security purposes should no longer be needed.](#)
- A site plan indicating which concrete sidewalks and steps are proposed for repair or replacement. [See attached plans.](#)
- Labeled/captioned existing condition photographs of the areas where concrete repair or replacement will occur. [See attached.](#)
- For areas where concrete will be repaired instead of replaced, please submit the repair methodology. [See attached plans.](#)
- Confirmation that new concrete will be tinted to match any historic concrete nearby. [Yes, see attached plans.](#)
- Drawings of the proposed new handrails at the two terrace staircases. [See attached plans.](#)
- Detail photographs of the existing railings that the new terrace staircase railings are intended to match. [See attached.](#)
- Plan and elevation drawings of the proposed new ADA ramp, including handrail. [See attached plans. I do have some questions on whether it makes sense to construct this ADA ramp now without knowing what the use of the building will be and if this will be the best place for a ramp based on that. Do you have any thoughts?](#)
- Drawings indicating the location of existing lights that will be repaired. [Forthcoming.](#)
- Labeled/captioned photographs of the lights proposed for repair. [Forthcoming.](#)
- Repair methodology for the lights. [Forthcoming.](#)
- Drawings indicating the proposed location of security cameras. [Forthcoming.](#)
- Cut sheets or manufacturer website screenshots of the proposed security cameras. [Forthcoming.](#)
- Description of how the cameras will be installed (e.g., drilling into stucco, conduit

hidden or visible). [Forthcoming](#).

- Site plan showing proposed irrigation repair and/or expansion areas. [See attached plans](#).
- Site plan and drawings indicating location of new outdoor electrical. [See attached plans](#).
- A new scan of the proposal from Highline Electric. It is faint and blurry in both the hard copy and the PDF. [Attached](#).
- Confirmation that the chain link fence has been in place, in some format, for approximately ten years. [According to Artown, the fence went up in 2016 so it has been in place for approximately 8 years](#).



Megan Berner, MA, MFA

[\(She/Her/Hers\)](#)

Arts & Culture Manager

City Manager's Office

775-326-6333 (o) or 775-399-0574 (c)

bernerm@Reno.Gov

1 E. First St., Reno, NV 89501

[Reno.Gov](#) | **Connect with us:**

From: Kristen Brown <knbrown@shpo.nv.gov>

Sent: Friday, March 29, 2024 1:49 PM

To: Megan Berner <BernerM@reno.gov>; Melissa Hafey <HafeyM@reno.gov>; Frank Avera <AveraF@reno.gov>

Cc: Carla Cloud <ccloud@shpo.nv.gov>; Rebecca Palmer <rlpalmer@shpo.nv.gov>

Subject: Lear Theater/First Church of Christ, Scientist CCCHP Request for Permission

Hello Melissa, Megan, and Frank,

Thank you for submitting the Lear Theater landscaping, electrical, ADA, fencing, and concrete proposal on March 21, 2024. Our office has reviewed it pursuant to the Commission for Cultural Centers and Historic Preservation (CCCHP) Covenants that expire on December 31, 2060.

Our office requires additional information. Please submit the following:

- A site plan that indicates where the new fencing and gates will be installed.
- Drawings of the new fence, including elevations and details. If photographs of a similar fence are available, please submit those.
- An estimate of how long this “temporary” fence will remain in place.
- A site plan indicating which concrete sidewalks and steps are proposed for repair or

replacement.

- Labeled/captioned existing condition photographs of the areas where concrete repair or replacement will occur.
- For areas where concrete will be repaired instead of replaced, please submit the repair methodology.
- Confirmation that new concrete will be tinted to match any historic concrete nearby.
- Drawings of the proposed new handrails at the two terrace staircases.
- Detail photographs of the existing railings that the new terrace staircase railings are intended to match.
- Plan and elevation drawings of the proposed new ADA ramp, including handrail.
- Drawings indicating the location of existing lights that will be repaired.
- Labeled/captioned photographs of the lights proposed for repair.
- Repair methodology for the lights.
- Drawings indicating the proposed location of security cameras.
- Cut sheets or manufacturer website screenshots of the proposed security cameras.
- Description of how the cameras will be installed (e.g., drilling into stucco, conduit hidden or visible).
- Site plan showing proposed irrigation repair and/or expansion areas.
- Site plan and drawings indicating location of new outdoor electrical.
- A new scan of the proposal from Highline Electric. It is faint and blurry in both the hard copy and the PDF.
- Confirmation that the chain link fence has been in place, in some format, for approximately ten years.

Please note that the east elevation is not a secondary elevation. Due to the way Ralston/Riverside wraps around the building, the setback along the east with lawn and landscaping, the clear public view toward the east façade, and its relation to the adjacent park (now historic in its own right), the east elevation is considered one of the primary elevations. Care must be taken to design an ADA ramp that is sensitive to the building's architecture. Pursuant to the *Secretary of the Interior's Standards for Rehabilitation*, it should be compatible, yet differentiated.

Thank you, please let me know if you have questions or wish to discuss.

Kristen Brown

Comstock Preservation and History Officer
Comstock Historic District Commission
Nevada State Historic Preservation Office
Department of Conservation and Natural Resources
P.O. Box 128 / 20 North E Street
Virginia City, Nevada 89440
775-847-0281
knbrown@shpo.nv.gov



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**



Connect with us:   

From: Megan Berner <BernerM@reno.gov>

Sent: Thursday, March 21, 2024 2:52 PM

To: Rebecca Palmer <rlpalmer@shpo.nv.gov>

Cc: Kristen Brown <knbrown@shpo.nv.gov>; Melissa Hafey <HafeyM@reno.gov>; Frank Avera <AveraF@reno.gov>

Subject: CCCHP Grant Program - Permission to Undertake Structural or Visual Alterations

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Good afternoon,

We have completed the form to request permission/consultation with SHPO on our proposed work on the First Church of Christ, Scientist/Lear Theater. The hard copy is in the mail and I have attached a digital copy to this email. We look forward to hearing from you and working with you all on this.

Best,
Megan

Megan Berner, MA, MFA

[\(She/Her/Hers\)](#)

Arts & Culture Manager

City Manager's Office

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