

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

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

Applicant Organization: Western Missionary Museum Corporation

EIN (Taxpayer Identification Number): 47-3727093

Mailing Address: 9480 S. Eastern Avenue

City: Las Vegas County: Clark ZIP: 89123

Project Contact: Heidi Swank

Title: Nevada Preservation Executive Director

Daytime Phone: (855) 968-3973, Ext. 701

Evening Phone: Same

Fax: None

Email: Heidi.Swank@NevadaPreservation.org

Project Title: St. Paul the Prospector Episcopal Church

Project Address: 87 F Street

City: Virginia City County: Storey ZIP: 89440

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

Historic Property Name: St. Paul's Episcopal Church Date Built: 1876

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

Project Synopsis (brief): **The Western Missionary Museum Corporation (WMMC) is asking for \$421,250 that will serve as part of a match for grants from Sacred Places and Save America's Treasures. These funds, along with additional funds raised by WMMC, will be used to do much needed rehabilitation of the 1876 St. Paul the Prospector church in Virginia City, a building that without this work will soon succumb to deterioration.**

Proposed Start Date: January 2021

Proposed End Date: June 2022

Project Budget Summary:	
Amount Requested:	\$ <u>\$421,250</u>
Proposed Match: Cash	\$ <u>\$278,000</u>
In-Kind/Donations:	\$ <u>\$313,250 estimated</u>
Total Project Budget:	\$ <u>\$1,012,500</u>

Applicant's authorized signature:
Tia Mittelstadt
Name (please print): Tia Mittelstadt
Title: WMMC Secretary
Date: 2/27/2020

**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:

Tia Mittelstadt

Title: WMMC Board Secretary

Name (please print): Tia Mittelstadt

Date: February 27, 2020

Part II: Narrative Description

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

This project is for the restoration of St. Paul the Prospector located at 87 F Street, Virginia City, NV 89440. The period of significance for this building is 1876-1917, covering the years in which the church was self-sustaining and before it transitioned to mission status in 1917.

What is the historical significance of the property?

St. Paul's is a contributing property to the Virginia City Historic District, a National Landmark Historic District. It was judged contributing according to Criterion A for its association with the historic development of Virginia City and Criterion C as an excellent example of Carpenter Gothic on the Comstock. It is also considered individually eligible for the National Register of Historic Places under Criteria A and C as the first Protestant Episcopal church in Nevada and as the only religious example of Carpenter Gothic in Virginia City and the surrounding area, respectively. In addition, it potentially qualifies under Criterion B for its associations with Bishop Ozi Whitake, a significant figure in the development of the Episcopal church in Nevada. It is individually eligible under Criterion C as the only religious example of Carpenter Gothic style in Virginia City. Today, it holds not only a special place in Nevada's Episcopal community as their birthplace but also holds a high level of integrity under all seven aspects of historic integrity as outlined by the National Park Service.

Built in 1876, the current St. Paul's replaced the original church that burned to the ground in the great Virginia City Fire of 1875. It is of the Carpenter Gothic style, built out of California Sugarpine by carpenter-builders R.L. Gray and B.F. Reed for total cost of \$25,000. Miss C.L. Wolfe, known as the richest unmarried lady in the United States, contributed \$2,500 to the rebuilding. David Pabst of Philadelphia built the pews (extant), which are of pine painted to resemble Black Walnut, as is all the interior trim. The bell was cast by McNeeley's Foundry of Troy, NY. Like the church's Alexander Mills pipe organ, it was shipped around Cape Horn and installed in 1876.

St. Paul's setting resembles its 1876 appearance, as there has been little development in the Virginia City Historic District for more than 100 years. It features a steeply pitched gable roof with closed eaves, a square corner tower with belfry, wooden quoins, and lancet windows with wooden tracery, wide wood surrounds, and drip moulds. Many windows feature original glass. Some display traces of white paint used circa 1876-1940 to lend a "frosted" effect. Others feature 1940s era aluminum-based paint that has oxidized and turned black. Foundations are of rubble, laid with mortar sourced from local mine tailings.

The true splendor of St. Paul's is its interior. The rectangular nave features open trusswork that resembles the interior of a grand wooden ship. Diagonal varnished pine paneling gives off a palpably warm glow that augments the dramatic vault's exposed rafters, collar ties and timber arches. Visible scarf joints show that the church was constructed entirely with joinery techniques, without nails or other fasteners. The T-shaped gallery, original setting for the organ, features alternating light/dark trim of varnished/faux-painted pine. Knob-and-tube electrical fixtures, installed 1903, are still in use.

The Comstock Lode, discovered in 1859, soon proved to be the largest deposit of gold and silver ever found to that date. Miners and others rushed to the towns that sprang up around it, and Virginia City became a bustling metropolis where owners and affluent workers enjoyed the best of everything from around the world. Missionaries soon followed, and the first church service in the Territory of Nevada, was held in the Virginia City

Courthouse in August 1861. The following month, the parish of St. Paul's was organized. A small church was consecrated in 1863 but burned down in the Great Fire of 1875.

By that time, Bishop Ozi Whitaker was in charge. Known as the "Bishop on Horseback", he traveled thousands of miles to the new communities of Nevada, founding churches in many. He was the consummate missionary and remains the most noted Episcopal clergyman of Nevada's first 100 years. Bishop Whitaker championed the rebuilding of St. Paul's, which acted as his unofficial cathedral. Rector Franklin Rising was close friends with Mark Twain during his stay in Nevada and is assumed to be the model for the minister in Twain's book *Roughing It*.

St. Paul's is a contributing property to the Virginia City Historic District and has always been close to the heart of the community. Known as the mother church of Nevada, it was active in developing the Episcopal church throughout the state, sponsoring the Chinese Church in Virginia City, the Nevada Bible Society, a school for children from the surrounding communities, and more.

St. Paul's was until recently as an active community member. Support programs met in the lower level and civic groups used the church for sacred observances. After rehabilitation, St. Paul's will reopen for these uses and as a public event space. We are an active member of the alliance of the three historic churches in Virginia City.

How do you propose to restore/rehabilitate it?

Much of the work that is being proposed to be undertaken is critical to St. Paul's at this juncture. With the weather and the wind that is seen in Virginia City, this small church is in dire need of repair. Repairs have been divided into two general phases. Phase I will address issues that are critical to the stability and functioning of the building. Several of these components will stabilize the building as well as make its systems safe for current use. The second phase will be undertaken starting in 2022 and will do some secondary stabilization, foundation, and mechanical work. We are currently submitting a grant to fund the Phase I Life/Safety Considerations.

Phase I: Life/Safety Considerations:

First of these considerations is roof repairs to reinforce the building structurally. A new plywood roof will serve as horizontal structural diaphragm, basically a deep horizontal beam that will stabilize the building in high winds. A new layer of insulation will be laid, and new, fire-resistant, historically compatible shingles will be installed.

A new snow shed protection canopy is in need over the southeast lower level entry to shelter the entry ramp to the lower level of the building. Currently, this area is subject to sliding snow load impact from the slope of the high roof, creating a serious life/safety threat.

The exterior walls need repair and repainting, especially the south wall. The repair and stabilization of this exterior is not technically a life/safety concern. However, at this juncture their repair is critical to the overall preservation of the building. Because scaffolding will be in place for the wall repair, it is economical to also repaint the building at this time instead of waiting and having the additional cost of scaffolding a second time.

The window framing at the lower level is extremely distressed. Window frames, sets, and lower level wall boards will need to be examined and determined if they are able to be restored. Because these are wood windows, it is unlikely that entire windows will need to be replaced. It is more likely that parts of the sashes, sills, and muntins along with the glazing will need replacement. The exterior paint most likely contains lead, so appropriate steps will be taken throughout the restoration process to mitigate the lead impacts.

Currently, St. Paul's electrical system is the 1903 knob-and-tube. A new electrical will need to be installed throughout the church. The knob-and-tube will be left intact, albeit, non-functioning. It is a remarkable example of a fully intact knob-and-tube system.

Who will be doing the work?

Mercedes de la Garza, AIA will be the architect of record for this project. She is located in Reno and will oversee the day-to-day work on the church. Heidi Swank will provide support and oversight to ensure that the work meets the Secretary of Interior's Standards and that all grant requirements are met.

What is the timeline for the project?

2020 will be used to raise funds to match the two federal grants that were received. We anticipate starting in January 2021. Phase I of the project should take about 12 months.

Who holds title to the property?

The building is owned by the Western Missionary Museum Corporation.

Building Use/Community Involvement

How and by whom will the facility be used?

The Western Missionary Museum Corporation (WMMC) plans to retain the church's historic function as a place of worship. However, we are exploring other possible uses for the building as a shared space in order to involve the community, educate locals and tourists, and provide a source of funding for ongoing maintenance and operations. As part of the Sacred Places program into which WMMC and the church has been accepted, Sacred Places will conduct a site visit scheduled for June 2020. As part of this visit, they will conduct a Space-Sharing Workshop to help envision how best to use the space. WMMC is contemplating using part of the church as a performance space, shared office space, museum, a tearoom/café. If it is possible to create an environmentally stable space in the church, there is interest in creating archival storage for the Episcopal Diocese of Nevada. We understand there are many challenges to creating such a space but will consider it with the other options.

The main aims for the church are to continue to use it as a worship space, involve the community in its use, and create stable funding streams for its ongoing maintenance and use.

Who will be responsible for management of the building and its programs/activities? How has the community been involved in your project?

WMMC will be responsible for the management of the building and its programs. This nonprofit is overseen by a Steering Committee that is headed by Tia Mittelstadt. After the facility is rehabilitated, WMMC will begin the work of obtaining additional funding through grants and building use fees to support program management, marketing, and increase community involvement.

In addition, St. Paul's is one of three extant churches in Virginia City. All are contributing properties to the National Landmark Historic District. Together, we have formed the Alliance of Virginia City Churches to coordinate fundraising/repair projects, as well as join social and outreach events for faith communities and secular visitors. However, due to the threatened state of our facility, we have withdrawn from formal community programs in recent years. We look forward to reinvigorating our community work once the critical pieces of the building's restoration have been completed.

How will the community continue to be involved in your project?

Through the Alliance of Virginia City Churches, we anticipate working with other organizations in the community. We are also planning, in conjunction with Sacred Places, an open house in June to talk with donors as well as bring the community up to date on the project. We also anticipate social media updates on the progress and community meetings to keep everyone up to speed on the rehabilitation.

How will the community continue to be involved in the use of the building?

Once the building is rehabilitated, we will again invite support groups to return and use the space as well as hold organ recitals, open it up for book groups, and, of course, weddings. We will also reach out to school districts in Storey and Washoe Counties to invite school trips to visit the church. Virginia City played a significant role in the history of this area and our nation. So, it is also a popular destination for school field trips. We hope to become a regular stop on such trips.

Virginia City also hosts two million tourists annually. These visitors are looking to experience an intact Old West type community. Churches played a significant role in those towns. Through the Alliance of Virginia City Churches, we hope to tell the story of how our building fit into the important history of Virginia City and the Comstock.

How are your restoration/rehabilitation plans related to the uses of the building? What importance to tourism (cultural or otherwise) will the facility have?

Currently, the church is closed to visitors due to life/safety concerns. Once we have addressed some of these concerns and can open to the public and community again, we will become an active part of the tourism market that is a major source of revenue for Virginia City. With our location next door to St. Mary's in the Mountains – a much larger church that is more easily seen from the main thoroughfare – we are well-positioned to draw in visitors who are interested in the role of religious life, religion, and architecture in 19th and early 20th century Nevada.

Project Support/Financial

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

Over the last three years, about \$35,000 in cash, labor, and materials have been donated to undertake some emergency repairs for the church. These are listed below:

- Comstock Mining Company: constructed retaining wall
- James Clark: Electrical repairs to ensure safe use of existing system
- Comstock Classic Car Club: donated \$2,400 for various repairs
- Patsy Humphrey, parishioner from Reno: funded the repairs on the exterior front steps
- Jim Collins Construction: donated the use of a manlift for roof repairs

In addition, the Holy Trinity Episcopal Church of Fallon donated \$25,000 for the church repair and rehabilitation efforts.

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

Save America's Treasures Grant: \$153,000 (required match: \$303,000)
Sacred Places Grant: up to \$125,000 (required match: up to \$250,000)

This grant will serve as a partial match for the above two federal grants that have been received for the facility's restoration.

What additional contributions are projected in order to complete the project?

WMMC is working with Sacred Places and Nevada Preservation to undertake a capital campaign to raise the additional dollars for Phase I. Nevada Preservation is conducting a training in April with WMMC on best practices for fundraising. We will also receive a \$5,000 grant from Sacred Places to develop capital campaign collateral. In addition, Sacred Places will be on site in June for additional training and will be on hand during a campaign fundraising event at the church. We estimate that these efforts will result in the following donation amounts:

Individual Donors: \$63,250
Episcopal Diocese of Nevada: \$50,000
Local businesses: \$200,000

How will your facility sustain itself financially in the future?

WMMC is working with Sacred Places to develop a space sharing plan that would allow the organization to collect rents and building use fees that would assist with sustaining the facility. In addition, we understand that there will be ongoing fundraising efforts on the part of the congregation to assist with expenses.

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

WMMC is a new organization. This will be our first project rehabilitating a building and developing a program for the building's use and maintenance. While we are new to this kind of work, we have brought in businesses and organizations that can provide us with training and knowledge. Our project architect, Mercedes de la Garza, AIA, has worked on numerous restoration projects and knows the building and its challenges well. Nevada Preservation has significant experience in fundraising as well as troubleshooting old buildings. Their out-of-the-box approach to making buildings pencil, while maintaining historic integrity, will provide us with experience and expertise to ensure a viable program in the future.

Planning

If your project includes planning, please describe the process.

Planning has already been completed.

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

This project is based on several years of planning including a Historic Structures Report that was compiled by Kautz Environmental Consultants with Mercedes de la Garza, AIA. The HSR serves as the guidelines for the restoration of the facility. The HSR was completed in 2017, so while it is not too dated, there may be additional projects that need to be undertaken. Any additional projects will be determined, and a plan developed by Nevada Preservation Foundation and Mercedes de la Garza, AIA.

GRANT APPLICATION FOR 2019-2020
PART III BUDGET FORM

Applicant: Western Missionary Museum Corporation

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.						0.00	0.00		
b.						0.00	0.00		
c.						0.00	0.00		
d.						0.00	0.00		
e.						0.00	0.00		
f.						0.00	0.00		
g.						0.00	0.00		
h.						0.00	0.00		
i.						0.00	0.00		
j.						0.00	0.00		
Sub-total:							\$0.00	\$0.00	\$0.00

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

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

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
Phase I: Jan - Dec 2021				
a.	New roof plywood diaphragm, insulation, roofing	375,000.00	150,000.00	225,000.00
b.	Exterior painting south wall repair	250,000.00	100,000.00	150,000.00
c.	New window sets, south wall	93,750.00	37,500.00	56,250.00
d.	New entrance snowshed canopy	18,750.00	7,500.00	11,250.00
e.	New Electrical System	112,500.00	45,000.00	67,500.00
f.	Contractor General Conditions	100,000.00	50,000.00	50,000.00
g.	New Electrical System	62,500.00	31,250.00	31,250.00
Sub-total:		\$1,012,500.00	\$421,250.00	\$591,250.00

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

	# of	Rate	Flat Rate	Amount	State Share	Non-State
a.						
b.						
c.						
d.						
e.						
f.						
g.						
h.						
i.						
Sub-total:				\$0.00	\$0.00	\$0.00

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

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

GRANT APPLICATION FOR 2019-2020
PART III BUDGET FORM

6. Section #1- 5 Subtotals:

		Amounts	State Share	Non-State Share
1.	Personnel	0.00	0.00	0.00
2.	Travel	0.00	0.00	0.00
3.	Contractual Services	1,012,500.00	421,250.00	591,250.00
4.	Operating	0.00	0.00	0.00
5.	Other	0.00	0.00	0.00
Sub-total:		\$1,012,500.00	\$421,250.00	\$591,250.00

7.	Requested State Share Total:	Subtotal:	\$421,250.00
8.	Potential Non-State Share:	Subtotal:	\$591,250.00
10.	Proposed Project Costs Grand Total:		\$1,012,500.00

Additional Information:

Mission Statement:

The WMMC seeks to restore the St. Paul the Prospector church in Virginia City and use the building to highlight the role missionaries played in the Old West.

History and Date Established:

The WMMC was established as an independent nonprofit organization by the Episcopal Diocese of Nevada to bring focus to efforts to tell the history of the Episcopal Church in Nevada. WMMC was established in 2015 with the main aim of restoring the St. Paul the Prospector church for use as a worship space and shared use space. A portion of the church will also be used to display over 200 Old West church and missionary items to tell the story of missionaries during the early days of Nevada's history.

Current CCCHP Grants:

WMMC has no current CCCHP grants.

Current list of grants (last three years):

Save America's Treasures Grant: 153,000

Sacred Places Grant: up to \$125,000

WMMC has retained a Nevada Preservation to assist with raising additional match dollars for these two grants. In addition, Sacred Places provides support and training for fundraising and other aspects of the project that we are taking advantage of.

Insurance Policy: Included

Current Board Members:

Margaret Claire Davidson, President

The Rev. Marla Asson, Secretary of Convention
Teresa (Tia) Mittelstadt, Acting Recording Secretary
Dick Stufflebeam, Treasurer

Leonard Baca

The Rev. Sarah Dunn

Sandra Hudgens

The Rev. Rose Mary Joe-Kinale

The Rev. Ann Langevin

The Rev. John McClatchy

Georgia Wenzel

Resumes:

Please find attached the resumes of Mercedes de la Garza, AIA and Heidi Swank

Long-Range Plan:

WMMC developed a plan in 2015 that we now feel is outdated. Since this plan was put in place there has been significant turnover in the board and the staff working on this project. We plan over the course of the following

year to develop a plan that incorporates the rehabilitation as well as the museum and new ideas around space sharing as a means to generate ongoing revenue for the church's maintenance.

Activities over the Last Fiscal Year:

Since July 1, 2019, WMMC has become reinvigorated and has had several meetings around the church's rehabilitation. However, in the last fiscal year, the project had floundered a bit having relied on a volunteer fundraiser and grant writer, who – while with good intentions – was never able to make progress on the rehabilitation project. In September 2019, WMMC began talking with Nevada Preservation Foundation about taking over the position of the former volunteer. Nevada Preservation was formally hired in January 2020. Since the conversations began in September 2019, the project has begun to move again. Nevada Preservation is working with the National Park Service and Sacred Places and get these grants back on track. In addition, Nevada Preservation is developing fundraising collateral and will launch this part of the money raising efforts with a training for WMMC in April 2020.

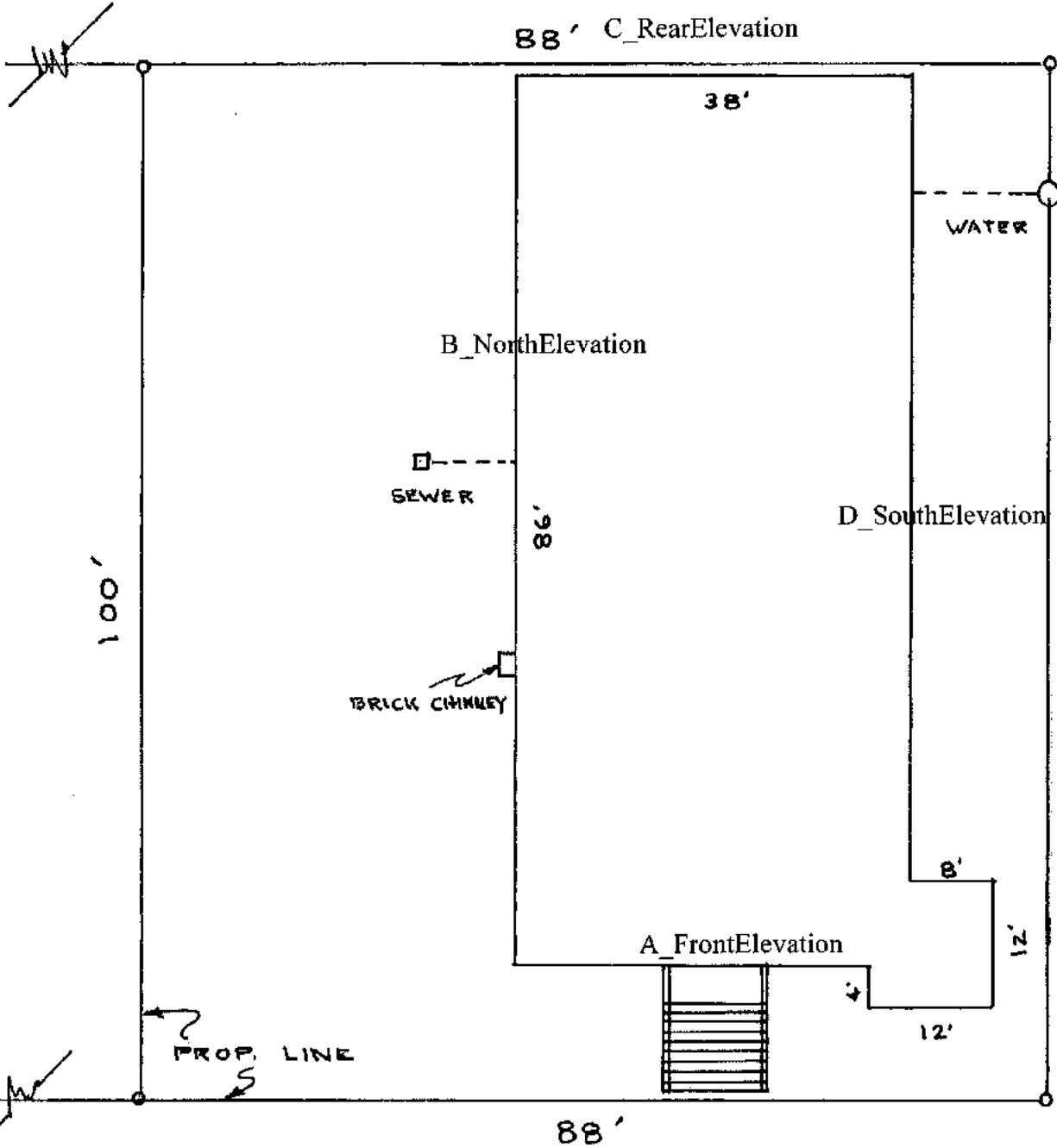
Audit:

WMMC has quite a small budget and so has not conducted an audit. As we move through the fundraising and rehabilitation process with much larger sums passing through the organization, we anticipate hiring an organization to conduct an audit.



G STREET

88' C_RearElevation



WATER SERVICE

B_NorthElevation

SEWER

D_SouthElevation

100'

86'

100'

BRICK CHIMNEY

A_FrontElevation

8'

12'

12'

88'

TAYLOR ST.

NOTE: EXACT LOCATION
ON PROPERTY IS NOT KNOWN
NO EVIDENCE OF A SURVEY
HAS BEEN FOUND.

F STREET

PLOT PLAN

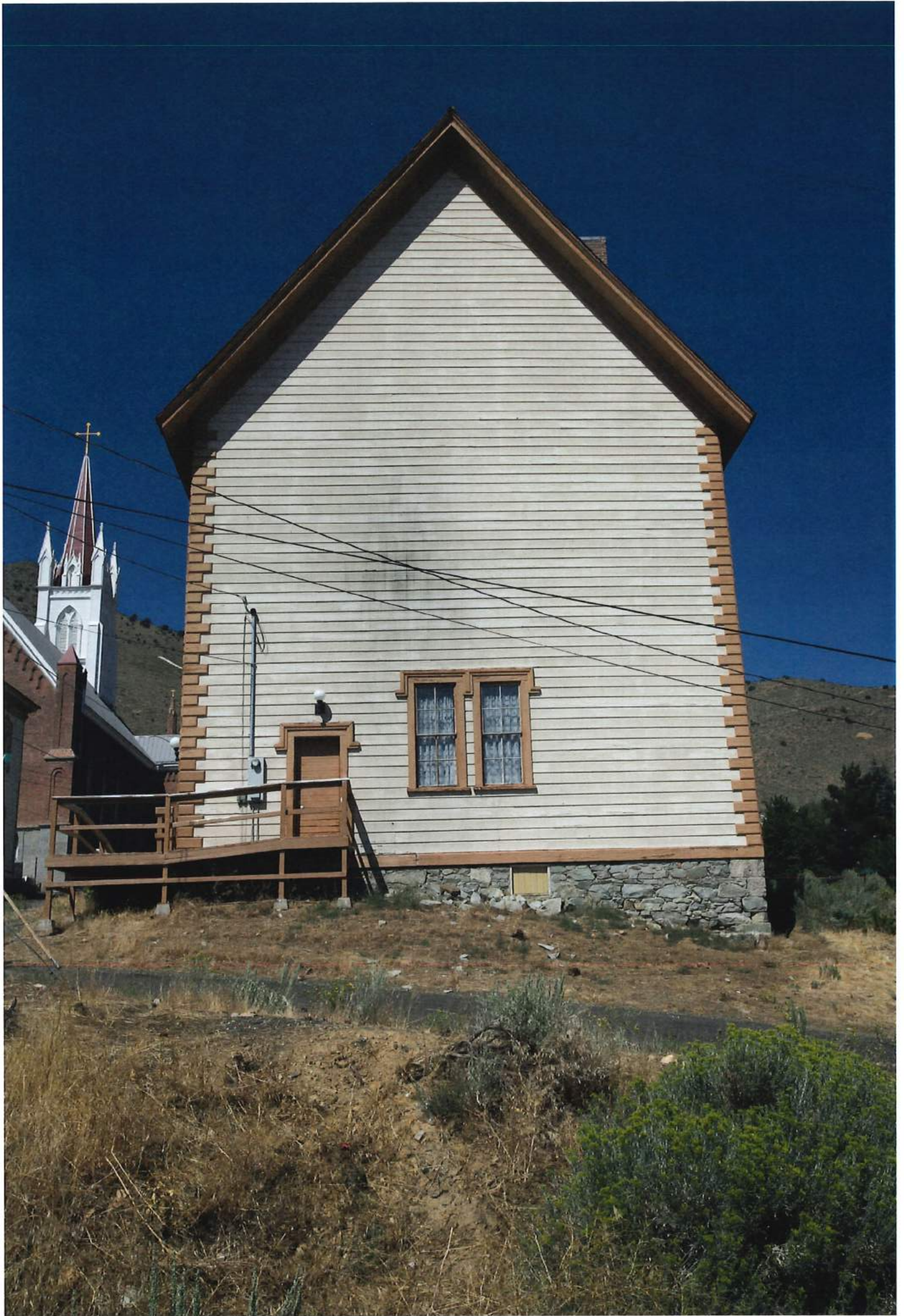
SCALE 1/16" = 1'-0"



A - Front Elevation



B - North Elevation



C - Rear Elevation

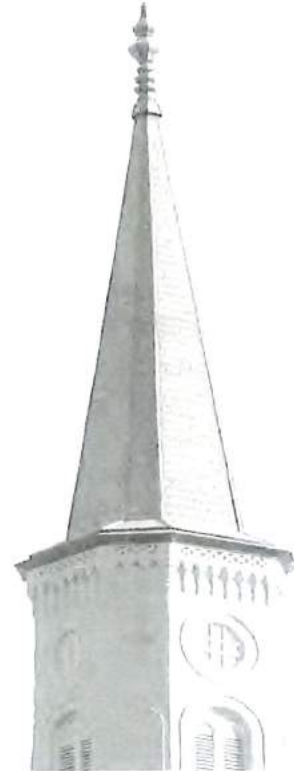


D - South Elevation

Summary of Coverage
Pinnacle Property & Casualty Program

Presented to
The Episcopal Diocese of Nevada
Las Vegas, NV

May 27, 2019



Alicia Morris, Client Representative
Jack Rutledge, Vice President – Client Services

Phone: (800) 293-3525
Claims: (800) 223-5705
Fax: (800) 557-1395

Episcopal Risk Management Services
Provided by



Property Detail

Total Insured Value (TIV): \$ 2,493,600

Insuring Buildings and Contents; including equipment breakdown coverage.

Property Deductible	\$1,000
Wind & Hail Deductible	\$1,000 Per Building
Hurricane Deductible	\$1,000 Per Building
Flood Deductible	2% of Property Value, Per Building
Crime Deductible	1% of Loss Sustained

Valuation:

Buildings have been **valued at replacement cost** or agreed value at your instruction. Your building(s) and contents valuations do not include any deduction for depreciation. The valuation is used to determine the amount of the claim payable following a covered loss.

Guaranteed Replacement Clause:

We will pay up to 115% of the stated building limit; on a per building basis. This additional coverage reduces the possibility that physical facilities or contents are underinsured for a covered loss.

Perils Insured Against:

"Special Risks" of direct physical loss or damage; including Flood, Equipment Breakdown and Terrorism, subject to policy exclusions.

Outline of CICVT Limits and Coverages

Property

Property coverage provides protection for all buildings and contents owned by the insureds. Buildings are valued at replacement cost or agreed value at your instruction. Valuation is verified through Marshall & Swift; the industry leader in building valuation. Buildings are insured on an "agreed value" basis and that is no less than 100% of the replacement cost in order to protect clients from an under insurance situation. The blanket employee dishonesty coverage extends to volunteer workers doing a job that would be typically done by employees.

Extension of Coverage	Limit
Sewer Back Up & Overflow	\$50,000
Flood – Policy Sub Limit	\$1,000,000
Newly Acquired / Constructed Property (180 days)	\$2,000,000
Fine Arts	\$1,000,000
Extra Expense	\$100,000
Business Income	\$100,000
Debris Removal	Up to 25% of Direct Physical Loss
Property Off Premises including Property In Transit	\$50,000
Ordinance or Law	\$250,000
Pollutant Clean Up & Removal	\$25,000
Valuable Papers & Records	\$25,000
Personal Property of Others (Clergy)	\$50,000 per clergy / \$50,000 Aggregate
Personal Property of Others (Other than clergy)	\$5,000 per person / \$25,000 Aggregate
Locks	\$5,000 per location per year
Outdoor Plants, Trees & Shrubs	\$10,000 for named perils excluding windstorm
Appertaining Structures	Up to 10% of specific building value
Fire Department Service Charge	\$5,000
Fire Extinguisher Recharge	Included
Property in the Open / Signs	\$50,000
Cemetery Buildings	\$50,000
Cemetery Markers	\$50,000
Crime – Employee Theft	\$50,000
Crime – Computer Fraud	\$50,000
Crime – Funds Transfer Fraud	\$50,000
Crime – Expense Coverage	\$10,000
Money & Securities (Sunday Offering)	\$5,000

Boiler and Equipment Breakdown

This specialized coverage supplements your primary property coverage to provide protection for the repair or replacement of mechanical equipment, pipes, vessels, air conditioning, refrigeration equipment, electrical panels and the like that become damaged or destroyed due to a sudden and accidental breakdown. State required inspections are performed by Travelers BoilerRe.

Boiler & Machinery Breakdown

Limit equal to property limit

Commercial General Liability

General liability insurance protects your business from third party claims for bodily injury, associated medical costs and damage to someone else's property. In addition, CICVT's general liability coverage extends to provide sexual misconduct coverage which is critical for religious institutions. Non owned auto liability is also covered within the CICVT general liability coverage form. Coverage is dedicated per participant and not shared.

Per Occurrence	\$1,000,000
Annual Aggregate	\$5,000,000
Hired & Non-Owned Auto Liability	\$1,000,000
Employee Benefits Liability	\$1,000,000
Pastoral Counseling Liability	\$1,000,000
Medical Payments (per person)	\$30,000
Per Occurrence (Sexual Misconduct)	\$1,000,000
Annual Aggregate (Sexual Misconduct)	\$2,000,000
Fire Legal Liability	\$1,000,000
Personal Injury / Advertising Injury	\$1,000,000

Directors' & Officer's Liability / Employment Practices Liability

Directors and officers liability insurance covers liabilities that arise when an individual or group acts in the capacity of a director or an officer for business or practice. This would respond when there are allegations of fraud, fiduciary misconduct and other serious wrongdoing. Donors, employees, recipients of service, vendors, competitors, and even the government may bring legal action against the non-profit organization and its board of directors.

Employment practices liability insurance provides protection for an employer against claims made by employees, former employees, or potential employees. It covers discrimination (age, sex, race, disability, etc.), wrongful termination of employment, sexual harassment, and other employment-related allegations. It covers your firm, including its Directors and Officers.

- Deductible (retention) of \$2,500 per occurrence.

Directors & Officers Liability (includes Educators E&O Liability)	\$1,000,000
Employment Practices Liability	\$1,000,000
D&O / EPL Annual Aggregate	\$1,000,000

Umbrella

Umbrella insurance is extra liability insurance that sits "on top of" your other insurance policies to provide added financial protection in the event that other policies cannot cover the loss. A list of underlying coverages is shown below that are covered by the CICVT umbrella policy. The standard limit included in the CICVT Pinnacle program is \$1,000,000 but higher limits of \$4,000,000 and \$10,000,000 are available for an additional premium charge.

Standard Limit Per Occurrence	\$1,000,000
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Underlying Coverages

- General Liability
- Sexual Misconduct Liability (\$1,000,000 sublimit)
- Directors & Officers Liability
- Workers Compensation
- Hired & Non-Owned Auto Liability
- Commercial Auto Liability
- Provides both Coverage U (Umbrella) and Coverage E (Excess).
- Cyber Liability, Employment Practices Liability and Malicious Attack coverage are **excluded** from umbrella coverage.

Self-Insured Retention: \$10,000 (For claims outside the scope of underlying coverages described above)

Cyber Liability

Provides both first and third party insurance for covered cyber losses. First-party coverage insures for losses to the policyholder's own data or lost income or for other harm to the policyholder's business resulting from a data breach or cyber-attack. Third-party coverage insures for the liability of the policyholder to third parties — including clients and governmental entities — arising from a data breach or cyber-attack.

<u>Liability Coverage</u>	<u>Liability Limit</u>	<u>Deductible</u>
Multimedia Liability	\$250,000	\$1,000 each Claim
Security & Privacy Liability	\$250,000	\$1,000 each Claim
Privacy Regulatory Defense	\$250,000	\$1,000 each Claim
PCI DSS Liability	\$250,000	\$1,000 each Claim
<u>Non- Liability Coverage</u>	<u>Liability Limit</u>	<u>Deductible</u>
Breach Response Costs	\$250,000	\$1,000 each Claim
Voluntary Notification Costs Sublimit	\$250,000	\$1,000 each Claim
Proactive Privacy Breach Response Costs Sublimit	\$250,000	\$1,000 each Claim
BrandGuard®	\$250,000	2-week waiting period
Network Asset Protection	\$250,000	\$1,000 each Claim 8-hour waiting period
Cyber Extortion	\$250,000	\$1,000 each Claim
Cyber Crime	\$ 25,000	\$1,000 each Claim

Malicious Attack

Provides coverage for malicious events involving the use of a vehicle; explosive device or any hand held weapon; intended to harm another person or group of persons; and carried out or attempted by any person or group of persons acting alone or on behalf of or in connection with any organization which results in bodily injury of any person or physical loss of or damage to or destruction of tangible property.

\$10,000,000 per occurrence / \$10,000,000 annual aggregate including Physical Loss, Physical Damage and Business Interruption;

\$250,000 Crisis Management & Public Relations expenses;

\$250,000 Additional Security expenses;

\$250,000 Counseling expenses.

Workers Compensation (Liberty Mutual Insurance Company)

Workers compensation coverage provides protection for employees who are injured as a result of their work on your behalf due to accident, illness or disease.

Statutory Limits Provided (per employee)	\$1,000,000
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Commercial Auto (Great American Insurance Company)

Commercial auto insurance provides coverage for owned business vehicles, trucks and cars. Your collision auto policy provides limits up to \$1,000,000. This coverage extends to owned autos and includes collision and liability (comprehensive) coverage. Coverage for non-owned and hired auto liability is part of the general liability coverage provided by CICVT.

- The deductible for any individual collision claim is \$500 per occurrence.
- The deductible for any non-collision claim is \$500 per occurrence.

Auto Liability Limit Per Accident	\$1,000,000
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Premium Indication - This premium indication will be valid for 60 days.

Proposed Property Premium (including Crime)	\$ 12,592
Proposed Casualty Premium	Included
Proposed Directors & Officers & EPL Premium	Included
Proposed Umbrella Premium	Included
Proposed Work Comp Premium	\$ 1,954
Proposed Commercial Auto Premium	Available if Needed
Total Annual Package Premium Indication	\$ 14,546

This summary is a matter of information only. It does not constitute a contract between the issuing insurer(s), its authorized representative or producer, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed herein.

The Episcopal Diocese of Nevada

Statement of Values

Loc #	Bldg #	Description	Limit	Valuation	Deductible
1	1	Diocesan Office	\$	RC	\$1,000
1	1	Contents	\$ 64,800	RC	\$1,000
2	1	Greater Light Church	\$ 1,811,100	RC	\$1,000
2	1	Contents	\$	RC	\$1,000
3	1	St James	\$357,700	RC	\$1,000
3	1	Contents	\$8,700	RC	\$1,000
4	1	St. Barnabas	\$310,400	RC	\$1,000
4	1	Contents	\$94,600	RC	\$1,000
4	2	The Lighthouse-LTO	\$282,700	RC	\$1,000
4	2	Contents	\$9,000	RC	\$1,000

*Declass
w/ steel*

Covered Premises Address

Loc #	Building #	Location Address
1	1	9480 E Eastern Ave, Suite 236, Las Vegas, NV
2	1	2400 W 7 th St, Reno, NV (St. Stephens Church)
3	1	101 S Spring St, Eureka, NV
4	1	341 4 th St Wells, NV
4	2	335 4 th St, Wells, NV

Liability Only Coverage:

4815 Deddar St, Silver Springs, NV
 Land Parcel, Golconda, NV
 1721 E Snyder Ave, Carson City, NV
 200 Island Ave, Reno, NV

Vacant Land
 Vacant Land
 St. Nicholas Mission
 Canterbury of Reno

Diocese: Diocese of Nevada- 271
 Company: CICVT
 Policy Count: 33 certificates/ effective 7-1-18 to 7-1-20

CURRENT YEAR RENEWAL WORKSHEET

Required Fill Information

Policy #	Insured	City	2018		2019		2019		Total Billed	% Change	Total Billed	% Change	Notes	2018 D & O	Adjustment Reason (if any)	Ded amt (if not \$1,000)	5 Year Loss Ratio
			Exp \$	New A + B	Ren \$	Loss Ratio	D & O	D & O									
VPP0007465	St Georges Church	Austin	\$1,635	\$689,100	\$1,670	0.00%	\$90	\$1,760	2.00%	\$35			\$90			0%	
VPP0008870	Church Of The Holy Spirit	Bullhead City	\$1,841	\$811,000	\$1,938	20.70%	\$105	\$2,043	5.00%	\$97			\$105			12%	
VPP0007469	St Peters Church	Carson City	\$7,419	\$2,015,200	\$7,743	0.00%	\$300	\$8,043	4.20%	\$324			\$300	2014 slip and fall 75,000 pd.		285%	
VPP0007471	St Pauls Church	Elko	\$7,228	\$2,997,800	\$7,523	0.00%	\$150	\$7,873	4.00%	\$295			\$150	2015 Fidelity 33,609 pd		93%	
VPP0007473	St Bartholomews Church	Ely	\$5,798	\$2,542,000	\$5,913	0.00%	\$90	\$6,003	2.00%	\$118			\$90			0%	
VPP0007475	Holy Trinity Church	Fallon	\$3,594	\$1,021,600	\$3,690	0.00%	\$90	\$3,780	2.60%	\$98			\$90		\$5,000	0%	
VPP0007477	St Johns Church	Glenbrook	\$2,880	\$773,400	\$3,078	0.00%	\$90	\$3,168	3.20%	\$98			\$90			0%	
VPP0007481	St Timothys Church	Henderson	\$5,075	\$1,503,200	\$5,213	0.00%	\$240	\$5,453	2.60%	\$138			\$240			23%	
VPP0007483	St Patricks Church	Incline Village	\$6,632	\$4,236,400	\$6,768	0.00%	\$180	\$6,948	2.00%	\$136			\$180		\$5,000	0%	
VPP0007485	All Saints Church	Las Vegas	\$5,921	\$3,695,900	\$6,270	0.00%	\$660	\$6,930	5.30%	\$349			\$660	2014 theft 2,528 pd. 2014 theft 1,206 pd. 2015 Fidelity 50,000 pd. 2015 water 10,515 pd. 2016 water 30,538 pd.		297%	
VPP0007489	The Epic Diocese Of Nevada	Las Vegas	\$9,833	\$2,493,600	\$10,092	8.53%	\$2,500	\$12,592	2.10%	\$259			\$2,500	Galilee Has IM for Rogers Digital Organ valued at \$55k. OK Has blank end on GL for memorandum of understanding for refugee support. OK		5%	
VPP0007491	Grace In The Desert Episcopal Church	Las Vegas	\$10,275	\$4,424,600	\$10,633	4.23%	\$750	\$11,383	3.25%	\$358			\$750	2015 slip and fall 17,500 pd. 2017 water 442 pd.		68%	
VPP0007493	St Lukes Church	Las Vegas	\$3,352	\$1,035,200	\$3,432	0.00%	\$130	\$3,562	2.30%	\$80			\$130			0%	
VPP0007495	St Thomas Church	Las Vegas	\$2,817	\$1,004,400	\$2,891	0.00%	\$200	\$3,091	2.45%	\$74			\$200			0%	
VPP0008596	St Matthews Episc. Church	Las Vegas	\$3,456	\$1,162,200	\$3,619	188.68%	\$90	\$3,709	4.60%	\$163			\$90	2017 wind 16,600 pd		112%	
VPP0010460	Episcopal Church of the Epiphany	Las Vegas	\$15,953	\$2,164,100	\$16,280	18.12%	\$390	\$16,670	2.00%	\$327			\$390			20%	
VPP0012367	Christ Church Episcopal	Las Vegas	\$18,154	\$8,932,300	\$18,573	0.00%	\$905	\$19,478	2.20%	\$419			\$905	Has Crime coverage, money and securities coverage for \$5k in and out. OK		33%	
VPP0007501	Grace-St Francis Community Church	Lovelock	\$3,014	\$633,300	\$3,107	0.00%	\$90	\$3,197	3.00%	\$93			\$90			0%	
VPP0007497	Coventry Cross Church	Minden	\$4,542	\$1,291,500	\$4,639	0.00%	\$90	\$4,729	2.10%	\$97			\$90			0%	
VPP0007503	St Mary The Virgin Church	Nixon	\$4,125	\$880,800	\$4,218	0.00%	\$90	\$4,308	2.20%	\$93			\$90			0%	
VPP0007525	St Martins In-The-Desert Church	Pahrump	\$3,891	\$573,100	\$3,987	0.00%	\$90	\$4,077	2.40%	\$96			\$90			0%	
VPP0007499	Christ Church	Pioche	\$1,748	\$546,400	\$1,831	0.00%	\$90	\$1,921	4.50%	\$83			\$90			0%	
VPP0007519	Trinity Church and Endowment Fund of Trinity Episcopal C	Reno	\$18,715	\$8,552,100	\$19,112	0.00%	\$1,125	\$20,237	2.00%	\$397			\$1,125		\$5,000	0%	
VPP0012339	St Catherine of Siena	Reno	\$1,328	\$40,800	\$1,417	0.00%	\$160	\$1,577	6.00%	\$89			\$160			0%	
VPP0007509	St Pauls Church	Sparks	\$11,474	\$3,599,800	\$11,712	0.00%	\$405	\$12,117	2.00%	\$238			\$405			0%	
VPP0013402	St Marks Episcopal Church	Tonopah	\$1,866	\$795,800	\$1,958	0.00%	\$90	\$2,048	4.70%	\$92			\$90			0%	
VPP0007511	St Pauls Episcopal Church	Virginia City	\$2,989	\$1,356,800	\$3,143	296.32%	\$90	\$3,233	5.00%	\$154			\$90	2017 wind 15,038 pd		172%	
VPP0007513	St Michael And All Angels Church	Wadsworth	\$1,559	\$352,400	\$1,641	0.00%	\$90	\$1,731	5.00%	\$82			\$90			0%	
VPP0007527	St Albans Church	Yerington	\$718	\$36,400	\$775	0.00%	\$90	\$865	7.00%	\$57			\$90			0%	
Totals			\$167,929	\$60,161,200	\$172,886	18.50%	\$9,460	\$182,326	2.78%	\$4,937			\$9,460				39%
Individuals																	
VPP0013623	The Epic Diocese of Nevada dba Galilee Epis Camp & Conference Center	Glenbrook	\$11,422	\$2,552,600	\$11,693	0.00%	\$2,125	\$13,818	2.00%	\$271			\$2,125				6%
VPP0012322	Northern Nevada-California Dias Con Cristo Secretariat	Reno	\$1,037	\$15,600	\$1,127	0.00%	\$90	\$1,217	8.00%	\$90			\$90				0%
Totals			\$12,459	\$2,568,200	\$12,820	0.00%	\$2,215	\$15,035	2.46%	\$361			\$2,215				3%

CIAC MSB project has not been completed.
 5 YR LR as of 12/31/18 is 46.4%

2019 \$197,361
 2018 \$192,063
 2.76%

Camp Galilee is not separately incorporated. Endorsement is on Camp and Dio policy excluding each other.

Normal

50%

later show implication rate

Run Date : 5/14/2019

LOSS RUN REPORT

For All Open Claims and Payments Closed Since <Run Date - 5 years>
Church Insurance Company

DIO CODE	CPF ACCT#	OCCUR NUMBER	POLICY NUMBER	CLIENT NAME	CITY	STATE	COVERAGE	LOSS DATE	CLOSE DATE	LOSS PAYMENT	LOSS RESERVE	EXPENSE PAYMENT	EXPENSE RESERVE
271	4386	36503	VPP0007511	St Pauls Episcopal Church	Virginia City	NV	PR - Wind/Hail/Tornado	11/01/2017		15,038.00	9,962.00	939.00	561.00
271	B874	38875	VPP0013623	The Episc Diocese of Nevada db	Glenbrook	NV	GL - Medical Payments	12/01/2018		0.00	0.00	0.00	0.00
271	4363	8757	VPP0007469	St Peters Church	Carson City	NV	GL - Bodily Injury	01/16/2005		0.00	0.00	0.00	0.00
271	4382	20795	VPP0007507	St Stephens Church	Reno	NV	GL - All Other Liability - VT/I	01/20/2010	07/06/2011	1,770.00	0.00	735.00	0.00
271	4375	27502	VPP0012367	Christ Church Episcopal	Las Vegas	NV	GL - Bodily Injury	10/10/2013	02/27/2017	30,000.00	0.00	59,386.00	0.00
271	4383	27717	VPP0007519	Trinity Church and Endowment F	Reno	NV	PR - Freezing	12/20/2013	06/17/2014	19,827.00	0.00	1,430.00	0.00
271	4375	28929	VPP0012367	Christ Church Episcopal	Las Vegas	NV	PR - Theft / Break in	06/29/2014	07/07/2014	21,000.00	0.00	0.00	0.00
271	B874	29108	VPP0012601	Galilee Camp & Conference Cen	Glenbrook	NV	PR - Flood	07/20/2014	08/07/2014	0.00	0.00	0.00	0.00
271	4370	29145	VPP0007481	St Timothys Church	Henderson	NV	PR - Theft / Break in	07/23/2014	08/04/2014	1,350.00	0.00	0.00	0.00
271	4375	29398	VPP0012367	Christ Church Episcopal	Las Vegas	NV	PR - Vandalism	08/30/2014	09/12/2014	9,414.00	0.00	0.00	0.00
271	4375	29806	VPP0012367	Christ Church Episcopal	Las Vegas	NV	GL - All Other Liability - VT/I	11/13/2014	02/12/2015	0.00	0.00	680.00	0.00
271	4363	29971	VPP0007469	St Peters Church	Carson City	NV	PR - Wind/Hail/Tornado	12/01/2014	01/30/2015	0.00	0.00	0.00	0.00
271	4363	29975	VPP0007469	St Peters Church	Carson City	NV	GL - Medical Payments	11/23/2014	07/26/2015	75,000.00	0.00	0.00	0.00
271	4363	29979	VPP0007469	St Peters Church	Carson City	NV	GL - Medical Payments	12/13/2014	01/13/2015	0.00	0.00	0.00	0.00
271	4363	30185	VPP0007469	St Peters Church	Carson City	NV	PR - All Other Risk	02/03/2015	02/10/2015	0.00	0.00	0.00	0.00
271	4370	30946	VPP0007481	St Timothys Church	Henderson	NV	PR - Theft / Break in	05/13/2015	06/16/2015	4,798.00	0.00	0.00	0.00
271	4375	31431	VPP0012367	Christ Church Episcopal	Las Vegas	NV	PR - Vehicles	07/22/2015	08/14/2015	500.00	0.00	0.00	0.00
271	1304	31551	VPP0007491	Grace In The Desert Episcopal C	Las Vegas	NV	PR - All Other Risk	08/23/2015	09/08/2015	0.00	0.00	0.00	0.00
271	4364	31753	VPP0007471	St Pauls Church	Elko	NV	GL - All Other Liability - VT/I	09/28/2015	11/09/2015	33,609.00	0.00	680.00	0.00
271	4363	32130	VPP0007469	St Peters Church	Carson City	NV	GL - Medical Payments	12/03/2015	11/10/2017	0.00	0.00	0.00	0.00
271	4372	32174	VPP0007485	All Saints Church	Las Vegas	NV	PR - All Other Risk	12/20/2015	02/12/2016	0.00	0.00	0.00	0.00
271	1304	32249	VPP0007491	Grace In The Desert Episcopal C	Las Vegas	NV	GL - Medical Payments	08/24/2015	08/27/2015	0.00	0.00	4,646.00	0.00
271	1304	32249	VPP0007491	Grace In The Desert Episcopal C	Las Vegas	NV	GL - Bodily Injury	08/24/2015	02/04/2015	17,500.00	0.00	8,777.00	0.00
271	4385	32282	VPP0013402	St Marks Episcopal Church	Tonopah	NV	GL - Bodily Injury - VT/NY	11/12/2014	02/03/2016	0.00	0.00	0.00	0.00

*Wood
St Pauls
see fronted*

DIO CODE	CPF ACCT#	OCCUR NUMBER	POLICY NUMBER	CLIENT NAME	CITY	STATE	COVERAGE	LOSS DATE	CLOSE DATE	LOSS PAYMENT	LOSS RESERVE	EXPENSE PAYMENT	EXPENSE RESERVE
271	4372	32388	VPP0007485	All Saints Church	Las Vegas	NV	EPL - Breach of Emplhymen	01/06/2016	08/23/2016	0.00	0.00	0.00	0.00
271	4372	32441	VPP0007485	All Saints Church	Las Vegas	NV	GL - All Other Liability - VT/	12/20/2015	12/13/2016	50,000.00	0.00	4,480.00	0.00
271	4372	32836	VPP0007485	All Saints Church	Las Vegas	NV	PR - Water Including Rain	04/10/2016	06/02/2016	10,516.00	0.00	605.00	0.00
271	4372	33205	VPP0007485	All Saints Church	Las Vegas	NV	PR - Water Including Rain	06/17/2016	12/21/2016	30,539.00	0.00	1,579.00	0.00
271	8874	33425	VPP0013623	The Episc Diocese of Nevada dt	Glenbrook	NV	PR - All Other Risk	07/25/2016	07/27/2016	0.00	0.00	0.00	0.00
271	0738	33959	VPP0009870	Church Of The Holy Spirit	Bullhead City	AZ	PR - Vehicles	10/11/2016	11/07/2016	0.00	0.00	0.00	0.00
271	4377	34260	VPP0007501	Grace-St Francis Community Ch	Lovelock	NV	PR - Vandalism	11/01/2016	12/15/2016	0.00	0.00	0.00	0.00
271	4365	34467	VPP0007473	St Bartholomews Church	Ely	NV	PR - Theft / Break in	11/18/2016	09/28/2017	0.00	0.00	0.00	0.00
271	4374	34835	VPP0008596	St Matthews Episc. Church	Las Vegas	NV	GL - Medical Payments	03/24/2017	01/23/2018	0.00	0.00	1,778.00	0.00
271	4374	34869	VPP0008596	St Matthews Episc. Church	Las Vegas	NV	PR - Wind/Hail/Tornado	03/30/2017	09/28/2017	16,600.00	0.00	1,080.00	0.00
271	DNEV	34975	VPP0007489	The Episc Diocese Of Nevada	Las Vegas	NV	PR - All Other Risk	04/04/2017	08/08/2017	0.00	0.00	2,771.00	0.00
271	0738	35794	VPP0009870	Church Of The Holy Spirit	Bullhead City	AZ	PR - Fire - Fire/Lightning	09/05/2017	10/06/2017	0.00	0.00	1,161.00	0.00
271	9482	35801	VPP0010460	Episcopal Church of the Epiphan	Las Vegas	NV	PR - Water Including Rain	08/29/2017	04/01/2018	8,019.00	0.00	810.00	0.00
271	9482	35802	VPP0010460	Episcopal Church of the Epiphan	Las Vegas	NV	PR - Wind/Hail/Tornado	08/30/2017	11/21/2017	0.00	0.00	0.00	0.00
271	1304	35867	VPP0007491	Grace In The Desert Episcopal C	Las Vegas	NV	PR - Water Including Rain	09/13/2017	10/13/2017	442.00	0.00	406.00	0.00
271	4377	37621	VPP0007501	Grace-St Francis Community Ch	Lovelock	NV	PR - Vandalism	07/17/2018	08/25/2018	0.00	0.00	0.00	0.00
271	1304	38795	VPP0007491	Grace In The Desert Episcopal C	Las Vegas	NV	PR - Water Including Rain	02/17/2019	04/02/2019	0.00	0.00	460.00	0.00

HEIDI SWANK, Ph.D.

(702) 371-6217

546 Barbara Way, Las Vegas, NV 89104

Heidi.Swank@NevadaPreservation.org

OPERATIONS/PROGRAM MANAGEMENT

Research

Grants/Development

Historic Resource Survey

Administration

A hands-on nonprofit leader, former university professor, and elected official with a track record of engaging and motivating diverse stakeholders and developing successful programs and organizations. Critical thinker with ability to plan, implement and oversee projects from concept to conclusion, locally, nationally, and internationally. Passionate about our shared historic and cultural resources by engaging in local community outreach, evaluating historic resources for local, state, and national registers, and for 20 years conducting historical research and analysis in varied professional capacities and for diverse audiences.

PROFESSIONAL PROFILE

Engage target stakeholders – Mobilize supporters around clear action plans and compelling visions of success.

Developed and oversee regular stakeholder and community meetings in Historic Westside Las Vegas around historic preservation revolving fund program. Founded historic preservation nonprofit that over six years saw significant growth.

Drive strategic growth – Introduce programs and lead transformational strategies that enrich experiences.

Established organization with significant historic programming with local, national, and international reach. Grew fee-for-service branch to work across Nevada on historic contexts, register nominations, and grant opportunities. Created Home + History heritage tourism brand that has grown in 5 years from 180 tickets sold to over 1500 annually.

Cultivate valuable relationships – Forge partnerships to eliminate roadblocks and secure broad support.

Established – and gained local and global media coverage – for historic preservation nonprofit. Obtained historic designations for neighborhoods, individual buildings at local, state, and national levels. Work to improve historic designation ordinances.

SELECT PROFESSIONAL EXPERIENCE

Executive Director

2013 – Present

Nevada Preservation Foundation – Las Vegas, NV

Founded 501(c)(3) nonprofit focused on bringing together communities to promote appreciation and preservation of our historic and cultural resources. Educate homeowners, neighborhoods, and commercial building owners on maintaining and appreciating the historic integrity of their structure. Meets SOI Professional Qualifications in History. HQ in Las Vegas with rural branch in Elko from January 2020.

- Oversee and conduct historic resource surveys, register nominations, historic preservation consultations. Select projects: Las Vegas Academy Master Plan, Gerlach Economic Development Plan (Gerlach), Beverly Green Historic District (Las Vegas), El Rancho Hotel (Wells), Battle Mountain Grammar School (Battle Mountain).
- Established one of the first historic preservation Revolving Funds in the West. Secured grant funding for feasibility study, business plan, seed money. Created community advisory committee in this underrepresented community.
- Curate and hold intellectual property rights for architectural archives of mid-century architect Hugh E. Taylor. Obtained grant support in excess of \$250k for archive. Managed curation of archive in Past Perfect Software, digitized more 5,000 architectural drawings and artifacts. Develop online site with rotating exhibits for public access. Collaborating with Nevada State Museum to make physical and digital archive available to scholars.
- Designed, implemented and oversaw Uncommon Vegas, 18-month project to bring Las Vegas into contact with mid-century commercial architecture through Instagram photo contest. Resulted in CEU course – Vacant Vegas – to the planning and architectural trades, a professional photo exhibit of 25 buildings, and publication of *Uncommon Vegas*. Funded by NV Humanities, NEH, NV Arts Council, NEA, National Trust for Historic Preservation.
- Collaborated with members of the Clark County Commission to expand Clark County's historic designation ordinance to make individual homes and structures eligible for historic designation. Refine ordinance to better meet needs of community, including developing inter-local agreement between Clark County and City of Las Vegas.
- Select Conference Presentations: NTHP PastForward 2019: "Saving the Sagebrush Sea," "Advocating for Preservation." NAPC 2018: "Heritage Tourism as a Tool for Advocacy." NCPH 2018: "Resisting the Strip: Historic Preservation in Las Vegas."

Nevada State Assemblywoman and Assistant Majority Whip, District 16

2012 – 2020

State of Nevada – Las Vegas and Carson City, NV

Represent 64,000+ constituents for four terms in the Nevada legislature. Bring together opposing stakeholders. Work on bills and resolutions to benefit my constituents and state. Coordinated volunteers from various backgrounds and with divergent skills to win landslide victories in primary & general elections in 2012 & 2016, ran unopposed in 2014 & 2018.

- Chair, Natural Resources, Agriculture, and Mining committee. Policy committee addressing historic preservation, water law, hunting & fishing, wildlife management, state parks, agriculture policy, among others.
- Assembly Chair, General Government subcommittee of Ways & Means. Budget committee managing and overseeing complex budgets for Judicial Branch of government & numerous departments, including the Nevada Humanities and Nevada Arts Council budgets. Increased arts & humanities funding in each of the last two sessions.
- Interim Committee Chairs: Public Lands Committee (2017), Committee on Wildfires (2019).
- 2019 legislative session: obtained continued appropriations for Main Street Program grants, established program to provide technical preservation assistance for historic building owners/renters, sponsored bill resulting in appropriation of \$5M in state money as a match for federal funds for long-term planning for wildfire prevention, worked across the aisle to create the Interim Committee on Wildfires.
- During 2017 legislative session: passed legislation to establish the Nevada Main Street Program, removed gaming overlay from historic neighborhood, passed resolution for Gold Butte and Basin & Range protections.

Administrative Coordinator (Short Term Contract)

2012 – 2013

Nevada Faculty Alliance – Las Vegas, NV

Worked with State Board of Directors to provide a broad range of recruitment strategies, communications/outreach and operations oversight. Established new member systems, drafted bylaws and uncovered ways to expand the NFA.

- Increased funding, reduced dues to parent organization by auditing memberships, researching salary levels and job titles for 500+ members ensuring proper dues levels. Brought 90% of membership registration and renewal online through online member management software, including creating new payroll deduction authorization process.
- Implemented and wrote weekly newsletter to update and engage 1500+ NFA members, media, and political leaders, including social media component, with news blog, email alerts, Facebook and website management. Updated NFA bylaws to reflect current practices and culled additional practices from other states' bylaws to provide better guidance for how the NFA functions.

Assistant Professor, Dept. of Anthropology

2005 – 2012

University of Nevada, Las Vegas (UNLV) – Las Vegas, NV

Led graduate and undergraduate courses. Served on committees, including the Departmental Graduate Curriculum Committee, Faculty Advisor to UNLV Anthropology Society. Published research on history, language, and cultural practice.

- Peer reviewed articles, developed new course offerings and instructional materials, well-known for conveying complex information clearly and convincingly, while maintaining audience/class interest.
- Presented original research on history and language at conferences in Europe, Asia, and throughout North America. Published research in academic journals, sole-authored book *Rewriting Shangri-la* in 2014 with Brill Publishing.
- Select Publications: “A Wanderer in a Distant Place” *International Migration* (2011), “Literacy, Preservation, and History” Annual Meeting of the American Anthropological Association (2010), “Spoken Tibetan, Written English” Ph.D. Dissertation (2006), “Identity and Script Variation” *Language and Sexuality* (2002).
- Secured grants from both UNLV and top tier national foundations. Managed grants, developed budgets, both for short-term and long-term research projects, including hiring and management of field research assistants in Tibetan refugee community in rural India.
- Specialized in operationalization of research objectives. Taught graduate and undergraduate classes in research methodology, both quantitative and qualitative methods. Conducted own research using representative data collection techniques, oversaw graduate students' research methods to ensure reliability of field data.

EDUCATION

Ph.D. in Anthropology – Northwestern University – Evanston, IL

M.A. in Linguistics – Northwestern University – Evanston, IL

B.A. in French – Hamline University – St. Paul, MN

Fluencies in French, Japanese, and Tibetan



MERCEDES de la GARZA, AIA Principal Architect

Mercedes has been practicing architecture in her own Studios in Reno, Truckee, and San Francisco since 2000.

She is active in the Reno/Tahoe Community, serving for nine years as an Arts and Culture Commissioner for the City of Reno, ten years with continuing service on the Board of the Sierra Business Council, six years with continuing service on the Board of the College of Liberal Arts for the University of Nevada, Reno, and is a founding member of the Historic Reno Preservation Society. In addition, Mercedes serves on the Advisory Board of the Holland Project, a non-profit youth arts organization.

She received her first professional degree of Bachelor of Architecture at the University of Texas at Austin, her second professional degree of Master of Architecture, Design and Theory at the University of California, Los Angeles. She continued her studies with Enric Miralles (Spain) and Peter Cook (UK) in Post Graduate Master Class at Staatliche Hochschule für Bildende Kunst, Staedelschule, Frankfurt Germany. In addition, Mercedes pursued a two year independent study of indigenous architecture in the Sub-Saharan regions of West Africa.

She has been employed with several award-winning architecture firms, most notably with AIA Gold Medalist Charles W. Moore FAIA from 1986 to 1991.

Together with Dagmar Richter, their work was selected as Second prize in the International Competition for The Royal National Library in Copenhagen, Denmark in 1993.

Her Work and work she has been involved with has been exhibited in Europe and the United States and has been published in several periodicals including Architectural Record and Zodiac.

An essential tenet of her Studios' design process is that the world already contains many successful and wonderful places; places that have great value and meaning to the people who inhabit them or visit them. A study of traditional building types, vernacular, and successful place specific design is a prime source of her work. This archeological approach to architecture is challenging but provides relevance to new possibilities and has led to the firm becoming an established leader in historic preservation, restoration, and renovation architecture.

EDUCATION:

Post Graduate Study,
Staatliche Hochschule für
Bildende Kunst, Staedelschule,
Frankfurt am Main, Germany 1994

Master of Architecture,
Second Professional, Design and Theory,
University of California, Los Angeles,
California 1993

Bachelor of Architecture, First
Professional,
University of Texas at Austin, Austin,
Texas 1989

PROFESSIONAL LICENSURE:

Architect, State of Nevada #4710
Architect, State of California #C 28913
Architect, State of Texas #17410
Architect, State of Indiana #AR10900057

American Institute of Architects Member
#30208394

National Council of Architectural
Registration Board Certificate #54466

Mercedes de la Garza, AIA

architect studio

Curriculum Vitae

- Education** Post Graduate Study, Staatliche Hochschule für Bildende Kunst, Stedelschule, Frankfurt am Main, Germany [1995]
Master of Architecture, Second Professional, Design and Theory, University of California, Los Angeles, California [1994]
Bachelor of Architecture, First Professional, University of Texas at Austin, Austin, Texas [1989]
- License** Architect, State of Nevada #4710
Architect, State of California #C 28913
Architect, State of Texas #17410
Architect, State of Indiana #AR10900057
- Affiliation** American Institute of Architects Member #30208394
National Council of Architectural Registration Board Certificate #54466
- Independent Study** Research of indigenous architecture within Sub-Saharan Africa 1990-1992
- Awards** Historic Preservation Award, Distinguished Service 2018, City of Reno, Historic Resources Commission
American Institute of Architect, 2015 Distinguished Service Awards: The Leadership Award
2013 Triumphant Honoree Award Recipient, Girl Scouts of the Sierra Nevada
American Institute of Architects, 2010 Excellence in Design for Triptych Collaboration Achievement
International Competition, Second Prize, Royal National Library, Copenhagen, Denmark, with team Dagmar Richter, Architect, 1993
American Institute of Architects, 2000 Citation Award for Residential Building
Crocker Residence, N. Lake Tahoe with Greg Faulkner, Faulkner Architects
Dr. Jay Arthur and Sara Meeker Jensen Fellowship, 1992 & 1993
SOM Traveling Fellowship, 1993
- Background** Prior to opening her own practice, Mercedes has been with the following firms:
 Charles W. Moore, FAIA, Austin, Texas
 Enric Miralles, Barcelona, Spain
 Habitat Associates, Kaduna, Nigeria
 Gruen Associates, Los Angeles, California
 Michael G. Imber, Architect, San Antonio, Texas
 Dagmar Richter, Architect, Los Angeles, California
- Publications** 85th ACSA National Conference, Dallas, Texas
"Non Literate: Illiterate: Literate"
ACSA Northeast Regional Conference
Triangulating the Bodies of Architecture
"A Parallel of West African Art"
Zodiac #11, "Royal National Library, Copenhagen, Denmark"
Staedelschule Konzeptionelles Entwerfen: Chemnitz,
"Stadtrekonstruktion," Enric Miralles, Peter Cook, Vittorio M. Lampugnani,
ARCHIS Architectuur, Stedebouw, Beeldende Kunst
"Chemnitz," Jos Bosman, 4, 1994
Architectural Record, 3/1994, "Prairie Cathedral," Fargo, North Dakota
- Exhibits** "Staedelschule Heute," Hessiscen Ministerium für Wissenschaft und Kunst,
Wiesbaden, Germany, November/December, 1994
"Women in Design," Division of Art and Architecture Art Gallery,
The University of Texas at San Antonio, March/April, 1995
"Frank Isreal Studio-Selected Projects," Gallery Space, University of California, Los Angeles
Los Angeles, California, December, 1992
- Community**
 Nevada Division of Museums and History, Governor appointed Architect Board Member, 2018-present
 KNPB Channel 5 Public Station, CAB, 2012- 2016; Board of Trustees, 2016-present
 Reno Philharmonic, Board of Trustees, 2016-present
 Sierra Business Council, Board Member 2001-present
 City of Reno Historic Resources Commissioner 2011-2017
 University of Nevada Reno College of Liberal Arts, Advisory Board Member, 2005-2017, Emeritus
 Washoe County Design Review Committee 2007-2017
 WIN, Board of Trustees, 2011-2016
 ED&W Foundation, Board of Directors 2013-2018
 Holland Project, Advisory Board 2010-2016
 City of Reno Arts and Culture Commissioner 2002-2009
 Reno Redevelopment Agency Citizen Advisory Committee Member 1998-2001

Beautiful Little Edifice: A Historic Structure Report for St. Paul's Episcopal Church, Virginia City, Nevada

Prepared by ZoAnn Campana, M.P.S.



kautz

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Cover photo is an overview
of the project area.

Frontpiece illustration, in
lower right corner, is of a
pecked and grooved saurian effigy head
discovered in an Archaic site
in the South Truckee Meadows, Nevada.
Illustration by J.W. Oothoudt

Beautiful Little Edifice:
A Historic Structure Report for St. Paul's Episcopal Church,
Virginia City, Nevada

Prepared by:
ZoAnn Campana, M.P.S.
Kautz Environmental Consultants, Inc.
1140 Financial Blvd., Suite 100
Reno, Nevada 89502

Prepared for:
The Western Missionary Museum Corp.

KEC Project 1052

December 12, 2017

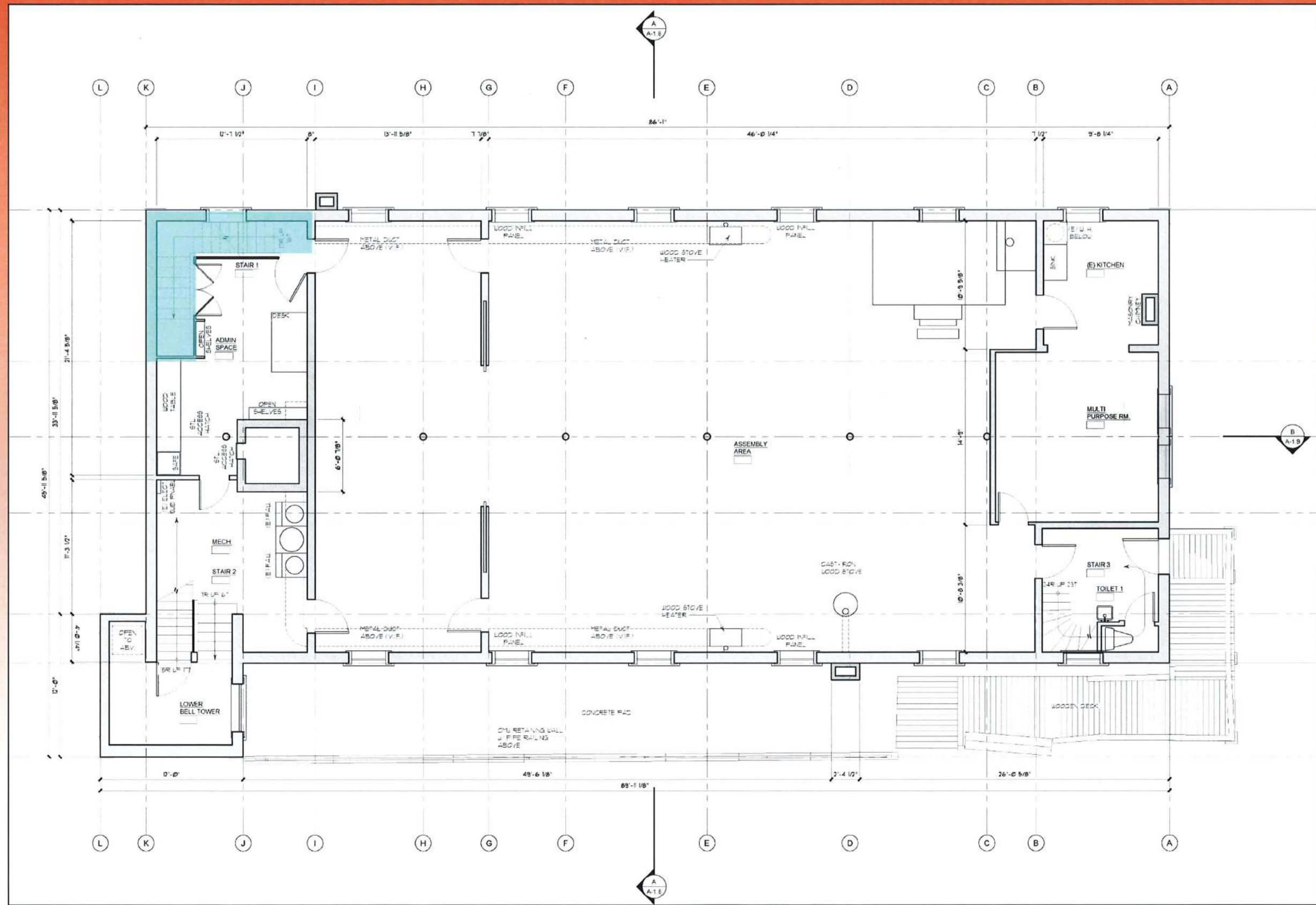


Figure 3.10 Stair 1.



Figure 3.11 Stair 1 with administrative entrance on left.

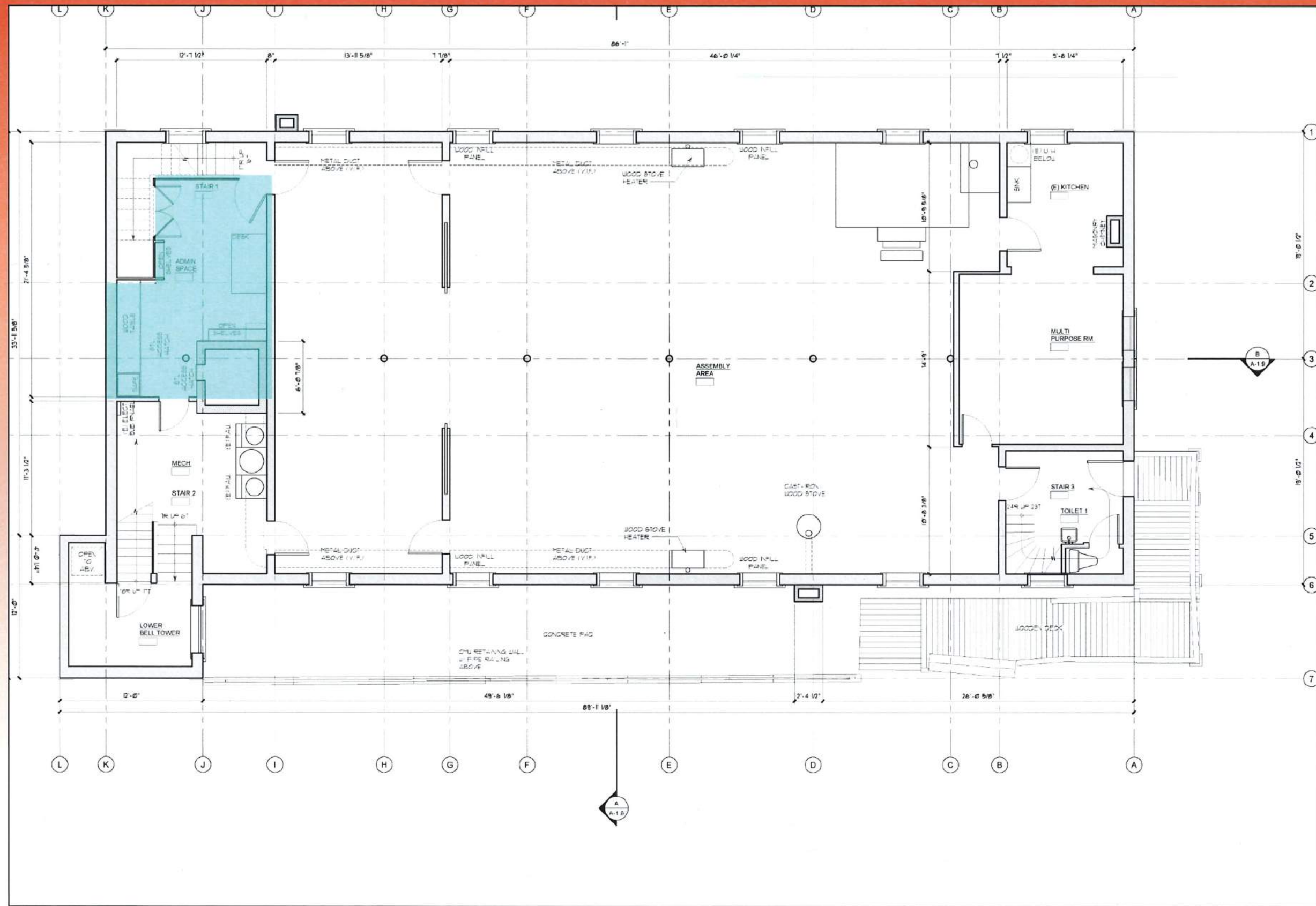


Figure 3.12 Administrative Area.



Figure 3.13 Administrative Area, view toward Stair 1.



Figure 3.14 Historic furnace in corner of administrative area.

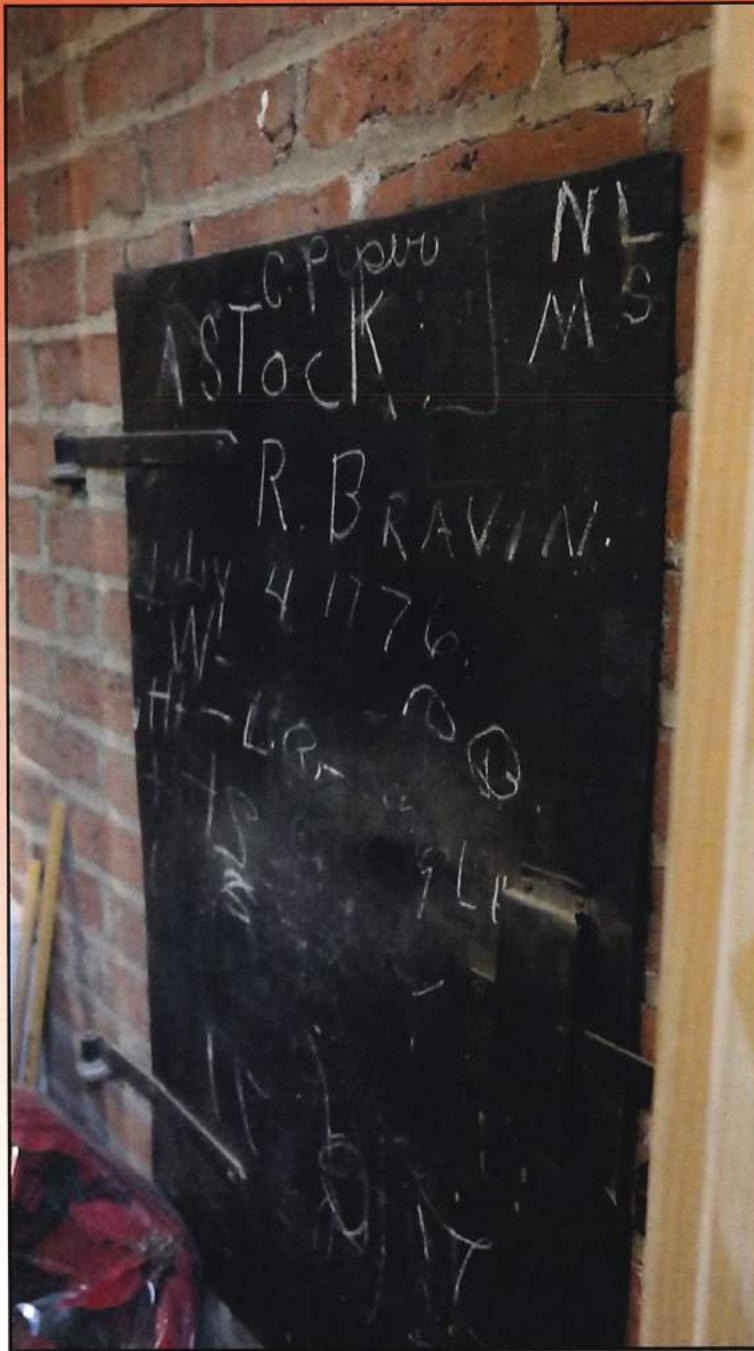


Figure 3.15 Chalk graffiti on furnace door.

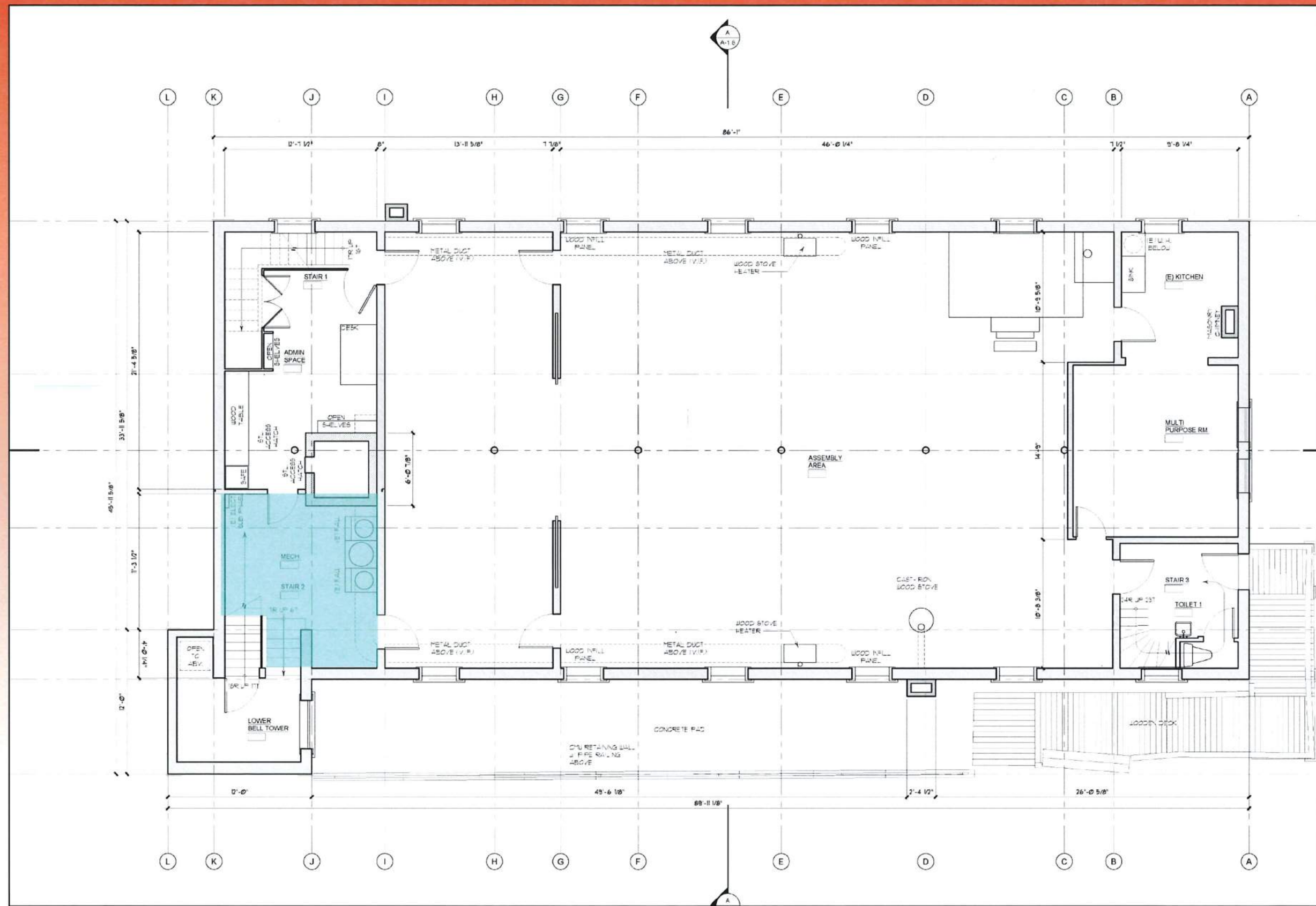


Figure 3.16 Mechanical Area.



Figure 3.17 South elevation of historic brick furnace in Mechanical Room.



Figure 3.18 Varnished pine door leading from Mechanical Room to Infant Classroom/ Exhibit Hall.

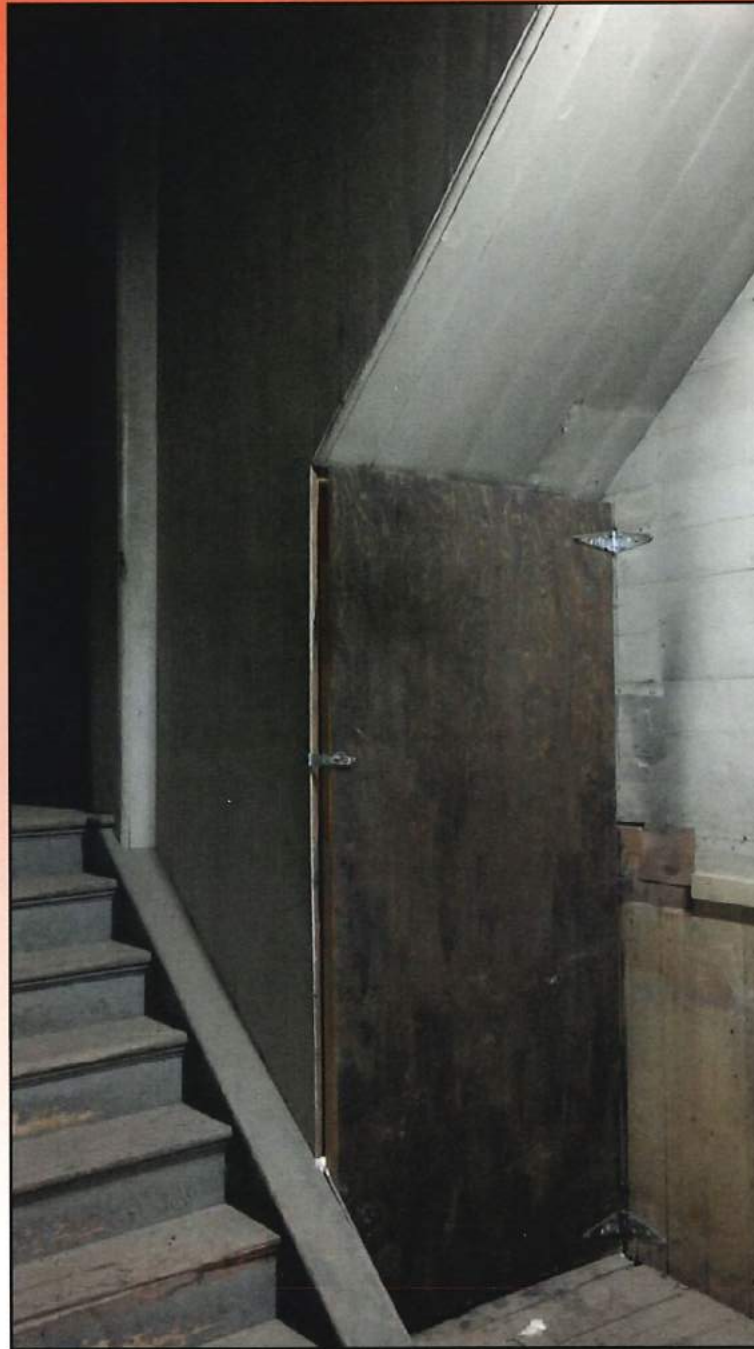


Figure 3.19 Door leading to crawlspace from Mechanical Room. Located beneath Processional Stair.

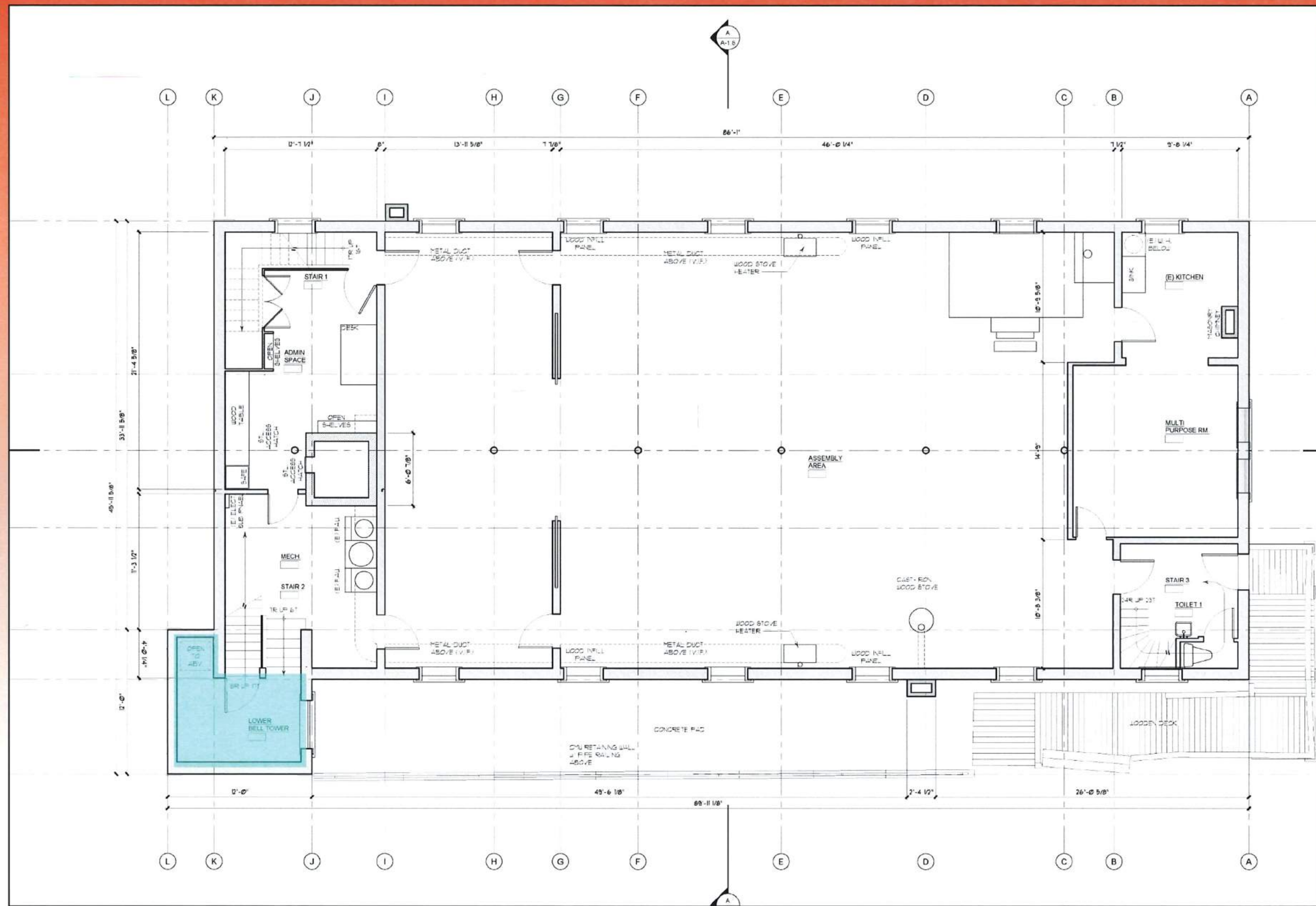


Figure 3.20 Lower Bell Tower.

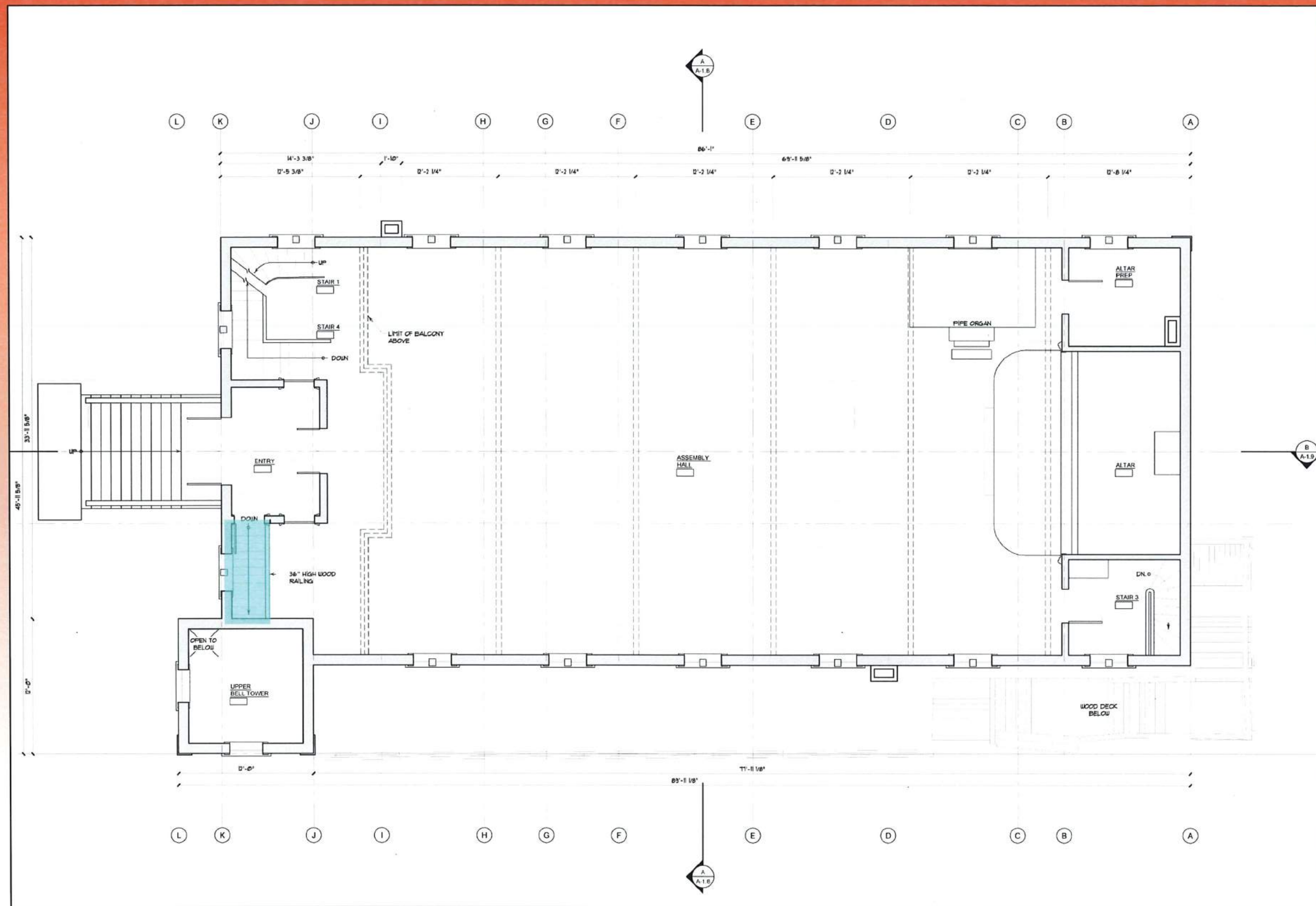


Figure 3.21 Stair 2.

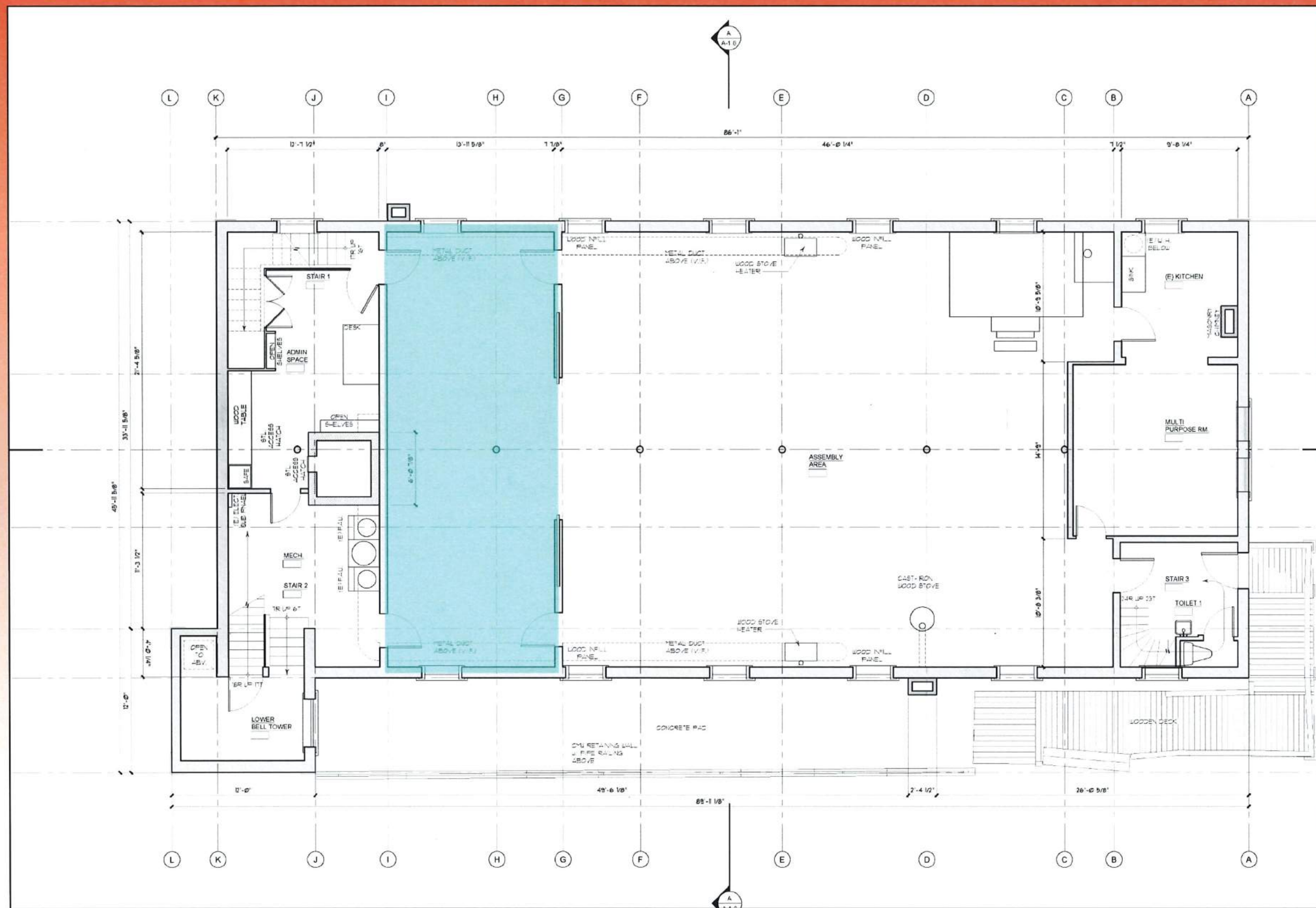


Figure 3.22 Infant Classroom/Exhibit Hall.



Figure 3.23 View of Infant Classroom/Exhibit Hall to the northwest.

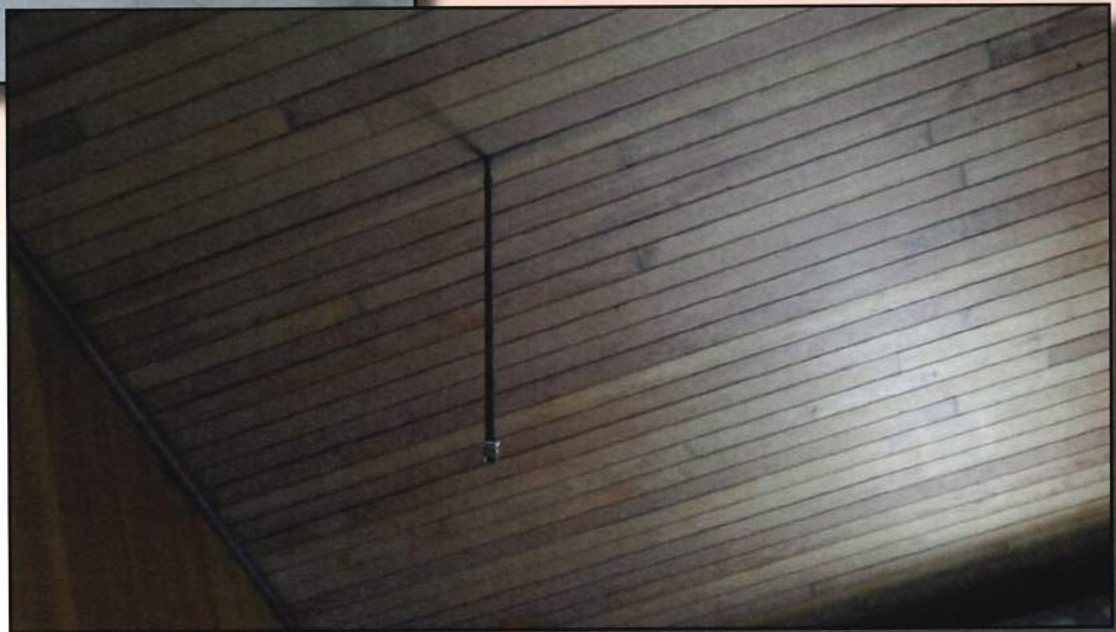


Figure 3.24 Oxidized film on window in Infant Classroom/Exhibit Hall.



Figure 3.25 Pocket door opening in Infant Classroom/Exhibit Hall.

Figure 3.26 Abandoned gas fitting in Infant Classroom/Exhibit Hall.



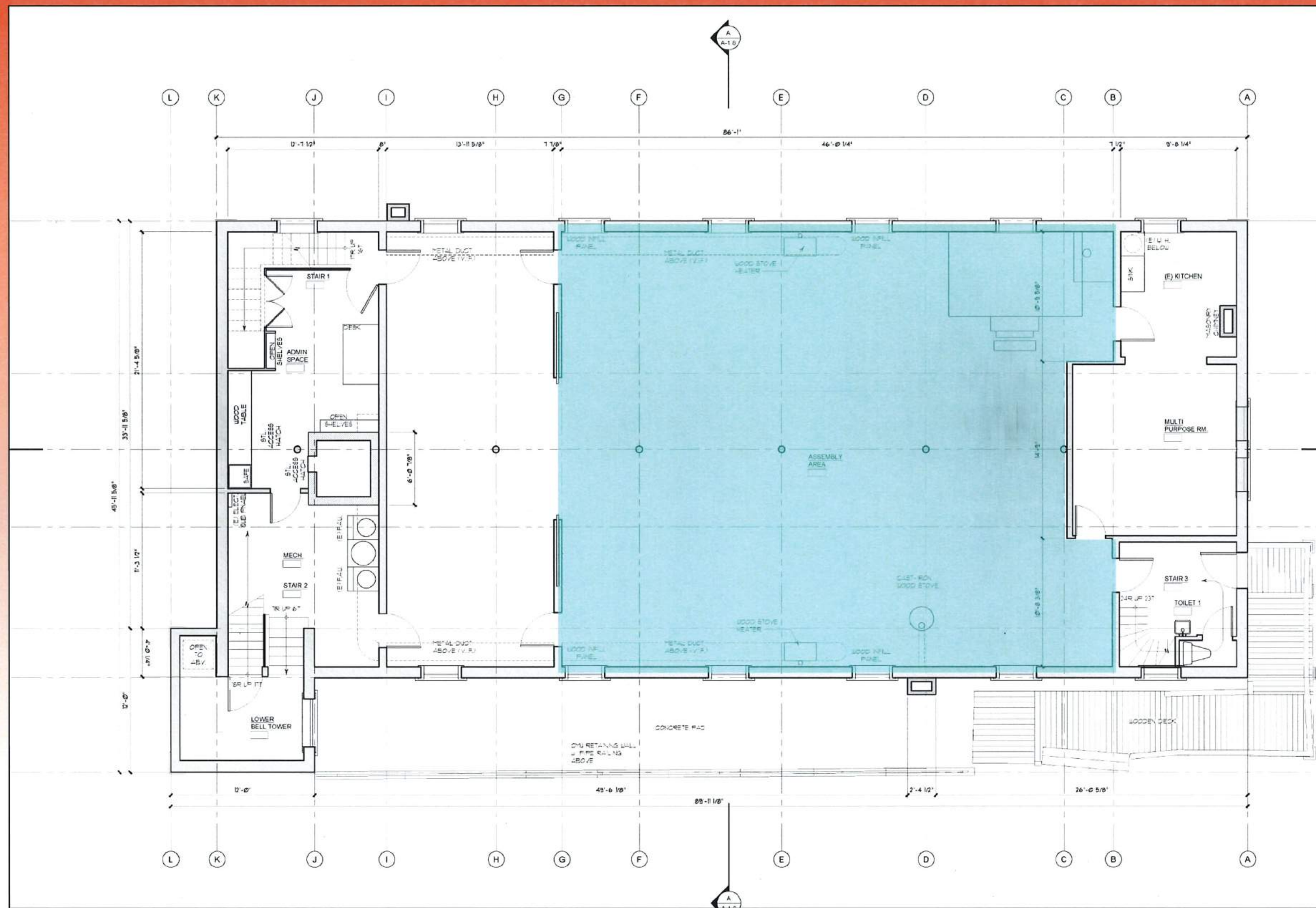


Figure 3.27 Sunday School/Assembly Hall.



Figure 3.29 Potbellied stove in Assembly Hall.



Figure 3.30 Assembly Hall toward projecting bay.



Figure 3.28 View of Sunday School/Assembly Hall to the northwest.

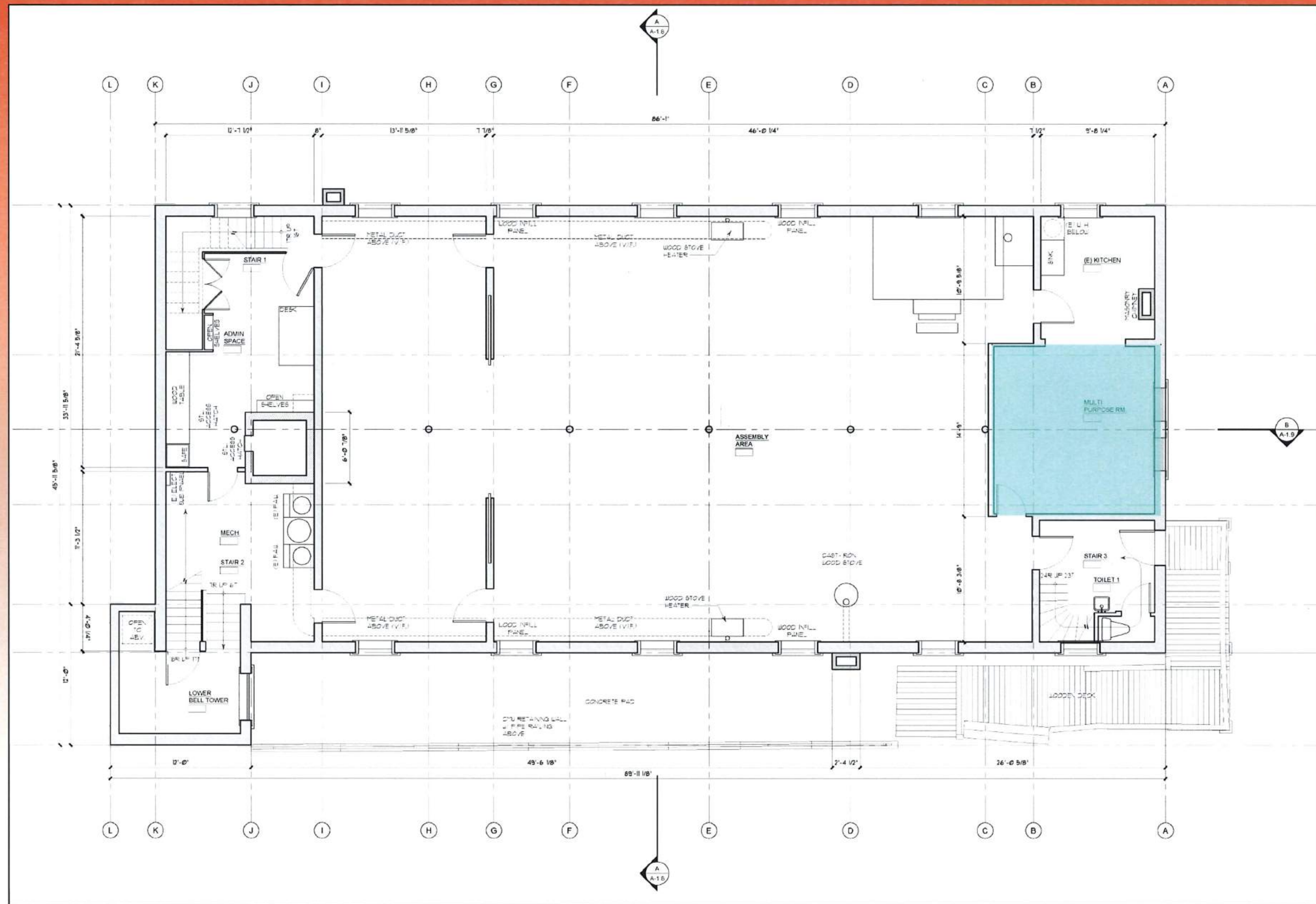


Figure 3.31 Guild Room/Multipurpose Room.



Figure 3.32 Guild Room to the northeast.

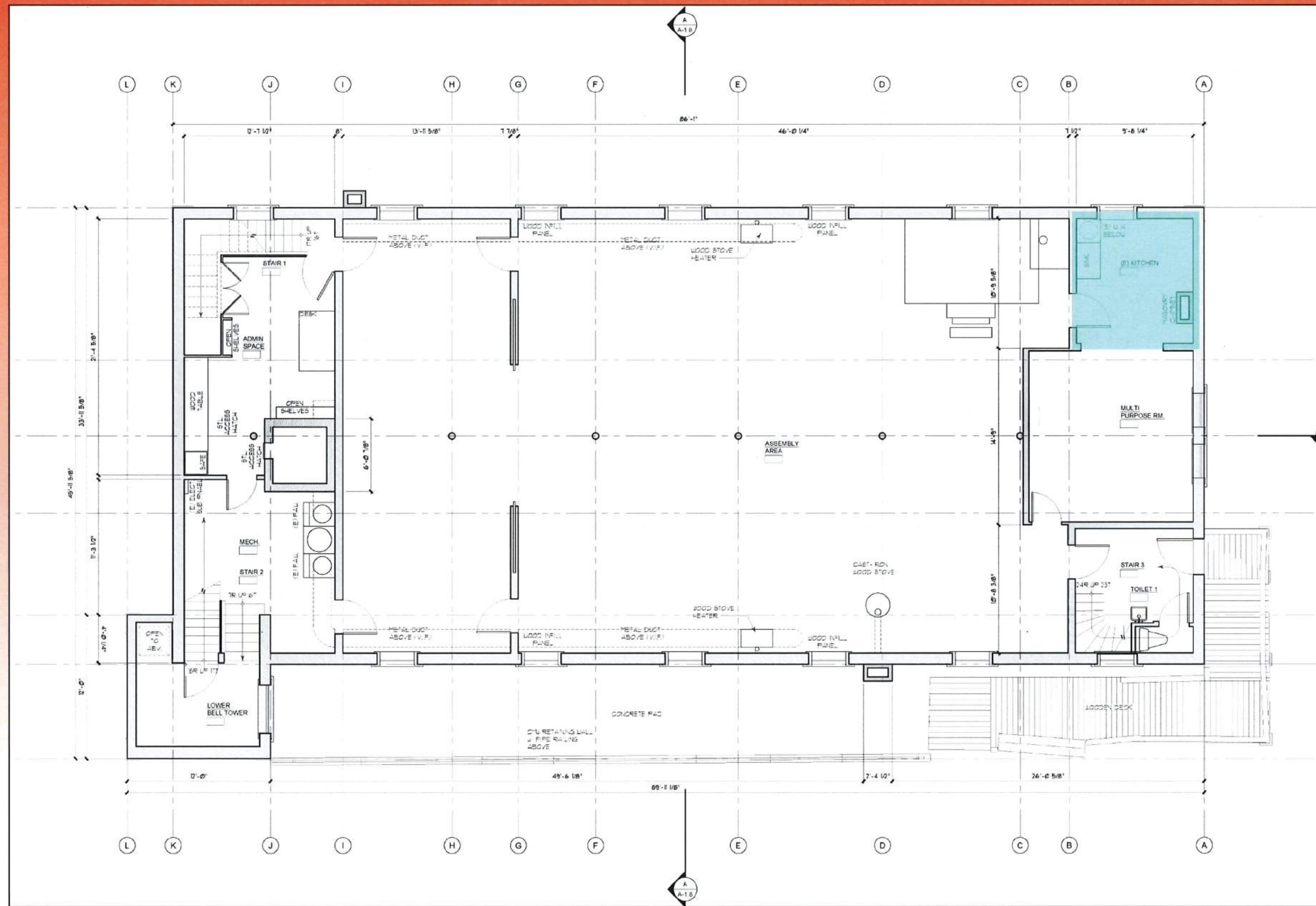


Figure 3.33 Library/Kitchen.



Figure 3.34 View north into Kitchen from Guild Room.



Figure 3.35 Ghosting in wall above sink where Library bookshelves once hung.



Figure 3.36 Door leading from Kitchen to Assembly Area.

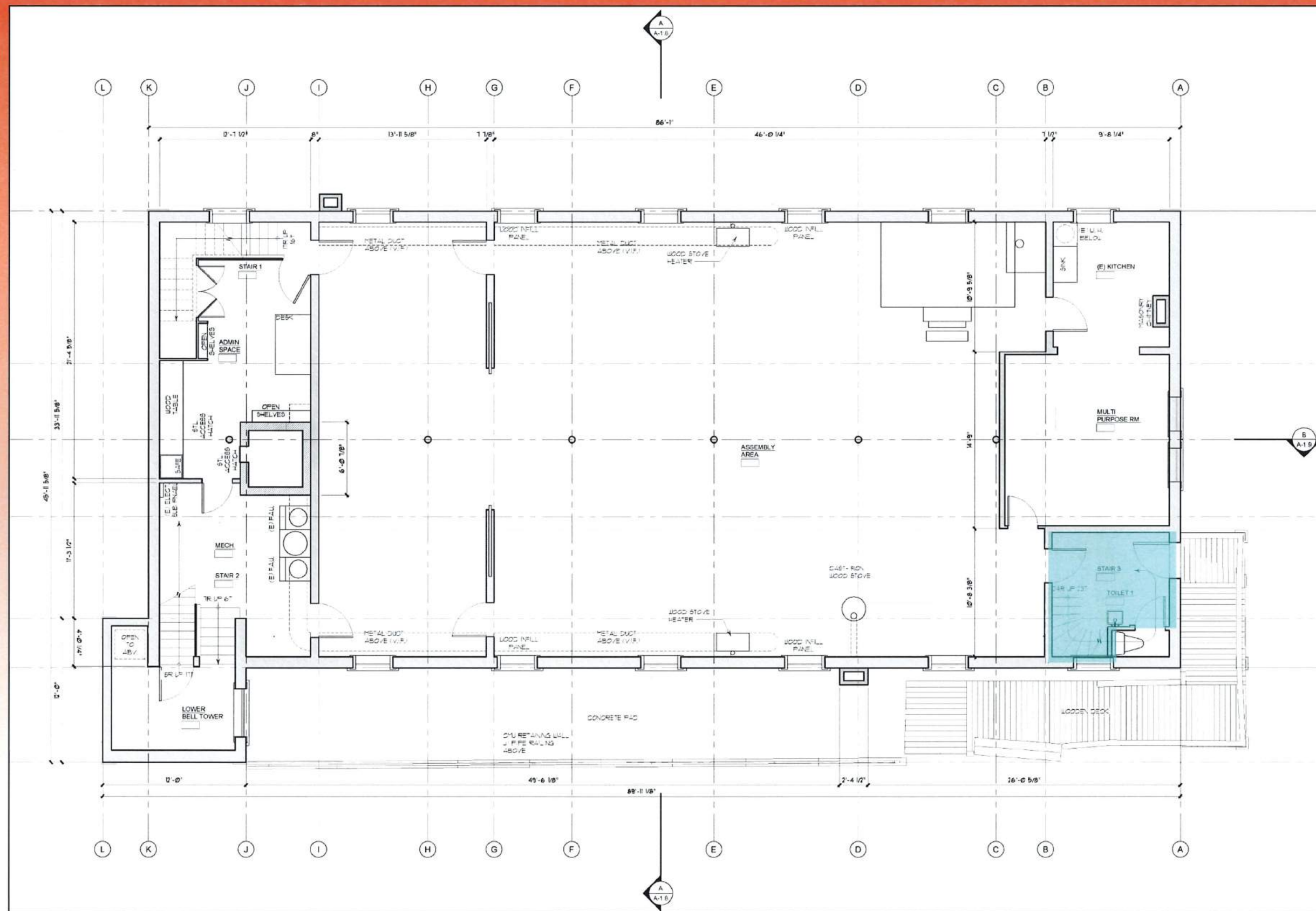


Figure 3.37 Stair 3.

Figure 3.38 Door to exterior on east wall of Stair 3.



Figure 3.39 South wall of Stair 3.



Figure 3.40 Stair 3.

Figure 3.41 Stair 3.





Figure 3.42 Stair 3.

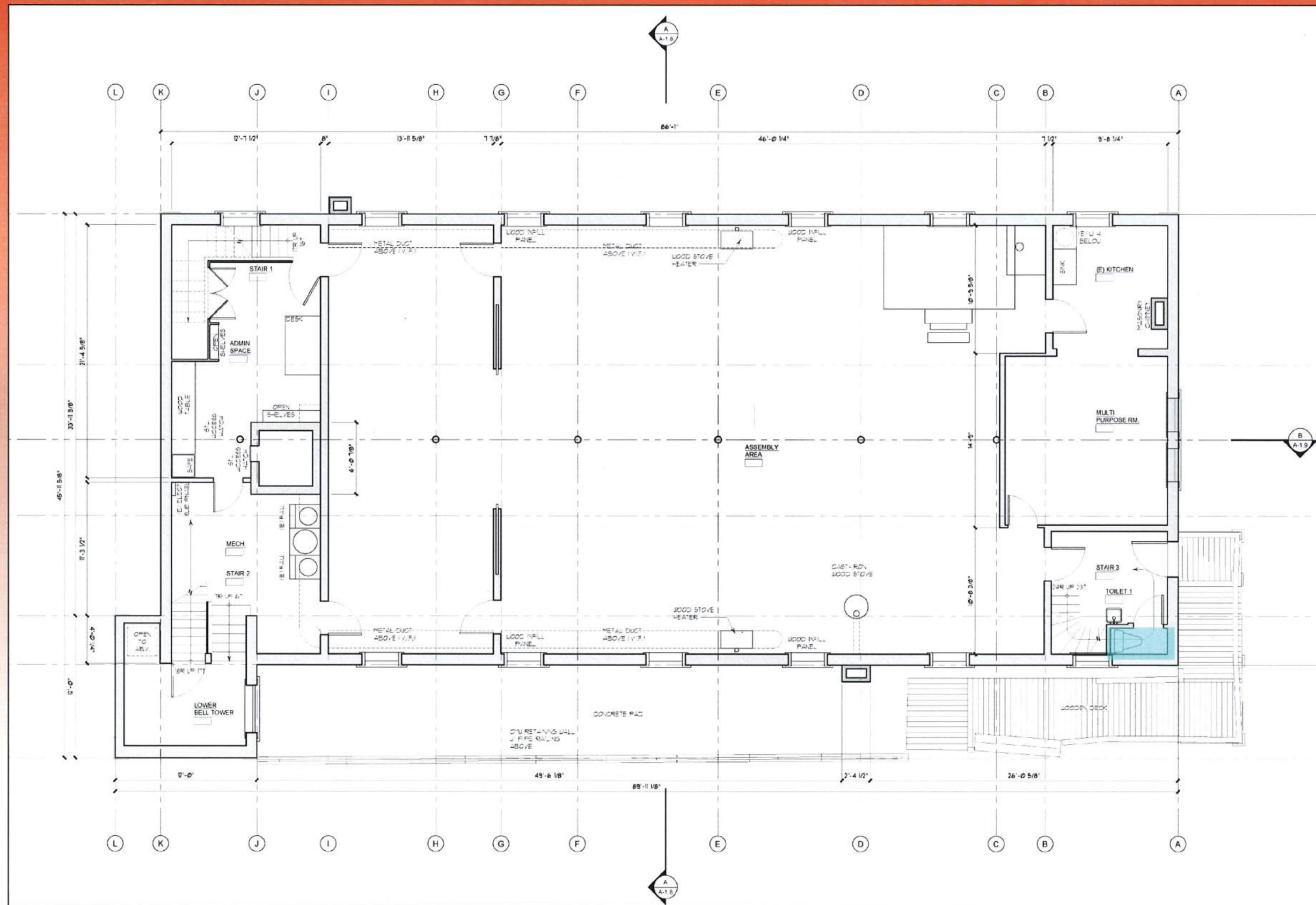


Figure 3.43 Toilet Room.

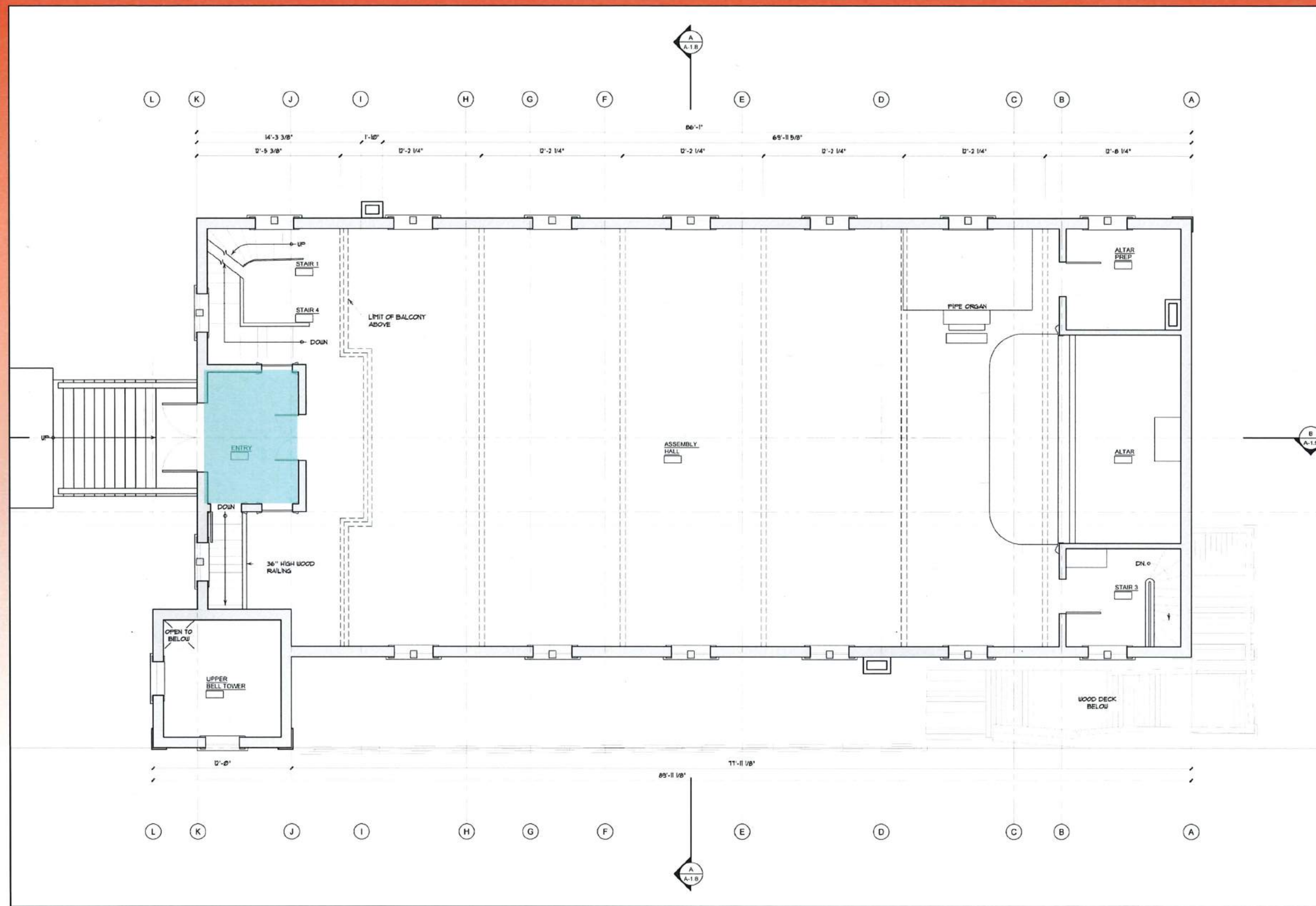


Figure 3.44 Vestibule.



Figure 3.45 View from the Nave to the Vestibule, centered beneath the Gallery.

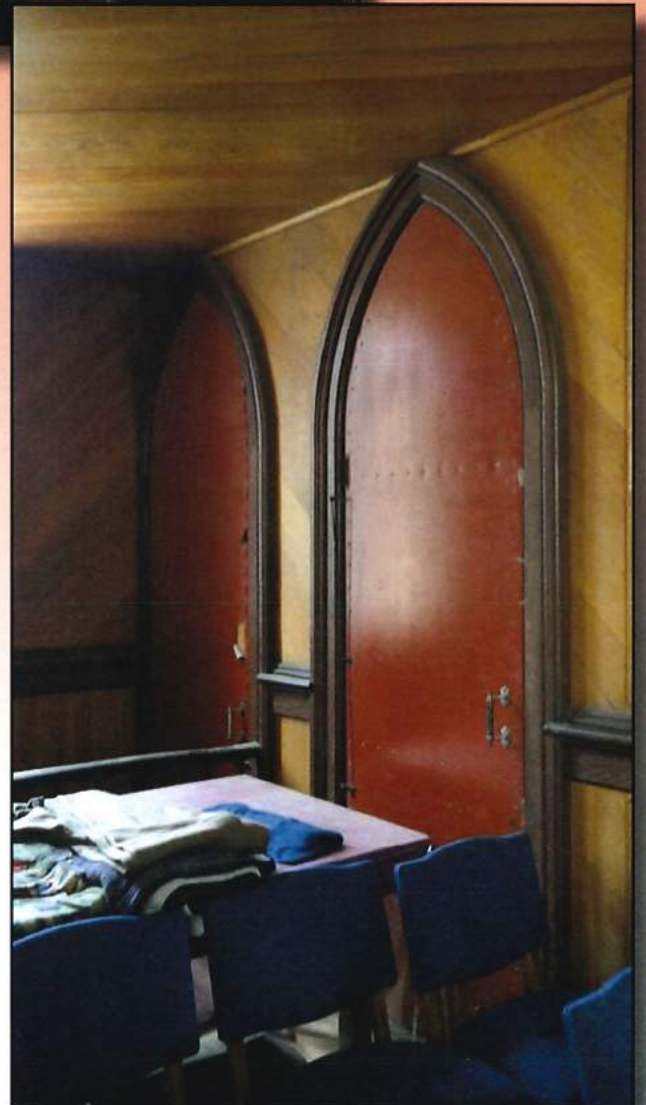


Figure 3.46 Pair of pointed arch doors on south side of Vestibule.



Figure 3.47 View from Vestibule into Nave.

Figure 3.48 Missing piece of chair rail on north wall of Vestibule historically accommodated organ equipment.



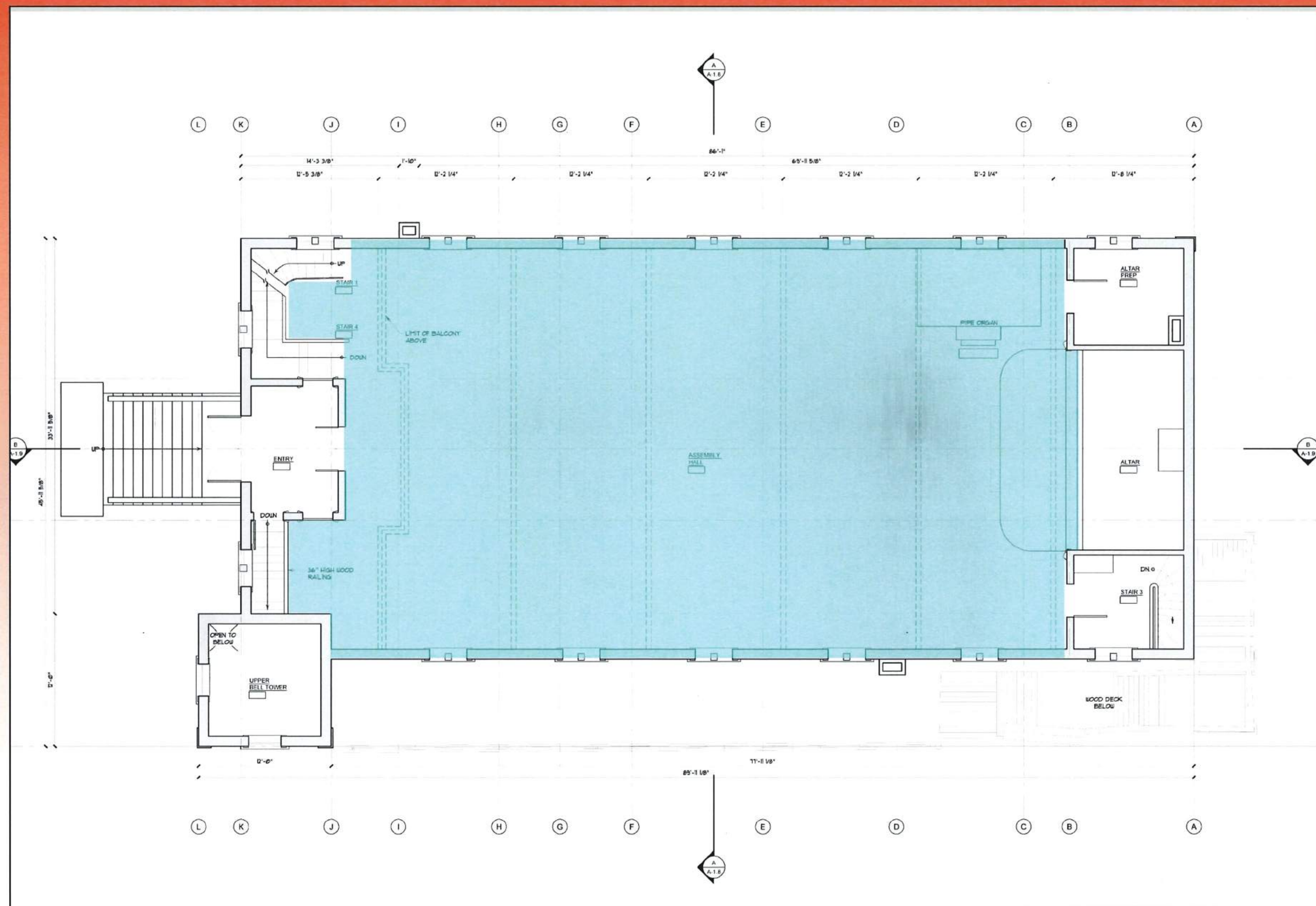


Figure 3.49 Nave.



Figure 3.50 St. Paul's Nave, looking from Vestibule toward altar.

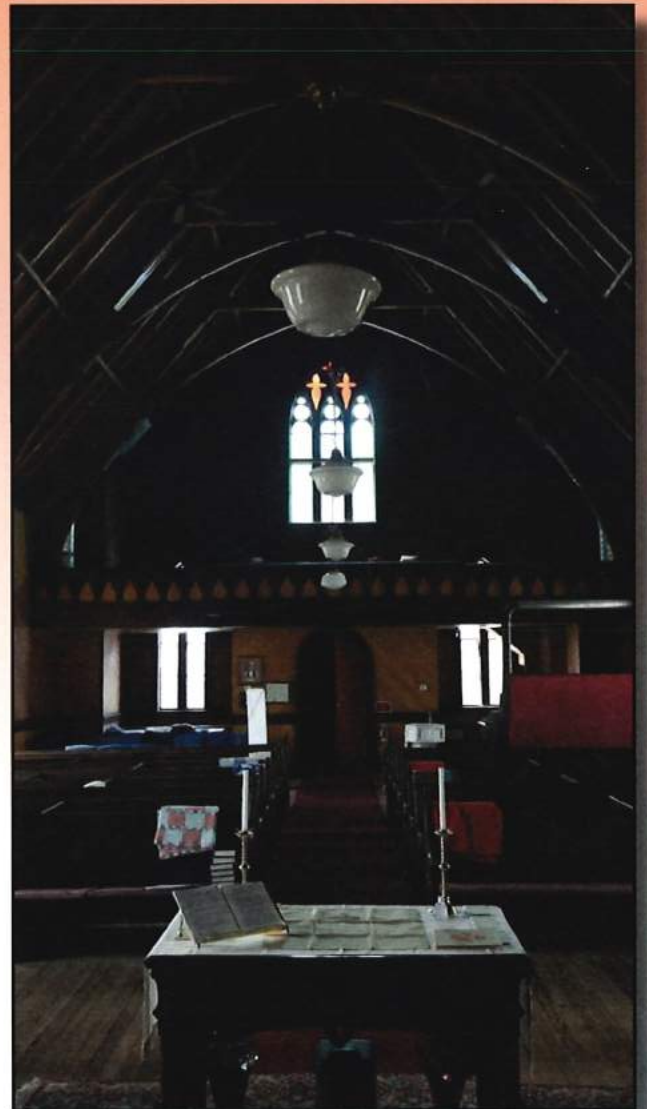


Figure 3.51 St. Paul's Nave, looking from altar toward Vestibule.



Figure 3.52 Open trusswork of the Nave.



Figure 3.53 Carved truss shelf and accompanying light fixture.



Figure 3.54 Truss-window pattern along north wall of Nave.



Figure 3.55 View toward Vestibule and Gallery. Note contrasting railing.



Figure 3.56 St. Paul's pews.



Figure 3.57 View of book holders, St. Paul's pews.



Figure 3.58 Altar table.



Figure 3.59 Bishop's chair in chancel.

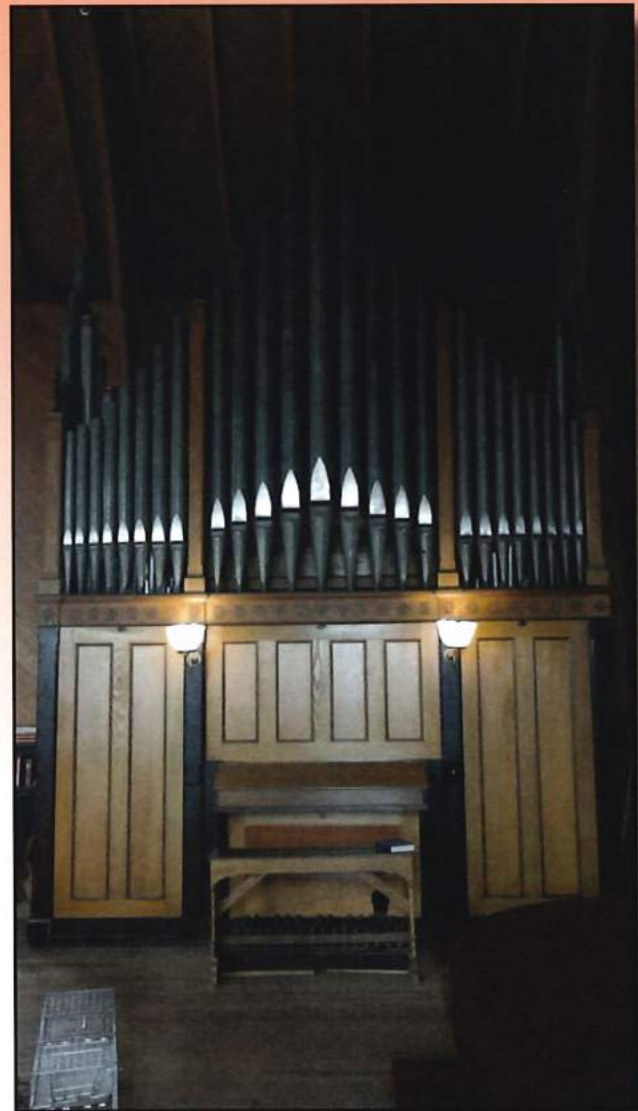


Figure 3.60 Pipe organ.



Figure 3.61 Interior of pipe organ.



Figure 3.62 Pointed arch signboard in Nave.



Figure 3.63 Door to Sacristy grained in imitation of black walnut.



Figure 3.64 Historic metal floor register in Nave.

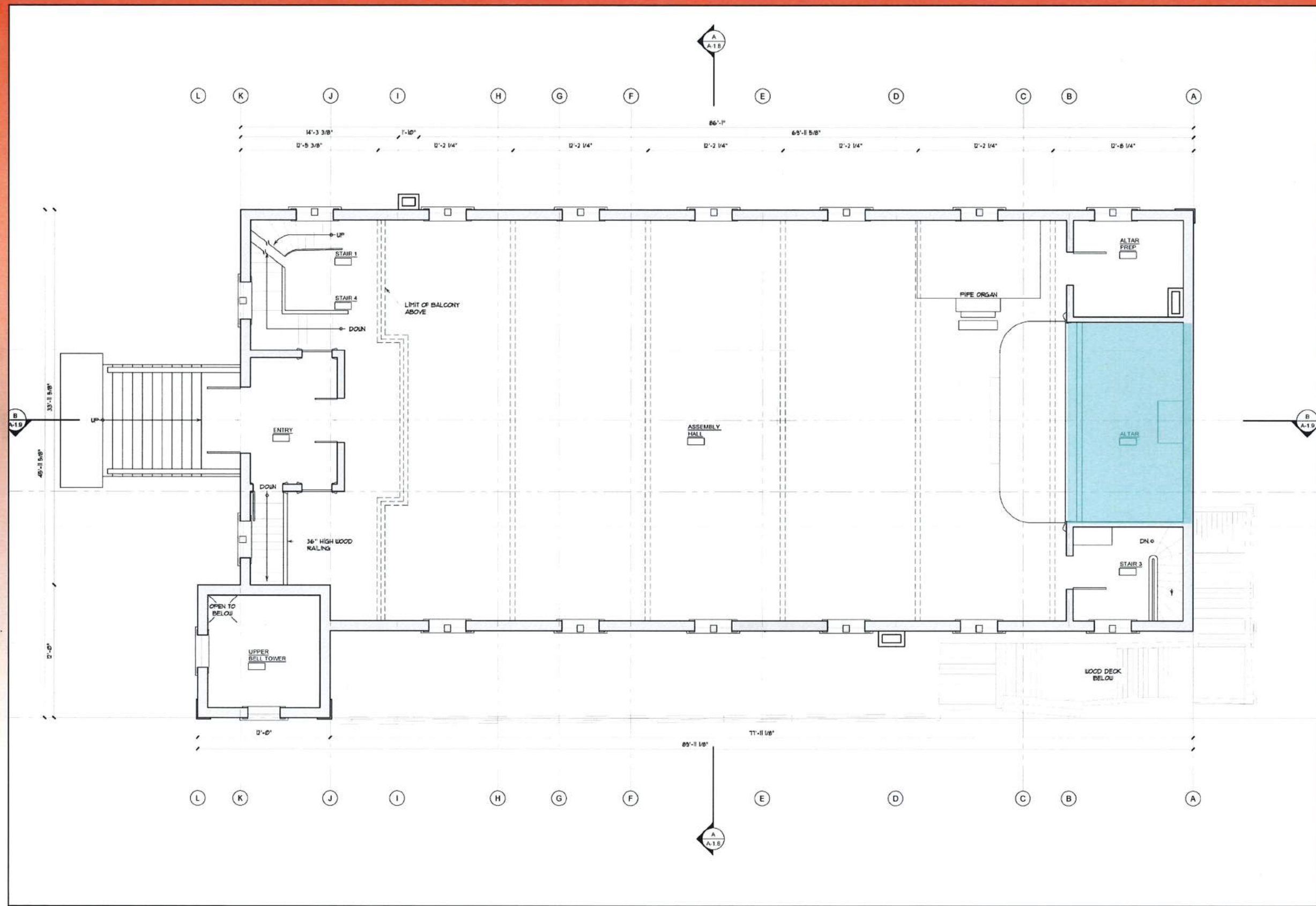


Figure 3.65 Sanctuary.



Figure 3.66 St. Paul's sanctuary.



Figure 3.67 Altar rail separating the Sanctuary from the Nave.



Figure 3.68 Detail, painted fleur-de-lis motif behind altar.

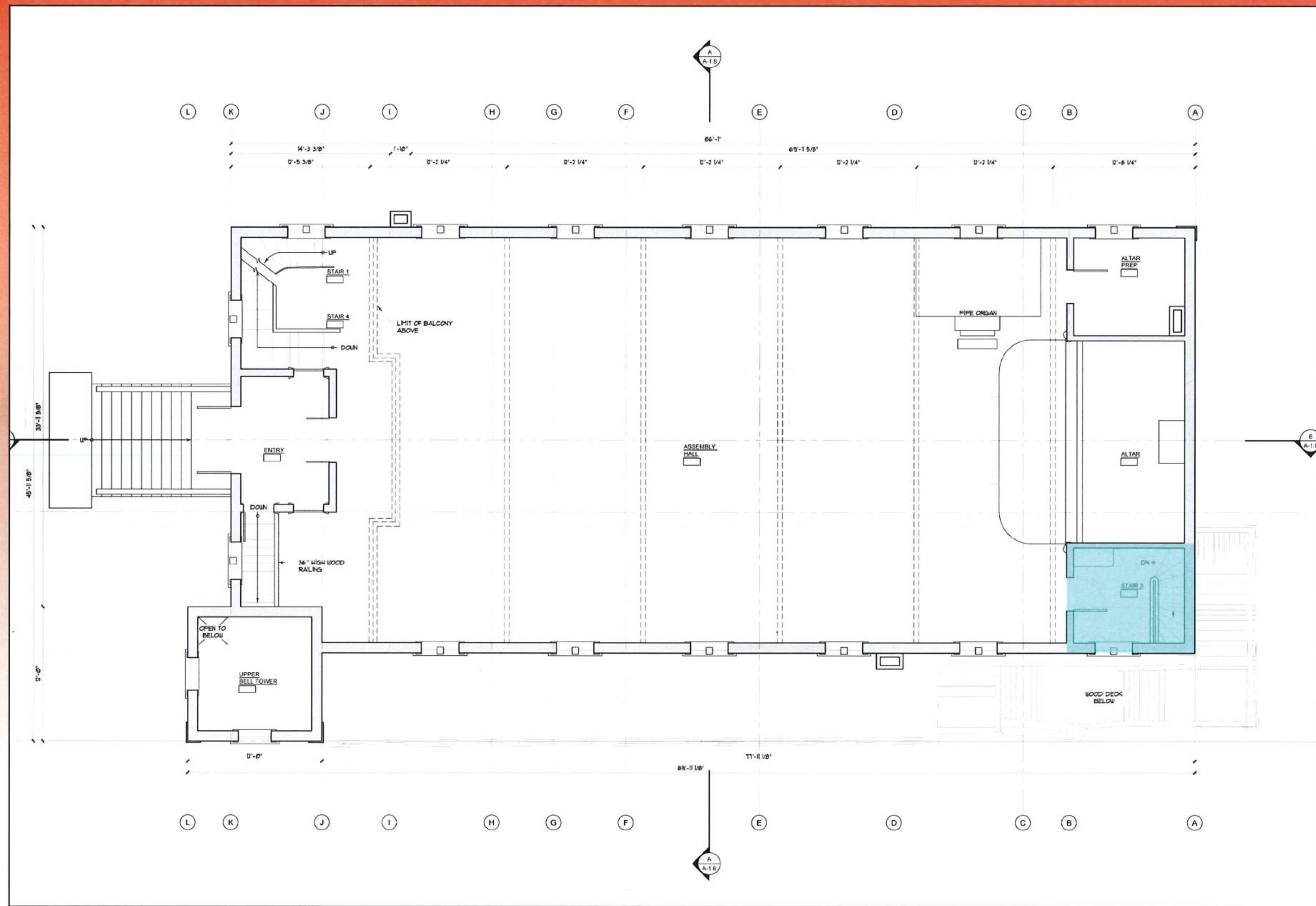


Figure 3.69 Sacristy.



Figure 3.70 Marble piscina in the Sacristy.



Figure 3.71 Sacrament closet in the Sacristy.

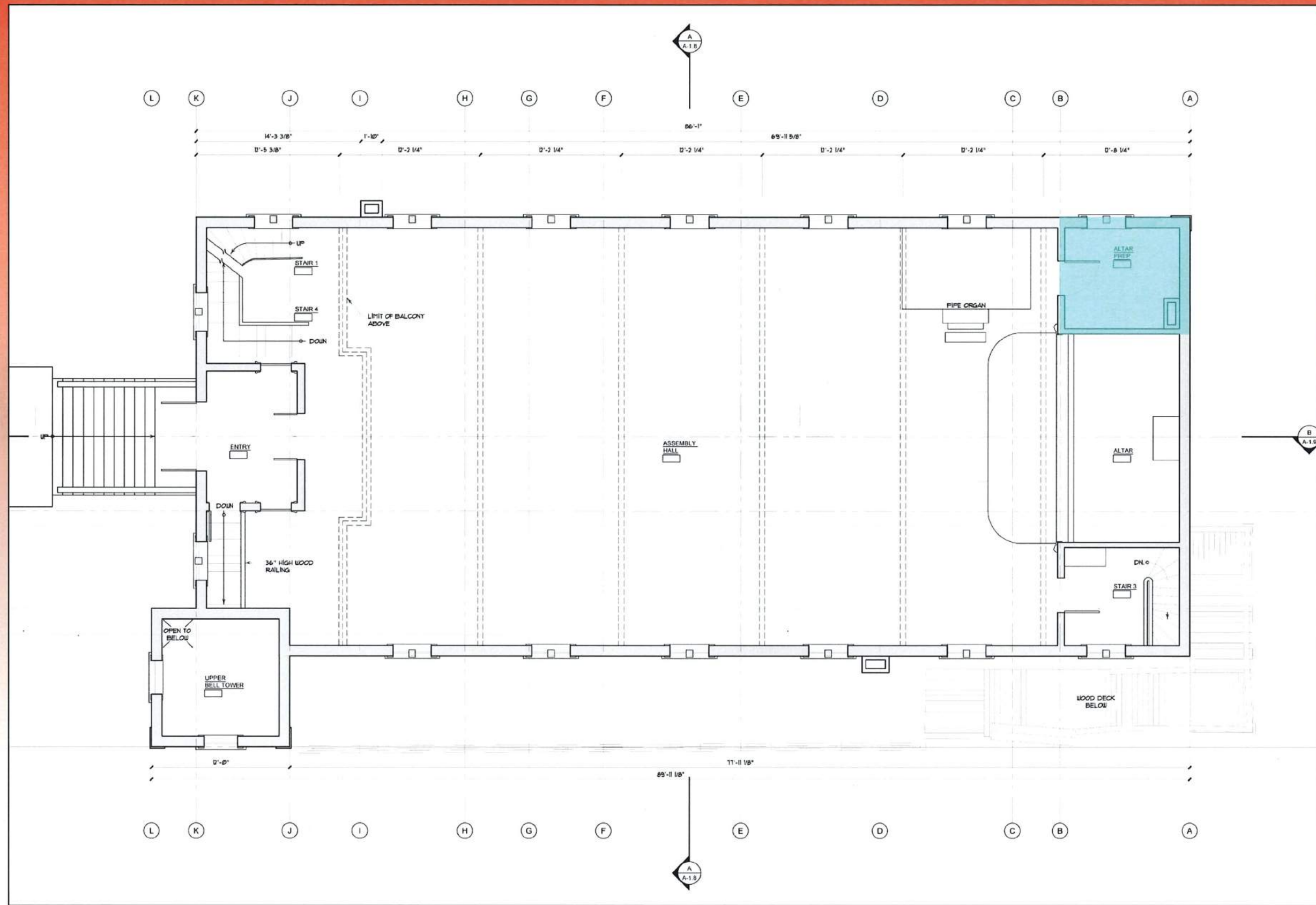


Figure 3.72 Vesting Room.

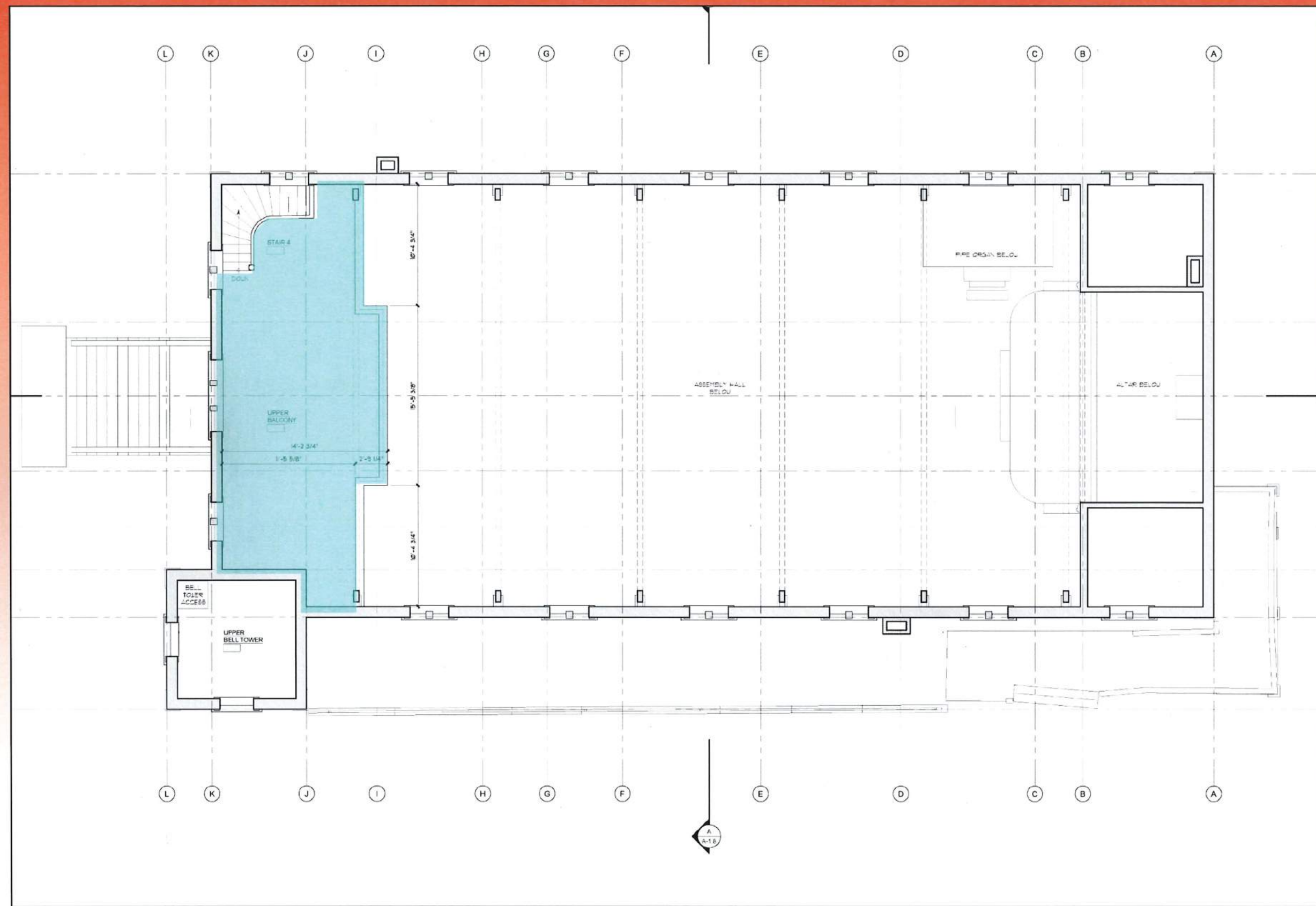


Figure 3.73 Gallery.



Figure 3.74 Gallery looking northeast.



Figure 3.75 Gallery looking southwest toward bell tower.



Figure 3.76 Looking from Gallery toward Stair 4.

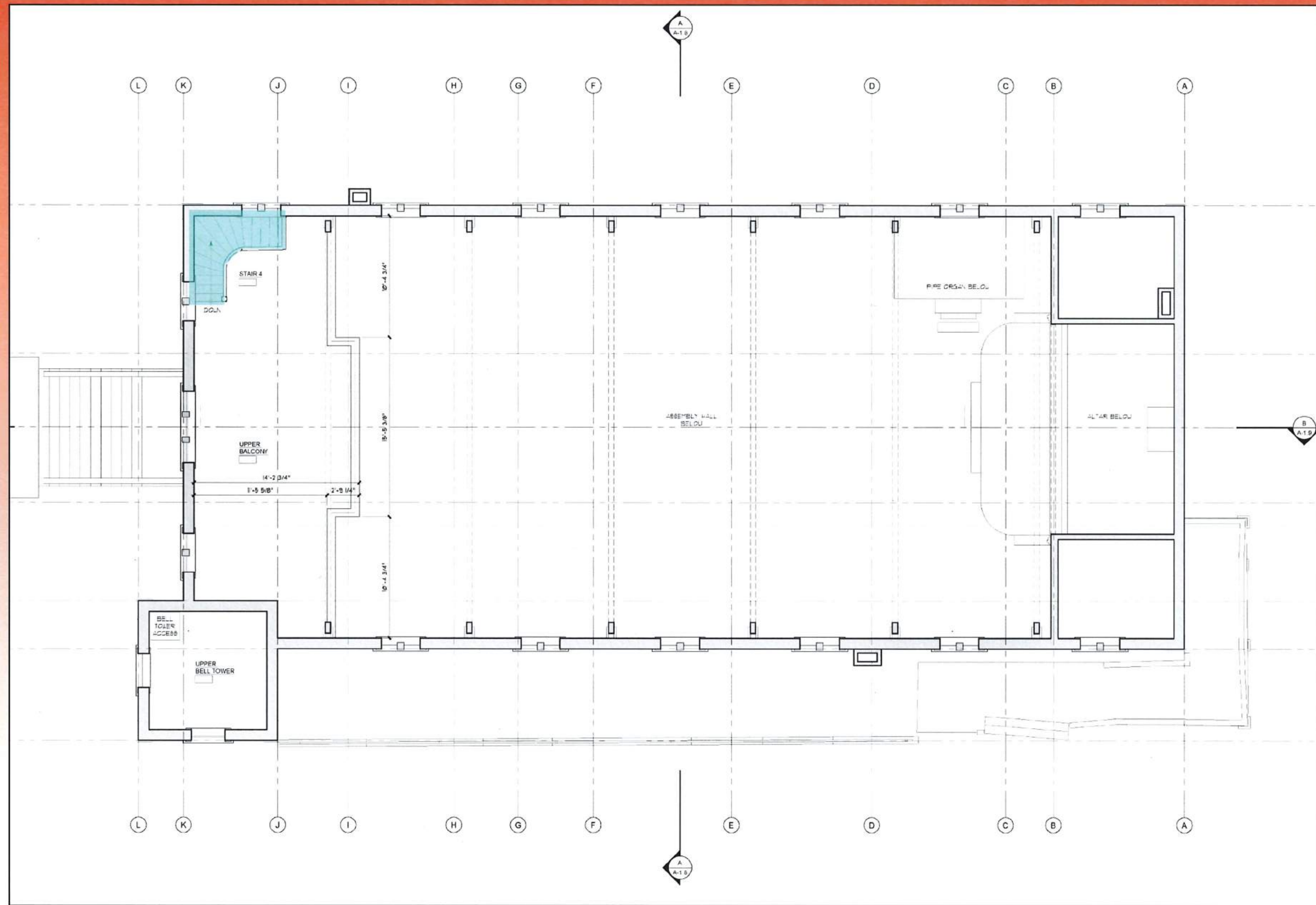


Figure 3.77 Stair 4.



Figure 3.78 Stair 4.