

Comstock Cemetery Foundation Story Platform and Visitor Center



No longer are museums contained within 4 walls-many have moved outside that worn old box, changing the paradigm to include our outside spaces and places. We now have 4 walls, but in Virginia City where our visitors report that 97.6% are in the cemetery to enjoy the outdoors-why do we keep pushing them inside? As you will discover, we don't have to...

NEVADA COMMISSION FOR
 CULTURAL CENTERS AND HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION FOR FY2019-2020

For SHPO use only
 Initials: CH
 Received: 02-24-2020
 Postmarked: _____
 Delivery Svc: Hand Delivered

APPLICATION COVER PAGE (This unaltered form must be submitted with the application.)

Applicant Organization: COMSTOCK CEMETERY FOUNDATION
 EIN (Taxpayer Identification Number): 88-0473891
 Mailing Address: 20 N E Street, P.O. Box 1172
 City: Virginia City County: Storey ZIP: 89440

Project Contact: Candace Wheeler Title: Executive Director
 Daytime Phone: 775-847-0281 Evening Phone: 775-848-3553

Fax: N/A Email: ccfoundation@att.net (company)
candace1225@ymail.com (personal)



Project Title: Spark of Life; Story Platform and Visitor Center
 Project Address: 1 Cemetery Road City: Virginia City
 County: Storey ZIP: 89440

Project Type: Rehabilitation/Construction Planning/Construction Architectural/Engineering Study/Construction

Historic Property Name: "Miners' Cabin" "Little White House" "CCF Visitor Center" Date Built: 1870c
 Property Insured: Yes; please enclose one copy of policy No; please explain: Must have power-fire

Project Synopsis (brief): **Provide the Spark of Life needed to support all stakeholders; Construction of a "Story Platform"-share the tales of the "lost" and expand public use. Completion of visitor center infrastructure making it nearly fit for public use. Hand-in-hand they will; Interpret-tell the story of the Comstock cemeteries, provide public resources, offer a small computer research lab, provide storage for archival collections, provide a public educational area-elementary school groups, provide a repair workspace, and offer a location in order to assist other state of NV cemetery groups with their efforts.**

Proposed Start Date: 12-2020 Proposed End Date: 7-2021

Project Budget Summary:

Amount Requested:	\$ <u>81,006.25</u>
Proposed Match: Cash	\$ <u>6,400.00</u>
In-Kind/Donations:	\$ <u>16,911.80</u>
Total Project Budget:	\$ <u>104,318.05</u>

Applicant's authorized signature:

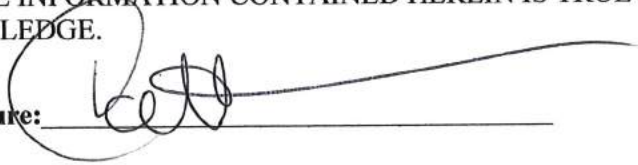
 Name (please print): Candace Wheeler
 Title: Executive Director
 Date: 2-12-2020

**X I HAVE READ THE 2019-2020 CCCHP APPLICATION
GRANTS MANUAL***

***PLEASE NOTE—IF THIS PAGE IS NOT SIGNED, THE APPLICATION IS CONSIDERED
INCOMPLETE, AND CANNOT MOVE FORWARD IN THE FUNDING PROCESS.***

I HAVE READ THE GRANTS MANUAL AND COMPLETED THIS **CCCHP APPLICATION FOR
2019-2020** AND CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE.

Applicant's authorized signature: _____



Title: Executive Director

Name (*please print*): Candace Wheeler

Date: February 12, 2020

A Spark of Life



Story Platform and Visitor Center

Project Description It has been nearly 60 years since the Nevada government recommended the use of state funds for the restoration of the Comstock cemeteries. Their recommended budget? About \$150,000, which is 1.3 million dollars in today's money. *Bulletin 51-1961* recommends that emergency state resources should be diverted to the Comstock cemeteries first, "Since these are the largest cemeteries...and since much of Nevada's history stems from this area..." The State report recommends, in its conclusion, "In order to affect a restoration program of this sort, there must be foresight and intelligent planning." After 20 years of work and the recent introduction of a historic miner's cabin to the property, the Comstock

Cemetery Foundation (CCF) can now provide the *foresight* and *intelligent* planning that was recommended so long ago.

At the time of our founding in 1999 it appeared to us, that generally speaking, historic organizations favored gifting structures and/or buildings. Once the National Park Service began to educate its network and sister groups about the cultural-public values of our historic cemeteries, we found funding opportunities more prevalent. The public has always been enthusiastic cheerleaders. The primary Virginia City cemetery (Silver Terrace Cemeteries) is the most visited site on the Comstock with nearly 100 people a day during the summer months.

Many national cemeteries have cutting edge interpretative offerings. This project, which promotes preservation and tourism, will elevate us into that category. No longer are museums contained within 4 walls-many have moved outside that worn old box, changing the paradigm to include our outside spaces and places. We now have 4 walls, but in Virginia City where our visitors report that 97.6% are in the cemetery to enjoy the outdoors-why do we keep pushing them inside? As you will discover, we don't have to...

What building(s), historic feature, and culturally significant feature are you rehabilitating? Nearly all local Nevadans have been to the main Virginia City cemetery-its real name-Silver Terrace. However, its history has been largely unknown, or unexplored. A grant is hardly the place to review the secret history of these sites-and there are numerous secrets. If you have been to Silver Terrace, please don't make the mistake of thinking you know the history and understand its value. It is much deeper, boarder, richer than one could ever image by simply walking the cemetery. For a more detailed study, you can download, Candace Wheeler's thesis from the University of Nevada-Reno's website; *The Comstock Cemeteries; The Changing Landscapes of Death*.

In the 1980s, a San Francisco newspaper encouraged residents to go to Virginia City and steal cemetery wrought iron to decorate their homes. People have dug holes at the base of civil war veteran markers in search of artifacts, or stolen many veteran markers and used them face down as patio pavers. In the 1960s two teenage boys came up from Reno with rifles which they used to shoot up all the headstones in the Jewish cemetery. In the 1970s the county used a backhoe to clear-scrap clean-the Chinese cemetery artifacts as it was becoming a nuisance for scavengers. We can do better. We have interviewed vandals and thieves-we know why they steal. We have interviewed over 5000 visitors-we know what they want. We have made progress. It is now a felony in our state to steal from a historic cemetery. However, it is still a problem, there is still a story to tell, there is still a way to ensure they, our founding pioneers, are not forgotten, even though they may be "gone"; *A Story Platform*, accessible to all. The creation of a *Story Platform* in front of our new soon-to-be visitor center, will educate the public, protect the cultural features, and provide more accessibility to the handicapped tourist.

The cemeteries of the Comstock have a complex, colorful, and layered history much like the development of the Comstock residential areas. At the start of the Comstock rush, the deceased were buried, like most pioneers of the West, wherever it was convenient and the digging was easy. The first formally planned cemeteries on the Comstock were started in 1859 at Gold Hill. In 1860, near Virginia City, Flowery Hill Cemetery and a Catholic cemetery on Scorpion Hill was established. These early cemeteries also were the Comstock's first park-like landscapes. People could visit their deceased family members or friends and enjoy a more peaceful environment. These cemeteries and those that followed provided areas for contemplation and relaxation from the noisy and stressful life of the Comstock.

When the initial cemeteries proved too remote and difficult to access, the site known as the Silver Terrace (named after a Real Estate company that first owned the land) on the north edge of Virginia City was selected for cemetery development. The current cemetery, as originally planned, is 30 acres of the parcel surveyed in 1862. Each fraternal and/or religious organization developed their own cemetery for use by their members and families.

Generally, the cemeteries have a wide range of designs both in stone and plot surrounds. In addition, the cemeteries offer a unique display of Comstock history and a vast selection of spectacular views to the adjacent mining landscapes. All of the cemeteries have been impacted by theft and vandalism. This is evident by missing ironwork, missing finials, missing or broken stones, etc.

Fully irrigated and built by the Irish-"sense of place", the historic photographs indicate the existence of formal plantings in several of the cemeteries. We have a collection of historic newspaper articles that describe the plantings. According to the articles the cemetery contained white/purple clover and alfalfa but on-the-ground evidence no longer exists. There are Common Lilacs, Iris, Daffodils, Roses, and Vinca still present in the cemeteries planted as memorials to a loved one. All carriageways were lined with Black Locust trees.

What is the historical significance of the property? The cultural importance of the cemeteries need no elaboration (we could). But, one can't do much to support and educate the public, maintain an archive, and help other Nevadan groups without a building of some type. A few years ago, we had a chance to obtain a 450 square foot, 1870s miner's cabin and relocate it to the front of the Silver Terrace cemeteries. For "free"-sort-of.

The cabin has an amazing history. It has a colorful history as a family home, renewed life as company housing in American Flat, the 1930s relocation to B Street by George Wilson, a brave teamster, and finally its move to Silver Terrace cemeteries-its final resting space. The nine-block move was hard on the tiny structure; porch-overhang was ripped off, walls cracked, ceiling cracked, window frames misaligned, floor sagged, and doors broke off. In essence it was a hard day for the cabin affectionately known on the Comstock as "the Little White House"-until we painted it.

In dealing with the National Park Services' *Standards* and a great many historic preservation groups, one learns quickly that two criteria are extremely important when evaluating historic properties; *historic context and integrity*.

One could easily evaluate the current structure and assess it as falling outside its historic context and judge it to be without integrity. The interesting thing is, that superficial evaluation would be dead wrong. It is quintessential turn-of-the-century Comstock. The resource has not been jazzed up, painted with a Victorian-wanna-be brush, rather it represents that phase on the Comstock when people were scrounging about for pieces of architectural bling, taking "left-overs", liberating stuff from here, from over there, and cobbling together something livable.

Yes, the structure is filled with contradictions; 1870s gold-gilded Victorian wallpaper concealed under 1970s dry wall. Industrial meets Victorian. It lived in Board and Batten peace until the turn of the century, and then things changed. Like a snow ball it rolled from American Flat to Virginia City and along the way it collected a window from here, a door from there, another window from over there, mixed floor boards in a rainbow of colors, ceiling boards in a variety of widths, siding of redwood and pine, cracks stuffed with old books for insulation. That is its *context*. That is its *integrity*. And that is the theme of the Adaptive Reuse design for the Story Platform-as the red carpet leading to our new-old visitor center; Eclectic with a twist of reuse crafted in order to tell the tales of the cemetery.

How do you propose to restore/rehabilitate it? **Part 1 Story Platform** will fund the creation of *A Story Platform* providing immediate public use, a narrative for all things cultural-all things cemetery, and provide a handicap access. *The Story Platform* will be constructed as a walk way (refer to definition of Adaptive Reuse), in front of, but separate from the visitor center. The design on the platform is achieved by decking placement and not elevation. It is accessible on the north side by a small ramp designated with 2 iron poles that were originally part of a grave surround. They, along with many other cemetery artifacts from Reno and Carson City, were hacked off and stolen on behalf of a Tahoe antique dealer in 1997. We are unable to return them, 5 in total, to the site. (This story, as well as others, will all become part of the platform). Two additional poles will be integrated into our interpretative sign at the front of the *Story Platform*. The platform is 12"-18" off the ground and includes a small rose garden (this is important in our interpretation efforts-it is an exhibit, not landscaping).

The *Story Platform* will be surrounded by marble grave stones (outward facing), installed securely but not permanently. All headstones to be used have been stolen and then returned to us-some in storage for up to 70 years. Prior to the Jewish cemetery being shot up, 2 Hebrew stones had been stolen, and then returned after 25 years. Those will be included. The Chinese cemetery was plowed over by the county, but before then, a local businessman took all the grave markers to use in his reconstruction of the Chinatown. We have a replica in storage. Charles Fosker's grave marker was stolen. He was a civil war veteran that fought at Gettysburg. We even have a grave marker for a George Washington. I bet you didn't know he was buried here on the Comstock.

Since the relocation of the structure, the single largest impediment to progress has been the lack of power. Part 1 includes bringing power to the site, installing breaker box, meter, and more importantly installing recessed lighting to aluminate the *Story Platform*. This provides additional safety to the site and we will add security cameras.

It is important to note that since 2001, the CCF has followed the *Secretary of the Interior's Standards* on all work regardless of the grants' status as private or governmental. The project will follow the guidelines for a Rehabilitation treatment called "Adaptive Reuse." While this treatment can be considered a sub-set of Rehabilitation, we have discovered that it is not widely understood by many members of the preservation community.

As the Story Platform is adjacent, the “red carpet” for the visitor center, let’s discuss the small family owned miner’s cabin. As discussed, the cabin will now need to meet numerous new usage parameters, move from private to public use, and do so in an appropriate and contextual manner.

Part 2 Visitor Center-We ask ourselves, “how much longer can we have a Visitor Center that no one can visit?” The answer is not much longer. The decay has already begun so stabilization and visible projects are where we will begin. The scope of work for Part 2 picks up where Part 1 ended, with a *spark of life*-literally by installing power. Once the power is brought to the center (Part 1), the internal wiring needs to be installed. None of the wiring is usable and/or up to code. The project will include: internal electric wiring, installation of lighting fixtures, smoke detectors, and outside security lighting.

Part 2 includes installation of the kitchenette area for which plans and a full to-scale model has been completed. The ceiling is sagging in places (due to a previous poor roofing job) and needs to be repaired, cleaned up, and treated. Like almost all of the structures on the Comstock, the cabin was never built on a foundation-in any of its lives. As a result, once established on a foundation, coupled with the creation of a sub-basement, the subflooring (in decaying condition to start with has started to sag. Replacement of subflooring and installation of wood flooring is included in the scope of work.

At the time of our founding in 1999 it appeared to us, that generally speaking, historic organizations favored gifting structures and/or buildings. The CCF spent much of its time educating, explaining, and providing examples of the use and value of historic landscapes. Once the National Park Service began to educate its network and sister groups about the value of our historic cemeteries, we found funding opportunities more prevalent. However, the public has always been enthusiastic cheerleaders. The main Virginia City cemetery (Silver Terrace Cemeteries) is the most visited site on the Comstock with nearly 100 people a day during the summer months. The completion of Part 1 and 2 will increase tourism, support the public, further the protection of a culturally-historically significant site, and provide resources for other groups in Nevada.

Who will be doing the work? The Comstock will serve as major director for all activities. We utilize local suppliers whenever possible; Dillon Masonry, TJ Wood Crafting-Welding, Collins Construction, and On-the-Side-Graphics to name the primary suppliers. Our board of directors, largely intact for 20 years and all volunteer will be running the grants as we have done so often in the past.

What is the timeline for the project? The timeline is dependent on funding and seasonal considerations. However, 6 months would be a fair estimate.

Who holds title to the property Surrounding property and the visitor center are owned by the non-profit, Comstock Cemetery Foundation.

Building Use/Community Involvement

How and by whom will the facility be used? We base our usage analysis on 20 years of observation, 8 years of public surveys, and 5 years of tracking public questions and inquiries. In addition, we conducted 4 planning sessions with a volunteer architect and a cross section of our Operating and Advisory board members. In other words, we know what we are doing without spending an inordinate amount of public donations on determinations. When complete, the Story Platform and visitor center, hand-in-hand, will serve the following functions:

- Interpret and tell the story of the Comstock cemeteries
- Provide resources, archival and online, for the public to research information about the cemeteries and genealogy
- Provide a small computer lab for public use
- House a fireproof vault installed in the sub-basement for storage of all archival records and photographs which are now stored in 18 different locations
- Provide a public use area for meetings, seminars, and tour introductions and instruction
- Conduct small classroom instruction-lesson plans for the cemetery developed for us by two elementary teachers
- Provide storage for material culture and work space for repair of items to be returned to the landscape-sub basement

A key use: For the past 17 years the CCF board has assisted numerous other state-wide, and inter-state, groups endeavoring to restore local historic cemeteries. We offer workshops, instruction in repair and fund-raising strategies, on-site visits and other assistance. We provide training for these groups in *Secretary of the Interior’s Standards* and how

those guidelines can and/or should be applied to their efforts. The Story Platform and visitor center will further this assistance for Nevada residents.

Who will be responsible for management of the building and its programs/activities? CCF will be primarily responsible with our county and federal partners, our sister nonprofits, and community member volunteers. We are involved with our local VCTA and they offer assistance in programming for tourists.

How has the community been involved in your project-continued to be involved

What importance to tourism (cultural or otherwise) will the facility have? Nearly 100 visitors a day with little interpretation. We have the Living Tour, an Online tour, but we support 4th graders from all over the state, community is tired of the theft on site-this will please them. Our visitorship will increase.

How will the community continue to be involved in your project? How will the community continue to be involved in the use of the building? (See above under *How and by Whom will the building be used*). We have been the recipient of many community volunteer efforts, most recently the creation of an online App to provide the public with an educational tour (see the attachment for more details). Over 25 community members from age 7-80 volunteered to narrate the tour. With private donations, we have installed solar watering systems to reestablish the original gardens (per our master plan). The community will assist in more detailed research into the headstones to be used, the donations of materials to be used inside the center. They have a history of actively supporting all our efforts.

How are your restoration/rehabilitation plans related to the uses of the building? The grant request is not for interior decorating, but we will use some current undertakings to explain the design goal. With only 450 square feet and a big story to tell with a mighty purpose, everything we do, in general, but especially in the inside of the center will serve to tell the story of the cemetery.

For example, we have done three minor things in order to demonstrate the approach. 1) The inside north wall has been covered in crafted wood originally used in the cemetery (unable to be restored). Using a Walmart grant, the collage was created by a University of Nevada-Reno art student. It will tell the story of how wood moved (by cart, by donkey, by wagon, by water) from the Tahoe region to the Comstock. 2) A transom window, crafted by a local artist, incorporated glass artifacts from the cemetery. 3) The stone surround for the wood burning stove (restored Comstock artifact) utilized only stones and brick remnants from the cemeteries.

In summary, the building treatment itself will share the cemetery story with the public. In addition, in order to increase our "narrative" space a subbasement was put into the foundation. The Story Platform will accomplish the same goal as it is literally built from cultural materials.

Importance to tourism The first 1-2 years we studied, interviewed and watch our visitors. After our executive director did her dissertation on the cemetery, we began to fine tune our public interactions. As mentioned, numerous national cemeteries have flagship tourist programs and while we have 100 visitors a day, our offerings need to be improved. We compliment and work with our local VCTA so we ensure that our master plan invites more and longer stays from the visiting public.

Project Support/Financial What specific contributions (cash, land, labor, materials, etc.) your community and other sources have already made to the project? Our estimates from potential suppliers have all made contribution and given discounts from all suppliers. We have volunteer researchers working with stones. Our land was donated by a local resident and the house was "given" to us by the county. Local contractors have offered a discount on all estimates. We have had volunteers do visitor surveys off and on for the past 15 years to ensure our project meets expectations and needs.

What grants and additional funding (last three years), including amounts, has the organization received or will receive for this project? Working with our partner, the Bureau of Land Management, we were one of the only, and the first, historic cemetery in the nation to obtain a *Save America's Treasures* grant. That grant paid for nearly one million dollars' worth of activities, including a professional master plan, NEPA review, archaeological surveys on outlying sites, fencing for nearly 50 acres of historic cemetery lands, and carriageway repair (one copy of the master plan has been enclosed).

Our initial fundraising was designed to obtain public feedback on treatment plans and collect factual information regarding the public's interactions with the landscape. We obtained a Certified Local Grant with our county partner to fund test gravesite plot treatments, and again later for the reconstruction of a porch for the future visitor center. Historic preservation grants were obtained for road repairs, training a Jahn Mortar technician, and Ground Penetrating Radar-given that 75% of all grave markers had been stolen, it was imperative we knew where the bodies are buried.

We have executed approximately 3.2 million dollars' worth of studies, projects, and activities on the 70 acres of cemetery lands which we manage or co-manage with our partners. We have administered those projects successfully (on-time, on-budget with high quality results) in *every* instance.

Fence and Master plan-Save America's Treasures-2004, Fire migration grants -NV Forestry Service-2007-2014, BLM grant for local marker repair and training of Jahn technician-2015, Road and pathway construction, insert water and electric lines in all 30 acres-2008, Storage trailer and generator-Private grant-2015, Internal wood interpretation wall-Private Grant-2018, Foundation and Move; local donations and fundraising-2017, Windows; reconstruction; water issues-2017, Roof reconstruction-private-2016, Porch reconstruction-HP-SHPO grant-2018, Rehabilitation of wood stove and stone surround-Private Grant-2016, Temporary furniture-local donations-2019, Discount on all services for Part 1 and Part 2-2020, Floral catalogue-Master Gardens grants-2019, Documenting-researching the "missing" -all community volunteer-2017-2019, Master gardens-internal plantings-2015-current, Community reintroduction of historic gardens-currently 2 reestablished-2015-current

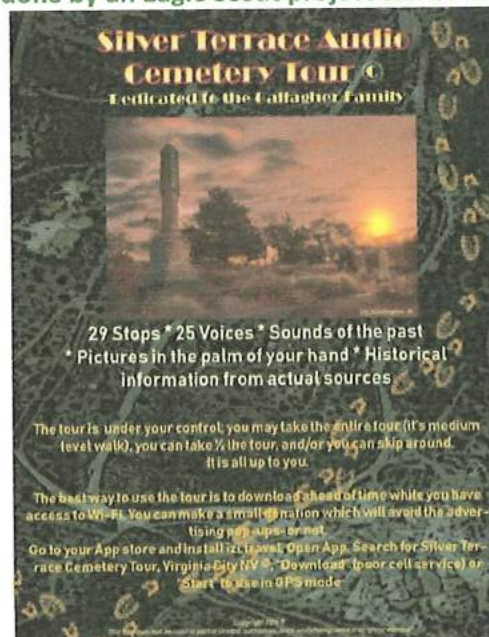
We have been the recipient of many community volunteer efforts, most recently the creation of an online App to provide the public with an educational tour (see the attachment for more details). Over 25 community members from age 7-80 volunteered to narrate the tour. With private donations, we have installed solar watering systems to reestablish the original gardens (per our master plan). Historically, it was considered "the most beautiful cemetery west of the Mississippi-a tiny garden." The original gardens were created using sunken water tanks. Grants for fire mitigation have been obtained from the Nevada Forestry Department. An art grant was obtained with our local theatre partner to research, create, and stage the annual *Living Tour*, now in its going on its 17th year (see the attached poster in case you are interested!)

What additional contributions are projected in order to complete the project? Matching dollars from fundraising like the recent 601 event which gave us \$4,000 towards the Story Platform. Our volunteer forces will help to collect some items that will be used in the reconstruction of cabinets. The county is considering making a contribution, and we have applied to two more private funding sources.

How will your facility sustain itself financially in the future? By increasing our offering and getting something valuable on the ground we know for a fact our donations increase up to 150%. We want to avoid charging for entrance but will make donations "strongly suggested." Grants and private donations coupled with our increasing membership will be able to sustain our Story Platform and very modest visitor center.

Please provide evidence that you can implement the project and maintain a viable program in the future. Any resource is only as good as its people. The CCF board of directors have been together for 20 years and their profiles are found in the attachments. While not supported by the county, we benefit from an excellent long term partnership which supports our efforts. We have only grown and expanded in the past 20 years. Increases in tourism and genealogical tourism will only benefit us.

Want to learn more? This tour done by an Eagle Scout project can be done on your computer or phone.



3. Organization's mission statement, including length of time established, and history

The Vision

The CCF's vision is to restore, preserve, and interpret the cultural and architectural features that commemorate the people that lived and perished in a nationally significant time and place in American history. We will restore the memory gardens of the historic Comstock cemeteries.

Established in 1999, the CCF's board was created to mirror the historic intent for the management of the Silver Terrace complex. Legally executed or not, the various organizations originally intended full management control of their own sections – a practice that is maintained to this day. The CCF board has director positions representing each organization. All property decisions are based on majority vote by these directors. Individual cemetery decisions are made based on CCF preservation guidelines along with directives of individual organizations. All money and fundraising is handled by the host organization – the Comstock Cemetery Foundation, which was established in 2000 and attained non-profit status in 2001.

4. A detailed report on current CCCHP grant status (if applicable), as well as the outcome of previous CCCHP or CCA grants (if applicable); and **NA-did not previous have a visitor area and plans**

5. An insurance policy for the building/facility (one copy only); and **NA-need power to complete fire management installations prior to insurance**

6. A list of current board members for the organization (required)

Comstock Cemetery Foundation Board of Directors

Founded 1999



Judy Allen

Vice President-Officer, Executive Planning Team, Catholic Director and Founding Member

Ms. Allen and her husband have lived *on the hill* for over 20 years and has been active in social and community efforts during her residency. Once she retired from hospice nursing, her free time as a volunteer, was dedicated to the protection of the cemetery and the preservation St. Mary's in the Mountains Church. She is a qualified Jahn assistant (special stone repair technique) and an excellent event planner specializing in "all things Victorian." She also owns an antique booth in Carson City and Virginia City, and is an avid fine artist.

Ross Bevans

President-Officer, Executive Planning Team, Odd Fellows Director, and Founding Member

Mr. Bevan's ran the Mountain View cemetery for nearly 10 years. His experience with people and the cemetery industry is an invaluable asset to the board. He is creative and knowledgeable. In the past he was the head of the Odd Fellows organization for the state of Nevada. Voting for officers is optional according to the CCF by-laws and that optional vote has been tabled for 11 years due to Mr. Bevan's dedication and expertise.

Jennifer Chapman

County Director and Founding Member

Ms. Chapman replaced Mr. Virgil Bucchianeri, founding member, after his death in 2019. She is a well-known fixture on the Comstock making contributions in public record research as county Recorder and now, making a wider contribution as assistant County Manager. She is an invaluable source of information on the

history of landscape and people. As a county employee she gives the CCF the benefit of advice and additional resources. Jennifer makes the CCF a better and more professional organization and helps us maintain a productive county partnership.

James Clark
Masonic Director

The Virginia City masons, with an active Masonic Hall, was involved in the founding of the board in 1999. Mr. Clark's nomination to the CCF board has been like a breath of fresh air. He seems to invigorate anything he lends a hand to. Clark is all about people, community and helping those in need. His generosity and dedication are demonstrated in all that he does. He has worked in the movie industry as a consultant on historic trains. Clark loves history and is an active and productive volunteer for the preservation of the Comstock cemeteries.

Richard Kohn
Jewish Director

Mr. Kohn joined the CCF board 13 years ago and was confirmed by both Reno synagogues as a suitable member. The Jewish cemetery's headstones were shot at and destroyed in the late 1960s and he has done much to repair and enlighten. The Jewish impact in the founding of the Comstock was vast and he has done much to educate and bring awareness to a marginalized group.

Joe Curtis
Fireman Director

The CCF's Executive Director, Candace Wheeler gives Joe Curtis credit for her ability to found the CCF and she is only one of his many admirers. His passion for history and steadfast dedication to the community drives all that he does. Mr. Curtis and his wife, Ellie have been part of the fabric of the Comstock for over 50 years. He is an avid collector of historic photographs and readily shares his expertise and resources. He is the president of the Liberty Engine Company #1. Currently he holds the position of Emergency Manager for Storey county. He is also the Chairman for the Comstock Historic District Commission which is in charge of architectural review within the Historic Landmark. He freely gives of his time and expertise to benefit the cemeteries along with numerous other community efforts. The CCF board is grateful to have his participation and have benefited on numerous occasions from both his knowledge and his passion for history.

Alexis Dillon
Officer, Executive Planning Team, Treasurer, and Founding Member

According to Ms. Dillon she was just waiting for a "mover" to show up so she could jump on the "save the cemetery" train. Ms. Dillon, and her husband, had worked for years on saving the cemeteries before the founding of the CCF. She has a flair for research and a passion to learn that is surpassed by few. She is by trade a bookkeeper and the CCF is lucky to have her expertise in managing budgets, grant money, and public donations to ensure fiduciary compliance. She is passionate about all that she does and with her ability to analyze our finances has managed to keep our overhead to a bare minimum and our service delivery to the public of high value. On a daily basis she gives her time and dedication to all CCF projects.

Calvin Dillon
Officer, Executive Team, Director of Unrepresented, and Founding Member

Mr. Dillon is nearly a full-time volunteer for the CCF. About 11 years ago the CCF paid for him to attend a week-long seminar in Baltimore on the use of Jahn-a stone repair product which can only be used and purchased by a licensed technician. Mr. Dillon has been repairing our grave markers every since his training. He is heavily involved in all aspects of the cemetery; giving tours, helping the public, assisting in genealogical searches, and refining our master property plan. He is a stone mason and his knowledge of the application of stone on the Comstock is expert. It is a rare thing for Mr. Dillon to say "no" to a request for help.

Liz Huntington
Officer, Executive Team, Secretary, and CCF Photographer

Ms. Huntington has lived on the hill for 16 years and during that time has been involved in numerous community and public organizations. She is a professional photographer and produced the first CCF calendar last year, donating her time and her photographs. She a dedicated and hard working volunteer. Ms. Huntington does all the photo documentation for CCF grants and projects, produces our newsletters, and membership mailings.

Susan Stornetta
Director Silver City Cemetery

Shortly after the CCF founding, the Silver City community asked to join our board, sending Ms. Stornetta, retired archeologist, as their representative. She has numerous skills which she uses to support our planning and our documentation.

Candace Wheeler

Officer, Executive Team, Executive Director, and founder

Ms. Wheeler is the founder of the CCF. She leads the team in its efforts to preserve the Comstock cemeteries. She has her master's degree in Historical Geography and the subject of her dissertation is the Comstock Cemeteries. She manages all the grants, schedules events, handles all public programming—all as a volunteer. Ms. Wheeler has 25 years' experience in sales, marketing, management and high-level leadership roles. Her first degree was in Theatre Arts so she brings an artistic flair to every project. She works part-time for the Comstock Historic District Commission—in charge of architectural review within the Historic Landmark.

7. Resumes (maximum two pages per resume) for all principal professionals involved in the planning, design and/or management of the proposed project (required)

CANDACE A. WHEELER

CAREER SUMMARY

For the past eight years involved in historic preservation and management of a newly formed non-profit organization in the preservation community, including grant writing, public relations and major project administration, management of a large paid and volunteer professional employees, together with Foundation oversight as Executive Director and president of the Board. Before moving to Nevada in 1999, spent fifteen years in the international commercial services sector, as a highly creative marketing, operations, and sales executive. Responsibilities for sales and marketing project administration and leadership, quality process design, creation and implementation of internal and external training, communication, recognition programs, sales, and service programs. Excellent leadership, management, written and verbal communication skills.

PROFESSIONAL EXPERIENCE

COMSTOCK CEMETERY FOUNDATION

1999-Present

A 501(c) 3 non-profit organization dedicated to the protection, interpretation, and promotion of the historic cemeteries of the Comstock.

Executive Director and President of the Board

- Created and set up a 501(c)3 non-profit organization to preserve the historic cemeteries of the Comstock, site of Nevada's silver and gold mining boom of the 1800's.
- Developed comprehensive strategic plan, supported by extensive public relations and outreach programming.
- Personally led major grant writing initiatives which have resulted in securing over \$2.7 million during a three year period.
- Led the design and planning process for grant specifications for Save America's Treasures Grant, and wrote the final grant, which was awarded in 2003.
- Collaborated with professional landscape architects to develop Master Preservation Plan for Comstock cemeteries
- Built strong relationships with Nevada Legislature, resulting in a successful application for government funding as part of the SAT match. Collaboration with state, federal and country governmental operations is on-going.
- Managed/created all special events and fundraising activities. Wrote, produced, and directed "Voices of the Past" cemetery tour production in Virginia City, now in its fifth year, raising significant funds for the Foundation.
- Hosted nationally acclaimed National Park Service's cemetery preservation conference in Virginia City NV (2006).

COMSTOCK HISTORIC DISTRICT COMMISSION

2000-Present

The CHDC is responsible for regulation of architectural alterations within the Virginia City National Historic Landmark, and maintains the Comstock History Center, museum, and archaeological center.

Administrator-Inspector

In conjunction with role as Executive Director of The Comstock Cemetery Foundation, I work on a part time basis as Administrator and Inspector with the Comstock Historic District Commission. A position accepted for personal educational purposes and the advancement of higher educational goals.

TIMES PERSONNEL, INC., Schaumburg, Illinois
Division of an international staffing solutions company.

1997 - 1999

Marketing Director

Established the marketing strategy for launching a new US division, developing collateral materials, correlating marketing with strong operational applications and brand differentiation in the market place. Managed complete start-up of the first Illinois office.

WEIGHT WATCHERS, INC., Southfield, Michigan
A regional franchised weight assistance service.

1994 - 1995

Marketing/Sales Director - "At Work" Division

Responsible for development of sales and marketing strategy for the "At Work" Division. Directed the design of marketing materials and developed sales process for business to business sales.

KELLY SERVICES, INC., Troy, Michigan (World Headquarters)
An international staffing solutions company with 1000 offices worldwide.

1983 - 1994

Marketing Services Manager - Corporate Quality Process (1991-1994)

Marketing Support Manager - US Strategic Markets (1989-1991)

Branch Development Manager - US and International Operations (1986-1989)

Branch Manager - Arden Hills, Minnesota (1985-1986)

IS/IT Staffing Supervisor - Downtown Minneapolis (1983-1985)

SUNSET MEMORIAL FUNERAL HOME, Minneapolis, Minnesota
A funeral home which operated in partnership with a 350 acre cemetery.

1982 - 1983

Director and Owner - Sales and Services

▪ Handled historic restoration and preservation projects for historic section.

Sold business to a multi-million dollar mausoleum corporation who used the Sunset Funeral Home as a model for 20 US operations.

EDUCATION

MS, Cultural-Historic Geography, University of Nevada, Reno, Reno, NV, 2008

BA, Theatre Arts/Communications, Hamline University, St. Paul, Minnesota, 1980

AA, Anthropology/English, Lakewood College St. Paul, Minnesota, 1978

Preservation studies and education : Historic preservation; Process 106; Cultural landscapes; Landscape Architecture; Wood, Metal and Stone preservation; Secretary of Interior Standards.

COMMUNITY

BLACK ROCK INSTITUTE, Reno, NV

2006-Present

RENO LITTLE THEATER, Reno, NV

2000 - 2002

VIRGINIA CITY BIG FOUR

2005 - Present

EDUCATIONAL SPEAKER

2003- Present

PUBLIC RELATIONS

8. A copy of the organization's long-range plan including information on how frequently the plan is updated (required)

Comstock Cemetery Foundation
Business Goals and Activities
Updated: 2-2017
Updated: 2-2018

Significance of Historic Resource

The historic cemeteries of the Comstock are among the last survivors of the roar and silence that defined the fabric of the Comstock. The cemeteries are memorials to the laboring classes that toiled behind the machinery of industrialized mining. In their glory days, the cemeteries were a collection of Victorian parks spilling across the desert landscape in a green patchwork of flowers and shrubbery and neatly painted fences. These sites were used for walking, being with nature, mediation, and places of enjoyment, picnics, and family/public gatherings.

“Once water has been carried upon the ground, shrubbery and grass, and all kinds of flowers and ornamental plants will be set out and cultivated, making it the most beautiful burial ground in the State.” (Territorial Enterprise – April 4, 1867).

Despite the glowing reports of the times and the historic position of the cemetery as the forerunner to national parks, the Comstock cemeteries today are imminently threatened. From 1976-1997 the Secretary of the Interior had reported to Congress on an annual basis those nationally significant properties that were seriously damaged or imminently threatened with such damage. The Section 8 Report identifies the threat or damage, effects on the property, both immediate and long term, and made recommendations to address the situation. Virginia City NHL was listed as an endangered NHL in seven of the first eleven annual reports to Congress and was noted as a Priority 1 listing as early as 1984 and most recently in 1997.

Preservation Activities

All treatment plans for the Comstock Cemeteries are based on the *Secretary of Interior's Standards for the Treatment of Historic Landscapes*. A reconstruction project for primary trails seems rather straight ahead. However, the historic nature of the landscape compromises simplicity. Historic public property is subject to evolutionary changes over time; both cultural and environmental. The CCF's Master Plan, coupled with years of historic research (photographic, archaeological and textual) has allowed for the definition of the historic design, identification of negative impacts, and an understanding of the public evolution of usage. The foundation and surrounding area must be stabilized. It has been estimated the full restoration of these sites could cost over 10 million dollars.

A historic miner's cabin was acquired and the \$22,000 needed to place and provide a foundation the main cemetery was raised. The main goal will be to rehab the structure and extend its “reach” outward to assist in exhibit, cultural preservation activities, public information and educations. Designs are in progress with the assistance of a retired architect and should be ready by late 2018 or early 2019.

Garden exhibits are slow moving and can be labor intensive. However, our master garden volunteers are making progress. By 2020 they should also have completed a full list of all natural and cultural planting to be put online for public download.

Archival information is continuing collection. It is the goals to provide all information once the visitor center and story platform is completed. Power is a singular hold up.

The Vision

The CCF’s vision is to restore, preserve, and interpret the cultural and architectural features that commemorate the people that lived and perished in a nationally significant time and place in American history. Our master plan consists of four interconnected phases. (See Table 1) The completion of all four phases is estimated in five-seven years.

The Scope

In determining the scope of work for our board, the historic public use of trail systems, causal factors for trail system degradation, modern usage and public need are all considered. For example, the trails are used by visitors to the cemetery – 170 average a day - but the local schools utilize the main trail system for track and physical educational activities. Fence, erosion, and surface treatment plans must take all these factors into account as well as the original historic inception for the sites in 1861-1872. Another example of the marriage of past and future is burials for the county population. An open piece of land within the landscape (ST) will be used for new burials yet this section must be designed and constructed in such a way as not to compromise the erosion problems or impact the historic integrity of the trails system. The trail system in GH and ST cemeteries was established in 1861-1872. Initially horses shared main trails but all trail systems were intended for public foot traffic. Historical trails were used for access to interments but recreational usage was a primary component. Today, all trail systems are recreational in nature, minor interment access is required, and no vehicle traffic is allowed.

Nearly of these activities have been addressed. The story platform and visitor center will consume most of our resources in 2019-2022.

Table 1. PHASES 1-4: Comstock Cemetery Preservation Project

Phase 1	Phase 2	Phase 3	Phase 4
Cultural Resource Activities	Master Preservation Plan Technical Studies	Construction Implementation	Public Access and Interpretation
Survey	Erosion design control	*Erosion Installation	Public Access Construction
Feature recordation	Landscape design	*Planting	Public demo plots-Cons.
Site/Topographic mapping	Irrigation/Electric design Irrigation/Electric	Prep for Electrical	Interpretation Center-Cons.
Geophysical studies	Trail design	*Trail Rehabilitation	Preparation-New Section
* Historic research	Fencing Design	Fence Installation	
	* Fuels treatment	* Trail Design-New	
	Interpretation Design		
	Burial plot criteria plan		

*Red=completed * On-going activities*

In the next five-seven years a permanent visitor’s center is planned. Within in the next two years we must rehabilitate all internal secondary recreational trails. The current trails are damaged, unsafe and restrictive for some individuals. We must rehabilitate and/or create public parking areas to improve access to a broader audience. An environmental assessment has been completed for all activities in the CCPP encompassing activities for Mission Red Carpet. Design drawings and construction specifications have been completed and a preliminary Request for Quotation (RFQ) is complete. The architectural drawings are completed for the small visitor center and RFQ.

Public Survey Says...

Based on a recent 1800 person survey conducted by a third party for the CCF, it is clear that the landscapes are not meeting the needs of the public. Based on this survey, the cemeteries greet an

average of 100 visitors a day. Of the 1800 visitors surveyed during a two month period in 2006, over half reside out of state, 41% are touring within the state of Nevada -- the state they call home. 91% of our visitors want to know about the history of the cemeteries and 97% desire more educational events and information. "To learn about the past" was the goal for 46%, while 33% came to the site because of its "historic value." The number one recorded area of improvement (98% of all respondents) sited unsafe walking conditions and poor accessibility. Mission Red Carpet is a "publicly requested program".

The Master Plan includes activities that are specific and interrelated. For example, in the 1930s a large scale mining operation removed nearly a 1/3 of a mountain side (removing the old V&T rail cut) leaving a gaping hole in its path -- The Overman Pit. During those mining activities a road was cut along the north side of GH cemeteries. Trails were destroyed and graves left to totter on the edge of this 30' cut. The infrastructure must be stabilized at the start of trail rehabilitation -- work that has been completed.

The main trails and trail heads have been impacted by cultural activities, tourism, and environmental factors. Erosion is a complex problem. The design for ST involves a series of French drain systems allowing water to return to its original plane. The main trails will then be treated with poly pavement to further protect from erosion. Later, after all main trails are stable, small historic gardens and secondary trails will be restored. This requires irrigation. The irrigation line must be installed prior to trail reconstruction or this would force the subsequent removal of the drain system, poly pavement and deconstruction of the trail to allow for installation. Activities fall into four categories; Management of project/monitoring, Infrastructure activities, trail construction and rehabilitation, and visitor and informational center/kiosk. (12'X14').

Funding Overview

The initial project, Comstock Cemetery Preservation Project began in 2000 and received the first formal funding in 2001 via the Save America's Treasures grant. The scope of the work focused on stabilization, protection, historic research/documentation, and increasing public services for all the Comstock cemeteries. The remaining activities are entirely focused on public services and have been bundled into a program called Mission Red Carpet.

The scope of Mission Red Carpet includes activities that will create a safer, more accessible public heritage site; rehabilitation of existing trail systems, more accessible and safer trail heads, Greeting Center, appropriate design for expanded trail system in keeping with historic characteristics, and information posting sign. Some of these activities were included in the Cemetery Preservation Project which allows the use of remaining SAT funds. The program is complex in nature with overlapping tasks required to complete these components. The cemeteries are located in one of the largest national historic landmarks and as such regulations require additional review and approval. Given the use of occasional federal funds, federal review and approvals have also impacted the project. The CCF has a master plan which allows us to understand the full property plans in the future and make allowances under the scope of Mission Red Carpet.

All treatment plans for the Comstock Cemeteries are based on the *Secretary of Interior's Standards for the Treatment of Historic Landscapes*. A reconstruction project for primary trails seems rather straight ahead. However, the historic nature of the landscape compromises simplicity. Historic public property is subject to evolutionary changes over time; both cultural and environmental. The CCF's Master Plan, coupled with years of historic research (photographic, archaeological and textual) has allowed for the definition of the historic design, identification of negative impacts, and an understanding of the public evolution of usage. The foundation and surrounding area must be stabilized.

The CCF's board was created to mirror the historic intent for the management of the Silver Terrace complex. Legally executed or not, the various organizations originally intended full management control of their own sections – a practice that is maintained to this day. The CCF board has director positions representing each organization. All property decisions are based on majority vote by these directors. Individual cemetery decisions are made based on CCF preservation guidelines along with directives of individual organizations. All money and fundraising is handled by the host organization – the Comstock Cemetery Foundation, which was established in 2000 and attained non-profit status in 2001.

Our goal is to launch a major project improvement each year which requires \$200,000-\$750,000 annual income.

Making Money

The CCF will not complete this project alone. We will have continuing opportunities to work with the county, the federal government, private citizens and state organizations. The CCF completed the management of an \$850,000 project for the Comstock Cemeteries. We have been established for nearly twenty years. For Mission Red Carpet, we recruited experienced volunteers to make major contributions. A combination of these sources has allowed for major project completion for the past three years.

With the introduction of a visitor center our ability to increase membership, sell merchandise, and provide tours will increase income.

Volunteers

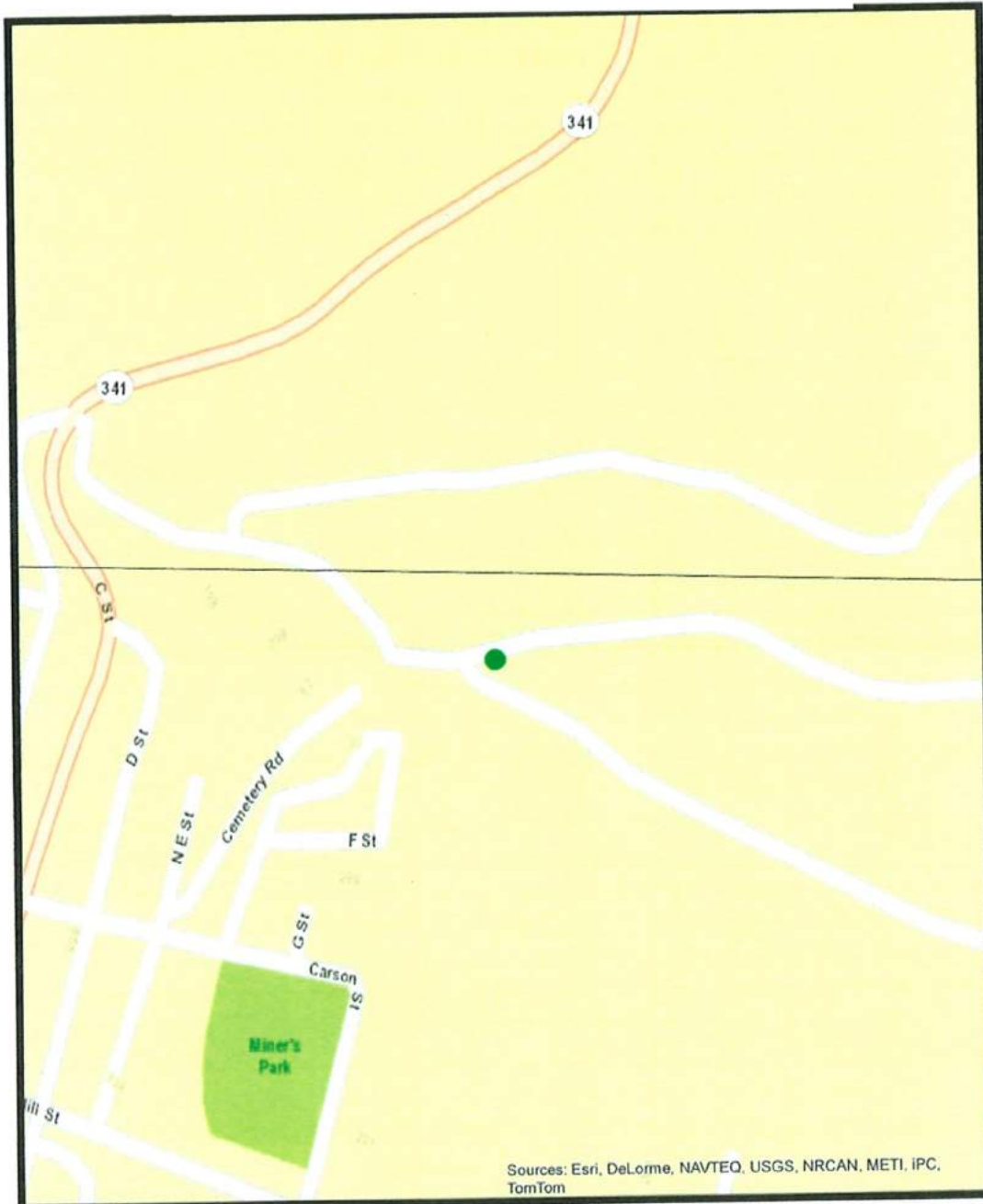
The CCF is blessed to have active and interested volunteers. On an annual basis these volunteers (profession and non-professional) contribute an average of 1664 hours each year with an average donated hourly rate of \$22.00. This makes an overall contribution of \$36,608.00 annually.

9. A list of the organization's activities for the past fiscal year (ex. July 1, 2018 – June 30, 2019) or calendar year, if applicable.

- **Completed planning for Story Platform; search for return potentials, research initiated**
- **Final draft of Visitor center plans and activities completed and ready for funding after contractor meetings.**
- **Completed inventory of all stolen items-outreach completed, and research on going**
- **Completed inventory of all natural and cultural plantings**
- **Completed and instituted a property security plan**
- **Consulted with solar energy suppliers and made final assessment to pursue NV energy**
- **Fundraising plans have been developed and grants selected for application**

Photographs of all exterior elevations with views, identified and keyed to a site plan

Story Platform and Visitor Center



1 Cemetery Road
Virginia City, NV 89440

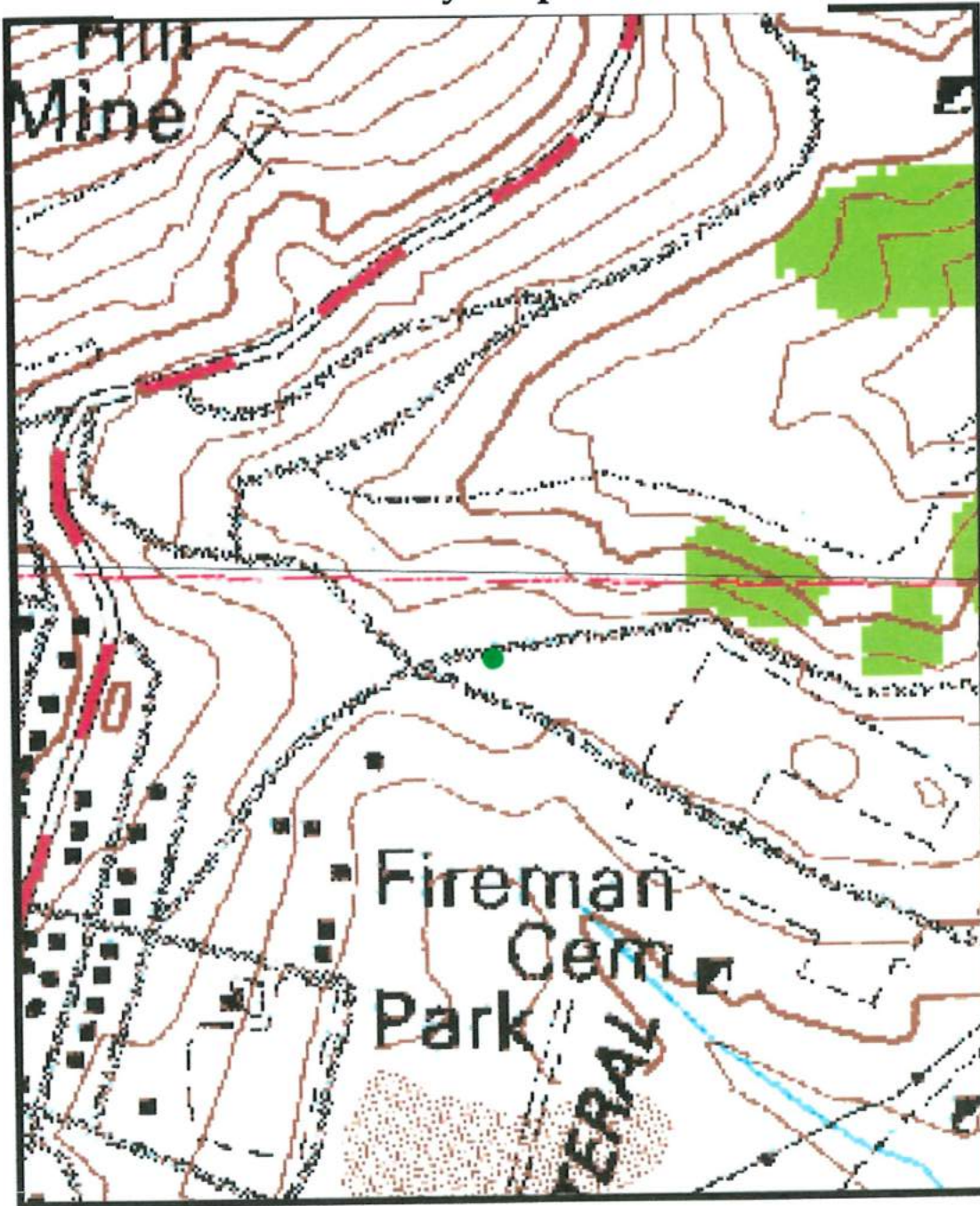


Author: SHPO
Date: 2-13/2020
Source: SHPO
Datum: NAD 83
Projection: Zone 11 N



Photographs of all exterior elevations with views, identified and keyed to a site plan

Story Platform and Visitor Center City Map



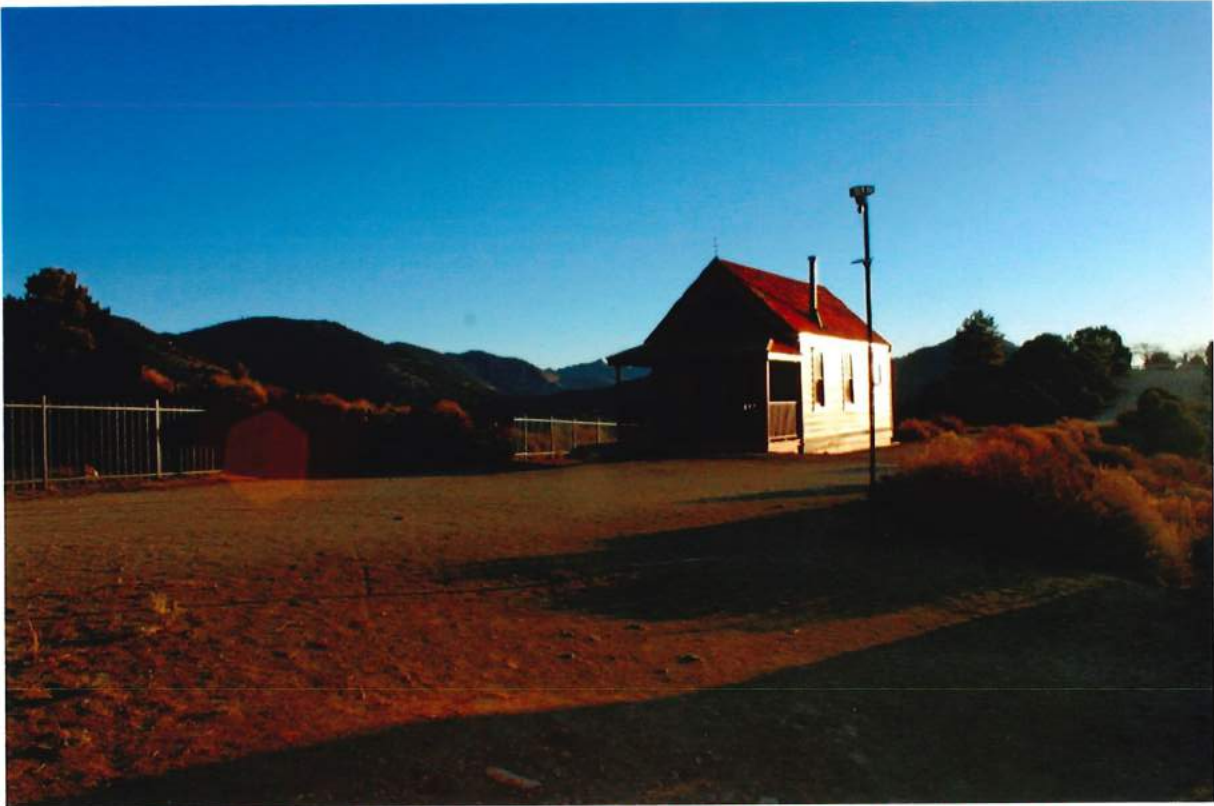
1 Cemetery Road
Virginia City, NV 89440



Author: SHPO
Date: 2-13/2020
Source: SHPO
Datum: NAD 83
Projection: Zone 11 N



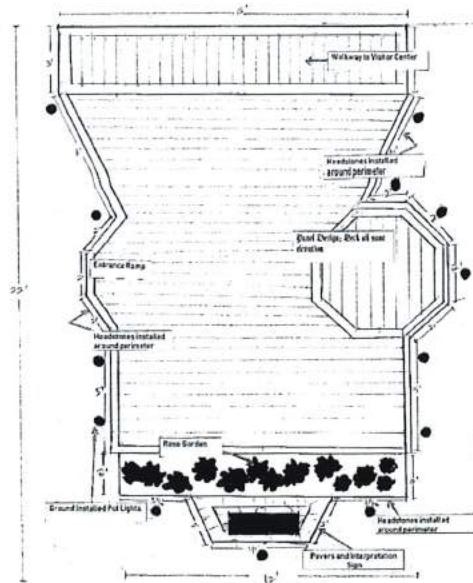
Site of Future Story Platform; Part 1-view facing north-east



Site of Future Story Platform; Part 1-view facing north-east-closer

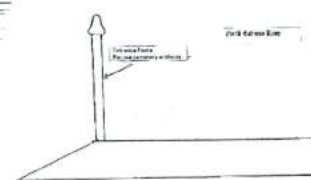
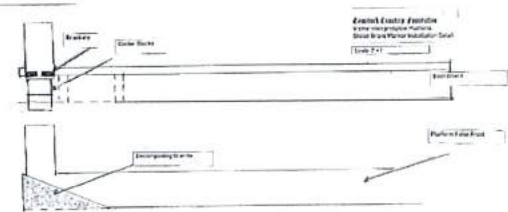
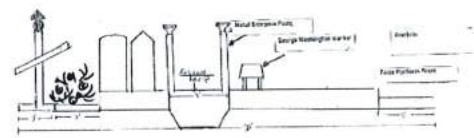
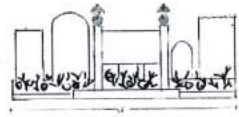
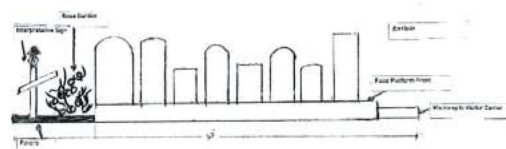


Site Plan; Story Platform; Part 1 Larger Blueprints Available in the Back Attachments



**Cranich Century Foundation
Visitor Interpretation Platform**
Plan for going to the next page
Scale: 1/4" = 1'-0"

**Cranich Century Foundation
Visitor Interpretation Platform**
Elevation



Photographs of all exterior elevations with views, identified and keyed to a site plan (site plan on first 2 pages)
Visitor Center; Part 2

Visitor Center-view to the North-west-Lower is South-west view



Visitor Center facing South-east, Lower facing directly east



Photographs of all major rooms and project rooms, labeled and keyed to a floor plan
Kitchenette view; east center wall-lower is close up



Kitchenette view; south wall



Most of the drywall cracked and fell off the ceiling exposing the original treatments. Many holes and unsecured planks

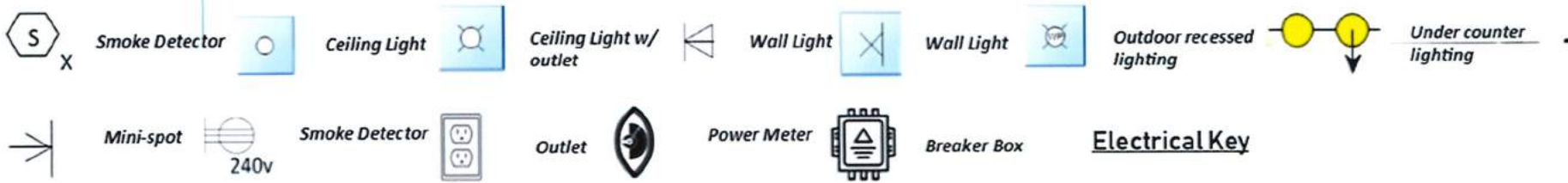
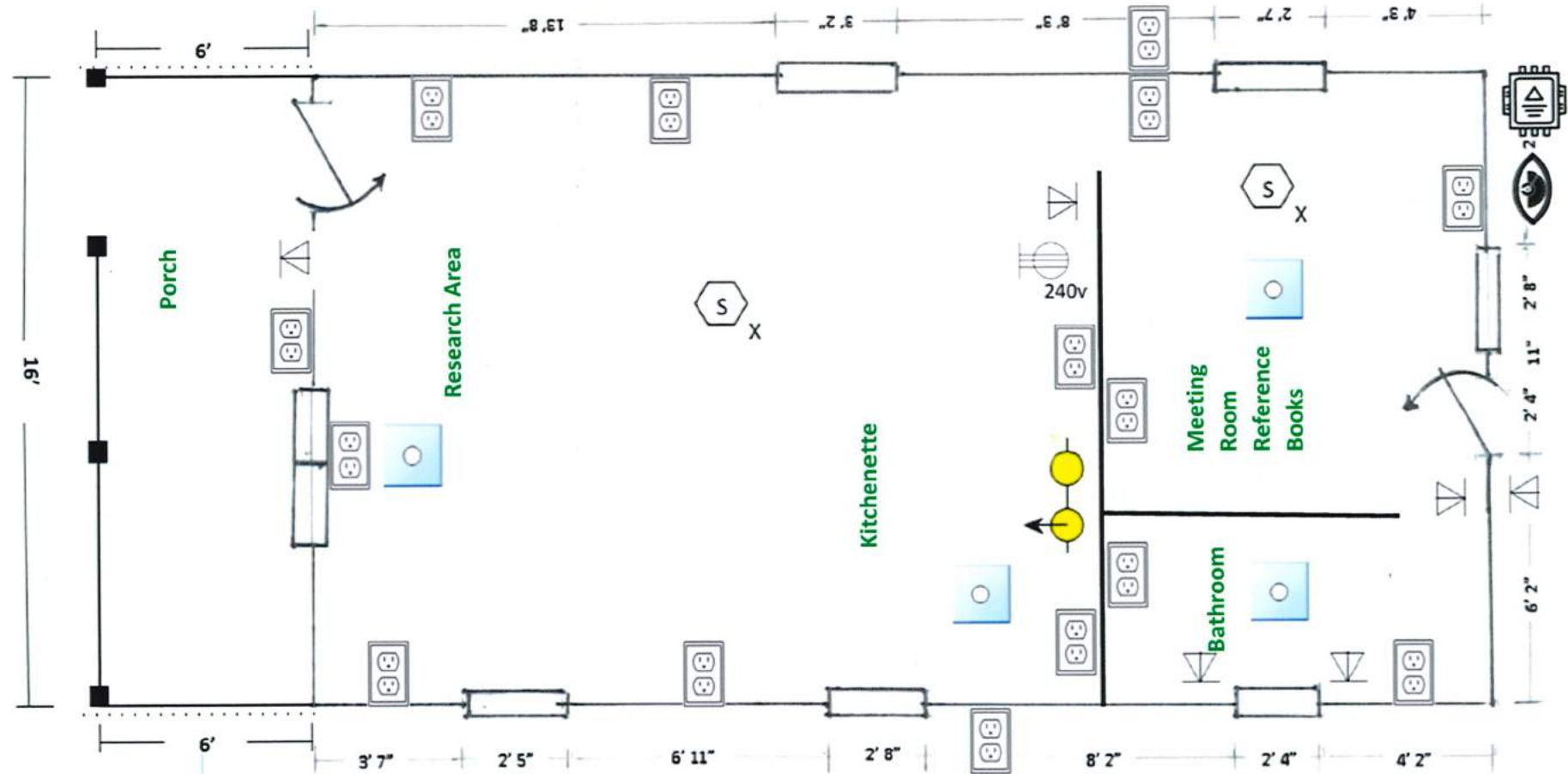


Subflooring; carpet had to be removed

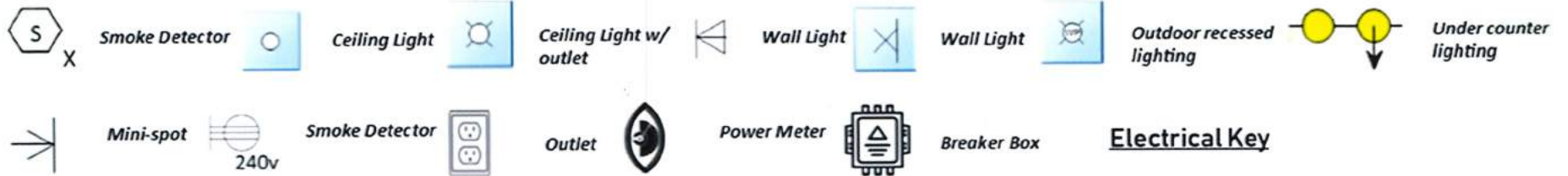
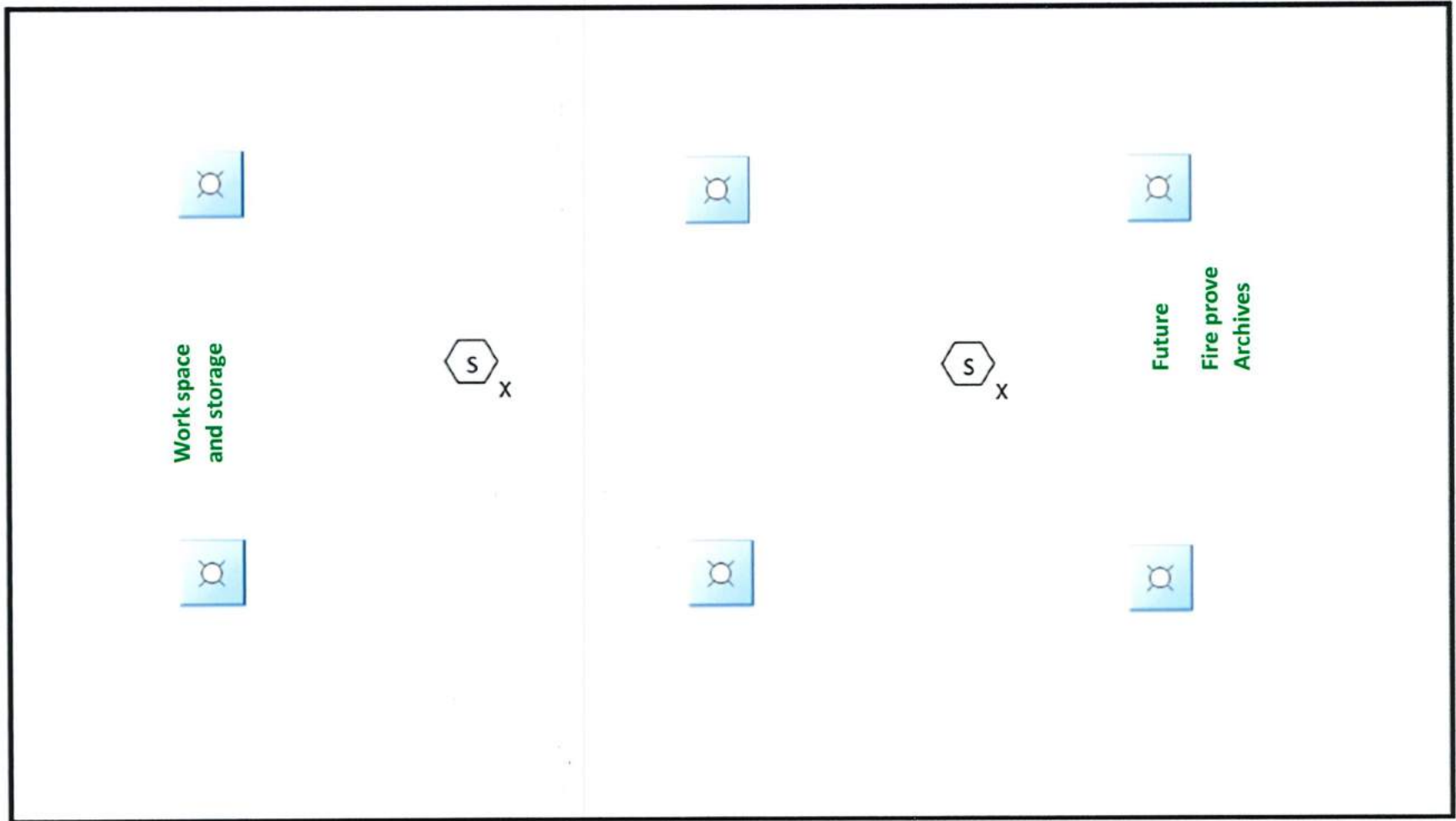


General Floor plan; show outdoor lights and outlets; see kitchen for more details on that area. Fire alarms, wall mount, and ceiling lights show.

Photographs of all major rooms and project rooms, labeled and keyed to a floor plan
Electric Plan; Main Floor plan and Subbase ment; Elevations are available



Lower Level



Pictures of the To-Scale Model Showing the cabinet design, flooring, and ceiling Repairs



Budget Note;

The budget form had to be slightly adjusted given the nature of the product, number of suppliers, and uniqueness of the historic structure. While you requested a split for labor and parts there was no room on the form to provide such information so it was included on our budget detail or the supplier's enclosed quotations-or both.

Audit Report;

The CCF has not done an audit. As a small nonprofit, the estimated cost of \$10,000-\$20,000 is not a good use of public funds at the moment. We have a qualified and licensed bookkeeper that has done our books for 20 years. Until we get more revenue stream, an audit is not possible without being irresponsible.

Comstock Cemetery Foundation: Income and Expenses 2019
Grant incomes was in 2015 and 2017-projects were completed in 2018

<u>INCOME</u>	<u>2019</u>
<u>Contributions</u>	\$9,921.69
Donations from social media, individuals, business/civic organizations, Amazon shopper; tubes, jars, boxes	
<u>Ongoing Programs</u>	\$1,805.00
Operation Jigsaw; Family Site repairs; Cemetery center; gardens, and burial assist fees	
<u>Public Education</u>	\$1,299.00
Tours/Speakers	
<u>Memberships</u>	\$2,460.00
<u>Fund Raisers</u>	\$3,369.85
Halloween; Cemetery Gin; Weddings	
<u>Total Income:</u>	<u>\$18,855.54</u>

<u>EXPENSE</u>	<u>2019</u>
<u>Payroll-grant writing</u>	\$7,234.08
<u>Administration</u> License fees; liability and WC ins; operational supplies and printing/repro	\$2,180.09
<u>Fundraising</u> Calendar production; bench sponsor; Halloween' FR postage; FR supplies general	\$716.32
<u>Membership Expense</u> Newsletter, awards, mailers, meeting	\$403.30
<u>Public Education</u> Brochures; displays presentations; tours speakers; historical docs and photos; community outreach; web design; grant solicitation; volunteer appreciation	\$1,372.47
<u>Programs</u> Operation Jigsaw; Memorial Day; Christmas	\$429.38
<u>Restoration Preservation</u> Family plot repair; Visitor Center; Property Repairs, ground stabilization; Utilities; Security systems; Tools and equipment; Cem Masons; ST Cem OF; ST Cem Firemen, gardens installed Fencing maintained, weeds, pathways	\$6,740.00
<u>Total Expenses</u>	<u>\$12,565.64</u>

GRANT APPLICATION FOR 2019-2020

BUDGET FORM PART III

Applicant: Comstock Cemetery Foundation

1. Personnel:

	Position Title	Hours	Hourly Rate (HR)	✓ if HR includes Fringe Benefits	% of HR that is a fringe benefit	Amount of fringe benefit	Total Amt	State Share	Non-State Share
a.	Grant Manager	20 per month	Fixed	Na	Na	Na	\$600.00 per month	NA	\$7,500.00
b.	Site Assist	75	\$55.00	Na	Na	Na	\$4,125.00	NA	\$4,125.00
c.	Photo Doc	40	\$45.00	Na	Na	Na	\$1,800.00	NA	\$1,800.00
d.									
e.									
f.									
g.									
h.									
i.									
j.									
Sub-total:							\$ 13,425.00	\$ -0-	\$ 13,425.00

2. Travel: (see GSA rates in the application form)

		Rate	Miles/# of days	Total Amount	State Share	Non-State Share
a.	Mileage					
	1. Person #1-					
	2. Person #2-					
b.	Per Diem Reimbursements (Breakfast)					
	Per Diem Reimbursements (Lunch)					
	Per Diem Reimbursements (Dinner)					
c.	Transportation costs (parking fees, taxi, etc.)					
d.	Lodging					
	1. Weeknight (Sun-Th)					
	2. Weekend (Fri-Sat only)					
e.	Other:					
f.	Other:					
Sub-total:				\$	\$	\$

**GRANT APPLICATION FOR 2019-2020
BUDGET FORM PART III**

Applicant: Comstock Cemetery Foundation

3. Contractual Services: (Attach itemized lists or contractor quotes showing the breakdown of materials and labor costs for all proposed work items)

	Contractual Service	Total Amount	State Share	Non-State Share
	PART 1			
a.	Platform; Collins	\$22,500.00	\$22,500.00	
b.	Gravestone repairs and Install; Dillon	\$5,478.00	\$3,591.00	\$1,887.00
c.	Platform; all pavers	\$3,027.05	\$2,687.25	\$339.80
d.	Frame sign; welded and created; TJs	\$1,800.00	\$1,585.00	\$215.00
e.	Interpret sign; On-the-Side Graphics	\$375.00	\$375.00	
f.	NV Power	\$7,000.00	\$7,000.00	
g.	Power to Center; Lights to Platform; Highlands	\$10,400.00	\$10,400.00	
h.	Garden Exhibit	\$1,900.00	\$1,900.00	
i.	Plant Materials; exhibit	\$670.00		\$670.00
	Part 1 subtotal:	\$53,150.05	\$50,038.25	\$3,111.80
	PART 2			
j.	Internal wire; fire; outlets; Highlands	\$7,900.00	\$6,900.00	\$1,000.00
k.	Fixtures	\$2,400.00		\$2,400.00
l.	Kitchenette; cabinet; TJs	\$14,600.00	\$11,600.00	\$3,000.00
m.	Ceiling restoration; TJs	\$2,500.00	\$2,125.00	\$375.00
n.	Sub-floor/floor; Collins	\$10,343.00	\$10,343.00	
	Part 2 subtotal:	\$37,743.00	\$30,968.00	\$6,775.00
	Combined Sub-total:	\$ 90,893.05	\$ 81,006.25	\$ 9,886.80

**GRANT APPLICATION FOR 2019-2020
BUDGET FORM PART III**

4. Operating: List estimated operating expenses relating to the proposed project.

	# of items	Rate per item	Flat Rate	Amount	State Share	Non-State Share
a.	Photocopying					
b.	Film and Processing					
c.	Maps					
d.	Postage					
e.	Telephone					
f.	Utilities					
g.	Supplies (specify):					
h.	Other (specify):					
i.	Other (specify):					
Sub-total:				\$	\$	\$

5. Other (please specify or attach detailed budget):

	Rate	Amount	State Share	Non-State Share
a.				
b.				
c.				
d.				
e.				
f.				
g.				
h.				
Sub-total:		\$	\$	\$

6. Section #1- 6 Subtotals:

	Amounts	State Share	Non-State Share
1. Personnel	\$	\$	\$
2. Travel	\$	\$	\$
3. Contractual Services	\$	\$	\$
4. Operating	\$	\$	\$
5. Other	\$	\$	\$
Sub-total:	\$	\$	\$

- 7. Requested State Share Total**
- 8. Potential Non-State Share**
- 9. Actual Non-State Share**
- 10. Proposed Project Costs**

Subtotal:	\$ 81,006.25
Subtotal:	\$ 23,311.80
Subtotal:	\$ 23,311.80
Grand Total:	\$ 104,318.05

Budget; Worksheet

Supplier	Function	Part	Labor/Parts Notes	Requested	CCF	Total
C Wheeler	Project Director	1-2	Accounting, and project		\$7,500.00	\$7,500.00
J Allen	Asst. Grant Manager	1-2	75 hours @ \$55		\$4,125.00	\$4,125.00
L Huntington	Photographer	1-2	40 hours @ \$45 per hour		\$1,800.00	\$1,800.00
Collins	Decking Install Stain and Seal	1	\$22,500.00 Product \$6,750.00 (\$15,750 labor)	\$22,500.00		\$22,500.00
Dillon Stone	Marker Repair-Install	1	\$4,445.00 Lab, \$1,033.00 mat	\$3,591.00	\$1,887.00	\$5,478.00
Dillon Stone	Walkway and sign area	1	\$2271.25 Lab \$755.80 mat	\$2,687.25	\$339.80	\$3,027.05
TJ's Wood and Weld	Sign Construct-frame Assist Stone Mason	1	\$700 lab \$285.00 lab \$600 sign install labor	\$1,585.00	\$215.00	\$1,800.00
On-the-side	Sign	1	\$125.00 mats \$250 lab	\$375.00		\$375.00
NV Power	Hookup	1	This is an online estimate Can't do part 2 without this	\$7,000.00		\$7,000.00
Highlands Elect	Meter, Breaker, and Recessed Lighting	1	Can't do part 2 without this See quote for breaks	\$10,400.00		\$10,400.00
El Patio	Garden Exhibit	1	Sprinkler hook up, soil, paver, liner surround	\$1,900.00		\$1,900.00
Master Gardeners Volunteers	Garden Exhibit-vinca- cuttings, Oregon Trail Rose Heritage Rose Lilac	1	Plants obtained by volunteers, some cutting from existing in the cemetery-all labor		\$670.00	\$670.00
Totals Part 1				\$50,038.25	\$16,536.80	\$66,575.05

Supplier	Function	Part	Labor/Part Notes	Requested	CCF Match	Total
Highland Electric	All internal wiring; and hardware	2	See detail quote	\$6,900.00	\$1,000.00	\$7,900.00
Fixtures-will attempt to re	4-overhead, 4 wall mount, 3 undercounter	2	All parts		\$2,400.00	\$2,400.00
*Supplier-TJs and Eatons	Cabinets	2	2 verbal quotes; infrastructure dependent	\$11,600.00	*\$3,000	\$14,600.00
TJs	Ceiling	2	\$1,800 lab \$325 mat	\$2,125.00	\$375.00	\$2,500.00
Collins But may use another supplier	Lumber Liquidators is suggested for better prices	2	Subflooring: \$983.00 (\$306 plywood \$677 labor) product \$2250.00 \$135.00 materials \$6975.00 labor	\$10,343.00		\$10,343.00
Totals Part 2				\$30,968.00	\$6,775.00	\$37,743.00

Project total: \$104,318.05

CCF Match: \$23,311.80

Requested Grant: \$81,006.25

*Overage could run \$3,000-\$5,000, all overage potential costs will be covered as CCF match



HIGHLAND ELECTRIC & LIGHTING

P.O. Box 1135, Virginia City, NV 89440 / 775-300-3299

Nevada License #0081928 / Bid Limit \$240,000

PROPOSAL

February 7, 2020

Candace
Virginia City Cemetery
Virginia City, NV. 89440

Email: candace1225@ymail.com
Phone: 775 848 3553

Re: Cemetery Visitors Center Improvements

We respectfully submit the following proposal based upon specifications provided by Candace and Cal and a site visit by Kenny and Dale

CLARIFICATIONS

- POWER:
Provide and install five GFI receptacles
Provide and install 8 duplex receptacles
Provide and install 36' of plugmold in the dining area
Provide and install a 50A 250V range circuit
Provide and install a 30A 250V water heater circuit
Provide and install two smoke detectors
Provide and install a 100A electrical panel to support the new circuitry
Lighting:
Provide and install four ceiling lighting locations for customer provided fixtures
Provide and install six wall lighting locations for customer provided fixtures
Provide and install lighting at the kitchen cabinets as accent lighting
All lighting will be controlled by dimmers located near the front door

Table with 2 columns: Description and Amount. Rows include Sub-Total (\$7,900.00), Virginia City Cemetery Association Donation (<\$1,000.00), and Total (\$6,900.00).

EXCLUSIONS

- Bonding cost, plan check fees, and utility company fees;
Overtime, shift work, accelerated schedule outside normal work hours M-F 7:00AM-3:30PM;
Testing, handling, containment and hauling of hazardous material;
Access panels;
Painting and patching of any surface;
Low voltage cabling for telco or data; and
Fire alarm cabling or equipment.

The proposal price is subject to change thirty (30) days from proposal date. Pursuant to N.R.S. 108.245, you are hereby given notice that Highland Electric and Lighting LLC providing the services listed above, may at a future date, claim a lien as provided by law against property if Highland Electric and Lighting LLC is not paid.



As an indication of your acceptance of this proposal, please sign below and return to me. If you have any questions or if I can be of any further assistance, please do not hesitate to call.

Sincerely,

Kenny McNutt
775-378-0909
kennym@highlandel.com

ACCEPTANCE: _____

DATE: _____



HIGHLAND ELECTRIC & LIGHTING

P.O. Box 1135, Virginia City, NV 89440 / 775-300-3299

Nevada License #0081928 / Bid Limit \$240,000

PROPOSAL

February 7, 2020

Candace
Virginia City Cemetery
Virginia City, NV. 89440

Email: candace1225@ymail.com
Phone: 775 848 3553

Re: Cemetery Visitors Center Electric Service

We respectfully submit the following proposal based upon specifications provided by Candace and Cal and a site visit by Kenny and Dale

CLARIFICATIONS

- POWER: Provide and install a 100A pedestal at the northwest corner of the fence. Includes approximately 200' of 3" conduit from the NV Energy pole to the pedestal (See attached drawing)
Provide and install a 100A circuit to the panel located on the visitors center. Includes approximately 120' of 2" conduit.
Lighting: Provide and install eight headstone lights at the extended porch area

Total:.....\$10,400.00

- Alternate Price: Trenching approximately 320' for underground services (trenching, sand and backfill per NV Energy specifications)

Total:.....\$6,500.00

EXCLUSIONS

- Bonding cost, and utility company fees;
Overtime, shift work, accelerated schedule outside normal work hours M-F 7:00AM-3:30PM;
Testing, handling, containment and hauling of hazardous material;
Access panels;
Painting and patching of any surface;
Low voltage cabling for telco or data; and
Fire alarm cabling or equipment.

The proposal price is subject to change thirty (30) days from proposal date. Pursuant to N.R.S. 108.245, you are hereby given notice that Highland Electric and Lighting LLC providing the services listed above, may at a future date, claim a lien as provided by law against property if Highland Electric and Lighting LLC is not paid.



As an indication of your acceptance of this proposal, please sign below and return to me. If you have any questions or if I can be of any further assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenny McNutt", is written over the word "Sincerely,".

Kenny McNutt
775-378-0909
kennym@highlandel.com

ACCEPTANCE: _____

DATE: _____



2966 Eagle Rock Court
 Reno, NV 89511

TJ's
**Welding, woodworking, finishing,
 general repairs**

Licensed in the State of Nevada

Estimate:
 Comstock Cemetery Foundation
 20 N E Street, P.O. Box 1172
 Virginia City, NV 89440

Date: February 12, 2020
 Good for 6 months

This quote is for 3 separate jobs, 1 is to assist the stone mason. Given that I have worked in Virginia City numerous times it goes without saying, that this is an estimate. There is always a chance of additional work and/or problems I did not foresee. I will discuss these conditions with the customer as we proceed. For non-profits, I provide a 10% discount on my labor to serve as match for any grants that may be applied. In addition, for repeat non-profits, I give a 15% discount on my labor-and my thanks.

Job #1 Work: Repair the ceiling, removed broken boards, secure sagging timber, secure holes. Remove all staples, nails, and muslin. Sand and seal.

\$2,500.00	Supplies and labor
\$ 375.00	15% Discount
\$2,125.00	Job total
\$ 325.00	Supplies and parts
\$1,800.00	Labor
\$2,125.00	Final Total

Job #2 Work: Create framework, working with the sign designer, for the front of the Story Platform. Using, in part, old iron poles from the cemetery. Work with the stone mason to install sign.

\$1,200.00	Supplies and labor
\$ 215.00	15% Discount
\$ 985.00	Job total
\$ 285.00	Supplies and parts
\$ 700.00	Labor
\$ 985.00	Final Total

Sample picture supplied by customer



Job #3 Work: To assist the stone mason in the stabilization of grave markers during the installation onto the story platform.

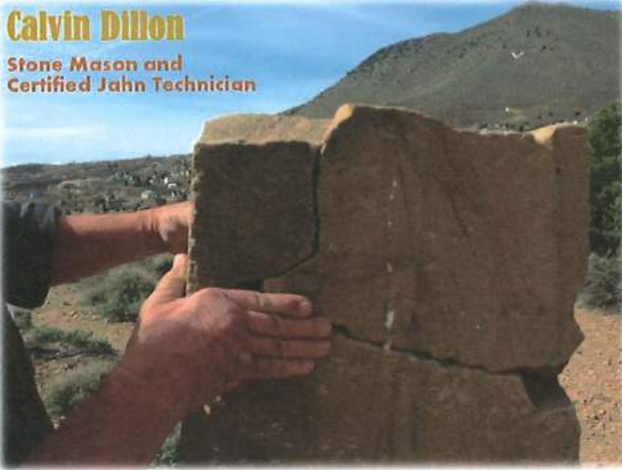
\$ 600.00

Labor 20 hours @ \$30.00 per hour (estimate)

\$ 600.00

Final Total

Calvin Dillon
 Stone Mason and
 Certified Jahn Technician



Silver City, Nevada
 775-297-551

30 years Comstock experience in stone cutting, brick laying and refit, local mortar mixing.

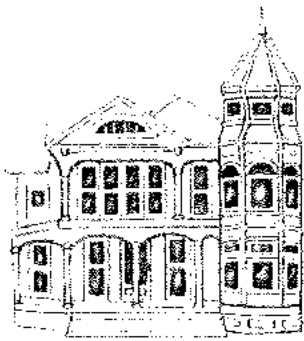
13 Years Jahn mortar experience, licensed technician, certified training by National Park Service-Technical group

Story Platform-Part 1

Estimate for Walkway pavers and interpretation area paver installation

<u>Item</u>	<u>Activity</u>	<u>Cost</u>	<u>Discounted Cost</u>
Visitor Center front walkway	Build (3.5' x 16')		
	Labor	\$1,092.50	\$929.50
	Supplies Materials; pavers, sand (delivery charge), pallets, paver edging kit, rebar, border pavers		
	Supplies	\$502.80	\$502.80
Interpretation Sign area (Increased size from plans by 6-8 square feet)			
	Labor	\$1,178.75	\$1,001.95
	Supplies-Materials; pavers, sand (delivery), pallets, pavers edging kit, rebar, edging, border paver		
	Supplies	\$253.00	\$253.00
Totals		\$3027.05	\$2687.25

Local, non-profit discount for match as applied \$755.80



Collins Construction Company

Established 1981

**127 B Street, PO 124
Virginia City, Nevada 89440
Phone: 775-720-8011**

Licensed and Insured in the state of Nevada

Quote for Comstock Cemetery Foundation, Part 1
Public-use Story Platform

Item-activity	Cost
Substructure; 2"x12"	\$1500.00
41' linear 4"x4" perimeter	\$ 950.00
Outside front-back planks 45' linear	\$ 475.00
Redwood planks 450 square feet	\$2600.00
Stain and seal	\$ 350.00
Hardware; rebar; brackets	\$ 125.00
Runners; Cement	\$ 350.00
Total	\$7300.00
Labor;	
Grade, pour cement piers, infrastructure, layout redwood, stain and seal	\$15,200.00
Total	\$22,500.00

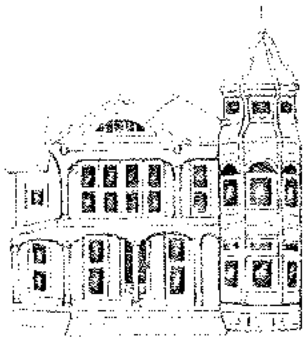
_____ *Jim Collins* _____

_____ 2-10-20 _____

Jim Collins, owner

Date

The proposal prices are subject to change sixty days from proposal dates. Pursuant to N.R.S. 108.245, you are hereby given notice that Collins Construction providing the services listed above, may at a future date, claim a lien as provided by law against property if Collins Constructor is not paid. 50% of material costs down-payment is required. Based on possible state and/or federal funding.



Collins Construction Company

Established 1981

127 B Street, PO 124
Virginia City, Nevada 89440
Phone: 775-720-8011

Licensed and Insured in the state of Nevada

Quote for Comstock Cemetery Foundation, Part 2 **Wood and Subfloor Installation**

Item-activity	Cost
Material and Supplies;	
Subfloor; 17 strano-grade ply	\$306.00
3/4" x 3-1/4" Select Brazilian Cherry Solid Hardwood Flooring	\$ 2250.00
Hardware	\$135.00
Total:	\$2691.00
Labor;	
Install tongue and groove, sealant, nail	\$6975.00
Install subfloor labor	\$677.00
Total:	\$10343.00

Jim Collins

Jim Collins, owner

2-10-20

Date

The proposal prices are subject to change sixty days from proposal dates. Pursuant to N.R.S. 108.245, you are hereby given notice that Collins Construction providing the services listed above, may at a future date, claim a lien as provided by law against property if Collins Constructor is not paid. 50% of material costs down-payment is required. Based on possible state and/or federal funding.

Hi Candace,

Can you tell us the address and parcel number (APN) where you are trying to get service? What is the panel size for the service (100A, 200A, etc.). I am assuming that you just need 120/240V service, but please let us know if you need something else. If you know where your panel will be located on the parcel and the distance from the nearest transformer, then that will be helpful as well. If you have that information, then there are a few ways to reach us. You can come to the office at 875 E. Long St. in Carson City, you can reply to all on this email with the above information or you can call us at 775-834-2961. The first two options will likely be the quickest way to get assistance.

We would be happy to provide you with a ballpark estimate. However, the more information we have about your service the better the ballpark estimate will be. For best results, I would recommend you complete an application for a ballpark estimate. I've attached that application and a checklist of required documents to this email. If you decide to submit the application, then please just check the Ballpark checkbox and then we can change it to binding design later if you decide to proceed with the project. Please let me know if you have any questions.

ESTIMATE: \$7,000.00

Regards,

Aaron

Aaron Schaar

Aaron Schaar|Supervisor, Distribution Design

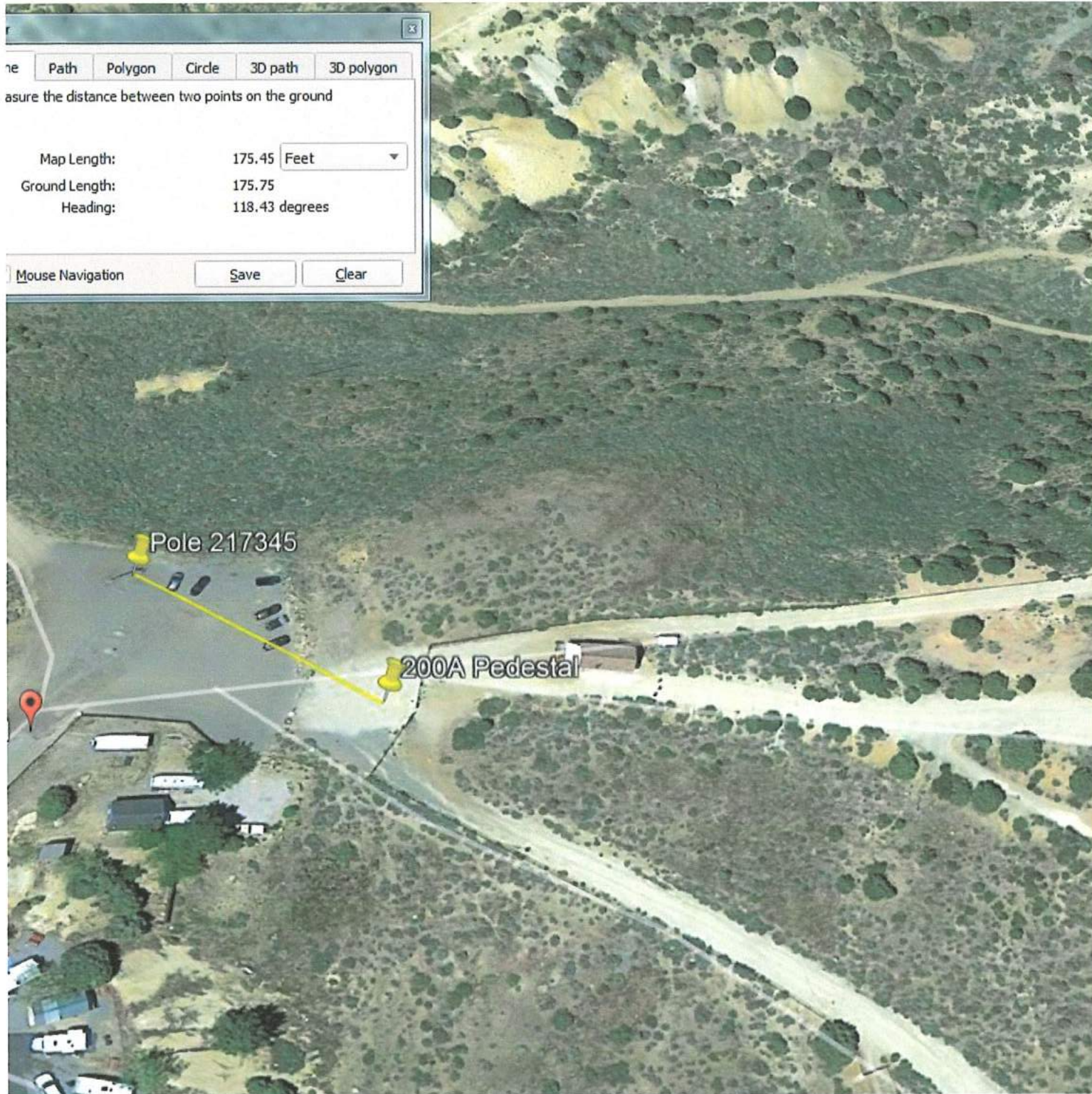
T: 775.834.2925 | M: 775.301.9422 | aschaar@nvenergy.com

ne Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length:	175.45	Feet
Ground Length:	175.75	
Heading:	118.43	degrees

Mouse Navigation Save Clear



For :Cemetery At Virginia City ...

ACTIVITY & LABOR STUFF

El Patio

③ GARDEN -Exhibit PLANTER AREAS :

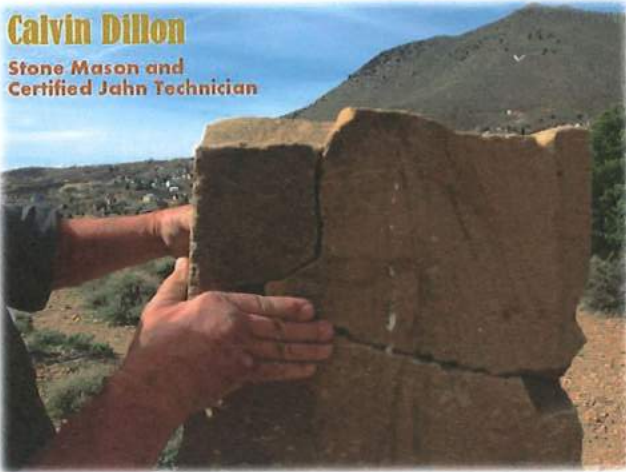
- For the garden areas will attach a drip water valve zone from water whit auto self timer for irrigate future plants & flowers that can be placed at front parts of deck structure...this water valve zone will be attached to the main water line that going to the existing water zones that are ahead on cemetery areas .

Total Cost\$ For Labor & Materials \$...\$1,900.00

Note: Before start this project will be need half the of the money\$ Of this estimate cost At Front for buy MaterialsOther half part of the Money cost\$ will be Paid when project be Done..
Thanks..

Master Gardeners to supply planting materials

Calvin Dillon
 Stone Mason and
 Certified Jahn Technician



Silver City, Nevada
 775-297-551

30 years Comstock experience in stone cutting, brick laying and refit, local mortar mixing.

13 Years Jahn mortar experience, licensed technician, certified training by National Park Service-Technical group

Stone Repair and Site Installation Summary
Comstock Cemetery Foundation: Estimate for Part 1-Story Platform

<u>Item</u>	<u>Activity</u>	<u>Cost</u>	<u>Discounted Cost</u>
17 Stones	7 Stones Require Repairs;	\$1,395.00	\$1,080.00
	All Stones Require Cleaning	\$ 850.00	-0-
16 Stones	Installation for 16	\$1,980.00	\$1,308.00
1 Stone; George Washington, requires frame		\$220.00	\$170.00
Parts, Supplies	Jahn, epoxy, granite Cinder blocks, cement, decomposing Granite, Braces, hardware	\$1,033.00	\$1,033.00
Totals	4,020.00	\$5,478.00	\$3,591.00*





Local, non-profit discount for match as applied \$1,887.00


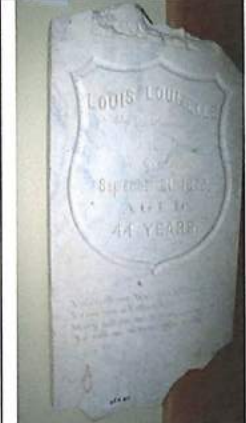
* See TJ's quote for additional costs in relocation and stone stabilization for setting.




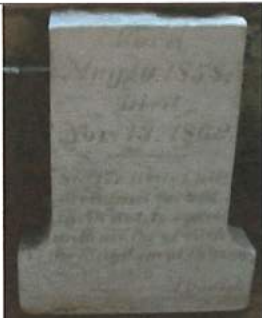
**Stolen; Lost Headstones
Public Interpretative Platform**

Photograph	Dimensions	Repairs-Notes
#1-Front 	W 19" 1.58' D 2" L 42" 3.25' Dottie Kohn	Clean-light, repair crack
#2 Front 	W 16" 1.03' D 1.75" L 24" 2.00' Robert Stancliffe	None
#3 Front 	W 12" 1' D 3.50" L 20" 1.6' Lillie Perrow	Clean; possible attempt to remove cement, or mount as is
#4 Front 	W 10" 10" D 2" L 23" 1.9' Chas Fosker	None Fought in Gettysburg

<p>#5 Front</p> 	<p>W 18" 1.5' D 3.5" L 18" 1.5'</p> <p>Hurlowa Haskell</p>	<p>None</p>	<p>Stone Repair -----0-----</p> <p>Stone Set-Install -----</p>
<p>#6 Front</p> 	<p>W 13" 1.01' D 1.75" L 23" 1.9'</p> <p>Alex Johnson</p>	<p>None</p>	<p>Stone Repair -----0-----</p> <p>Stone Set-Install -----</p>
<p>#7 Front</p> 	<p>W 24" 2.0' D 2" L 39" 3.25'</p> <p>John Page</p>	<p>Repair and Clean</p>	<p>Stone Repair -----</p> <p>Stone Set-Install -----</p>

#8 South Side			
	W 18" 1.5' D 4" L 29.5 2.45' Leopold Newberger	None	Stone Repair -----0----- Stone Set-Install -----
#9 South Side			
	W 15.5" 1.29' D 2.5" L 16" 1.33' Charles Price	None	Stone Repair -----0----- Stone Set-Install -----
#10 South side			
	W 19" 1.58' D 2" L 51" 4.25' Timothy Horan	Repair in 3 places, clean	Stone Repair ----- Stone Set-Install -----
#11 South Side			
	W 16" 1.3' D 2.5" L 38" 2.33' Willie Williams 3 years old	Light clean	Stone Repair ----- Stone Set-Install -----

#12 South Side			
	<p>W 22" 1.8' D 2" L 47" 3.9'</p> <p>John and Minnie Woolley</p>	<p>None</p>	<p>Stone Repair -----0-----</p> <p>Stone Set-Install -----</p>
#13 South Side			
	<p>W 20.5" 1.7' D 2" L 40" 3.3'</p> <p>Louis Louzellus</p>		<p>Stone Repair -----</p> <p>Stone Set-Install -----</p>

#14 North Side			
	W 15" 1.5' D 1.75" L 31" 2.58'	Clean; possible attempt to remove cement, or mount as is	Stone Repair ----- Stone Set-Install -----
#15 North Side			
	W 13" 1.1' D 1" L 28" 2.33'	Touch up repair and clean Unusual shape	Stone Repair -----0----- Stone Set-Install -----
#16 North Side			
	W 15" 1.5' D 2" L 25" 3.16'	Clean only	Stone Repair ----- Stone Set-Install -----
#17 North Side			
	W 14.5" 1.2' D 3.5" L 18" 1.5'	No clean or repair needed Unknown; upper child's name and lamb (guess) removed, stolen	Stone Repair -----0----- Stone Set-Install -----

Dimensional Overview-Available Linear Space

North-west side; only about 3-4 on front section 4'		48"
Front Side	12'	144"
South Side	15'	180"
<u>Total</u>	<u>31'</u>	<u>372"</u>
<u>Width of Total Stones</u>	<u>21.9'</u>	<u>263.5"</u>

Selected Stones for the Front-May Change Dependent on Spacing

#1-Dottie Kohn

W	1.58'	19"
D 2"		
L	3.25'	42"

#2-Robert Sandcliffe

W	1.03'	16"
D 1.75"		
L	2.00'	24"

#3-Lille Perrow

W	1'	12"
D 3.50"		
L	1.6'	20"

#4-Charles Focker

W	10"	10"
D 2"		
L	1.9'	23"

#5-Harlowa Haskell

W	1.5'	18"
D 3.5"		
L	1.5'	18"

#6-Alex Johnson

W	1.01'	13"
D 1.75"		
L	1.9'	23"

#7-John Page

W	2.0'	24"
D 2"		
L	3.25'	39"

Total 8.22' combined 12' available

Selected Stones for the South Side-May Change Dependent on Spacing

#8-Leopold Newberger

W	1.5'	18"
D 4"		
L	2.45'	29.5"

#9-Charles Price

W	1.29'	15.5"
D 2.5"		
L	1.33'	16"

#10-Timothy Horan

W	1.58'	19"
D 2"		
L	4.25'	51"

#11-Willie Williams

W	1.3'	16"
D 2.5"		
L	2.33'	38"

#12-Minnie Woolley

W	1.8'	22"
D 2"		
L	3.9'	47"

#13-Louis Louizellus

W	1.7'	20.5"
D 2"		
L	3.3'	40"

Total 9.17 combined 15' available

Selected Stones for the North Side-May Change Dependent on Spacing

#4 Aaron Korn

W	1.5'	15"
D 1.75"		
L	2.58'	31"

#5 George Washington

W	1.1'	13"
D 1"		
L	2.33'	28"

#6 Newton Lamkin

W	1.5'	15"
D 2"		
L	3.16'	25"

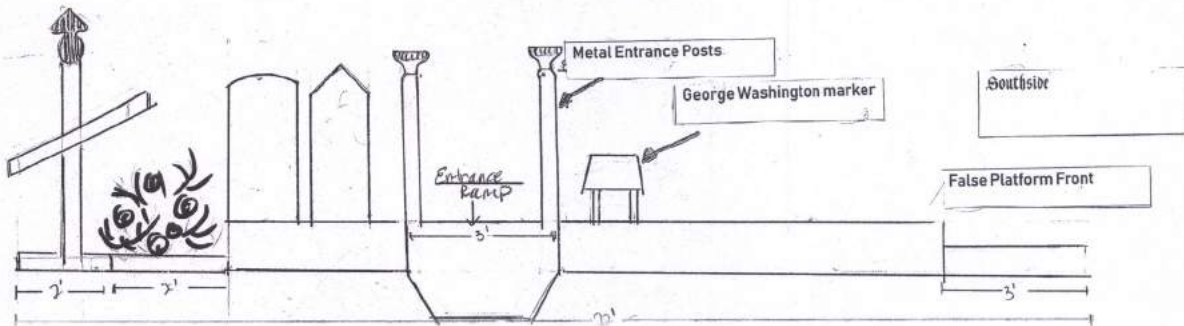
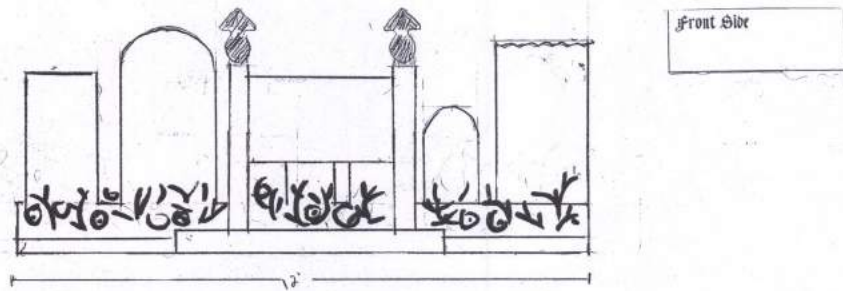
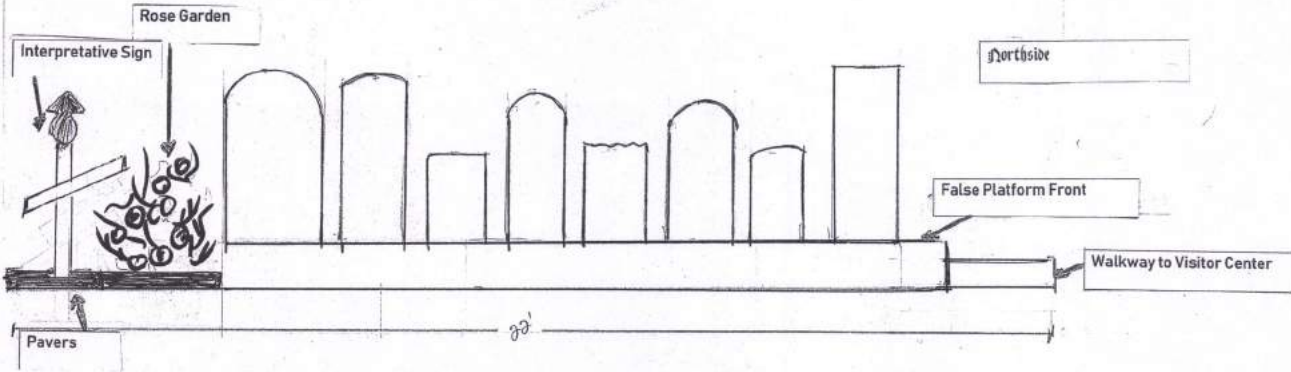
#7 Name Stolen: Unknown

W	1.2'	14.5"
D 3.5"		
L	1.5'	18"

Total	5.30'	4**
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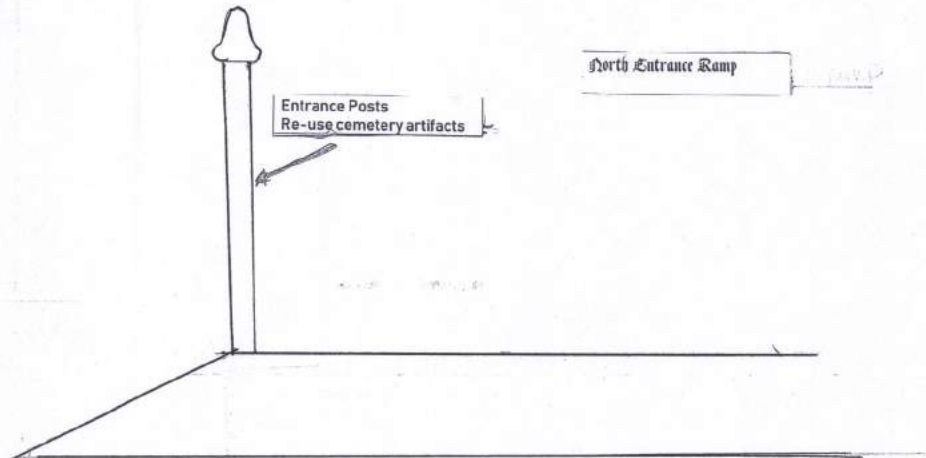
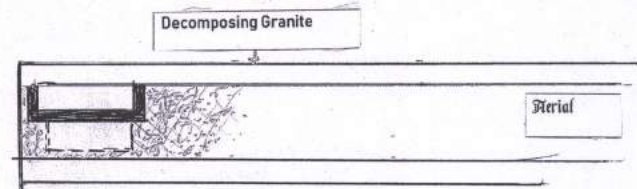
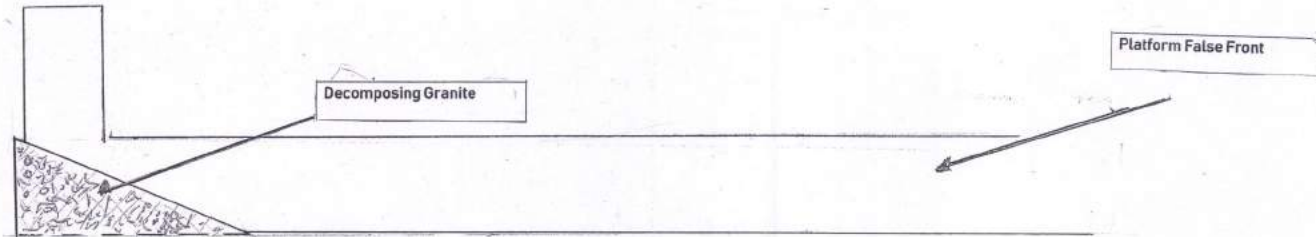
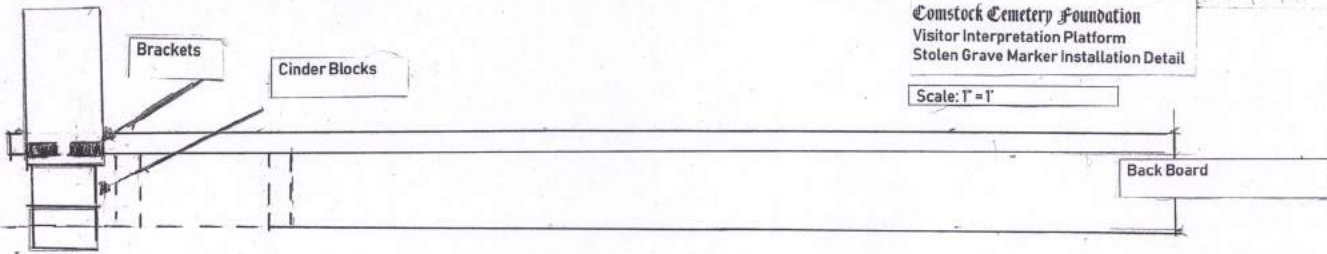
*** It is acceptable that the total combined width exceeds the available as the George Washington stone will be mounted on the platform.**

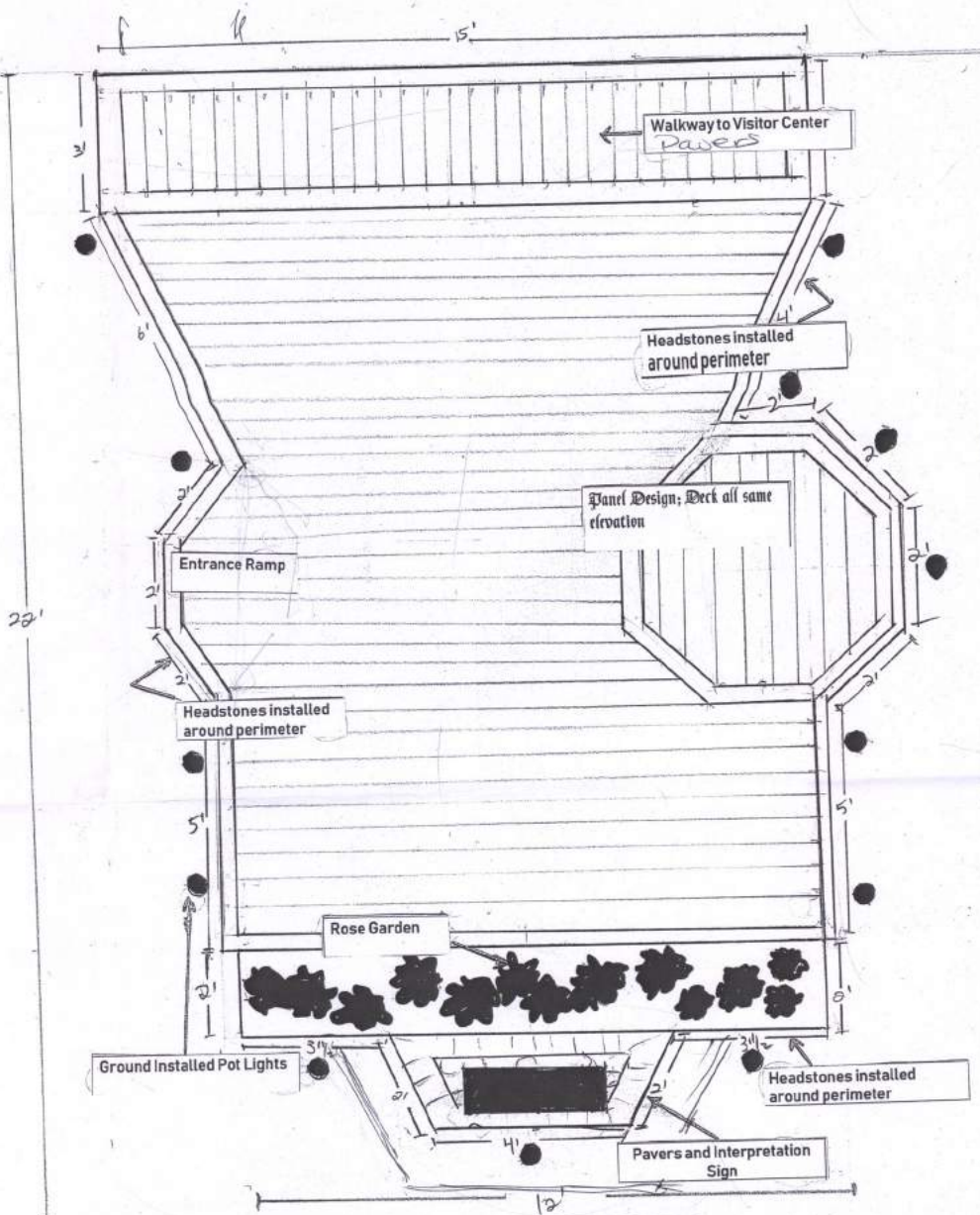
Comstock Cemetery Foundation
 Visitor Interpretation Platform
 Elevations



Comstock Cemetery Foundation
Visitor Interpretation Platform
Stolen Grave Marker Installation Detail

Scale: 1" = 1'





Comstock Cemetery Foundation
 Visitor Interpretation Platform
 And its going to be so cool!!!

Scale: 1/4" = 1'



**Comstock Cemetery
Foundation
Story Platform**

This is a collection of monuments, not a single monument. The collection is called West
Tombstone collection. These are an "historic" people buried here these are the graves of the
miners, the shop owners, and the working people that helped to make others rich. The
single largest stone in their collection is that of a man known as a hero in
the state of Nevada.