

# Lear Rehabilitation

*Policy Briefing*

*August 2023*



# First Church of Christ, Scientist

---

- Designed by renowned Architect Paul Revere Williams (1934-1980)
- Listed on both the City Historic Register and the National Historic Register
- **1939** - First Church of Christ, Scientist completed for \$140,000
- **1993** - The Church downsizes and moves
- **1997** - Historic Building Assessment completed by Carey & Co.
- **1998** - Moya Lear matches \$1.3 million to purchase the building and turn it into a theatre
- Renovations began but were not completed
- **2002** - Building Closed
- **2011** - The Lear ownership is transferred to Artown

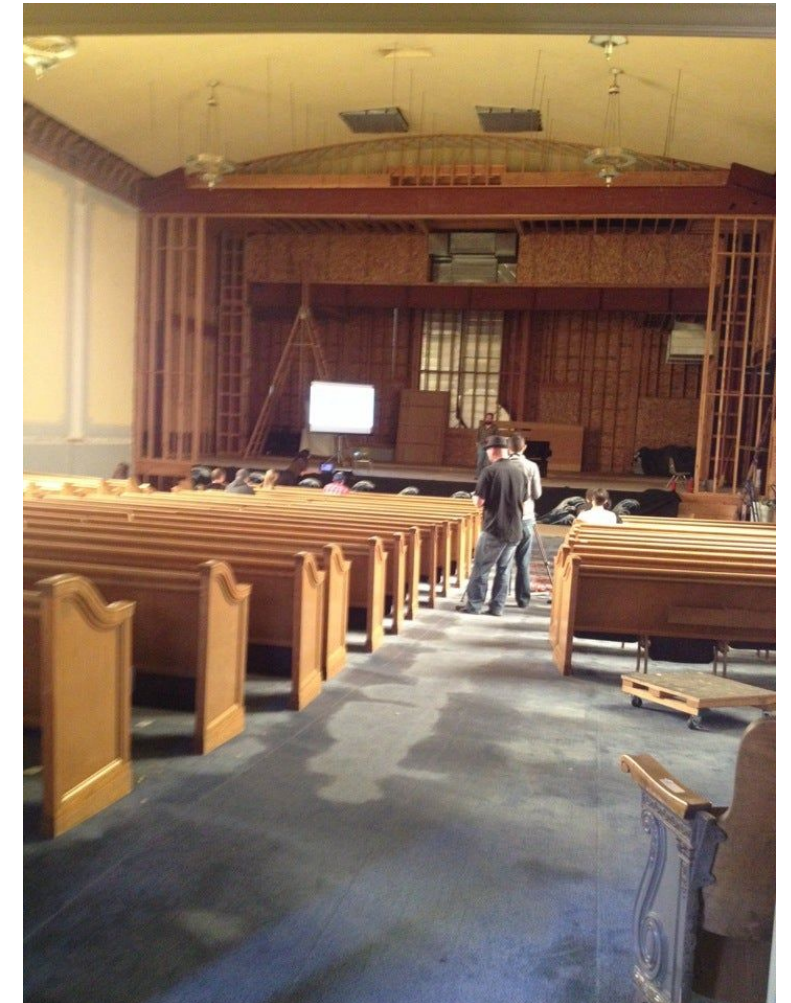
# Artown 2011 - 2021

---

- **2011** - Artown acquires Lear for \$10. Attempts to fundraise for a theatre (unsuccessful)
- **2013** - Artown engages AMS Planning to conduct feasibility study about theatre usage
- **2013 & 2015** - TedX is hosted in the Lear
- **2015** - Artown establishes Lear Committee to create an RFP process to transfer the property to a non-profit that could transform it into a theatre venue
- **2016** - After campfire in landscaping, a fence is placed around the Lear
- **2017** - Lear Theatre Forum (Duerr) & Lear Possibilities Workshop at UNR
- **2018** - RFP released and 4 finalists selected (Sierra School of Performing Arts)
- **2021** - Artown votes and City approves transfer of the Lear to the City



# City of Reno



# City of Reno

---

- **2013 - Feasibility Study Completed**
  - Estimated project costs - \$7.5 million for theatre
  - \$320,000 operating budget, \$170,000 operating revenue, \$150,000 annual gap
- Building needs significant investment for adaptive reuse (\$7-\$10 million +)
- A few developers and event promoters have expressed interest
- No visual or structural alterations made without permission from State Historic Preservation Office (SHPO) and the City of Reno Historic Resources Commission (HRC)
- Standards are set by the Secretary of the Interior's' Standards for Rehabilitation
- Council allocated \$1 million in ARPA funds for fence and landscaping



# Language of Historic Buildings

---

## 1. Rehabilitation:

- Changes or additions to historic properties meeting contemporary needs while preserving its historic character.

## 2. Preservation:

- Maintain its current state and prevent further deterioration to maintain its historic character.

## 3. Restoration:

- Accurately depicting the form and function as it appeared in a particular period in history.

## 4. Reconstruction:

- Recreating a vanished structure.



# Historic Documentation Options

---

## 1. Historic Assessment:

- \$1,000 - \$10,000; few weeks
- High level overview of historic and architectural significance and eligibility for historic designation.

## 2. Preservation Plan:

- \$5,000 - \$50,000; few months.
- A guide for long term care and stewardship.

## 3. Historic Structures Report:

- \$10,000 - \$100,000; over a year.
- Foundation for making decisions about about the preservation, rehabilitation, and restoration.

# Proposed Process for Rehabilitation

- 1. Start Historic Preservation Plan:**
- 2. Release Request for Qualifications (RFQ):**
  - Experience, Financial Capacity, Quality of Past Projects, Approach to Historic Rehabilitation, and Community Engagement.
- 3. Invite Shortlist Developers to Submit Proposals**
  - Community Engagement Part of Proposal Process
  - Proposals to Include: Conceptual Designs, Financial Plans, Scope of Work, Project Timeline, Historic Preservation and Significance Objectives.
- 4. Select Winning Proposal**
- 5. Enter into a Redevelopment Agreement**