

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

For SHPO use only  
Initials: SJ  
Received: 2-28-20  
Postmarked:  
Delivery Style: Hand Delivered  
**RECEIVED**

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

**FEB 28 2020**

STATE HISTORIC  
PRESERVATION OFFICE

Applicant Organization: Friends of Dangberg Home Ranch  
EIN (Taxpayer Identification Number): 27-5385237  
Mailing Address: PO Box 1158  
City: Minden County: Douglas ZIP: 89423

Project Contact: Mark Jensen Title: Director  
Daytime Phone: 775-783-9417 Evening Phone: 775-230-4357

Fax: None Email: curator@dangberghomeranch.org

Project Title: \_\_\_\_\_  
Project Address: 1450 NV-SR 88  
City: Minden County: Douglas ZIP: 89423

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

Historic Property Name: Dangberg Home Ranch Historic Park Date Built: 1857-1917

Property Insured:  Yes; please enclose one copy of policy  No; please explain: \_\_\_\_\_

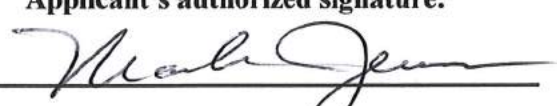
**Project Synopsis (brief):**

Restoration of the interiors of two 1917 brick buildings, including electrical service and fixtures in both, repair of the sheet metal roof of one of those buildings, repairs to brick walls, and repairs to windows, doors and miscellaneous interior features; restoration of a 1917 brick gateway; and engineering and architectural planning for repairs to the foundation of an 1857-1917 ranch house.

Proposed Start Date: August 1, 2020

Proposed End Date: December 31, 2021

<b>Project Budget Summary:</b>	
Amount Requested:	\$ <u>115,000</u>
Proposed Match: Cash	\$ <u>33,000</u>
In-Kind/Donations:	\$ <u>18,000</u>
Total Project Budget:	\$ <u>166,000</u>

**Applicant's authorized signature:**  
  
Name (please print): Mark Jensen  
Title: Director  
Date: 2/28/20

**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: Director

Name (please print): Mark Jensen

Date: 2/28/20

**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Narrative**

**A. PROJECT DESCRIPTION**

**1. What building(s), prehistoric feature, historic feature, or culturally significant feature are you restoring/rehabilitating?**

The work impacts four structures at the Dangberg Home Ranch Historic Park. Proposed are restoration of a garage and a separate carriage house, both made of brick and built ca. 1917; restoration of two brick pillars that together create an entrance gateway, built ca. 1917; and planning and design work towards future repair and stabilization of foundations of a ranch house, built 1857-1917.

**2. What is the historical significance of the property? How do you propose to restore/rehabilitate it?**

Heinrich F. Dangberg settled the Home Ranch in 1857 and created one of western Nevada's largest ranches. He and his descendants were important in the region's history, serving in the Nevada state legislature, founding the town of Minden, and playing significant roles in agriculture and commercial development. Dangberg Home Ranch Historic Park preserves this history, with eight structures built between 1857 and 1917 and a collection of more than 43,000 artifacts, documents and photographs original to the site or the family. Together, the site and the collection create interpretive value for various historical themes, including immigration, Westward expansion, agriculture, water resources, government, business and more, and enable understandings of material culture, family history and interpersonal relations.

Restoration work will consist of the following, performed by contractors with the appropriate expertise and tools, in line with historic restoration standards and the resulting plans produced by a licensed architect in consultation with a licensed structural engineer as needed, and with close participation by Friends of Dangberg and Douglas County personnel:

- a. Carriage House: interior/exterior wall repair (comprised of both lathe/plaster and brick surfaces), electrical service and fixtures, hardware repair replacement, and related work.
- b. Garage: interior/exterior wall repair (comprised of both lathe/plaster and brick surfaces), electrical service and fixtures, hardware repair replacement, and related work; repair of corrugated metal roof and related work.
- c. Gateway: foundation/footing leveling and stabilization, repair of brickwork/mortar, restoration of sculpted concrete, and restoration/stabilization of the cattle guard between the pillars; removal of old cottonwood tree.
- d. Ranch House: professional design and planning work for the foundations, including an engineering study and cost scoping.

**3. Who will be doing the work?**

Architect Paul Cavin has been selected to lead the design and planning phase of the project as a sole-source contractor, working in partnership with Douglas County and Friends of Dangberg staff, particularly parks superintendent Ryan Stanton and appropriate project management personnel. Subsequently these individuals will select qualified contractors to complete the work after an appropriate bidding process, in line with government standards regarding licensing and insurance. Exterior painting is not addressed in this application, as Douglas County has already funded and scheduled a major painting project for Fall 2020 that will paint all of the roofs and all of the exterior wood surfaces of all of the park's buildings, including the ranch house, carriage house, and garage.

#### **4. What is the timeline for the project? Who holds title to the property?**

The project will proceed in two phases:

Phase 1: Design and planning, Autumn 2020-Spring 2021

Includes completion of design work by the architect and engineer, and selection of appropriate contractors.

Phase 2: Construction, Summer-Fall 2021

Includes completion of all restoration and rehabilitation work outlined above.

Phase 3: Reporting and Close-Out, Fall-Winter 2021

The property is owned by Douglas County.

### **B. BUILDING USE/COMMUNITY INVOLVEMENT**

#### **1. How and by whom will the facility be used?**

The buildings and gateway proposed for restoration are part of the larger Dangberg Home Ranch Historic Park, a community center that is used by around 5000 visitors each year, primarily residents of Douglas County but also other Nevadans as well as visitors to the area. The park's grounds and buildings are the site of interpretive and cultural programming, including guided history tours, concerts, authors and other speakers, and more. The Dangberg Summer Festival of Music, History and Arts holds several dozen events each year, attracting half of the park's visitation.

The facilities restored will enable a variety of potential uses, including a welcome center, artifact displays, presentations, gift shop, and classes and other meetings. Restoration of the gateway will not only preserve an important historic feature, it will also help preserve the historic landscape, especially in combination with the rebuilding of a wood post-and-beam fence that is being pursued separately from this project.

#### **2. Who will be responsible for management of the building and its programs/activities?**

Douglas County, via its parks department, has primary authority over the park; Friends of Dangberg Home Ranch is responsible for all programs and activities, and partners with Douglas County to pursue restoration and maintenance work.

#### **3. How has the community been involved in your project?**

The community has demonstrated evident support for the restoration of the park and further development of public programming: there are 500 members who make an annual donation to support the non-profit's operations, additional business sponsors who contribute annual funding, and annual fund-raising drives have made possible several restoration projects to date and will fund this one.

#### **4. How will the community continue to be involved in your project?**

In addition to further enjoyment of the events and interpretive programming noted above, the restored buildings will be used for broadened programming that works to meet community needs. Funding such programming will continue to require donations from individuals and businesses invested in the park's future as a community center. As a government-owned public park, community involvement is at the heart

#### **5. How will the community continue to be involved in the use of the building?**

The park as a whole is the "building," and the work proposed in this application represents work on the

individual "rooms" of that community center, and thereby its capacity to serve the community, be it adult learning or school field trips, gardening classes or weaving demonstrations. The restoration work proposed represents additional steps the Friends of Dangberg, with community support, is taking towards converting the park from an unpolished deteriorating old ranch into a useful facility serving the local population.

Volunteers are a significant part of this community involvement, with more than 3000 hours contributed each year. Volunteers assist with maintenance of the garden and grounds, cleaning tasks, event staffing and visitor services, and are also trained as tour guides and exhibit docents.

#### **6. How are your restoration/rehabilitation plans related to the uses of the building?**

Currently, the interior deterioration of the carriage house makes the buildings unsafe for sustained use. Both the carriage house and the garage lack electrical service and reliable and safe electrical fixtures, both of which were present historically and are necessary to future use of the buildings. The ranch house is the site of numerous tours and several exhibitions, so its structural stability is paramount. Also, repairing the perimeter foundations will eliminate entry points used by pests and vermin.

While not a building per se, the entry gateway and its pillars are an important component of the site's historic and present-day uses. Historically, the gateway and an accompanying fence marked the boundary between the domestic space and a working ranch, as well as the symbol of the Dangbergs' social status. For a modern park, the gateway and fence will provide a useful event management tool, and restoring the gateway's stability and beauty are a necessary part of that. [The fence mentioned here is not part of this funding request.]

#### **7. What importance to tourism (cultural or otherwise) will the facility have?**

Both carriage house and garage have multi-purpose potential, with several possible uses overlapping: welcome center, presentation hall, classroom, interpretive displays, and a small store (as is currently the case in the garage) offering books and other learning resources, souvenirs, and gifts for adults and children.

### **C. PROJECT SUPPORT/FINANCIAL**

#### **1. What specific contributions (cash, land, labor, materials, etc.) your community and other sources have already made to the project?**

Dube Group Architecture, based in Reno, donated project evaluation and cost-estimating services. Friends of Dangberg members have contributed money throughout the last several years in response to various funding please as the organization worked to achieve smaller restoration goals while laying the financial and planning groundwork for larger ones. For instance, in December 2019, just over \$11,000 was raised to fund restoration work, including these projects.

#### **2. What grants and additional funding (last three years), including amounts, has the organization received or will receive for this project?**

Friends of Dangberg has raised \$35,000 for restoration purposes, including \$11,000 raised in December 2019. In 2020, the organization has established a goal to raise \$100,000 to pay the portions this and other restoration projects not funded by grants, and the match funding shown in this application's budget will come from these sources.

**3. What additional contributions are projected in order to complete the project? How will your facility sustain itself financially in the future?**

Douglas County will contribute in-kind personnel services for project management. Friends of Dangberg will also donate project and financial management services as part of its regular operating costs. Professional management and the reliable support of 500 contributing members will ensure the project's future. Those donations, along with programming fees and grants, cover most operations costs. An endowment fund has been established with the Community Foundation of Western Nevada, and Friends of Dangberg is currently in the midst of a major fundraising campaign that will grow that fund, with a goal to increase it from \$25,000 to \$125,000 in the next year. Douglas County provides electrical service and grounds maintenance and continues to participate in the care of the park, as evidenced by its commitment to complete major exterior painting of all the park's buildings, including those addressed in this application, in Fall 2020.

**4. Please provide evidence that you can implement the project and maintain a viable program in the future.**

Friends of Dangberg has been successfully operating the park, including public programming and day-to-day staffing and maintenance, since June 2011. Annual visitation is 5,000 people. A contributing membership has grown to more than 500 individuals together contributing \$50,000+ each year. Throughout, the organization has been awarded annual and one-time grants from the Nevada Arts Council, Nevada Humanities, Nevada Commission on Tourism, Douglas County and several private foundations. These grants have supported the events of the Dangberg Summer Festival, which attracts nearly 2500 annual participants from May-October each year for concerts, Chautauqua, speakers, kite-flying, storytelling and other events; funded small and large landscaping and restoration projects; and made professional staffing possible.

This project is one step in a restoration priority list, based on easily definable needs, undertaken by Friends of Dangberg from its inception and a primary reason for the organization's existence. These small and large accomplishments reflect the Friends of Dangberg's growth as an organization. It began with tree planting and a small lawn renewal project, and has continued through major repairs to the ranch house's brickwork and repairs and painting of the numerous door and window screens. Work restoring two ranch house bathrooms is nearing completion, and interpretive signage for each of the park's features was recently created and installed.

**D. PLANNING**

**1. If your project includes planning, please describe the process. Who will participate in the planning? Who will coordinate it?**

Planning and coordination of all restoration work at the park is a partnership between the applicant organization, with its stewardship mission to preserve and share the park, and Douglas County, which has ultimate authority and responsibility as the park's owner. Once a grant has been awarded, those involved will finalize the next steps collaboratively. The primary lead will be parks superintendent Ryan Stanton and Douglas County construction personnel, who will make sure the work proceeds in line with policy, statute and code. Key roles will also be played by Friends of Dangberg director Mark Jensen, who will manage interactions between the various parties and scheduling; independent architect Paul Cavin, who will plan, design and source the specific work to be done; and the treasurer of the Friends of Dangberg (currently Doug Sonnemann), who will be responsible for financial controls.

**2. How will the community be involved?**

The restoration work that needs to be done is self-evident and the community's support for the Friends of Dangberg's goals towards completing the work is demonstrable, due to the strong and continuing financial

support. The scope and nature of the project does not justify structured public participation. However, in the future, visitors and the broader community will be given opportunities to give feedback on the park's programming, including the use of the buildings and features under discussion. This includes an annual survey by email, as well as comment cards available at the park.

**3. If your project is based on previous planning, please describe.**

The scope and nature of the funding requests reflects the on-site review performed by Dube Group Architecture and that company's resulting scoping documents, completed in 2015. Additional notes on this document are in the Budget section of the application. An estimate from architect Paul Cavin provided an estimate on design and engineering services for the ranch house foundations.

GRANT APPLICATION FOR 2019-2020  
PART III BUDGET FORM

**Applicant: Friends of Dangberg Home Ranch**

NOTES: A scope of work document, prepared by Debe Group Architecture, is attached. While this document gives a broad estimate of costs, other experience with this company has shown that the estimates are reasonable, and an additional estimate of a portion of the cost by Paul Cavin also supports that conclusion. The non-state share of contracted services reflects the understanding that costs on the high end of the estimates will be covered by the applicant and/or Douglas County.

**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.	Director, Friends of Dangberg	200	\$25			0.00	5,000.00		5,000
b.	County personnel*	200	\$30			0.00	6,000.00		6,000
*County personnel includes the parks superintendent and additional support staff, and the extent of this contribution can only be estimated. Hourly rate is an estimated average; fringe benefits are unknown.						0.00	0.00		
<b>Sub-total:</b>							<b>\$11,000.00</b>	<b>\$0.00</b>	<b>\$11,000.00</b>

\*Director of

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

		Rate	Miles/# of days	Total Amount	State Share	Non-State Share
a.	<b>Mileage</b>					
	1. Person #1-			0.00		
	2. Person #2-			0.00		
b.	<b>Per Diem (Breakfast)</b>			0.00		
	<b>Per Diem (Lunch)</b>			0.00		
	<b>Per Diem (Dinner)</b>			0.00		
c.	Transportation costs (parking fees, taxi, etc.)			0.00		
d.	<b>Lodging</b>					
	1. Weeknight (Sun-Th)			0.00		
	2. Weekend (Fri-Sat only)			0.00		
e.	Other:			0.00		
f.	Other:			0.00		
<b>Sub-total:</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



GRANT APPLICATION FOR 2019-2020  
PART III BUDGET FORM

**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
a.	Design and engineering, ranch house foundations	16,000.00	10,000.00	6,000.00
b.	Design and engineering, carriage house	12,000.00	10,000.00	2,000.00
c.	Design and engineering, garage	12,000.00	10,000.00	2,000.00
d.	Design and engineering, gateway	15,000.00	10,000.00	5,000.00
e.	Construction, carriage house	35,000.00	30,000.00	5,000.00
f.	Construction, garage	25,000.00	20,000.00	5,000.00
g.	Construction, gateway	33,000.00	25,000.00	8,000.00
h.	Tree removal (gateway)	7,000.00		7,000.00
<b>Sub-total:</b>		<b>\$155,000.00</b>	<b>\$115,000.00</b>	<b>\$40,000.00</b>

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

		# of	Rate	Flat Rate	Amount	State Share	Non-State
a.	Photocopying						
b.	Film and Processing						
c.	Maps						
d.	Postage						
e.	Telephone						
f.	Utilities						
g.	Supplies (specify):						
h.	Other (specify):						
i.	Other (specify):						
<b>Sub-total:</b>					<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

		Rate	Amount	State Share	Non-State
a.					
b.					
c.					
d.					
e.					
f.					
g.					
h.					
<b>Sub-total:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

GRANT APPLICATION FOR 2019-2020  
PART III BUDGET FORM

6. Section #1- 5 Subtotals:

		Amounts	State Share	Non-State Share
1.	Personnel	11,000.00	0.00	11,000.00
2.	Travel	0.00	0.00	0.00
3.	Contractual Services	155,000.00	115,000.00	40,000.00
4.	Operating	0.00	0.00	0.00
5.	Other	0.00	0.00	0.00
<b>Sub-total:</b>		<b>\$166,000.00</b>	<b>\$115,000.00</b>	<b>\$51,000.00</b>

- 7. Requested State Share Total: Subtotal: **\$115,000.00**
- 8. Potential Non-State Share: Subtotal: **\$33,000.00**
- 9. Actual Non-State Share: Subtotal: **\$18,000.00**
- 10. Proposed Project Costs Grand Total: **\$166,000.00**

# Paul Cavin Architect LLC

---

January 27, 2020

P20011

Mark Jensen  
Director, Friends of Dangberg Home Ranch  
Curator, Dangberg Home Ranch Historic Park  
1450 NV-88  
Minden, Nevada 89423

Re: Proposal for Dangberg Ranch Restoration Projects – Observations and Recommendations Report

Dear Mr. Jensen,

Thank you for the opportunity to present this proposal for professional design services to Friends of Dangberg Home Ranch. Paul Cavin Architect LLC is pleased to present the following fee proposal for your consideration.

It is understood that the Friends of Dangberg Home Ranch would like preparation of an observation and recommendations report for renovations at the Dangberg Ranch located in Douglas County, Nevada. Renovations will include the Entrance Columns, the Fencing around the ranch buildings, the Garage, the Carriage House, and the Men's Dining Foundation. The Secretary of the Interior's Standards for the Treatment of Historic Properties will be used as a guideline for design solutions.

Additional scope of work includes the following:

- In depth field investigations
- In depth field documentation
- Field verify and measure existing conditions as needed for report and cost statement
- Input from a Structural Engineer related to re-pointing and the Men's Dining Foundation
- Prepare an Observations and Recommendations Report
- Prepare a Rough Order of Magnitude
- Coordination of information needed for the grant submittal

## Submittals:

- Draft Observations and Recommendations Report
- Final Observations and Recommendations Report
- Rough Order of Magnitude cost statement for each portion of the project identified in the summary

It is understood that original or improvement drawings are not available for the existing buildings. Design documentation will be comprised of elevation photographs, aerial photographs, and redrawn plans, elevations, and details in AutoCAD as needed.

The following design professionals will be involved: CFBR Structural Group for structural investigations and documentation, Paul Cavin Architect LLC will produce necessary Architectural field investigations and documentation and manage design team and design process for the Observations and Recommendations report. Please see consultant's attached proposal for a more detailed description of their Scope of Work and any exclusions that may apply to the project.

Structural Engineering (CFBR Structural Group):	\$7,000.00
Architecture and Project Management (Paul Cavin Architect LLC):	\$9,000.00
<b>Total Design Fee:</b>	<b>\$16,000.00</b>

Specific exclusions include an Architectural Historian, SHPO Submittals/involvement, Historic Documents submittals, Civil Engineering, Landscape Architecture, Mechanical/Plumbing Engineering, Electrical Engineering, Fire Protection Engineering, specialty consultants, other design consultants, Hazardous Materials Abatement and Surveys, Schematic Design Documents, Design Development Documents, 100% Construction Documents, Permit Submittal Documents, Bid

# Paul Cavin Architect LLC

---

Documents, Bidding Requirements, other Documents for Construction, and printing as it is understood that these services will not be needed for this project. If additional services or consultants are needed or required they will be discussed with the Friends of Dangberg Home Ranch and Paul Cavin Architect LLC prior to an endorsement of the contract.

The Project Schedule is to be determined, but understood that some items are necessary for a grant proposal that is due at the end of February.

Please let me know if you have any questions, comments, or modifications to the scope of work.

With much appreciation,

A handwritten signature in black ink, appearing to read "Paul Cavin", with a long horizontal flourish extending to the right.

Paul Cavin, AIA

# CFBR STRUCTURAL GROUP, LLC

Chris Roper, PE/SE  
CFBR Structural Group, LLC  
5425 Louie Lane  
Reno, NV 89511

January 27, 2020

Paul Cavin, AIA  
Paul Cavin Architect LLC  
1575 Delucchi Ln.  
Reno, NV 89502

**Re: Dangberg Ranch Restoration Projects – Observations and Recommendations Report  
Dangberg Ranch, 1450 NV-88, Minden, NV 89423**

Dear Paul:

I am pleased to present this proposal for structural engineering services. My understanding of the project is based on our recent correspondence and your Scope of Work Summary dated 1/7/2020.

## **Scope of Work**

I understand you will be preparing an Observation and Recommendations Report for renovations at the Dangberg Ranch. Proposed renovations requiring structural engineering input and assistance include the following:

- Possible re-pointing of brick masonry at the Entrance Columns, Garage, Carriage House and the south end of the Main Residence.
- Possible repairs related to cracking and distress noted at walls inside the Kitchen and Mess Hall at the north end of the Main Residence.

The following will be provided as a part of our work:

## **Basic Services Included**

### **Observations and Recommendations Report Phase**

- Make an initial site visit to assist the Architect with field investigations and documentation. Field investigations will be visual only, non-destructive and limited to readily accessible and visible areas, except at the Kitchen and Mess Hall where minor hand tools may be necessary to create small openings in the floor and/or walls to expose conditions otherwise hidden under floors and/or in walls. Note that field investigations are intended to serve as initial observations only to the degree that recommendations for subsequent design and/or repair work can be made where appropriate; the intent is NOT to cover all conditions and/or structural elements in detail.
- Provide structural observations and recommendations to the Architect to assist in their creation of their Observations and Recommendations Report.
- Prepare a Rough Order of Magnitude cost estimate for structural scope of work items.

## **Exclusions / Additional Services**

The following items are excluded from our work. Some items can be provided as Additional Services if required.

- Time or travel for site visits or meetings not indicated above.

- Production printing or shipping.
- Preparation of the Report or subsequent construction documents (i.e. drawings, specifications, calculations, etc.) This proposal assumes the Architect will be preparing draft and final versions of the Report.
- Project management (i.e. preparation of design or construction schedules, meeting minutes, management of other consultants, filing or submittal of documents, etc.)
- Services related to sustainable design, LEED, etc.
- Geotechnical engineering or site civil engineering services.
- Services related to environmental hazards (i.e. moisture, mold, lead, asbestos, etc.)
- Structural surveys or studies of existing buildings or structures, seismic or otherwise.
- Services related to subsequent phases of like Schematic Design, Design Development, Construction Documents, Bidding or Construction.
- Services resulting from changes to the scope or magnitude of the project, value engineering, and/or changes necessary because of cost over-runs.

### **Professional Fees and Schedule**

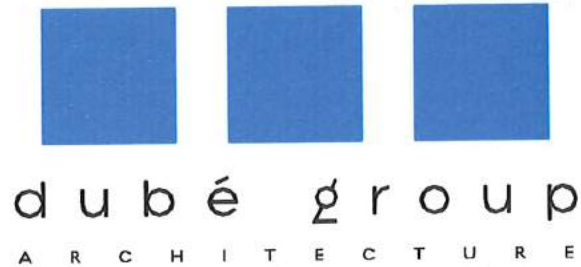
I propose to perform the work described above in accordance with a mutually agreed upon schedule for a fixed fee of **\$7,000**. If there are changes to the project that affect our work, this proposal may need to be revised.

If this proposal is acceptable, please provide authorization to proceed with work on the project. Thank you for the opportunity to serve you on this project and please call if you have any questions.

Sincerely,



Chris Roper, PE/SE



April 13, 2017

Howard Bennett, President  
Mark Jensen, Curator  
Friends of Dangberg Home Ranch  
PO Box 1158  
Minden, NV 89423

**RE: Scope of Work for Miscellaneous Improvements  
Dangberg Home Ranch  
Minden, NV**

Dear Howard and Mark:

Thank you for allowing me to prepare this scope of work for miscellaneous improvements. I will endeavor to identify the need, propose appropriate treatment and / or repair methods, and estimate construction costs and professional services fees. And finally, I will also include recommended prioritization of each project and suggest a timeframe.

I hope to be on the higher side of costs rather than being too low – that said, once you have identified a specific project we can take another look at the estimates and refine costs further and even help identify cost saving opportunities, etc. However, what follows will work to give you some sense of scale of each project.

#### **Work Recommendations and Priorities**

To assist you in planning future improvements, we have classified each project as either high, medium or low priority based on cost, critical need, and immediate benefit. We reserved high priority for projects necessary to prevent further deterioration of the resource – emergency type projects. Medium priority is assigned to projects that will enhance the current visitor experience through more modest expenditures. And low priority was assigned for projects that were relatively expensive, although the impact would be great and a new visitor experience would be created as a direct result.

**High Priority:** *to be executed within 12 months or less*

- **Item 1 Repair of Brick Entrance Columns**

Description: Existing brick entrance columns are damaged due to falling branches and the effects of weather over time. The concrete caps have deteriorated and pieces are missing, brick faces are delaminating, and there are holes and missing mortar. Evidence of differential settlement.

Recommended Treatment Approach: Ideally, commission a condition assessment or structural report to document existing conditions, make recommendations, prioritize repairs, and develop costs. Based on the condition assessment, engage an experienced team to develop repair drawings showing appropriate treatment methods and materials to restore, repair, and if necessary, reconstruct damaged or missing historic fabric. This would include investigating appropriate methods to stabilize the foundation. The condition assessment and repair plan would be submitted to Douglas County and State Historic Preservation Office for review and approval.

Profession Services Fee: The project team could include an historic architect, architectural historian, and structural engineer. The condition assessment could range from \$9,500 to as high as \$15,000. Repair plans could range from \$6,500 to \$16,000 depending on findings in the condition assessment.

Construction Costs: Excluding stabilizing the footings, budget \$15,000 to \$25,000. Add \$5,000 to \$8,000 for footings.

Timeframe: We anticipate up to six weeks for the condition assessment, four weeks to prepare repair plans, two weeks for review and approvals, two weeks for bidding, and 8 weeks for construction.

**Medium Priority:** *to be executed within 12 to 24 months*

- **Item 2 Reconstruct Fence**

Description: Reconstruct the wood post/wire fence that used to surround the ranch house including fences at appropriate locations for vehicle and pedestrian access, security and crowd control.

Recommended Treatment Approach: Prepare treatment plan consisting of a site plan with construction details based on historic photos. The treatment plan would be submitted to Douglas County and Nevada State Historic Preservation Office for review and approval.

Professional Services Fee: The treatment plan would range from \$4,500 to \$6,000.



Construction Costs: I think you can build a new fence to match the original fence for around \$25,000 assuming 800 LF and a couple of gates.

Timeframe: Assume 2 – 3 weeks to develop the plan, 2 weeks for review and approval, 2 weeks for bidding, and up to 4 weeks for construction.

- **Item 3 Garage Rehabilitation**

Description: Repair damage to roof and openings including windows and garage door, construct interior improvements to facilitate use of space for retail sales, meeting and classroom functions including flooring, ceiling, and wall treatment, lighting, power and data. Repairs shall meet the Secretary of the Interior Standards and accessibility requirements.

Recommended Treatment Approach: Prepare design and construction documents consisting of architectural and electrical floor plans, details, and sheet specifications. The plans would be submitted to Douglas County and Nevada State Historic Preservation Office for review and approval.

Professional Services Fee: The cost to generate the plans would range from \$9,500 to \$12,000.

Construction Costs: Depending on scope and quality of finishes, you should budget \$18,000 to \$25,000.

Timeframe: Assume 4 weeks to develop the plan, 2 weeks for review and approval, 2 weeks for bidding, and up to 6 weeks for construction.

- **Item 4 Carriage House Rehabilitation**

Description: Construct interior improvements to facilitate use of space as an interim visitor information / welcome center including flooring, ceiling, and wall treatment, lighting, power and data. Repairs shall meet the Secretary of the Interior Standards and accessibility requirements.

Recommended Treatment Approach: Prepare design and construction documents consisting of architectural and electrical floor plans, details, and sheet specifications. The plans would be submitted to Douglas County and Nevada State Historic Preservation Office for review and approval.

Professional Services Fee: The cost to generate the plans would range from \$9,500 to \$12,000.

Construction Costs: Depending on scope and quality of finishes, you should budget \$20,000 to \$35,000.

Timeframe: Assume 4 – 5 weeks to develop the plan, 2 weeks for review and approval, 2 weeks for bidding, and up to 8 weeks for construction.

**Low Priority:** *to be executed within 12 to 36 months*

- **Item 5 New Visitor Center**

Description: Design and construct new visitor center/restrooms/offices as outlined in the state parks' plan. Approximately 3,600 – 4,200 SF, possibly reconstruct the pure bred barn.

Recommended Treatment Approach: 1) planning / design stage which involves programming needs, developing conceptual design (35% submittal), preparing site plan including utilities (water, sewage, power, etc.), and completion of bid documents (100% submittal) The plans will be reviewed and approved by Douglas County and Nevada State Historic Preservation Office. 2) Construction stage to solicit bids and construct the new visitor center.

Professional Services Fees: For budget purposes, basic services consisting of architectural, structural, mechanical and electrical will range from \$100,000 to \$150,000. Additional services consisting of civil engineering will range from \$35,000 to \$75,000.

Construction Costs: Assuming average cost of \$300 / SF, you are looking at \$1,260,000 for construction of the building. The site development costs will depend on the scope and scale of the design but a limited site plan with an accessible parking space and sidewalk and base utilities for the building will range from \$100,000 to \$250,000.

Timeframe: Design will take approximately 3 months; completion of construction documents will take approximately 5 months. Assume 6 to 8 weeks for plan review which can run concurrent with bidding. Allow up to 12 months for construction.

Hopefully, this information is helpful. If you have any questions, please do not hesitate to contact me.

Sincerely,



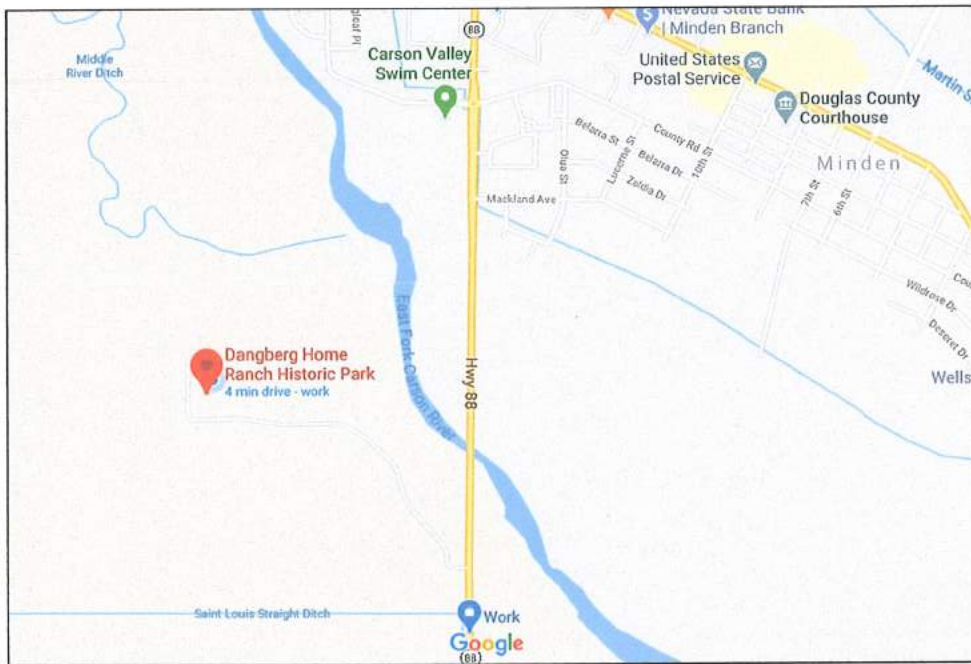
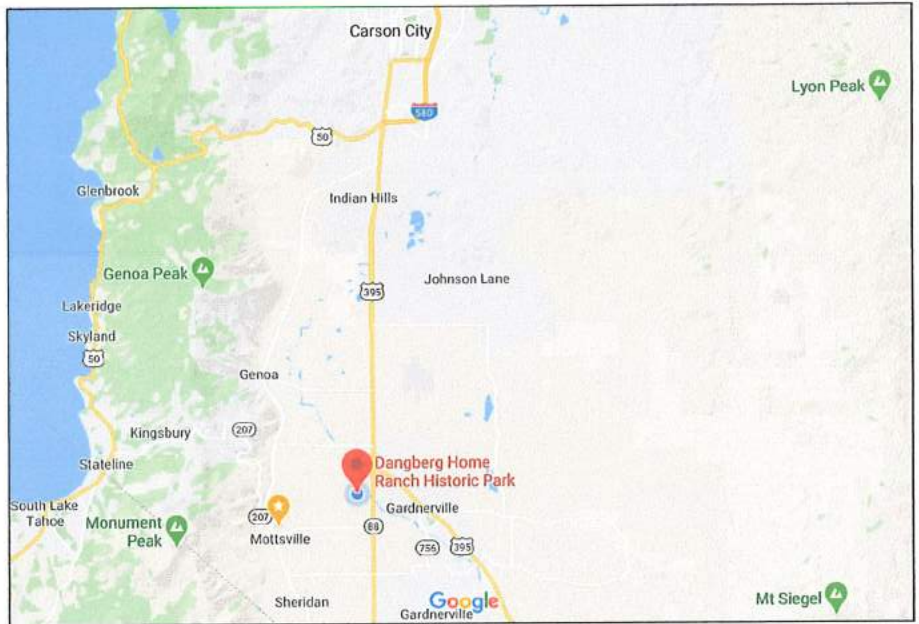
**DUBÉ GROUP ARCHITECTURE**

Peter R. Dubé, NCARB, AIA, Principal

NV Architect License No. 2443

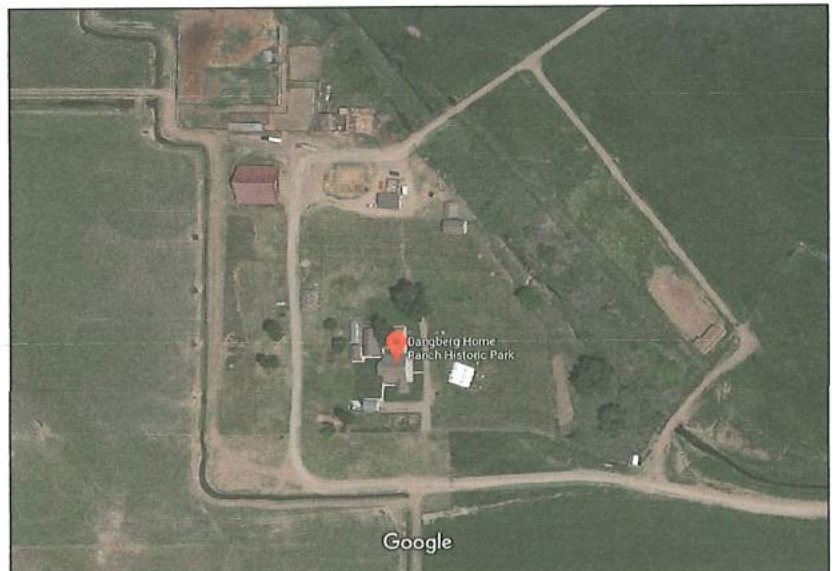
**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 1**

**Project Location**



One of Carson Valley's earliest immigrant families.

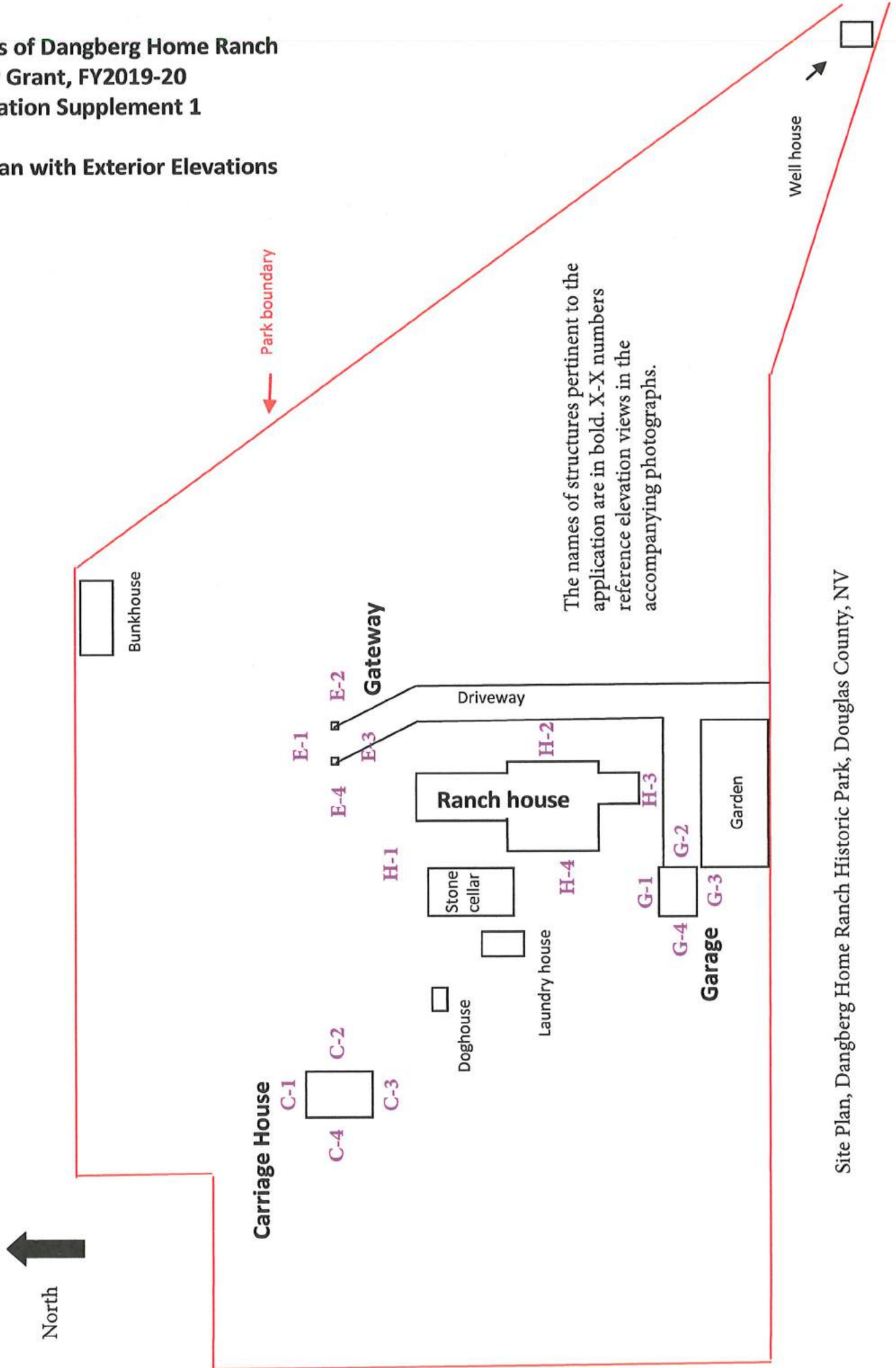
Located just outside of Minden, the town created by the Dangbergs.



In the midst of a working ranch.

Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 1

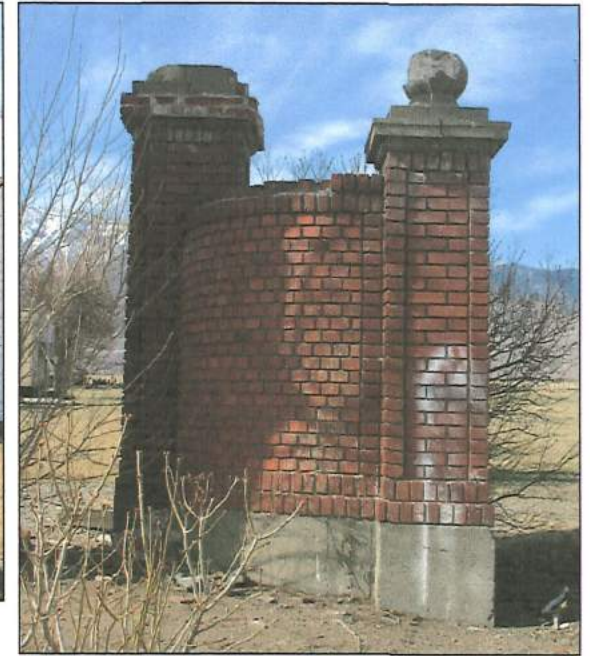
Site Plan with Exterior Elevations



Site Plan, Dangberg Home Ranch Historic Park, Douglas County, NV



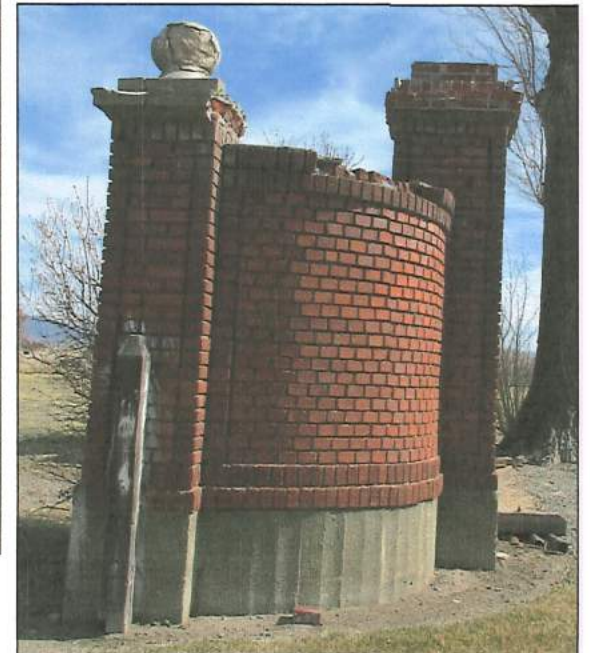
**E-1: View from north**



**E-2: View from east**



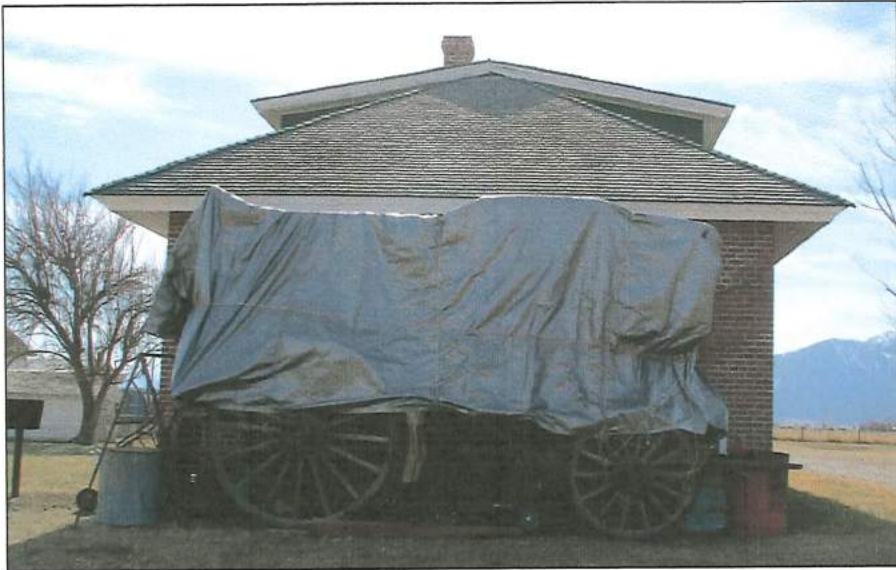
**E-3: View from south**



**E-4: View from west**

X-X indicators are keyed to site map.

## Gateway: Elevations



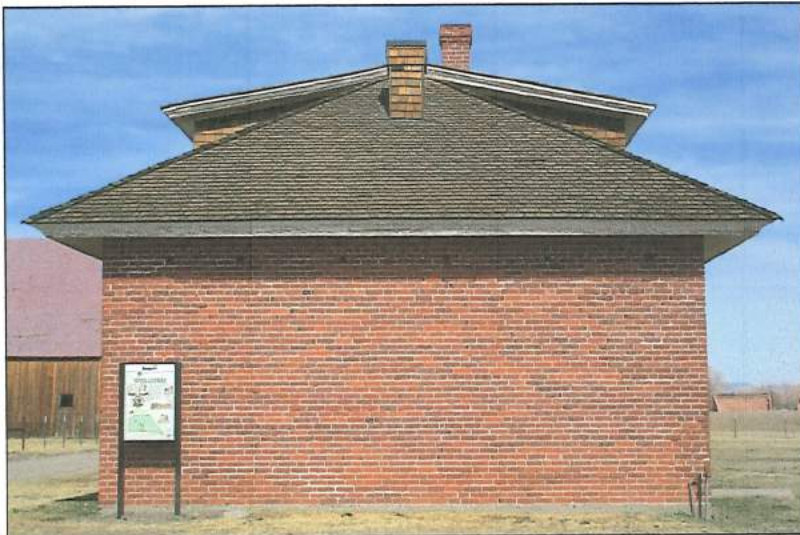
**C-1: View from north**

Foreground object is wrapped Comstock-era wagon in a temporary location.



**C-2: View from east**

Second level is not part of the current project.



**C-3: View from south**

Roof and other exterior painting to be completed  
Fall 2020 by Douglas County.

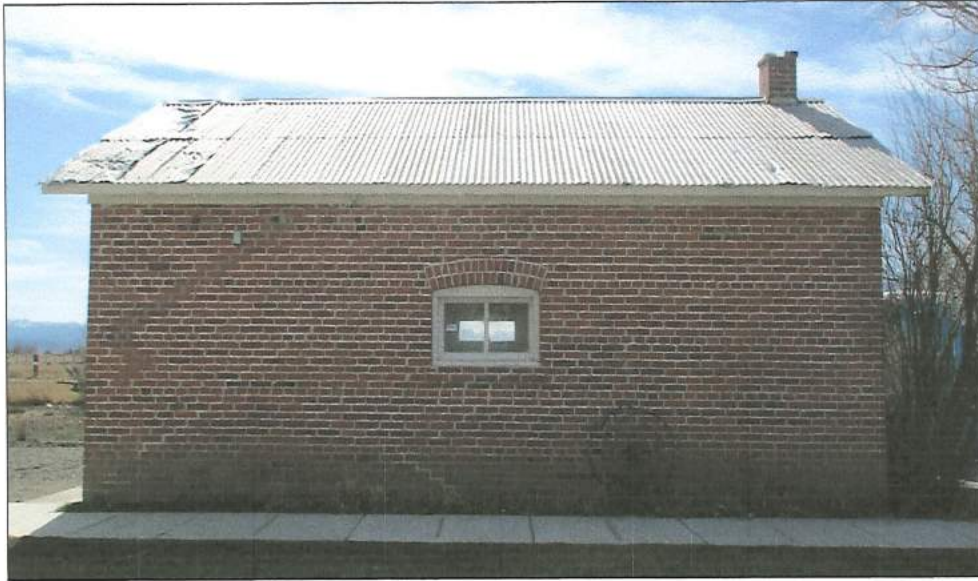


**C-4: View from west**

Door opens to stairs to second level.

## Carriage House: Elevations

X-X indicators are keyed to site map.



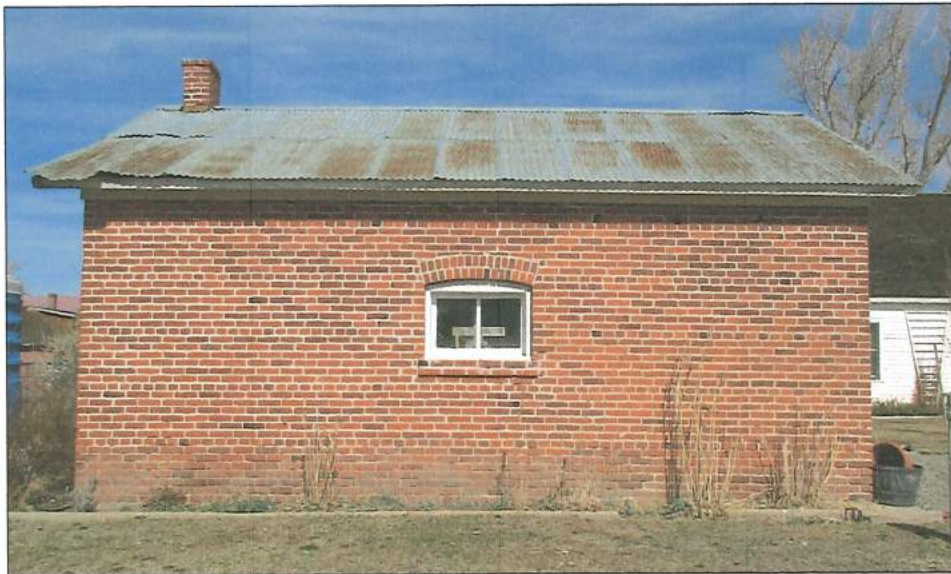
**G-1: View from north**

Roof damage at left resulted from fallen tree limb in 2007.



**G-2: View from east**

Doors open to the sides.



**G-3: View from south**

Roof damage on left side.



**G-4: View from west**

Porta-potty not so historic!

## Garage: Elevations

X-X indicators are keyed to site map.



**H-2: View from east**



**H-4: View from west**  
Stone at left is a separate building.



**H3: View from south**  
Brick walls repaired Summer 2019.



**H-1: View from north**  
Oblique view to also show a portion of west elevation.

## Ranch House: Elevations

X-X indicators are keyed to site map.

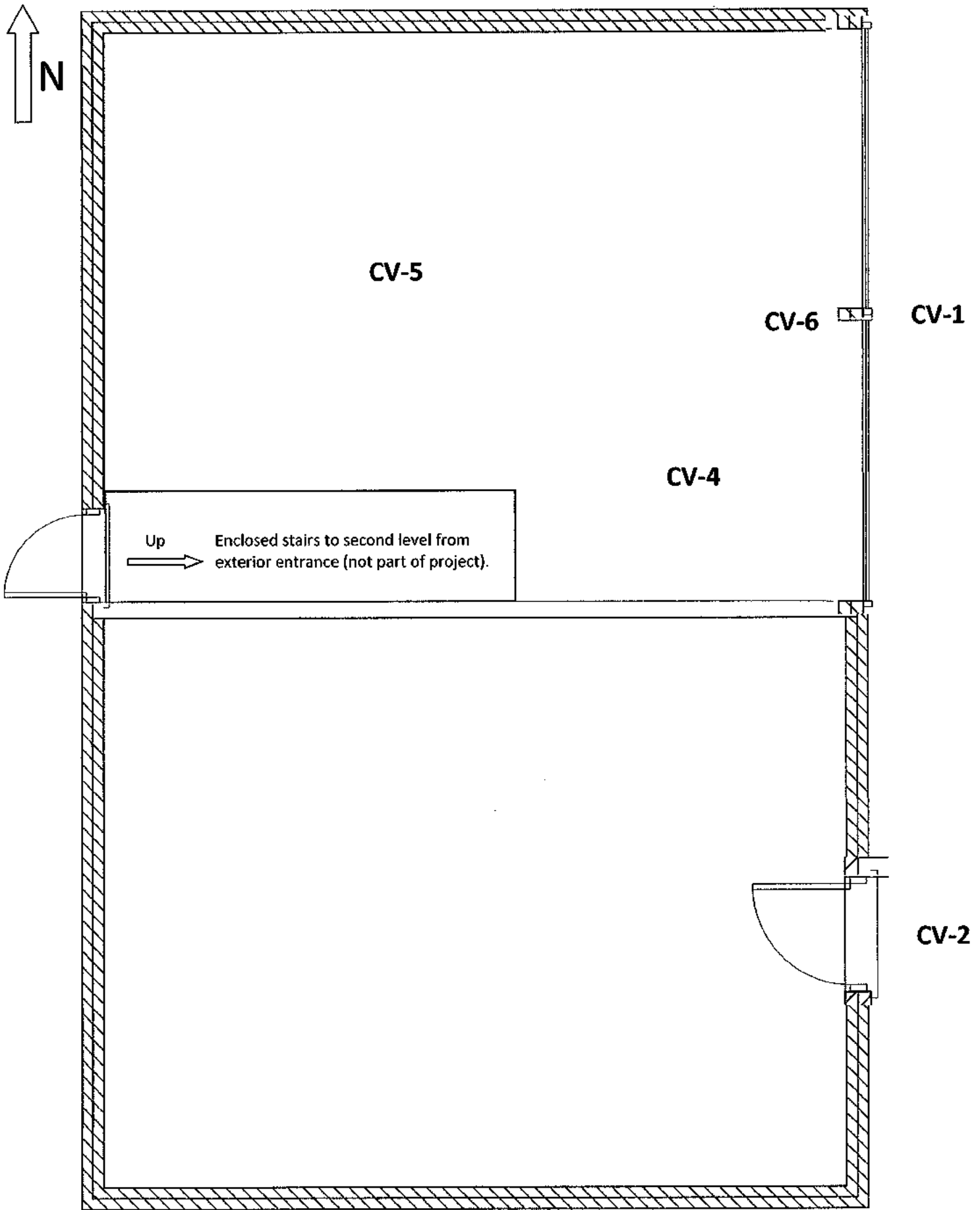


**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 2**

**Floor Plans and Project Views**

Attached are floor plans and photographs that show project views for:

1. Carriage House
2. Garage
3. Gateway
4. Ranch House (foundation)



CV-3

# Carriage House Floor Plan

X-X indicators are keyed to photos on project illustrations



Interior view of south room from CV-2.



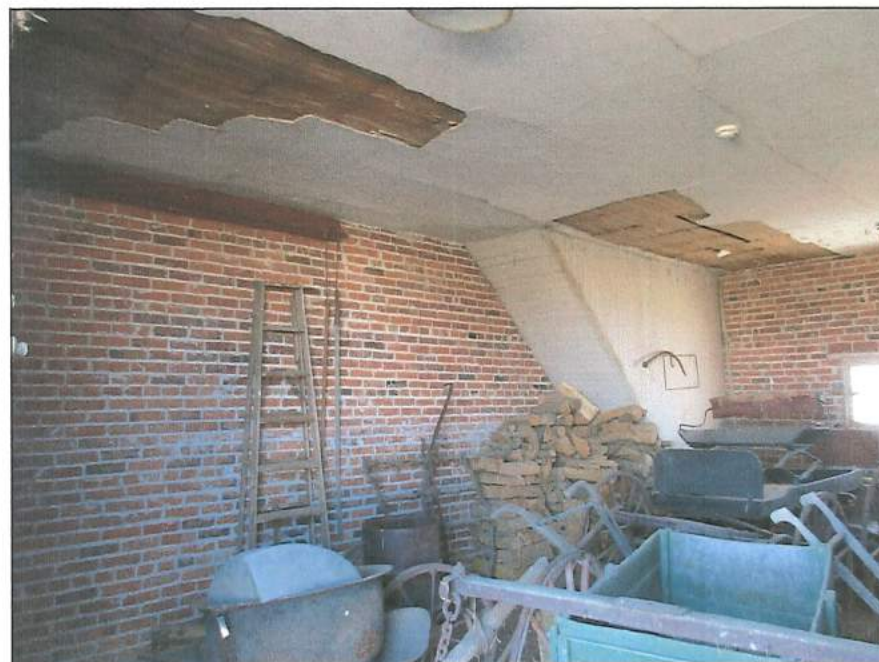
Above and below:  
Deteriorated and  
dangerous electrical  
light fixture (CV-5)  
and switch (CV-6).



View inside with both doors open from CV-1.



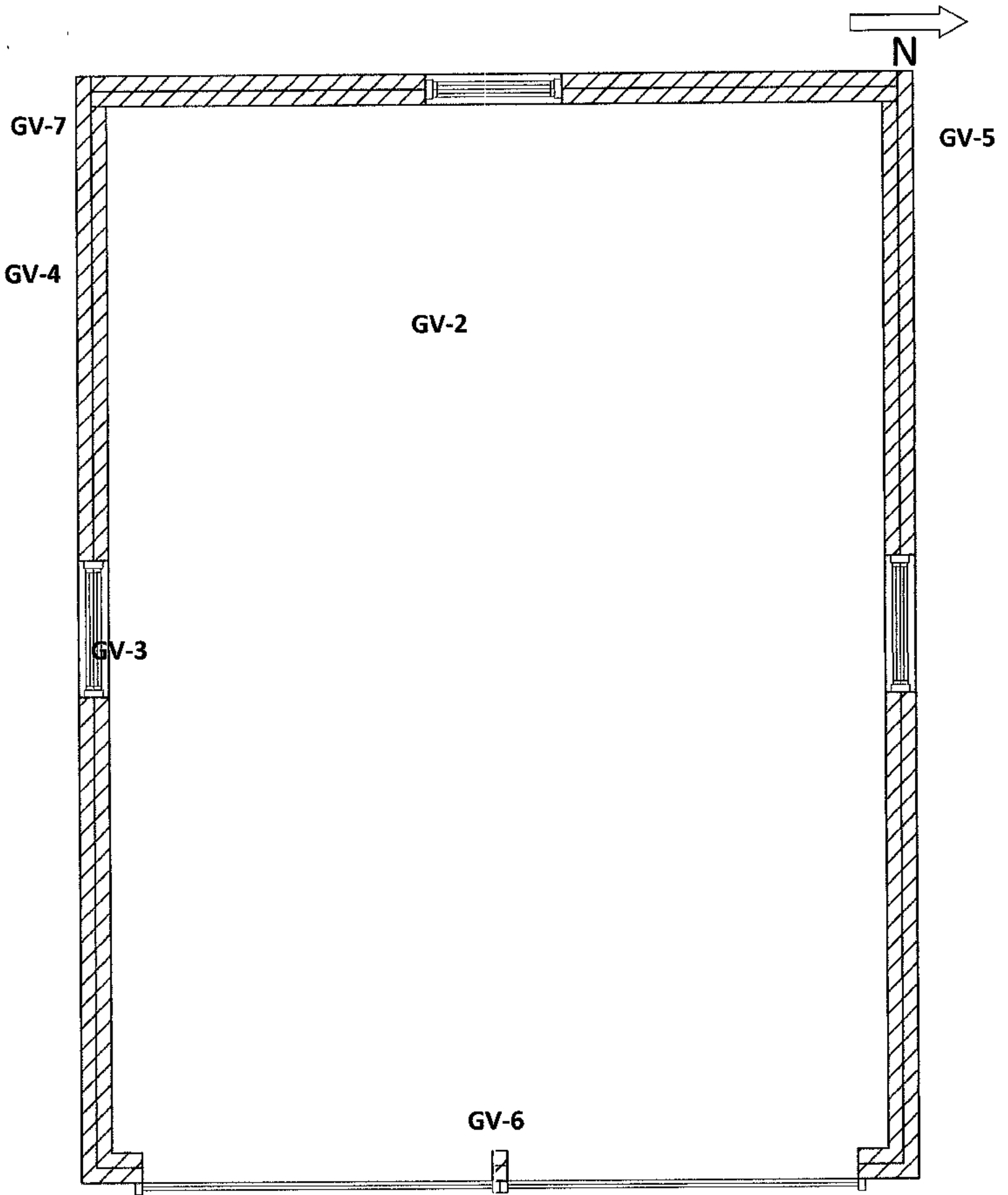
Eroding mortar on south exterior wall from point CV-3.



Interior finishing is crumbling, showing area CV-4. Stairwell to second level seen in back corner.

## Carriage House: Project Illustrations

X-X indicators are keyed to floor



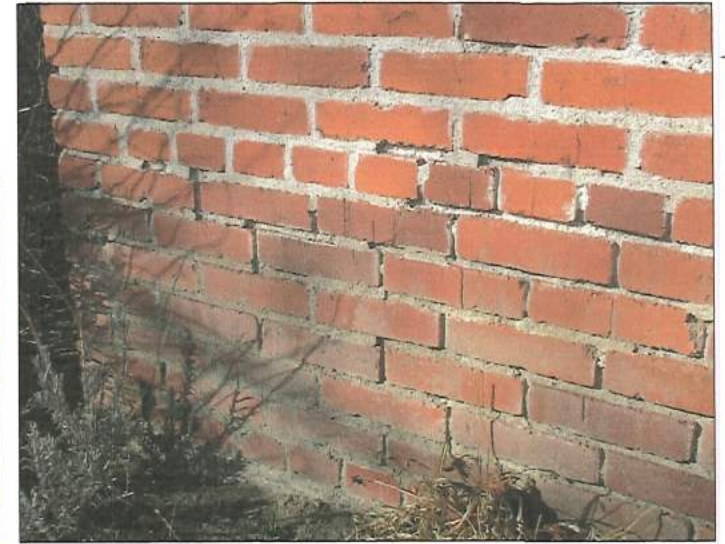
X-X indicators are keyed to  
photos on project illustrations

### Garage Floor Plan

**GV-1**



Left: Deteriorating and damaged trim (GV-6) and electrical (GV-2).



GV-4



Left: from GV-5



Interior through one door open from GV-1. Vintage Jeep at left, park's store at right. Needs spring cleaning!



GV-7

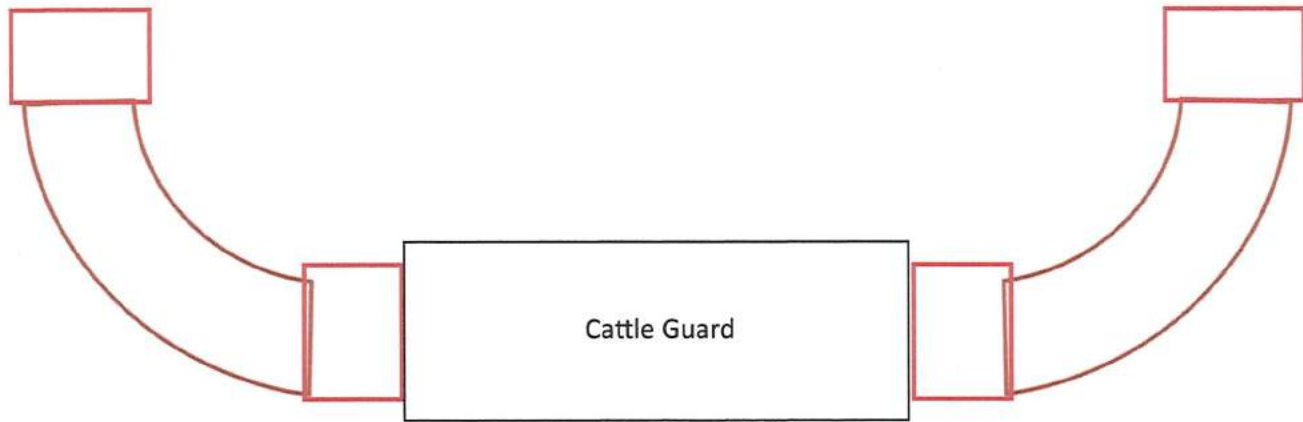
Above and right: Damage and wear to brick walls, chimney and roof.



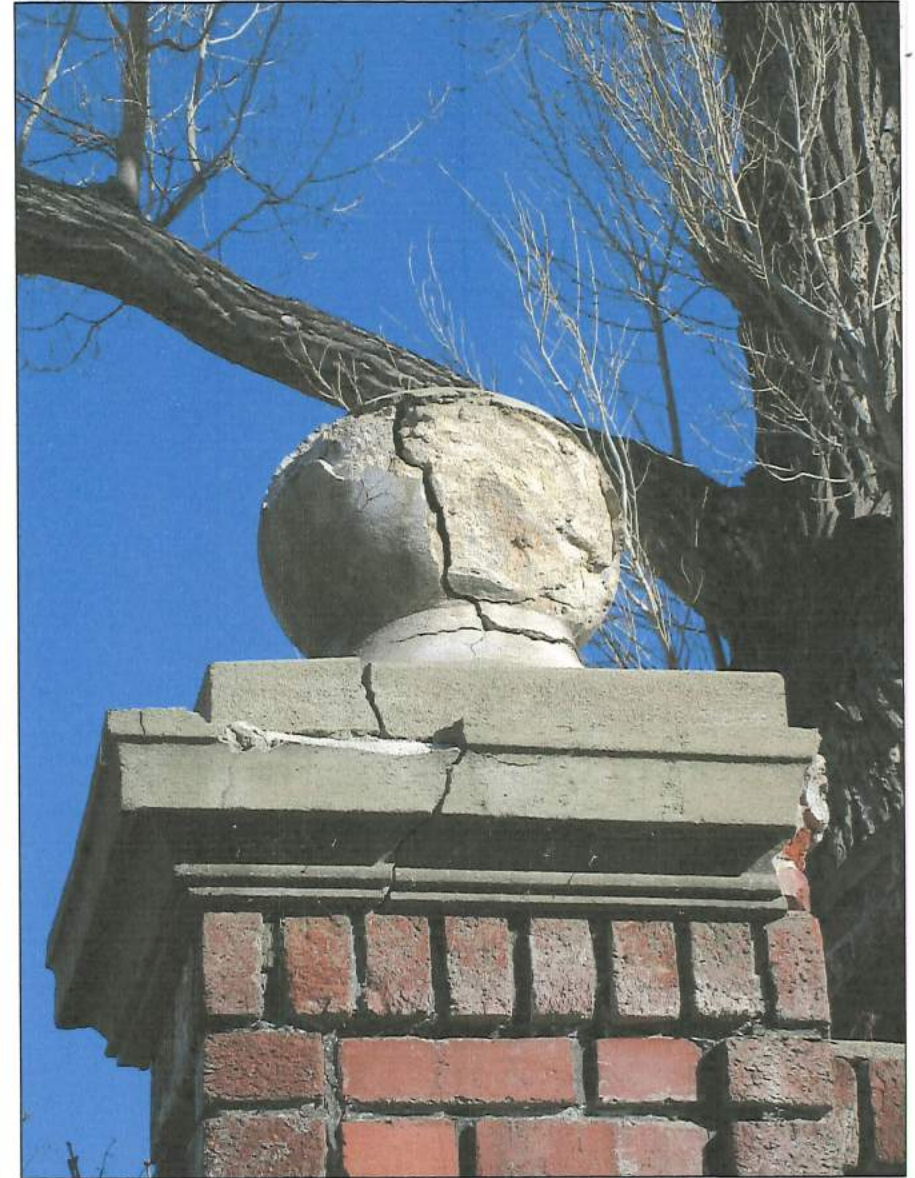
GV-3

## Garage: Project Illustrations

X-X indicators are keyed to floor plan.



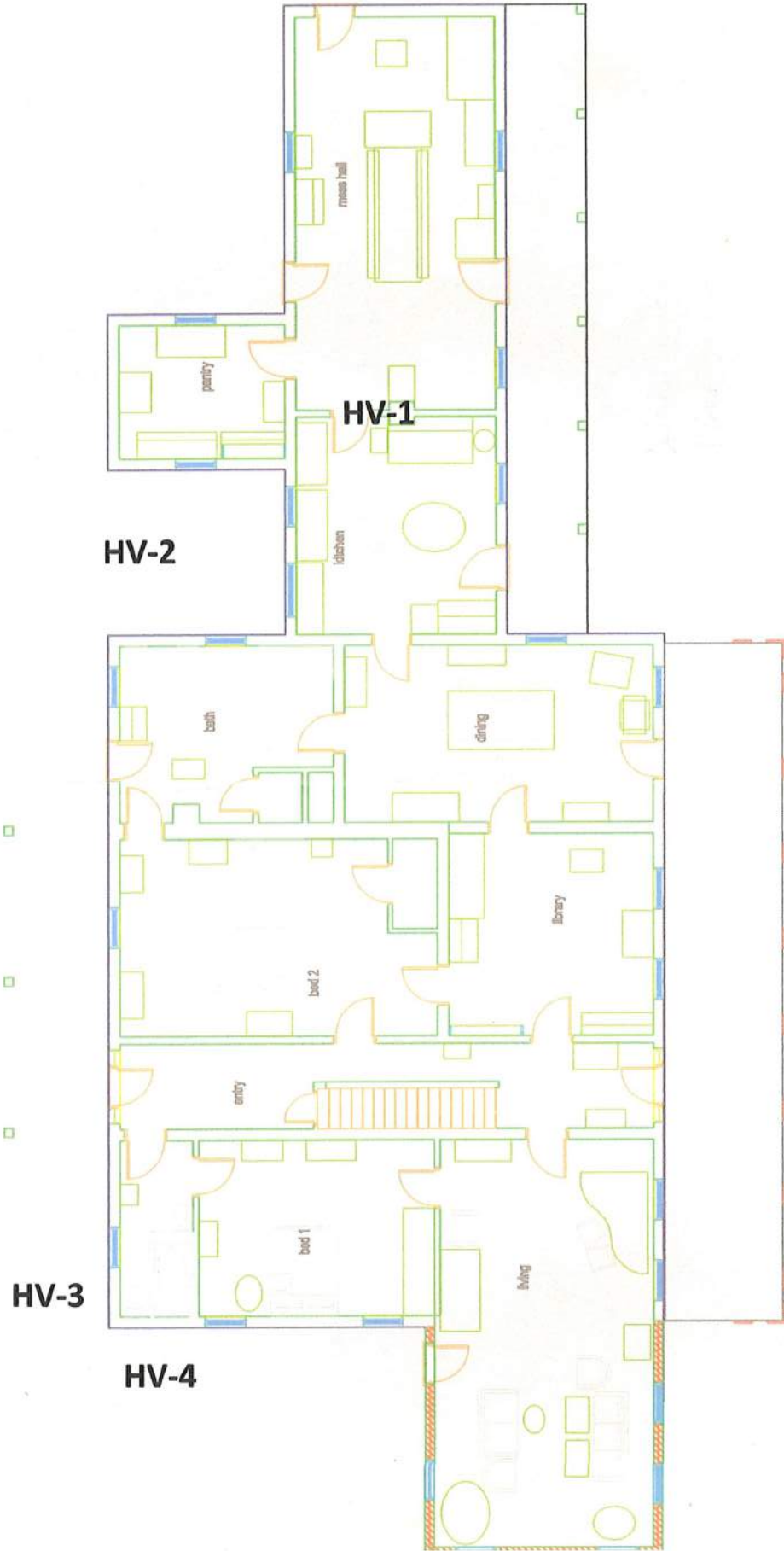
Gateway Footprint



The cement forms are deteriorating and brick is falling away.



## Gateway: Project Illustrations



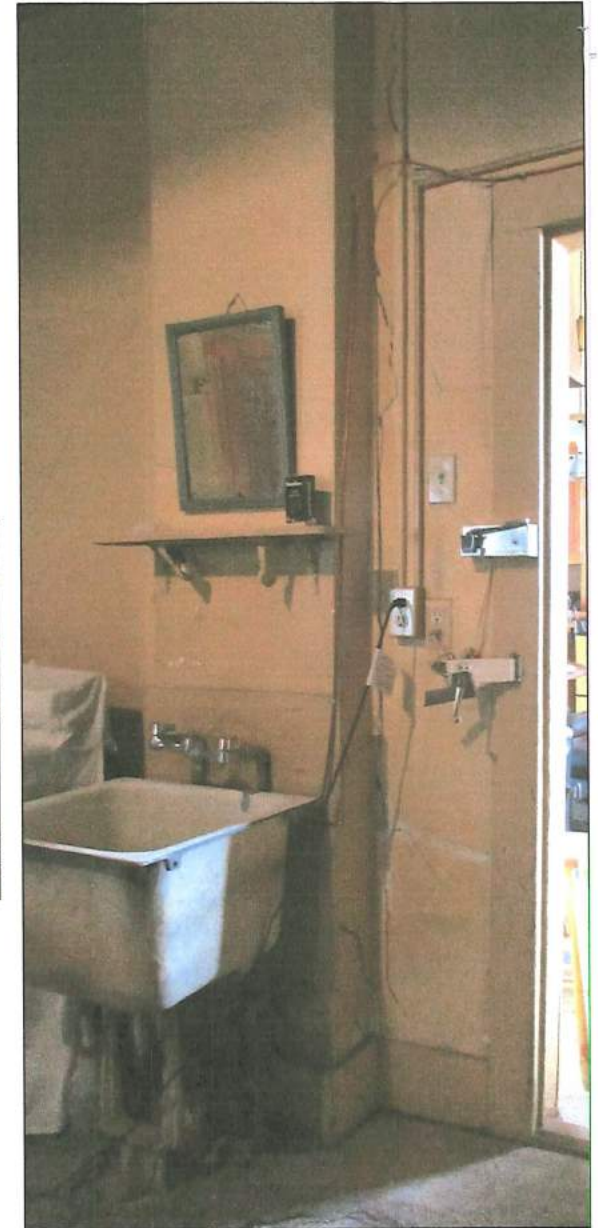
Ranch House Floor Plan

X-X indicators are keyed to photos on project illustrations





Holes in the house foundation where original granite rock foundations have deteriorated, at points HV-2, HV-3 and HV-4.



Vertical cracks can be seen along the chimney line at point HV-1; the floor beneath is sagging.

X-X indicators are keyed to floor plan.

## Ranch House: Project Illustrations

**Friends of Dangberg Home Ranch  
 CCCHP Grant, FY2019-20  
 Application Supplement 3**

**Mission Statement**

The mission of the Friends of Dangberg Home Ranch is to protect and share the resources of the Dangberg Home Ranch Historic Park to promote understanding of Carson Valley’s agricultural history and to provide arts and cultural opportunities as a public park.

**Length of Time Established**

Nine years (IRS letter of determination issued April 2011)

**History**

Friends of Dangberg Home Ranch began operating the Dangberg Home Ranch Historic Park in 2011, taking over from Nevada Division of State Parks and partnering with the park’s owner, Douglas County. A five-year operating agreement with Douglas County was formalized in 2011 and renewed in 2017. An endowment managed by the Community Foundation of Western Nevada was created in January 2016 and has grown to \$25,300. Operating budget in FY2019-20 is \$106,000. In July 2012 there were 173 members, now grown to 490 members today. Annual time given by volunteers was 2400 hours in 2012 and more than 3200 today.

Initial staff consisted only of a full-time Director/Curator. In 2017, a part-time Events Manager was hired. In 2019, a part-time seasonal park aide was hired for the first time. Programming in the first year continued the guided tours and speaker series created by Nevada State Parks, then expanded in 2012 to include concerts, Chautauqua and additional events.

**Annual Visitation**

<u>Calendar Year</u>	<u>Total Visitors</u>	<u>% change from prior</u>	<u>Visitor Origins</u>		
			<u>% Douglas County</u>	<u>% Other Nevada</u>	<u>% Out-of-state</u>
2011	1485	n/a	n/a	n/a	n/a
2012	2410	38.4%	36.70%	59.12%	4.18%
2013	2753	12.5%	39.29%	13.96%	46.75%
2014	3090	10.9%	40.43%	27.15%	32.42%
2015	5265	41.3%	39.18%	20.96%	39.86%
2016	4804	-9.6%	78.66%	8.57%	12.78%
2017	4280	-12.2%	73.38%	11.00%	15.61%
2018	5051	15.3%	68.39%	18.18%	13.43%
2019	4258	-15.7%	66.40%	16.00%	17.60%

**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 4**

**Status of CCCHP and CCA Grants**

There are no reports nor outcomes to report. This is the first application for a CCCHP grant that Friends of Dangberg has submitted. Friends of Dangberg has never applied for a CCA grant.

**Other Grants, 2017-2019**

**Frances C. and William P. Smallwood Foundation**

2017: \$13,000 for general operating support.

2018: \$13,000 for general operating support.

2019: \$14,300 for general operating support.

**Nevada Commission on Tourism**

2018: Projects Relating to Tourism grant, \$4,070 for interpretive signage

**Douglas County**

2017-2019: \$15,000 each year for general operating support, archival supplies, programming, restoration, and/or landscaping.

**Nevada Arts Council**

2018: \$2,045 for programming

**Nevada Humanities**

2017: \$1,000 for programming

2018: \$1,000 for programming

**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 5**

**Insurance Documentation**

Attached is proof of liability and other insurance for:

1. Friends of Dangberg Home Ranch, as applicant and property operator
2. Douglas County, as property owner





A Head for Insurance. A Heart for Nonprofits.

ALLIANCE OF NONPROFITS FOR INSURANCE RISK RETENTION GROUP (ANI)

www.insurancefornonprofits.org

COMMERCIAL LINES COMMON POLICY DECLARATIONS

PRODUCER: All-Cal Insurance Agency, 505 Vernon St., Roseville, CA 95678

POLICY NUMBER: 2019-30908, RENEWAL OF NUMBER: 2018-30908

NAME OF INSURED AND MAILING ADDRESS: Friends of Dangberg Home Ranch, Inc., P.O. Box 1158, Minden, NV 89423

POLICY PERIOD: FROM 11/21/2019 TO 11/21/2020 AT 12:01 A.M. STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

BUSINESS DESCRIPTION: Support Douglas County Historic Park- Dangberg Home Ranch

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE COVERAGE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THESE PREMIUMS MAY BE SUBJECT TO ADJUSTMENT.

Table with 2 columns: Coverage Part and Premium. Includes Commercial General Liability, Commercial Auto Liability, Improper Sexual Conduct, Social Service Professional, Commercial Liquor Liability, and Terrorism Coverage. Total Premium: \$1,880.

FORM(S) AND ENDORSEMENT(S) MADE A PART OF THIS POLICY AT TIME OF ISSUE:\*

Grid of form and endorsement numbers including ANI-E069, ANI-RRG-E22, ANI-RRG-E42, ANI-RRG-E70, CG 00, CG 20, IL 00, ANI-RRG-E03, ANI-RRG-E11, ANI-RRG-E15, ANI-RRG-E28, ANI-RRG-E29, ANI-RRG-E33, ANI-RRG-E34, ANI-RRG-E56, ANI-RRG-E59, ANI-RRG-E60, ANI-RRG-E61, ANI-RRG-E67, ANI-RRG-E74, ANI-RRG-GL, ANI-RRG-LL, ANI-RRG-NPO, ANI-RRG-X1, CG 20, CG 21, IL 00, SCHEDULE G, SCHEDULE L.

\*Omits applicable forms and endorsement if shown in specific coverage part / coverage form declarations.

These declarations and the common policy declarations, if applicable, together with the common policy conditions, coverage form(s) and forms and endorsements, if any, issued to form a part thereof, complete the above numbered policy.

"NOTICE

This policy is issued by your risk retention group. Your risk retention group may not be subject to all of the insurance laws and regulations of your State. State insurance insolvency guaranty funds are not available for your risk retention group."

BY [Signature]

(AUTHORIZED REPRESENTATIVE)

11/18/2019



**DIRECTORS & OFFICERS LIABILITY POLICY  
DECLARATIONS**

Item 1.      Named Member:      Friends of Dangberg Home Ranch, Inc.  
                 Address:                    P.O. Box 1158  
                                            Minden, NV 89423

Item 2.      Policy Number:            2019-30908-DO  
                 Policy Period:            11/21/2019 to 11/21/2020  
                 (12:01 A.M. Standard time at the address stated in Item 1.)

Item 3.      Limit of Liability:        \$ 1,000,000            Each Wrongful Act  
                                            \$ 1,000,000            Annual Aggregate

Item 4.      Deductible:                N/A

Item 5.      Premium:                    \$ 1,200  
                 (premium does not include Terrorism Coverage - Certified Acts)

Item 6.      Applicable policy form(s) and Endorsement(s) effective at inception:

ANI-E069 DO 02 19,	ANI-RRG EDO13 08 17,	ANI-RRG-DODEC 04 01,	ANI-RRG-DOET 02 17,	ANI-RRG-E3DO 01 99,
ANI-RRG-E42 DO 09 19,	ANI-RRG-E58 02 12,	ANI-RRG-EDO1 08 91,	ANI-RRG-EDO17 07 18,	ANI-RRG-EDO34 01 02,
ANI-RRG-EDO4 03 94,	ANI-RRG-EDO7 02 11,	CG 21 73 01 15		

Producer:    01036  
                 All-Cal Insurance Agency  
                 505 Vernon St.  
                 Roseville, CA 95678

**"NOTICE"**

**This policy is issued by your risk retention group. Your risk retention group may not be subject to all of the insurance laws and regulations of your State. State insurance insolvency guaranty funds are not available for your risk retention group."**

Authorized Company Representative  
President, ANI-RRG

11/18/2019

## CERTIFICATE OF COVERAGE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE FORMS ISSUED TO THE COVERED MEMBER

<b>AGENT</b>  <b>Willis Administrative Services Corporation, Inc.</b> <b>DBA Willis Pooling</b> <b>1755 E. Plumb Lane, Suite 269</b> <b>Reno, NV 89502</b>	<b>DATE OF ISSUANCE</b>  7/3/2019
<b>COVERED MEMBER</b>  <b>Douglas County</b>	<b>COVERAGE TO MEMBER PROVIDED BY AGREEMENT WITH:</b>  <p style="text-align: center;"><b>Nevada Public Agency Insurance Pool</b>  <b>201 S. Roop St., Suite 102</b>  <b>Carson City, NV 89701-4790</b></p> <p style="text-align: center;">A POOL FORMED PURSUANT TO THE INTERLOCAL COOPERATION ACT CHAPTER 277 OF THE NEVADA REVISED STATUTES</p>

**COVERAGES:**

THIS IS TO CERTIFY THAT THE COVERAGES IN EFFECT AS LISTED BELOW HAVE BEEN ISSUED TO THE POOL MEMBER NAMED ABOVE FOR THE TIME PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE OF COVERAGE MAY BE ISSUED OR MAY PERTAIN. THE COVERAGE AFFORDED BY THE COVERAGE FORMS DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH FORMS.

TYPE OF COVERAGE	COVERAGE FORM NUMBER	EFFECTIVE DATE	EXPIRATION DATE	LIMIT
LIABILITY INCLUDING AUTO LIABILITY, LAW ENFORCEMENT LIABILITY AND WRONGFUL ACTS LIABILITY	NPAIP201920	July 01, 2019	July 01, 2020	\$1,000,000
PROPERTY INCLUDING ALL REAL AND PERSONAL PROPERTY, AUTOMOBILES, AND EQUIPMENT	NPAIP201920	July 01, 2019	July 01, 2020	\$1,000,000
OTHER				
ADDITIONAL ASSURED per Section I.2 of POOL COVERAGE FORM:				

**DESCRIPTION OF OPERATIONS\LOCATIONS\VEHICLES\SPECIAL ITEMS**

**Proof of Coverage**

<b>CERTIFICATE HOLDER</b>  <b>Proof of Coverage</b>	<b>CANCELLATION:</b>  SHOULD ANY OF THE ABOVE DESCRIBED COVERAGE FORMS BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE PROVISIONS OF THE FORMS.
-----------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

AUTHORIZED REPRESENTATIVE \_\_\_\_\_





**NEVADA PUBLIC AGENCY INSURANCE POOL  
CERTIFICATE OF PARTICIPATION**  
issued to

**Douglas County**

The Nevada Public Agency Insurance Pool (hereinafter NPAIP) certifies that the above-mentioned entity is a participating Member of NPAIP for the period beginning July 1, 2019 expiring June 30, 2020.

As a participating member, this entity is entitled to all the rights, privileges and protections and subject to all the duties and responsibilities under the Interlocal Cooperative Agreement and Bylaws of NPAIP and the coverage forms issued by NPAIP.

The following coverage forms apply to NPAIP and its Members:

Nevada Public Agency Insurance Pool Coverage Form: # NPAIP201920

The lines of coverage and key limits of liability afforded to NPAIP members, subject to the coverage application and subject to additional sublimits as stated in the NPAIP Coverage Form, are summarized as follows:

**Property/Crime/Equipment Breakdown**

Blanket Limit per schedule of locations	\$ 300,000,000 per loss
Sublimit for earthquake coverage	\$ 150,000,000 annual aggregate
Sublimit for flood coverage	\$ 150,000,000 annual aggregate
Sublimit for flood coverage zone A	\$ 25,000,000 annual aggregate
Sublimit for Equipment Breakdown, Boiler & Machinery	\$ 100,000,000 each accident
Sublimit for Money & Securities including Dishonesty	\$ 500,000 each loss

**Casualty**

Bodily Injury, Property Damage, Personal Injury, Employment Based Benefits Administration, Law Enforcement Activities, and Wrongful Acts	\$10,000,000 per event \$10,000,000 annual aggregate
------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------

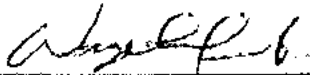
**Cyber Security Event**

Per Cyber Security Event including Privacy Response Expense	\$ 3,000,000 per event \$ 3,000,000 annual aggregate
-------------------------------------------------------------	---------------------------------------------------------

Certain sublimits apply. All sublimits are a part of and not in addition to the Limits of Liability.

Participating member's Maintenance Deductible of \$5,000 for Section V Property and \$50,000 Section VI Liability coverages for each and every loss and/or claim and/or event.

This certificate is not a contract of insurance and does not bind NPAIP as such. The coverages provided will be governed by the terms and conditions of NPAIP Coverage Form and by the Interlocal Cooperative Agreement and Bylaws of NPAIP; and all claims, questions or disputes will be settled by reference to the same.

  
Wayne E. Carlson, MBA, CPCU, ARM  
Executive Director

**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 6**

**List of Trustees**

Howard Bennett, President, Carson City, NV

A retired administrator for Douglas County School District.

Jean Way, Vice-President, Gardnerville, NV

A retired travel executive for the American Automobile Association.

Diana Lombard, Secretary, Douglas County, NV

A retired distribution center manager for Southern California Edison utility company.

Doug Sonnemann, Treasurer, Gardnerville, NV

A former Douglas County Assessor (2003-2019) and appraiser, as well as a trustee of the Garden Cemetery Association (Gardnerville), a director of the Gardnerville Water Co., a member of the Douglas County Senior Services Advisory Council, and a member of Douglas County's TRIAD advisory board.

Jean Way, Treasurer, Gardnerville, NV

A retired travel executive for the American Automobile Association.

C. Stephen Achard, Fallbrook, CA

A retired insurance agent who also worked in the oil industry, a Rotary International member, and a descendant of Heinrich F. Dangberg.

Melanie Boudreau, Douglas County, NV

A retired educator.

Ryan Stanton, Douglas County Representative, Minden, NV

The superintendent of the Douglas County parks department and the county's ex-officio representative on the board.

Karen McGee, Gardnerville, NV

A retired educator, most recently for Douglas County School District.

Karen Reinhardt, Douglas County, NV

A retired educator, most recently for Douglas County School District.

Carol Sandmeier, Gardnerville, NV

A retired educator and the former director of the William S. Hart Museum in Los Angeles County.

**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 7**

**Resumes of Principal Professionals**

Attached are resumes for:

Mark Jensen, Friends of Dangberg director  
Paul Cavin, independent architect  
Ryan Stanton, Douglas County parks superintendent

## **MARK JENSEN**

---

PO Box 385  
Minden, NV 89423  
775-230-4357  
archivist@xmission.com

### **Education**

M.A. American History, University of Utah, 1997  
B.A. History, University of Utah, 1991  
B.A. English, University of Utah, 1988

### **Experience**

#### **Director and Curator, Friends of Dangberg Home Ranch / Dangberg Home Ranch Historic Park, Minden, NV, 2011-present**

Directed the independent non-profit organization that operates and funds Dangberg Home Ranch Historic Park, comprised of seven historic buildings (1857-1917) on 5.5 acres and a large museum collection. Played a key role in the creation and success of the organization, including financial management and board development. Developed and implemented tours, music and storytelling events, Chautauqua presentations, special exhibits and additional public programming. Increased visitation from 1000 annual visitors in 2011 to 5000 in 2019. Supervised two staff and numerous volunteers.

Managed an annual budget of \$110,000, with responsibility for fundraising and donor development. Created a membership program, increasing membership from zero to more than 500 annual contributors, including business sponsors. Wrote successful applications for foundation and government grants to fund programming, restoration, staffing and operations.

Developed publicity and advertising, including social media and website. Managed facilities and grounds maintenance, site rentals, and continued the responsibilities described below.

#### **Park Interpreter/Ranger, Nevada State Parks, Minden, NV, 2008-2011**

Responsible for interpretive programs and site management at Dangberg Home Ranch Historic Park. Developed and presented interpretive tours and events. Spoke on local history and other topics to schools and community groups. Provided assistance on collection management to community and history institutions. Curated exhibits and managed a museum collection of 43,000+ artifacts, documents and photographs from throughout the 19th and 20th centuries. Managed a PastPerfect database and the processing of a document archive. Responsible for collection cataloging, storage, display and preservation.

Initiated and led the continuing restoration of an historic flower garden and other landscaping; responsible for grounds maintenance.

Recruited, trained and supervised volunteers contributing to tours, exhibits, collection management, facility cleaning and garden care.

Conducted publicity and represented the park to the media. Conceived and wrote promotional brochures, news releases and other publicity materials, and participated in media interviews. Managed social media and direct e-mail.

#### **Independent Consultant, Utah and Nevada, 2004-2008**

Teamed with others to prepare the Dangberg Home Ranch Historic Park for rehabilitation and interpretive development, playing a key role in the cataloging and storage of an in-situ collection.

Completed a cataloging and storage project (artifacts and documents) for Utah State Parks.

Collaborated in exhibit and collection development projects for Adlib Media and the Alf Engen Ski Museum, completing assignments in acquisitions, exhibit design and artifact registration.

Researched and wrote the text for a web-based history timeline for the U.S. Ski and Snowboard Association.

Edited a privately published biography.

Curator, Alf Engen Ski Museum, Park City, UT 2002-2003

Responsible for the storage and cataloging of 20<sup>th</sup>-century ski history collections and the legacy collection of artifacts and publications from the 2002 Olympic Winter Games.

Designed and installed exhibits, and coordinated the selection and work of installers. Performed photography, conservation and cleaning of artifacts.

Archivist, Salt Lake Organizing Committee for the 2002 Olympic Winter Games, Salt Lake City, 1998-2002

Directed a corporate records management and archiving program. Coordinated with multiple departments, developed policies and procedures, and planned archival and business retention. Supervised records collection and storage.

Managed an artifact collection and a publications/video library. Created an Access database to manage all aspects of records, artifacts, library and archives. Trained department liaisons on database use and the preparation of inventories. Designed printed collection guides.

Teamed with legal and financial staff to manage business records and establish a legacy archive and museum.

Assisted attorneys with document requests from media and the public.

Technical Services Archivist, Special Collections, J. Willard Marriott Library, University of Utah, Salt Lake City, UT, 1993-1998

Directed processing staff and managed the manuscripts collection. Created and maintained an administrative and reference database. Developed arrangement and description standards. Wrote subject-area collection guides and informational articles for campus and professional publications.

Contributed to the development and expansion of an informational web site, including html formatting.

Processed document, photograph and multimedia collections. Wrote inventories with historical and descriptive essays and edited those prepared by processing staff.

Assisted researchers with use of manuscripts, photographs and rare/non-rare books pertaining to the American West, ethnic groups, Native Americans, Mormonism, and other topics.

Coordinated with donors regarding acquisitions. Archival supplies manager. Trained and supervised volunteers.

Participated in various library-wide hiring and other committees.

## **Honors and Service**

Member, Douglas County Public Library Board of Trustees, 2017-present

Carson Valley Chamber of Commerce Employee of the Year, 2013

Vice-president for Membership, Nevada Museums Association, 2013-14

Council Member, Conference of Intermountain Archivists, 1995-1997

National Merit Scholar

## **Computer Skills**

Skilled in PC and Apple systems, including PastPerfect, Excel, Word, Powerpoint and Publisher. Experienced in archival scanning and image management, databases, Photoshop, html coding and website development.

# Paul Cavin Architect LLC

## Paul Cavin, AIA NCARB

Principal, Paul Cavin Architect LLC

Architect



Paul Cavin is a Northern Nevada native who grew up in Carson City, Nevada. Upon graduation from Carson High School, Paul left the region to start and complete his architectural education. Paul returned to Northern Nevada in 2004 where he finished his architectural training and started his own firm in 2013. Paul has over 24 years of experience in the architectural profession, beginning in 1995. Since returning to Northern Nevada, Paul has performed a multitude of projects ranging from very small remodel projects, to large and complex remodels, and structures. Paul is familiar and competent with different project delivery methods including: Construction Manager at Risk (CMAR), Design-Bid-Build, Design-Build, and Design-Assist.

**Education:** Bachelor of Science, Architecture 1998 University of Nevada, Las Vegas  
Master of Architecture 2004 University of New Mexico

**Career Experience:** 3/13 - Present Paul Cavin Architect LLC - Sparks, Nevada  
1/06 - 3/13 Hershenow + Klippenstein Architects - Reno, Nevada  
6/04 - 1/06 Blakely, Johnson, & Ghusn, Inc. - Reno, Nevada  
2/03 - 6/04 ASCG Inc. - Albuquerque, New Mexico  
7/98 - 2/03 Dekker/Perich/Sabatini - Albuquerque, New Mexico  
9/95 - 6/98 JMA Architecture Studios - Las Vegas, Nevada

**Licensure:** State of Nevada #6284  
NCARB Certificate #66385

**Professional Affiliations:** National Council of Architectural Registration Boards  
American Institute of Architects (AIA) #38310017

### Recent and Relevant Project Experience:

**State Public Works Division**  
**Nevada State Museum Loading Dock and Freight Elevator**  
**Completion Date:** Winter 2014  
**Construction Cost:** \$1,275,000  
**Services:** Full Design Team  
**Delivery Method:** Design-Bid-Build  
State Historic Preservation (SHPO) Involvement

**State Public Works Division**  
**Nevada State Capitol Elevator Modernization**  
**Completion Date:** Fall 2015  
**Construction Cost:** \$525,000  
**Services:** Architectural, Mechanical, Electrical  
**Delivery Method:** Design-Bid-Build

**State Public Works Division**  
**Nevada Historical Society: Security, Safety, and Drainage**  
**Completion Date:** Winter 2017  
**Construction Cost:** \$120,000  
**Services:** Full Design Team  
**Delivery Method:** Design-Bid-Build  
State Historic Preservation (SHPO) Involvement

**State Public Works Division**  
**Nevada State Capitol Exterior Renovations**  
**Design Completion Date:** Summer 2019  
**Estimated Construction Costs:** \$1,900,000  
**Services:** Architectural, Structural, Historian  
**Delivery Method:** Design-Bid-Build  
State Historic Preservation (SHPO) Involvement

**Douglas County Community Development**  
**Dangberg Ranch Exterior Restoration**  
**Design Completion Date:** February 2020  
**Estimated Construction Cost:** \$200,000  
**Services:** Architectural  
**Delivery Method:** Design-Bid-Build

**Douglas County School District**  
**District Wide Improvements Project**  
**Completion Date:** Fall 2018  
**Estimated Construction Cost:** \$2,500,000  
**Services:** Full Design Team  
**Delivery Method:** Construction Manager at Risk

---

**RYAN STANTON**

---

1970 MULE LANE, GARDNERVILLE, NV 89410 / PH. (775) 291-6681 / rstanton0214@gmail.com

---

**SUMMARY**

---

Current Douglas County Parks Services Supervisor with a total of 12 years' experience having worked and managed all grounds and facilities maintained and owned by the Douglas County Parks Department. I possess an in-depth knowledge of all the parks/facilities, staff, equipment and budget process; analytical problem solver with strengths in organization, leadership, communication, time and project management, relationships/collaboration with internal and external county departments, vendors and public groups.

---

**KEY SKILLS AND EXPERIENCE**

---

- Personnel management, supervision, leadership, training
- Goals setting, objectives, time management
- Project management (documents, bids, budgets)
- Ability to communicate with management, staff, public, sports groups, vendors and County departments
- Operation of specialized and heavy equipment
- Irrigation maintenance, repair and management
- Program development and management
- OSHA work place safety, safety standards and budget development/administration
- Implementation and operation of new technology used at parks and facilities (irrigation management software, payment kiosk, surveillance and public announcement sys)

Iris

---

**EMPLOYMENT EXPERIENCE**

---

**Parks Superintendent- 2018 to Present****Douglas County, Nevada**

- Develops and Implements goals, objectives, policies, procedures and work standards for the division; prepares and administers the division's budget.
- Prepares bid documents, completes bid process following County requirements, project management for the purchase of equipment supplies, vehicles, and projects related to the parks division.
- Manages safe working practices, methods, training, and OSHA requirements for personnel within division.

**Parks Supervisor- 2015 to 2018****Douglas County, Nevada**

- Plans, organizes, administers, reviews work of assigned full time and part time staff, including annual reviews.
- Develops and organizes daily work, goals, priorities, and special projects for division.
- Assist in development, administration, review of division's annual budget and special procurements.
- Prepares bid documents, completes bid process following County requirements, project management for the purchase of equipment supplies, vehicles, and projects related to the parks division.
- Manages safe working practices, methods, training, and OSHA requirements for personnel within division.

**Park Ranger Senior - November 2012 to November 2015****Douglas County, Nevada**

- Direct supervision of seasonal staff, work priorities, performance annual reviews.
- Management and maintenance of major parks and associated facilities.
- Operation of all types of specialized equipment, and systems in maintenance of park grounds and facilities.
- Customer service/relations with public, sports groups and County departments.

**Park Ranger II Seasonal – November 2011 to November 2012****Douglas County, Nevada**

- Direct maintenance of non-park facilities.
- Operation of all types of specialized equipment and irrigation systems.

**Maintenance Assistant I Seasonal – March 2009 to February 2011****Douglas County, Nevada**

- Assist in all aspects of parks maintenance under direct supervision of Park Ranger.

**Park Aid I Seasonal – May 2007 to November 2008****Douglas County, Nevada**

- Assist in parks maintenance under direct supervision of Park Ranger.
- 

**EDUCATION**

---

- Douglas High School, Minden NV. ( August 2005-June 2008) Graduated with high school diploma
  - Western Nevada College, Carson City NV. Graduated fall of 2018 (Associates of General Studies).
  - Pacific Southwest Maintenance Management School – Graduated 2017
- 

**CERTIFICATIONS / TRAINING**

---

Work Zone Safety & Traffic Control	Boom/Scissor Lift, Forklift	Baseline Irrigation System Solutions
State of NV. Flagging	Ewing Irrigation	Weed Warriors
CPR/AED/Basic First Aid	Ball Field Maintenance	Douglas County Fraud, Waste & Abuse
FEMA & Douglas County Emergency Management		Douglas County/H.R. Sexual Harassment
Leadership Douglas County 2020	Management/Supervisory Training (UNR Cooperative Extension)	

---

**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 8**

**Long-Range Plan for Friends of Dangberg Home Ranch**

Attached is the current planning document for the organization. This document is updated approximately every five years.



# **Business Plan**

## **Friends of Dangberg Home Ranch**

### **BACKGROUND**

Acting on the wishes of its last residents, Dangberg Home Ranch Historic Park was created through a partnership between Douglas County (the park's owner) and the Nevada Division of State Parks (NDSP) in 2005. NDSP began development of the site, committing more than one million dollars in public funding for building restoration, artifact cataloging, and other work. NDSP began offering guided house tours and interpretive presentations began in 2007, and Douglas County continued to provide grounds care and other support services. In June 2011, NDSP terminated its involvement due to unplanned fiscal restraints, leaving future operating decisions to Douglas County. Friends of the Dangberg Home Ranch, formed by local citizens in 2002 and re-invigorated in March 2011 with new leadership, then contracted with Douglas County and took over responsibility for the park's programming and care of the museum collection, with shared responsibility for maintenance and restoration efforts.

### **VISION**

The Dangberg Home Ranch Historic Park presents a unique opportunity to preserve and interpret the agricultural history of Carson Valley and western Nevada, due to a combination of the Dangberg family's historical position, an original collection of artifacts, photographs and documents, pre-World War One ranch architecture, and a pastoral location.

#### **The History**

The Home Ranch was founded by Heinrich F. Dangberg, a German immigrant, who settled there in 1857 and prospered from the markets created due to the Comstock boom. After the bust, he shifted focus to livestock production and related crops. In 1864 he married Margaret Ferris, whose family was notable in the histories of western Illinois and early Nevada (she was the oldest sister of the Ferris Wheel's creator). At his death in 1904, Dangberg owned almost 37,000 acres of land and had served three terms in the state legislature, developed an extensive irrigation network, and battled the mining interests in a struggle over water. The next generation was also important in the region's development, creating the town of Minden in 1905. Brothers Fred, John, George and Clarence were fixtures in civic and political life. Fred served in the state legislature. They were also active in agricultural cooperatives and founded a bank, an automobile garage and a hotel. Their sister, Eva, settled in California but still played a role in the ranch's destiny. The third generation members were well known in society and agricultural circles in Nevada and California, and some lived at the Home Ranch until 1995. The Dangberg Land & Live Stock Co. had expanded its holdings to 48,000 acres when it was sold in 1978.

#### **The Collection**

Unlike most house museums, the park's artifact collection is original to the site and the Dangberg family. With more than 43,000 objects, documents and photographs and dating 1819-1990, it offers insights into the lives of Carson Valley's most notable family: their struggles as politicians and businesspeople, the intricacies of their personal relations, and their experiences of national and world events and prominent figures. The earliest artifacts are connected with the Ferris family, and include numerous 19<sup>th</sup>-century photographs and documents. The Dangberg family beginnings in Carson Valley are documented in record books, photographs, and an array of toys, schoolbooks, clothing and household goods. Items from the 20<sup>th</sup> century connect with local, national and international events, such as postcards from a family friend that display the battlegrounds of World War I, and Red Cross first-aid booklets and ration stamps from World War Two. Material culture is experienced in 150 years of artifacts that help us understand daily life in the past, including toys from the 1860s through the 1940s, phonograph players and records from every decade, and a range of clothing from beaded gowns to Nevada's oldest Levi's. A wide range of items—fine china, sterling silver, enamelware, egg beaters, icebox, coffee mill, KitchenAid dishwasher, RCA television,

imported Chinese ceramics, homemade lace, typewriters, Christmas decorations, books, saddles, food-storage cabinets, butter churns, firearms and more—helps us understand life on a prosperous working ranch and make compelling connections between object, location and history.

### **The Architecture**

The buildings at the Dangberg Home Ranch are listed on the National Register of Historic Places and are representative of Nevada ranch architecture from 1857-1920. Several have strong connections to notable places and people in Nevada's history. The primary structure is the two-story fifteen-room ranch house, built in stages between 1857 and 1917. Behind a distinctive colonnaded porch is the original log structure as well as later additions, including a brick living room designed by noted Nevada architect Frederic Delongchamps. In addition to the family bedrooms, the house includes a kitchen/pantry and worker's dining room. A vehicle gateway, comprised of two brick pillars designed by Delongchamps, is nearby. Directly behind the house is the "stone cellar," built in 1870 of sandstone quarried near Carson City. Nearby are a wood frame bunkhouse from 1890, a wood frame laundry house built 1906, and three additional brick buildings all added around 1917.

### **The Site**

The park is a public island in the midst of a private working ranch. On that land are the Dangberg's 1875 barn, 1918 slaughterhouse and 1920 cook's house. Pastures surround the park on all sides, and beef cattle graze there for part of the year. The Home Slough flows through willows and cottonwoods on the east, separated from the house by a large grassy area. A flower garden abuts the south fence. Owls and hawks are daily visitors, and ducks, geese, eagles, ibis, herons and other birds are common during seasonal migrations. Visitors enjoy unbroken views of the Pine Nut Range to the east and the Carson Range of the Sierra Nevada to the west, including towering Jobs Peak, and large lawns provide plenty of space for public and private events.

## **GOALS**

To fulfill its mission, Friends of the Dangberg Home Ranch will act as the primary steward of the park's history and potential, in partnership with Douglas County. It will restore and maintain the buildings and grounds for public use, manage and share the museum collection in line with professional standards, present quality programming that informs and entertains, create secure financial support from a variety of sources, employ professional managers and other staff, and utilize and foster volunteers to help achieve these goals.

### **Restore and Maintain Buildings and Grounds**

Friends of Dangberg will care for the grounds, buildings and other facilities at the park, working to restore them with the help of professionals and otherwise help maintain them. Priorities emphasize work not completed by Nevada State Parks during the early phase of the park's development, specifically:

- a. Restore the garage, carriage house, gateway and bunkhouse.
- b. Install a climate control system in the house.
- c. Build a visitor center that includes restrooms and a collection storage space.
- d. Rebuild the wood fence and gates historically located around the central buildings.
- e. Create protected display areas for historic agricultural equipment.
- f. Cultivate flower and vegetable gardens that beautify the park and illustrate historical practices.
- g. Assist Douglas County in maintenance of all structures and landscapes.

### **Manage and Share the Museum Collection**

Friends of Dangberg will catalog, store and display the artifacts, photographs and documents, according to professional museum standards. This includes:

- a. Storing materials in archival-quality containers.
- b. Taking steps to control pests and the storage climate.
- c. Identify sources for and fund artifact conservation, including specialized cleaning and restoration.
- d. Complete the cataloging, cleaning and storage of the collection.
- e. Utilize the collection to interpret Carson Valley history as part of tours, exhibits and education programs.

### **Present Quality Programming**

Friends of Dangberg will offer interpretive and cultural programming that benefits audiences that takes advantage of the park's history and location. This includes:

- a. Guided tours sharing the historical narrative of the Dangberg family and Carson Valley, particularly agriculture's place in the local culture and economy.
- b. Ongoing and special exhibits with interpretive displays of items from museum collection.
- c. Authors, historians and other speakers presenting various topics relevant to American history, natural history, arts, and science.
- d. Classes and workshops teaching a variety of topics such as painting, photography, horticulture, and other arts and crafts.
- e. Educational programs for school groups and others supporting the study of history, natural history and science.
- f. Music concerts and other arts performances that entertain and inform.
- g. Chautauqua performers depicting historical figures.
- h. Storytellers, theatrical presentations, ethnic heritage celebrations, and more.

### **Create Secure Financial Support**

Friends of Dangberg will fund the park's operations from a range of sources, including donations, grants, a store, programming fees, rentals, and special events and activities. The opportunities include:

- a. A tiered membership program that offers levels of giving to encourage widespread community support, including major gifts.
- b. Grant funding from private foundations and local, state and federal governments.
- c. Programming fees charged for selected activities, such as guided tours, concerts, exhibits and adult education.
- d. Income from private rentals including weddings, reunions and film productions.
- e. The return-on-investment from an endowment created specifically for Friends of Dangberg
- f. Profit from the sale of books, jewelry, toys and souvenirs at an on-site store.
- g. Additional sources, including special fundraising events, a donation box, and business sponsors.

### **Employ Professional Staff**

Friends of Dangberg will hire professionals to direct the organization and manage its various activities, including:

- a. An executive director that oversees the organization takes action to meet fundraising goals.
- b. A programming director that develops interpretive, arts, and educational presentations and classes for the general public.
- c. A collection manager responsible for the care and use of the documents, photographs and objects.
- d. A horticulturalist focusing on the development and care of the flower and vegetable gardens.
- e. Additional staff as funding allows and programming and visitation require.

### **Utilize and Foster Volunteers**

Friends of Dangberg will rely heavily on the contributions of volunteers in all areas so as to achieve its goals, with a focus on supporting these activities:

- a. Visitor services, including tour guides, exhibit docents, store clerks and park hosts.
- b. Events, contributing to parking control, ticketing and behind-the-scenes preparations.
- c. Collection management, including storage, cleaning and cataloging of various materials.
- d. Groundwork, particularly in regards to gardens and day-to-day maintenance.
- e. Fundraising, such as member communications and assisting with special events and activities.

**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 9**

**Organizational Activities, January-December 2019**

**A. Dangberg Summer Festival Events, May-September, 2109 visitors**

**Concerts**

Lacy J Dalton, 2017 member of North America Country Music Association International Hall of Fame, performing her country-western hits and more.

Old West Trio, performing classic western music.

Todd Morgan & the Emblems, performing modern pop/rock and roll, blues, funk, disco, hot jazz, country and early rock 'n' roll.

The Millennium Bugs, with David Bugli of the Mile High Jazz Band, performing jazz.

Mo'z Motley Blues, with blues-infected rock, pop and soul.

**Chautauqua**

June 5: A Night with Notorious Nevadans, portrayed by members of the Friends of the Nevada State Museum, with Dave Pierson as Abe Curry, first superintendent of the Carson City Mint and first warden of the Nevada Territorial Prison; Bob Nylén as William Stewart, first U. S. Senator from Nevada and author of the Fifteenth Amendment; Ron Roberts as Roswell Colcord, seventh governor of Nevada and first Nevada governor to support Women's Suffrage; and Myron Freedman as John Millain, convicted murderer of Virginia City's most famous prostitute, Julia Bulette.

June 26: Young Chautauquans of Douglas County Historical Society.

July 10: Kim Harris as Lizzie A. Borden, the notorious woman accused and acquitted for the axe murders of her father and stepmother.

July 31: Doug Mishler as Duane L. Bliss: lumber and mining magnate and founder of the Carson and Tahoe Lumber and Fluming Company.

August 14: Anita Watson as Mary McNair Mathews, a widow who lived on the Comstock for ten years during the 1870s and wrote of her observations.

August 28: Sisters of the Sage, with Cindy Southerland as Annie H. Martin: the first woman in charge of the U.S Assay Office at Carson City; Kim Harris as Lillian V. Finnegan, suffragist and originator of the Genoa Candy Dance Festival; and DebiLynn Smith as Anna N. Harris: pioneer Nevada business owner.

September 22: Jay Topping as Hiram Scott, pioneer of Alpine County.

**Speakers and Authors**

June 1: Wendell Huffman: The V&T's Minden Line.

July 13: Mark McLaughlin: Lake Tahoe and the Comstock Era.

July 27: Michael Fischer: The Nevada Buckaroo: His Heritage, Gear and Traditions.

August 4: Glen Whorton of Nevada State Prison Preservation Society: The Great State Embezzlement.

August 10: Bob Nylén of the Nevada State Museum: The History of Baseball in Nevada.

August 17: Brooke Santina, author: Dishrags to Dirt Bags .

September 28: Douglas High School Class of 1962: Remembering Carson Valley in the 1950s and 1960s.

#### Other Festival Events

"Something in the Wind" Kite Flying Weekend ~ May 18-19, 10:00am-3:00pm both days.

Dangberg Home Ranch Neighbor Fair ~ June 15, 11:00am-3:00pm. Music by The Mylo McCormick Project and Krista Jenkins, along with book signings, food, and more.

Movie Night: The General ~ July 18, 6:30-8:00. Join train expert Jim Clark providing an introduction and commentary for a viewing of this classic silent film.

A Western Jamboree ~ July 20, 10:00am-4:00pm, Music by Mike Beck and The Sierra Sweethearts, and cowboy poets Tony Argento, Harold Miller and Diana Miller.

Celtic Faire ~ September 14, 10:00am-4:00pm, Celebrating the traditions of the Irish, Scottish and Welsh people.

#### B. Fundraising

Scatter's Attic ~ May 11-12. 8:00am-2:00pm both days. A rummage sale, with a profit of \$1,746 for operations.

Minden Founders Main Street Event: A Show and Shine Car Show ~ August 23-24. A classic car show, with a profit of \$4,216 for restoration.

Giving Tuesday ~ December 4, social media and direct mail and email effort, raising \$11,393 for restoration.

#### C. Interpretive, 416 visitors

Guided History Tours ~ Year-round

Clothing Exhibit ~ October

Holiday Toy Exhibit ~ December

#### D. Private Rentals

Three weddings and one political organization.

#### E. Museum Collection

Continued the cataloging and storage of document collection and recent acquisitions.

#### F. Restoration

Completed repairs/restoration of the living walls and related architecture.

Completed asbestos and lead testing in room needing restoration; replaced flooring in that room.

#### G. Grants

Received grants from Douglas County, William P. and Frances C. Smallwood Foundation,

#### H. Interpretive Signs

Completed design and installation of eight interpretive panels explaining the park's buildings and history, funded by a 2018 Nevada Commission on Tourism Grant.

**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 10**

**Financial Audit**

Dangberg trustees conduct period internal audits of the treasurer's work.

Until recently, the size of the organization's budget has not justified a full audit, particularly considering the expense. A full audit has been tentatively scheduled for after the 2020-21 fiscal year.

In late 2018, at the request of the Board of Trustees, Carson Valley Accounting conducted a review of the organizations finances and financial processes. The final report of that review is attached.



DREW AGUILAR, CPA  
LINDA R. RUSH, CPA

1663 HWY. 395, #201  
MINDEN, NV 89423  
(775) 782-7874  
FAX 782-8374  
WWW.CARSONVALLEYACCOUNTING.COM

October 29, 2018

To the Board of Directors and Executive Director

Friends of Dangberg Home Ranch  
PO Box 1158  
Minden, Nevada 89423

In planning and performing our review of the financial statements of Friends of Dangberg Home Ranch as of and for the year ended June 30, 2018, in accordance with the Statements on Standards for Accounting and Review Services (SSARS) promulgated by the Accounting and Review Services Committee of the AICPA, we considered Friends of Dangberg Home Ranch's internal control over financial reporting (internal control) as a basis for designing review procedures that are appropriate in the circumstances for the purpose of the review, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be significant deficiencies.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Organization's financial statements will not be prevented, or detected and corrected, on a timely basis. We did not identify any deficiencies in internal control that we consider to be material weaknesses.

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in Friends of Dangberg Home Ranch's internal control to be significant deficiencies:

Due to the limited number of personnel in Friends of Dangberg Home Ranch's office, there are inherent limitations to segregation of duties among Friends of Dangberg Home Ranch's personnel. Alternative controls should be used to compensate for any lack of segregation of duties. The Friends of Dangberg Home Ranch's governing board should provide some of these controls. Management is aware of the deficiency, but cost-benefit analysis indicates that hiring more personnel to mitigate these issues may not be feasible. Management will request specific board members become more involved by providing additional oversight.

**Friends of Dangberg Home Ranch  
October 29, 2018**

**Segregation of Duty Findings include:**

Presently, a single individual receives the money, records the money in the daily income tracking spreadsheet, deposits the money in the safe, prepares the deposit and makes the deposit at the bank. Oversight in this instance could include: second counts of the daily income deposited in the safe, reconciliation of the daily income worksheets to the deposits made in the bank, or deposits being made by someone other than the person preparing the income worksheets and receiving the money. Electronic point-of-sale systems can also be used as a compensating control to set fixed income amounts on a per item basis with no ability to change the recorded amount.

Credit card reconciliations were not being performed as of the date of the financial statements and thus an improper balance was being carried on the entity's financial statements. The reconciliation process on its own is considered oversight, as long as the person making the purchases is not the person performing the reconciliation and cutting the check for payment (segregation of duties). This function should be performed on an ongoing basis (typically monthly) to ensure accurate reporting of financial information.

Inventory controls are limited to the lock on the door to the products. No controls are designed to track the amount of inventory coming in to or out of the Ranch. Therefore, finding misappropriation of inventory would be virtually impossible, unless the person were to be physically caught in the act. While the number of personnel limits the ability to drop everything and make a current inventory count, inventory procedures should be designed to begin tracking new inventory as it comes into the ranch and as it leaves. This could eventually lead to all inventory being logged (can be via point of sale system) which could make identifying misappropriation of inventory easier by personnel. This would also lead to an asset being recorded for the amount of inventory held at the Ranch, which is not currently possible other than via estimate.

This communication is intended solely for the information and use of management, Board of Directors, and others within the Organization, and is not intended to be, and should not be, used by anyone other than these specified parties.



Carson Valley Accounting LLC  
Minden, Nevada  
October 29, 2018



**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 11**

**Property Owner's Statement of Support**

The property described in this application is owned by Douglas County. Attached is a letter of support from Ryan Stanton, parks superintendent.

If a grant is awarded, it will be put before the Douglas County Board of Commissioners for acceptance and approval of the covenants.

Proof of the recording of these covenants will be provided to CCCHP before finalizing acceptance of the grant.



DIRECTOR: Scott Morgan

▲ Parks  
1323 Waterloo Lane  
Gardnerville, NV 89410  
(775) 782-9835  
FAX: (775) 782-5799

▲ Recreation/Douglas County  
Community & Senior Center  
1329 Waterloo Lane  
Gardnerville, NV 89410  
(775) 782-5500 EXT: 1  
FAX: (775) 782-9844

▲ Lake Tahoe  
Kahle Community Center  
236 Kingsbury Grade  
Stateline, NV 89449  
(775) 586-7271  
FAX: (775) 586-7273

MAIL: P.O. Box 218, Minden, NV 89423

Friends of Dangberg Letter of Support

To whom this may concern:

As the property owner of the Dangberg Home Ranch located 1450 NV-HWY 88, Minden, NV 89423, I am writing this letter on behalf of the Douglas County Parks and Recreation Department. I am expressing our support for the Friends of Dangberg and applying for the SHPO grant. Douglas County will continue to commit to the parks operation and its public use it provides to the community of the Carson Valley.

Best Regards,

Ryan Stanton

Parks Superintendent

Douglas County Community Services Department

**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 12**

**Activity Photos**



Garage (left) and carriage house with visitors participating in Eagles & Agriculture event, January 2020.



Kite flying weekend, May 2019. Gateway in the background.



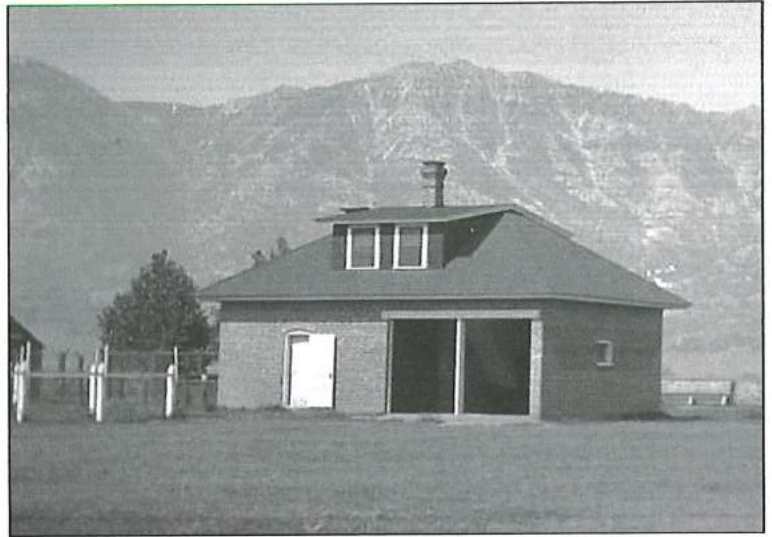
Tour group. Problematic foundation damage is evidenced by cracks in chimney wall.



Concert, July 2019.

**Friends of Dangberg Home Ranch  
CCCHP Grant, FY2019-20  
Application Supplement 13**

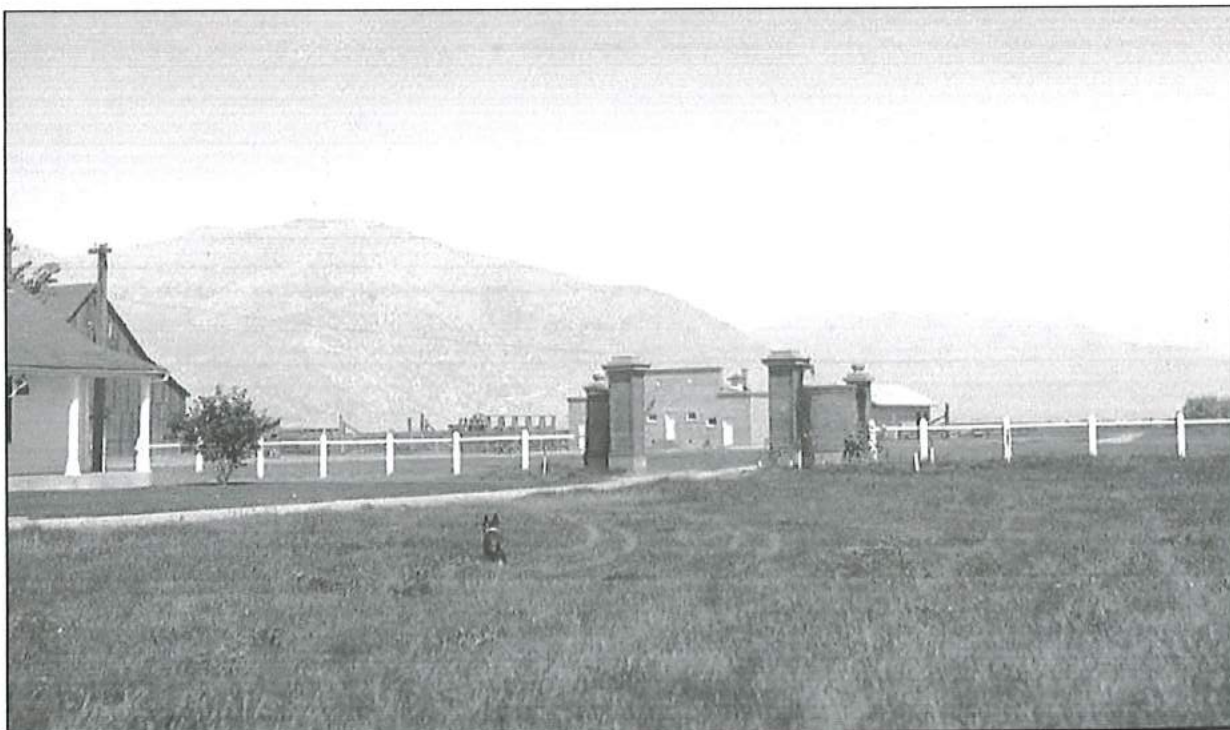
**Historic Photos**



**Carriage House, ca. 1920.**



**Garage, ca. 1920, to the left of the ranch house.**



**Gateway,  
ca. 1920.**