



# AGENDA

## REGULAR MEETING

### HISTORICAL RESOURCES COMMISSION

Thursday, May 13, 2021 • 3:00 PM

*Meeting via teleconference only*

Any person wishing to attend the virtual meeting may register for the meeting at:  
[https://zoom.us/webinar/register/WN\\_30xkxitUQT2Iz\\_gCJMNmrg](https://zoom.us/webinar/register/WN_30xkxitUQT2Iz_gCJMNmrg)

**Commissioners:**

Bradley Carlson, Registered State Architect, Chairperson  
Deborah Hinman, Historic Preservation Representative, Vice Chairperson  
Emerson Marcus, Graduate Degree in History  
Paul Ferrari, Licensed Engineer  
Melinda Gustin, Architectural Historian  
Greg Emy, Historic Preservation Representative  
Debbie Campbell, Historic Preservation Representative

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**Public Notice:** Pursuant to Section 1 of the Declaration of Emergency Directive 006 (“Directive 006”), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended. See, [http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency\\_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf](http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf)

This agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Ashley D. Turney, City Clerk, 1 East First Street, Reno, NV 89501, (775) 334-2030; [turneya@reno.gov](mailto:turneya@reno.gov).

**Support Materials:** Pursuant to Section 5 of Directive 006, the requirement contained in NRS 241.020(3)(c) that physical locations be available for the public to receive supporting material for public meetings has been suspended. Staff reports and supporting material for the meeting are available on the City’s website at <http://www.reno.gov>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Commission. For more information on support materials please contact Heather Manzo, Associate Planner at (775) 334-2668 or at [manzoh@reno.gov](mailto:manzoh@reno.gov)

**Order of Agenda:** Items on the agenda may be taken out of order, may be combined with other items for consideration, may be removed, or may be delayed. Items scheduled for a specific time will not be heard before that time, but may be delayed.

**Public Comment:** No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item. Public comment is limited to three minutes per person. Pursuant to Section 2 of Directive 006, members of the public may submit public comment by leaving a voicemail at (775) 334-2668. Messages received prior to 4:00 p.m. on the day before the meeting will be transcribed, provided to the Historical Resources Commission for review and entered into the record. Public Comment may also be submitted by emailing: [manzoh@reno.gov](mailto:manzoh@reno.gov) or by registering for the meeting to provide comments during the virtual meeting.

**Disruptive Conduct:** Any person willfully disrupting the meeting may be removed from the meeting by the presiding officer for the remainder of the meeting. See NRS 241.030(4)(a). Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening the use of physical force, assault, battery, or any other acts intended to impede the orderly conduct of the meeting or infringe on the rights of the commission members, city staff, or meeting participants.

**A. Introductory Items****A.1 Call to Order**

**A.2 Roll Call** (Establish quorum, meeting leadership, and protocols if necessary.)

**A.3 Public Comment** (This item is either for public comment on any action item or for any general public comment.)

**A.4 Commissioners and/or Staff Announcements** (This item is for general announcements and informational items only. No deliberation or action will be taken on this item.) (10 minutes.)

**A.5 Approval of the Agenda** (For Possible Action) – May 13, 2021

**A.6 Approval of Minutes** (For Possible Action) – April 8, 2021

**B. City Council/Planning Commission Liaison Report** (This item is for general information only. No deliberation or action will be taken on this item.) (10 minutes)

**C. Presentation and discussion of the Planning Division work program, status of ongoing planning activities, and possible action by the Historical Resources Commission (HRC) to designate specific commissioners to assist staff in effectuating the Reno Master Plan implementation strategies and the HRC Strategic Plan Goals.** (For Possible Action) (Jeff Borchardt - 40 minutes)

**D. Presentation, discussion, and possible action to file a report with the Nevada State Historic Preservation Office (SHPO) on a request to amend the existing National Register of Historic Places Listing for the Lear Theater.** (For Possible Action) (Kristen Brown, SHPO - 10 minutes)

**E. Identification of agenda items, location, date, and time for the next Historical Resources Commission Meeting** (For Possible Action) (5 minutes)

**F. Public Comment** (This item is either for public comment on any action item or for any general public comment.)

**G. Adjournment**



# MEETING MINUTES

## REGULAR MEETING

### HISTORICAL RESOURCES COMMISSION

Thursday, April 8, 2021 • 3:00 PM

Meeting via teleconference only

**Commissioners:**

Bradley Carlson, Chairperson  
Deborah Hinman, Vice Chairperson  
Melinda Gustin  
Emerson Marcus  
Greg Erny  
Paul Ferrari  
Debra Campbell

#### **A. Introductory Items**

##### **A.1 Call to Order**

The meeting was called to order at 3:00 PM

##### **A.2 Roll Call** (establish quorum, meeting leadership, and protocols if necessary)

Members present: Chair Carlson, Vice-Chair Hinman, Commissioner Marcus, Commissioner Ferrari, Commissioner Gustin, Commissioner Campbell, Commissioner Erny

##### **A.3 Public Comment** (This item is either for public comment on any action item or for any general public comment.)

There was no public comment.

##### **A.4 Commissioners and/or Staff Announcements** (This item is for general announcements and informational items only. No deliberation or action will be taken on this item.)

Heather Manzo updated the commission on vice-chair Hinman's term expiration, and will follow up with the commission on City Council's appointment when the topic is addressed in May.

Heather also said that Public Works is working on getting a contractor to repair the University Terrace Wall, but that it has been difficult because most contractors are booked up all spring, but that it is a priority.

Heather mentioned that there was a letter from the Historic Reno Preservation Society

(HRPS) regarding the Lear Theater that got sent to the commissioners.

At the May meeting the commissioners can look at applications for the Historical Resource Awards for National Preservation Month.

Chair Carlson mentioned that due to new budget restraints, there are now time limits on agenda items, and meetings are to not go past 5:00 pm. Jeff Borchardt will be at the May meeting to present on Master Plan Implementation and planning priorities which will help inform the HRC on their future priorities.

In May public works would like to be put on the agenda to present on a trail marker program to receive HRC input.

In February, it was mentioned at the City Council meeting that the Freight House needed to be demolished and could not be repaired. Chair Carlson said that the decision to demolish or not is between the City of Reno, SHPO and the property owner.

#### **A.5 Approval of the Agenda** (for possible action) – April 8, 2021

Vice-Chair Hinman made a motion to approve the agenda. Commissioner Marcus seconded the motion. The motion passed unanimously.

#### **A.6 Approval of Minutes** (for possible action) – January 14, 2021, February 11, 2021, and March 11, 2021

January minutes: Commissioner Gustin was discussing the National Register not the National Trust on the last paragraph on page 10 of the minutes.

Commissioner Campbell made a motion to approve the January 14, 2021 minutes as amended by Commissioner Gustin. Commissioner Erny seconded the motion. The motion passed unanimously.

February minutes: Commissioner Erny made an amendment to page two of the minutes on the Arlington Bridge announcement to change the language regarding the bridge and debris. Commissioner Gustin made an amendment to change “SHIPO” to “SHPO.”

Commissioner Erny made a motion to approve the February 11, 2021 minutes as amended by Commissioner Erny and Commissioner Gustin. Commissioner Gustin seconded the motion. The motion passed unanimously.

Commissioner Campbell made a motion to approve the March 11, 2021 minutes. Vice-Chair Hinman seconded the motion. The motion approved unanimously.

#### **B. City Council/Planning Commission Liaison Report** (This item is for general information only. No deliberation or action will be taken on this item.) (10 minutes)

Council Member Brekhus said that the city manager heard that Artown is negotiating with someone about Lear Theater, but there are no updates. Council Member Brekhus will not support Artown in their request for sponsorship for their annual festival.

Council Member Brekhus also mentioned getting ahold of the stadium group to get an update on the Freight House for the May meeting.

Jacobs Entertainment is on the next City Council agenda, so they may be asking for funding.

The permits for the Lunsford Park apartments have been approved. There are multiple people who are trying to appeal the permit. Many of the utilities that are already there would need to be rerouted because of the structure, which would mean rerouting the utilities through the park itself, which would go against public interest because lawns would need to be taken out, trees would need to be taken down, and monuments would need to be removed as well.

Council Member Brekhus has been trying to repair older parks by removing deteriorating benches/signage, and making sure things are tidy, but making sure that the historical resources in the parks are preserved.

**C. Presentation, discussion, and possible action regarding recent improvements and future plans for the Amtrak Depot (No Action Required) (10 minutes)**

Kyle West gave a presentation on this item. Kyle updated the commission on the completion of the roof in the eastern portion of the building and they upgraded the public restrooms to meet ADA compliance. The project started in 2019 and was completed in November 2020. Kristen Brown from SHPO was pleased with the historic preservation of the building after the completion of the project. They plan to repaint the exterior walls, door, and window trim of the eastern portion of the building in the future, which was proposed for FY 21/22. The paint will match what already exists. They will ensure that the abatement will not damage the wood trim that already exists as well, and will submit the process for that project to SHPO.

Council Member Brekhus asked how much the next project should cost, and Kyle said that it will be under \$100,000, and will be in the budget next year if approved.

**D. Presentation, discussion, and possible recommendations on the planned improvements at the California Building (For Possible Action) (10 minutes)**

Kyle West gave a presentation on this item. Kyle said that the entry way to the building needs to be demolished and reconstructed because the sidewalk is in poor condition. In the future, they also plan to replace the roof with similar materials. They plan to replace

the ramps, and will make sure they are ADA compliant. Council Member Brekhus said that the property owners need to be consulted on the project, especially because of the monument on the property. Kyle said they should be able to work on the concrete around the monument, and that the monument should be protected.

A Certificate of Appropriateness application needs to be submitted for this project since the property is on the registry. Commissioner Gustin requested that there be pictures of the project sent in with the COA. Chair Carlson along with Commissioners Gustin and Marcus asked that they consider keeping the historical aspects that are already there when submitting the COA for the project. They are concerned about the ramp that is being proposed because the rails placed on the ramp are intrusive to the historical design of the building.

**E. Presentation and possible discussion on the Regina Apartments located at 260 Island Avenue (No Action Required) (10 Minutes)**

Heather mentioned that there are no current permit requests for this building. Chris Beavor, the property owner, was present at the meeting as well to give an update on the property. Chris said that when he purchased the property from Dr. Iliescu, they tried to relocate the property to UNR, but UNR said they had no use for the structure. Chris also mentioned that the building is not up to code and has hazardous materials. Chris went to the Eddy House, but they also could not find a place for the property, as well as, local women's shelters and other non-profits that have not gotten back to him. Chris also reached out to the mayor. In 15 months, Chris has not had anyone reach out to help get the building relocated.

Garrett Gordon who is also working on this project was also present at the meeting to answer questions. Chair Carlson asked Garrett and Chris why the development project no longer includes keeping the building on site. Chris mentioned that there are multiple issues with keeping the building on site, such as Truckee River flooding, and the condos on the other side of the property. It is very expensive to repair the building if the Truckee floods because the building was built in 1941. There is a federal mandate that shows the flood zone and where developers cannot build because of the river.

Council Member Brekhus let the commission know that there was a shadowing effect ordinance change which benefitted the developer of the project adjacent to the Regina Apartments building. Garrett clarified that the ordinance change is not the reason for their discussion today, and that they are not there to commit to the property being demolished, but to come up with solutions by reaching out to the government and the community.

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Vice-Chair Hinman said that when the discussion was brought to HRPS, that the committee

thought that it was clear that the building was going to be incorporated into the site, so that is why there was no discussion about the building before. Vice-Chair Hinman knows someone who is interested in the property, and let Chris know so they could be in contact. Chris wants to preserve the building if possible.

Chair Carlson suggested to Chris that they have a public conversation about the Regina Apartments to get more feedback on solutions for the property to help it get relocated.

**F. Presentation and possible discussion regarding potential improvements to the Saint Thomas Aquinas Cathedral (No Action Required) (10 minutes)**

Father Chuck Durante was present to give an update on this item. There are cracks in the facade of the school down the street from the cathedral. They put netting down for now to preserve that portion of the building. They hired an engineer from San Francisco that has expertise on that type of restoration. They are trying to find a way to get the funds needed to preserve the full façade of the building, which will run about \$350-\$400,000. The wall on the side of the cathedral has also been balding over time, since that portion of the cathedral was built in 1926. The wall will need to be reconstructed. Under the stairs there are gaps from dirt/water that has collected in between the walls over the years. They want to look at getting on the National register for the whole complex.

Anne Baja, also representing the Saint Thomas Aquinas Cathedral, mentioned to the commission why the interior of the building is also significant historically and artistically and will be preserved. The company that is working with the cathedral to renovate the exterior is well regarded in preserving historic significance to buildings to resemble their original designs.

**G. Identification of agenda items, date, and time for the next Historical Resources Commission Meeting (For Possible Action) (5 minutes)**

- Historic Preservation Awards
- Presentation on Strategic Plan/ Planning Priorities
- June SHPO training
- Discussion with the Parks department concerning possible markers along a historic trail.

The commissioners selected Thursday, May 13, 2021 at 3:00 PM as the date and time of the next meeting.

**H. Public Comment** (This item is either for public comment on any action item or for any general public comment.)

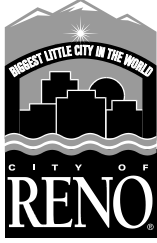
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There were no additional public comments.

**I. Adjournment**

The meeting was adjourned at 5:06 PM





# Community Development Department

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## MEMORANDUM

**Date:** May 13, 2021

**To:** Reno City Historical Resources Commission (HRC)

**From:** Jeff Borchardt, AICP, MURP, Planning Manager

**Subject:** Item C. Presentation and discussion of the Planning Division work program, status of ongoing planning activities, and possible action by the Historical Resources Commission (HRC) to designate specific commissioners to assist staff in effectuating the Reno Master Plan implementation strategies and the HRC Strategic Plan Goals.

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### Agenda Item Summary:

This item will include a staff presentation on the status of ongoing planning-related activities, an update on the prioritization process of the Comprehensive Planning Work Program, and suggested path to accomplish several historic preservation efforts that have been outlined in the Master Plan and the HRC's Strategic Plan. The main areas for discussion will include the following deliverables outlined in the Master Plan implementation strategies:

- Historic Preservation Tool Kit
- An incentives package for City Register properties
- A citywide historic marker program

Additional topics for possible discussion and action include the HRC Strategic Plan Goals, which generally support the implementation strategy items listed above:

1. Be a planning and development resource for the community, staff, and City Council.
2. Assess, build, and expand our inventory of local historic resources.
3. Identify and establish working relationships with community partners and stakeholders.
4. Create a forum for shared educational experiences and provide a knowledge of Reno's historic resources.

**Possible Action:** The Commission may wish to designate commissioners to assist staff in effectuating the Reno Master Plan implementation strategies, and to begin work on meeting the HRC Goals as outlined by the 2021 HRC Strategic Plan.



# Community Development Department

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## MEMORANDUM

**Date:** May 13, 2021  
**To:** Reno City Historical Resources Commission (HRC)  
**From:** Heather Manzo, Associate Planner and Staff Liaison to the HRC  
**Subject:** Item D. – First Church of Christ Scientist (Lear Theater) National Register of Historic Places Listing Amendment

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### Agenda Item Summary:

The Nevada State Historic Preservation Office (SHPO) has forwarded information for the Historical Resources Commission regarding a request to amend the National Register of Historic Places Listing. Attached to this memo are supporting materials regarding this request. A representative from SHPO will be available to present the request and answer questions related to this item.

Possible action by the Board of Museums and History, scheduled for June 11, 2021 on this item will not change the property's eligibility for listing in the National Register of Historic Places and will not have any effect on the property's status as a listed property on the City of Reno's Register of Historic Places (Number 99-1).

**Possible Action:** Below summarizes the possible actions of the HRC regarding this request.

- The HRC may choose to file a report stating the opinion of the local government regarding the proposed amendment. Such report will be forwarded to the Board of Museums and History for their consideration. (*Recommended*)
- The HRC may choose to take no action. The Board of Museums and History would not be forwarded input from this body.



April 20, 2021

Bradley Carlson, Chairperson  
Historical Resources Commission  
City of Reno  
PO Box 1900  
Reno, NV 89505

Dear Chair Carlson:

We are pleased to inform you that a property within your jurisdiction, the First Church of Christ, Scientist (Lear Theater), at 501 Riverside Drive in Reno, has had an amendment prepared to include additional documentation to supplement its National Register of Historic Places listing. The First Church of Christ, Scientist was listed in the National Register in 1999 (NRIS #99000939).

The property owner, Artown, supports an amendment to the existing listing. The proposed amendment provides additional details into the funding and construction of the First Church of Christ, Scientist as well as donor Luella Garvey. This information is supplemental; it does not change the property's eligibility for listing in the National Register of Historic Places. The amendment also proposes to change the level of significance from local to statewide, to better recognize the significance of architect Paul R. Williams.

Under the National Historic Preservation Act (NHPA), §101(c)(2)(A), pertaining to Certified Local Governments, the local historic preservation commission must prepare, and approve in a public meeting, a report stating the opinion of the local government regarding the proposed amendment. That report should be signed by a representative of the commission, and the chief elected local official. After both the commission and chief elected official agree on their opinion, the report should be submitted to the State Historic Preservation Office (SHPO). That report should be received within 60 days of receipt of this letter, unless an expedited period has been negotiated.

We have enclosed the State of Nevada's CLG Approval form, which can be used to substitute for the report. If both the commission and your chief elected official agree and sign the form, please return this form to the State Historic Preservation Office at the address above.

The amendment will be reviewed by the Board of Museums and History at their upcoming meeting. Under 36 CFR 60.6(w), you are provided notice of and invited to attend the Board of Museums and History meeting currently scheduled for **June 11, 2021**. Information regarding meeting location and

Chairperson Bradley Carlson

April 20, 2021

Page 2 of 2

virtual meeting access will be publicly posted at the Board's website here:

<https://nvmuseums.org/meetings-agendas-minutes/>

The First Church of Christ, Scientist's current listing in the National Register of Historic Places provides recognition of the property's historical importance. This amendment will serve to strengthen the listing's documentation. Attached please find a notice explaining the effects of listing in the National Register and a brief description of the rights and procedures by which an owner may comment or object to the proposed amendment.

Should you have any questions regarding the amendment, please contact Kristen N. Brown, National and State Register Coordinator, at (775) 684-3439 or at [knbrown@shpo.nv.gov](mailto:knbrown@shpo.nv.gov).

Sincerely,



Rebecca L. Palmer

State Historic Preservation Officer

Enclosures



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

First Church of Christ, Scientist

*Name of Property*

Reno, Washoe County, NV

*County and State*

99000939

*NR Reference Number*

**Additional documentation for First Church of Christ, Scientist (NRIS 99000939)**

*The following paragraphs should be added to Section 8, pages 6-7.*

Since the original nomination for Reno's First Church of Christ, Scientist was written in 1999, additional details about the funding of the church, the selection of the architect, and principal donor Luella Garvey have come to light. In particular, a researcher recently located a handwritten history of the church's construction in the church administrative archives. In addition, the church should be considered eligible at the statewide level of significance for its association with Paul R. Williams, as is the case with the Williams-designed Luella Garvey House (NRIS #03001510). Mr. Williams designed more than 15 properties in Nevada and is recognized for his contributions to architecture nationally and internationally.

By 1936, the members of the church recognized the need for a larger and more suitable place of worship. Toward that end, the members appointed the Committee on Church Property to locate a site for a new building. The chairperson of the committee was Anna Frandsen Loomis, a highly esteemed long-time member and Christian Science practitioner (Anonymous, n.d., 1).

The committee identified a number of potential parcels including: lots on Jones at Winter Street, valued at \$13,000; Hill and California Avenue for \$9,000; the Leete property on North Virginia; and the I.O.O.F. lodge and orphanage parcels on Riverside Drive and Ralston. The I.O.O.F. property was especially desirable for its position overlooking the Truckee River. After considerable deliberation, the church membership selected the I.O.O.F. parcels. In order to move forward, the Board of Directors established three more committees, a Building Committee, a Purchasing Committee, and a Selling Committee. The latter was tasked with selling the current church and reading room at 210 Granite Street. It was, quite obviously, the responsibility of the Purchasing Committee to find sufficient funds for the project. Their efforts were rewarded on January 4, 1937, when Mrs. Luella Garvey, who was herself a student of Christian Science, made a gift of \$15,000 towards construction of the church (Anonymous, n.d., 2).

The document in the church archives identifies Mrs. Garvey as living at 450 Rossmore Avenue, Los Angeles and who "having visited Reno and being attracted by the beauty and climate, ect. [sic], had built a lovely home here." Mrs. Garvey was the widow of a wealthy steel magnate, Clayton Garvey, who had died in Pasadena in 1925. What drew her to Reno in the first place had been unknown until recently. Thanks to online newspaper databases, the announcement of the marriage of Mrs. Luella Rhodes Garvey to William Schupp of Seattle in New York on June 2, 1926 was carried in the *Indianapolis News* on the 6<sup>th</sup> of June, followed a year later by the filing of a divorce suit for Luella Rhodes Schupp vs. William Schupp in the October 28, 1927 issue of the *Reno Evening Gazette*. Who William Schupp was, how he came to meet Mrs. Garvey, and what happened to end the marriage within a year is as yet unknown.

With her final divorce decree, Luella returned to calling herself Mrs. Luella Garvey. Although, she apparently maintained an apartment in Los Angeles, her name appeared in the Reno City Directory and the census at several different addresses in Reno from 1926 until 1934, when she commissioned the Los Angeles architect Paul Revere Williams to design a "large, artistic home" for her at 589-599 California

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

First Church of Christ, Scientist
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Name of Property
Reno, Washoe County, NV
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County and State
99000939
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NR Reference Number

Avenue in Reno (*Reno Evening Gazette*, 23 June 1934, 3). In actuality, the home was a duplex, one half of which was occupied by Mrs. Garvey's attorney and friend, Edward Lunsford and his family. The Luella Garvey House was listed in the National Register of Historic Places in 2003 (Harmon, 2003).

Mrs. Garvey's donation to the First Church of Christ, Scientist allowed the Purchasing Committee to open negotiations with the I.O.O.F. Grand Lodge for the purchase of the parcels. The Church's initial bid was \$15,000, but the Lodge asked \$20,000, to which the Church ultimately acquiesced, paying \$12,000 cash with the remaining \$8,000 to be paid off over three years at 8% interest. Once again, Mrs. Garvey stepped in with an additional \$25,500, allowing the Church to pay for the lots in full and turn the focus on the building itself (Anonymous, n.d., 2-3).

Anna Loomis, the Building Committee chairperson, used lessons from Mary Baker Eddy's teachings as well as biblical accounts of the building of Solomon's temple to aid the committee's identification of the features and elements they wanted for the new building. Several architects attended the Building Committee meetings offering sketches and discussions. The four participating architects were R. Gwynn Officer of Berkeley, California, Paul Revere Williams of Los Angeles, Russell Mills, and Lehman Ferris, both of Reno. Mills and Ferris were well-known and their work highly regarded in Reno. Williams had, by this time, designed two houses in Reno.

On April 19, 1938, the Building Committee unanimously selected Paul Revere Williams. Paul Williams submitted plans on May 2, and on July 2, the Committee chose Walker Boudwin as the building contractor (Anonymous, n.d., 6-7). Williams's estimated cost of the new building was \$83,000, but after review by Mr. Boudwin, it became clear the cost would far exceed that amount. After a delay for the architect to revise the plans to better fit the budget while meeting the needs of the church, ground was broken on September 22, 1938 (Anonymous, n.d., 8-9). Construction took two years to complete and the new church was dedicated on Sunday, November 24, 1940. A \$4,000 grant from Mary Baker Eddy's estate allowed the church to clear all the debts associated with the construction (*Nevada State Journal*, 24 November 1940, 2).

On February 18, 1942, Luella Garvey died in Los Angeles from a stroke she had suffered several weeks before. She had left Reno two months prior to her death to visit her 90-year-old mother. She was survived by her mother and two brothers (*Reno Evening Gazette*, 18 February 1942, 14). Mrs. Garvey's estate, which totaled \$3,500,000, was the largest filed in Nevada at that time (*Pasadena Star-News*, 26 February 1942, 11). Her will made bequests to numerous individuals and organizations in California and Nevada. In addition to the University of Nevada, the Boy Scouts, The Nevada State Orphans' Home in Carson City, the American Red Cross, the Young Women's Christian Association, and others, Mrs. Garvey created a trust fund of \$100,000 to the First Church of Christ, Scientist. The income from the trust was to go for the support and maintenance of the church she funded (*Reno Evening Gazette*, 16 March 1942, 8).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

First Church of Christ, Scientist
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<i>Name of Property</i>
Reno, Washoe County, NV
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<i>County and State</i>
99000939
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<i>NR Reference Number</i>

**Bibliography**

*The following entries should be added to Section 9, pages 16-18.*

*Anonymous*

n.d. Handwritten account of the construction of the First Church of Christ, Scientist. In a file labeled "1939" in the church archives, 795 W. Peckham Lane, Reno, NV 89509

*DiGiovanni, Kathleen*

2017 Shuey Creamery. *News: Oakland Heritage Alliance* 37 (1), Spring 2017.

*Harmon, Mella Rothwell*

2003 National Register of Historic Places nomination for the Luella Garvey House, Reno, Nevada, 2003.

*Indianapolis News*

1926 Schupp-Garvey. 9 June 1926 (10).

*LivingPlaces.com*

Lehman Ferris, Architect (1893-1996). [Http://www.LivingPlaces.com](http://www.LivingPlaces.com). Accessed 15 December 2020.

Russell Mills, Architect (1892-1959). [Http://www.LivingPlaces.com](http://www.LivingPlaces.com). Accessed 15 December 2020.

*Los Angeles Times*

1942 Garvey, Luella Rhodes [death notice]. 19 February 1942 (19).  
Fifty Share Large Estate. 1 April 1942 (31).

*Nevada State Journal*

1940 Grant is Sought by Reno Church. 28 July 1940 (8).  
Reno Church Ceremony Set. 24 November 1940 (2).

*Oakland Tribune*

1952 Rites Held for R. G. Officer. 7 April 1952 (5).

*Pasadena Evening Post*

1925 Founder of Nail Plant Dies Here. 7 February 1925 (1, 8).

*Pasadena Star-News*

1942 \$25,000 Left Home for Elderly. 26 February 1942 (11).



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

First Church of Christ, Scientist

*Name of Property*

Reno, Washoe County, NV

*County and State*

99000939

*NR Reference Number*

*Reno Evening Gazette*

1927 Suits filed. 28 October, 1928 (8).

1934 (Sketch) Construction of a large, artistic home. 23 June 1934 (3).

1942 Mrs. Garvey Dies in South. 18 February 1942 (18).

Many Bequests Are Made in Will of Mrs. Garvey. 16 March 1942 (8).

1966 Mrs. Loomis, Native Nevadan, Dies. 24 October 1966 (20)

## **RESULTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES**

### **Eligibility for federal tax provisions**

If a property is listed in the National Register of Historic Places, certain federal tax provisions may apply. *The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984, and as of January 1, 1987, provides a 20% investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings.* The Tax Treatment Extension Act of 1980 provides federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent on the particular circumstances of the property and owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67. The federal government's Code of Federal Regulations (CFRs) may be viewed at [www.gpoaccess.gov/cfr/](http://www.gpoaccess.gov/cfr/)

### **Consideration in planning federal, federally licensed, and/or federally assisted projects**

Section 106 of the National Historic Preservation Act of 1966, as amended, requires that federal agencies allow the Advisory Council on Historic Preservation to an opportunity to comment on all projects affecting historic properties listed in the National Register of Historic Places. For further information, please refer to 36 CFR 800.

### **Requirement for Intergovernmental Cooperation**

Under [NRS 383.121](#), state or local government entities are required to "cooperate with the [State Historic Preservation] Office in order to salvage or preserve historic, prehistoric or paleoenvironmental evidence located on property owned or controlled by the United States, the State of Nevada or its political subdivisions." This cooperative requirement includes, but is not limited to, properties listed in the National Register of Historic Places.

### **Consideration in issuing a surface coal-mining permit**

In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal-mining permit where coal is located. For further information, please refer to 30 CFR 700 *et seq.*

### **Qualification for federal grants for historic preservation when funds are available**

#### **Technical assistance on preservation guidelines**

Preserving an historic resource can be rewarding but also challenging. Proper techniques and methods can be crucial to preserving these valuable places into the future. The Nevada SHPO encourages property owners to use the *U.S. Secretary of the Interior's Standards for Treatment of Historic Properties* when completing work on their property. Property owners interested in applying these Standards can contact the National Register Coordinator, or their local Certified Local Government Representative, for assistance. A list of Certified Local Government Representatives, please visit the Nevada SHPO website at <http://shpo.nv.gov/home/certified-local-governments>.

**RIGHTS OF OWNERS  
TO COMMENT OR TO OBJECT TO LISTING  
IN THE NATIONAL REGISTER OF HISTORIC PLACES**

Owners of private properties nominated for listing in the National Register of Historic Places have the opportunity to concur with or object to listing in accordance with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of a property may object to listing by submitting a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of a private property has one vote regardless of the portion of the property the party owns.

*Please note that if the owner, or a majority of owners in the case of multiple owners, object to a nomination, the proposed resource will not be listed. The Nevada State Historic Preservation Officer encourages owners to submit any notarized letter of support or objection within thirty (30) days of this letter to ensure its timely consideration.*

Nevertheless, the State Historic Preservation Officer (NVSHPO) will submit the nomination to the Keeper of the National Register for a determination of eligibility of the resource. If the property is determined to be eligible for listing, although not formally listed, federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project that may affect the property.

If you wish to object to the listing of your property, the NVSHPO strongly encourages you to submit a **notarized** statement to this office prior to the Board meeting on **December 4, 2020**:

Rebecca L. Palmer, State Historic Preservation Officer  
Nevada State Historic Preservation Office  
901 Stewart Street, Suite 5004  
Carson City, Nevada 89701-5246

If you wish to otherwise comment on the listing of your property, please direct written comments to the above referenced address.

Additionally, a copy of the nomination and information about the National Register program as well as any federal tax provisions are available upon request at the above referenced address.

**NEVADA CERTIFIED LOCAL GOVERNMENT  
NATIONAL REGISTER AMENDMENT REVIEW  
REPORT FORM**

**Property Name:** First Church of Christ, Scientist (Lear Theater) – NRIS #99000939

**Address:** 501 Riverside Drive, Reno, Washoe County

**Certified Local Government:** Reno

**Date of public meeting at which amendment was reviewed:** \_\_\_\_\_

**National Register Eligibility Criteria:** Criterion C

**Current National Register Significance Level:** Local

**Proposed National Register Significance Level:** Statewide

**Please check the boxes below appropriate to the nomination review:**

**Commission/Board**

- The commission/board recommends that the amendment meets the criteria indicated above.
- The commission/board recommends that the amendment fails to meet any of the above criteria.
- The commission/board chooses not to make a recommendation on the amendment. Attach an additional sheet explaining the lack of a recommendation.

**Chief Elected Official**

- The chief elected official recommends that the amendment meets the criteria indicated above.
- The chief elected official recommends that the amendment fails to meet any of the above criteria.
- The chief elected official chooses not to make a recommendation on the amendment. Attach an additional sheet explaining the lack of a recommendation.

**Attach an additional sheet to make any further comments.**

**Certify this report with both signatures below**

**CLG Commission/Board Chair or Representative**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date \_\_\_\_\_

**Chief Elected Official or Designee**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date \_\_\_\_\_