

NEVADA COMMISSION FOR
CULTURAL CENTERS AND HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION FOR FY2021-2022
FOR RESUBMISSION TO CCCHP

For SHPO use only
Initials: CC
Received: 7-28-22
Postmarked: N/A
Delivery Svc: Email

Grant Number: _____

Applicant Organization: Comstock Cemetery Foundation

EIN (Taxpayer Identification Number): 88-0473891

Mailing Address: 20 N E Street, PO 1172

City: Virginia City County: Storey ZIP: 89440

Project Contact: Candace Wheeler Title: Executive Director

Daytime Phone: 77-847-0281 Evening Phone: 775-848-3553

Fax: NA Email: candace1225@ymail.com

Property Owner Name and Address: Comstock Cemetery Foundation/381 Cemetery Road

Project Title: Visitor Center Water-Waste System (VCWWS)

Project Address: 381 Cemetery Road, Virginia City, NV 89440

City: Virginia City County: Storey County ZIP: 89440

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

Historic Property Name: CCF Visitor Center Date Built: 1870c

Property Insured: Yes; please enclose one copy of policy No; please explain: Insurance will be obtained after electric and water installation.

Project Synopsis (brief):

PLEASE DESCRIBE REVISION TO PROJECT (if applicable): An extension and a completion of previous CCCHP projects. Last activities in order to officially open center; installation of septic system, completion of all plumbing a water systems. Plumbing for two sinks, on demand water heater, water runoff/septic and outside facet. BID completed plans for outside public toilet and wash station. (only requested partial funding)

Proposed Start Date: May 2023

Proposed End Date: 4 mos from start

Project Budget Summary:

Revised Amount Requested: \$ 55,400.00

Proposed Match: Cash \$

In-Kind/Donations: \$ 22,040.00

Total Project Budget: \$ 77,440.00

Applicant's authorized signature:



Name (please print): Candace Wheeler

Title: Executive Director

Date: 7-27-22

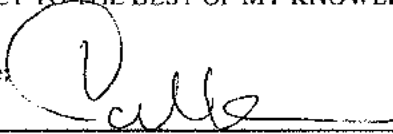
Grant Number:

**X I HAVE READ THE 2021-2022 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 2021-2022 AND CERTIFY THE INFORMATION CONTAINED
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Applicant's authorized signature: _____



Title: Executive Director _____

Name (*please print*): Candace Wheeler _____

Date: 7-27-22 _____

Requested Documentation Attached to this Coversheet (please list):

- Confirmation of land/building ownership
- Quotes for Septic and Plan for outside facilities (only partial funded)

Ownership Confirmation and Clarification

Perhaps it was not a good idea, or timely to include the information regarding potential, future plans concerning a formal operating agreement with Storey County. The desire was to be transparent in case that agreement would happen within the initial grant period. No land ownership and/or control has changed in the past 10-11 years. (see attached confirmation letter from land owner)

Should the MOU be agreed upon at any point, which could be years from now, the CCF would submit that draft document to the SHPO for review prior to the signing of that agreement.

This MOU being considered is not unlike those extended to Fourth Ward and St. Mary's Art Center. And, while that is true, we have been in these discussions for at least two years. It could require another two years before any alterations would take place. Any alteration that may or may not be made will not affect the CCF's rights to the Visitor Center or the land on which it resides. In addition, any covenants would transfer with the lease to any lease holder.

The complexities of developing this lease transfer and corresponding MOU has to do with the request by the CCF to convey additional lands owned by Consolidated Virginia Mining (CVM) to the county for additional burial usage so as not to impact the historic lands. While we have agreed to explore this addition, included in those modern burial lands will be a plot reserved for the sole use of Hugh Roy Marshall's descendants (owner of CVM). Therefore, the legal identification of and future protection of those additional lands is complex and will require time to gain agreement. However, the MOU between the county and CCF can't be completed until the challenges in the lease transfer are resolved. CVM's interest in the MOU is only to ensure that the CCF maintains full management and control of the historic lands and visitor center. The MOU and the lease are co-dependent. It was perhaps overly optimistic as far as time line.

All parties involved are committed to making this work, however that doesn't reduce the complex issues to be resolved. We can assure you that CVM has no intention of changing any ownership status that will impact the CCF's right to control and manage the property now or in the future. *Leaving the management of these historic lands in the capable hands of the non-profit Comstock Cemetery Foundation is the best option for all.*

Consolidated Virginia Mining Company

July 14, 2022

CCCHP Board of Commissioners
State Historic Preservation Office
901 S Stewart Street, Suite 5004
Carson City, Nevada 89701
ATTN: Carla Cloud, Grant Administrator

Re: Grant Application by Comstock Cemetery Foundation (CCF)
Visitor Center – Water/Waste System (VCWWS)
Consolidated Virginia Mining Company (CVM)

Dear Sirs/Madams:

It has come to our attention that a grant application by the Comstock Cemetery Foundation (CCF) requires further clarification of the land management and ownership of the Silver Terrace Cemetery's Visitor Center. Ross Bevans, President of the CCF board of directors has asked that Consolidated Virginia Mining (CVM) to issue a statement of fact regarding this topic.

In 2014, CVM issued a MOU to the CCF granting them use of the lands that fell outside the boundaries of the Quit Claim from CVM to CCF, that was recorded on 1/27/2005, granting the CCF the surface rights of the lands the Silver Terrace Cemetery overlays. This MOU was issued granting CCF the right to use and manage the lands that the Visitor Center was going to be constructed on, and the lands used for the Visitor Parking. This included the right to place the Historic Building to be used for the Visitors Center on this land, along with any site improvements that would be needed.

This MOU between CVM and CCF for the land usage was intended to be an interim solution to ensure the CCF had the necessary rights of ownership to pursue the development of the Visitor Center, until a more expansive document was created and recorded. This recorded document is the "Access and Lease Agreement" referred to as the (99 Year Lease).

In August of 2021, CVM recorded an "Access and Lease Agreement" for a period of 99 Years to CCF. This Lease Agreement encompasses ALL lands the Silver Terrace Cemeteries exist on. This Lease gives the CCF "sole and exclusive right to enter upon and occupy the Property for all purposes reasonably incident to burial and associated activities".

We understand the potential transfer of this lease to Storey County was mentioned in their application along with (in fact, co-dependent on) an MOU between Storey County and the CCF.

Until such time this MOU is finalized between Storey County and the CCF, along with CVM's approval of specific items that will be outlined in this agreement, the recorded "Access and Lease Agreement" (99-yr Lease) is the governing recorded document as it pertains to management and the right to use the lands the Silver Terrace Cemeteries and the Visitor Center exist on. Being the Owner of the Company (CVM) that owns all the Patented Lands that the Cemeteries exist on, I have supported CCF from its inception over 21 years ago and in-trust that they will protect and preserve the integrity of the Cemetery throughout time.

Sincerely,



Hugh Roy Marshall
President, Consolidated Virginia Mining

Mailing Address: P.O. Box 890, Virginia City, NV 89440
Physical Address: 394 D Street, Virginia City, NV 89440

Phone Number 775-847-0571
Fax Number 775-847-7844



Storey County Commissioners' Office

Drawer 176
Virginia City, NV 89440
(775) 847-0968

**Storey County
Courthouse**
26 South B Street, Virginia City

Commissioners@StoreyCounty.org
www.StoreyCounty.org
Fax: (775) 847-0949

August 13, 2014

Comstock Cemetery Foundation
PO Box 1172
Virginia City, NV 89440

Attn: Candace Wheeler – Executive Director

Re: Gift/Donation of Property

Dear Candace,

This letter documents that Storey County has gifted, or donated, one residential unit currently located at 70 South B Street in Virginia City, Nevada. This consists of the residential unit only and does not include any land title ownership. Comstock Cemetery Foundation shall be responsible for the following terms and conditions:

- Home is accepted in "AS IS" condition and may contain asbestos and/or lead paint.
- Home has not been tested for the presence or non-presence of mold.
- Storey County makes no assurances, warranties or guaranties regarding structural integrity, wiring, plumbing or any other element that might constitute as a factor of condition or functionality.
- Home must be relocated no later than August 31, 2014.
- Comstock Cemetery Foundation is responsible for all costs associated with the relocation of the residence.
- Comstock Cemetery Foundation shall comply with all routine and customary permitting and inspection by the Storey County Community Development Department.
- The residential unit must be moved off the B Street property no later than August 31, 2014 and relocated to a location suitable to the Comstock Historic District within the boundaries of the Comstock Historic District.
- Comstock Cemetery Foundation shall obtain appropriate approvals from the Comstock Historic District.

I congratulate and commend the Comstock Cemetery Foundation on your vision and foresight in preserving history on the Comstock and know that this fine residential unit will be a wonderful addition to your cemetery programs.

Best Regards,

A handwritten signature in black ink, appearing to read "Pat Whitten".

Pat Whitten
Storey County Manager
(775) 847-0968

Cc: Storey County Board of Commissioners



Estimate
DATE: 10/28/2021

Collins Construction
208 North E Street, PO Box 1065
Phone 775-847-7323

TO:
Comstock Cemetery Foundation
381 Cemetery Road, PO Box 1172
Virginia City, Nevada 89440
775-847-0281

ITEM	TIME	HOURLY	TOTAL
General Contractor-40% donated	92	\$58.00	\$5,336.00
Equipment Operator; backhoe	17	\$52.50	\$892.50
Site Super	121	\$42.60	\$5,154.60
Labor 1	56	\$26.00	\$1,456.00
Labor 2	45	\$22.50	\$1,012.50
Labor 3	45	\$22.50	\$1,012.50
Labor 4	49	\$22.50	\$1,102.50
Supplies (Increases/delays possible)			\$8,933.40
			\$24,900.00

Notes/Scope of Work

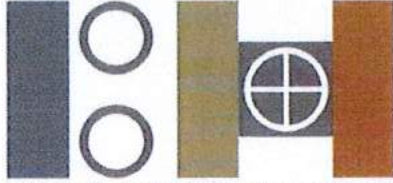
Install septic system; excavation, permits, perk, some donated oversight, plumber can work as separate craftsman if wanted-see his estimate, no markup from CC Customer to do landscaping repair following excavation sites to reduce costs (Use Jay P., did the initial plumbing work on the visitor center)
See file for additional oversight, management, and invoicing requirements

Contractor Signature: _____

Jay Pieretti, plumber
 424 East Long Street
 Carson City, NV 89706
 7299-812990

ITEM	TIME	HOURLY	TOTAL
Master Plumber	124	\$59.50	\$7,378.00
Welder	32	\$52.50	\$1,680.00
Labor (apprentice)	40	\$25.00	\$1,000.00
Supplies (increases/delays possible)			\$4542.00
(notes; small tank, on demand water heater 250 square ft.)			
			\$14,600.00

*Supplies could increase, CCF will pay overage above BID grant request if needed.
 Direct invoicing required by them for increase
 Supplies, big cost items, could save money by CCF direct buy-tax exempt (water heater)*



Berger Hannafin Architecture is the second generation of a design firm that was founded by Art Hannafin in 1973. 2021 marks 48 years of continued service.

Darrin Berger, Principal Architect
Phone: (775) 882-6455

Design public toilet unit, detached and wash station
381 Cemetery Road
Virginia City, NV 89440

Comstock Cemetery Foundation

The Cemetery Foundation would like a full quote for BID ready drawings. They are however working under a grant and at this point can only afford \$8,000 grant funds and \$2,000 in matching funds.

#1	Architectural design-drawing: (concept/tech)	\$10,000.00
#2	Civil Engineer	\$4,100.00
#3	Mechanical/Plumbing	\$1,400.00
#4	Electrical	\$2,900.00
	Total project estimate:	\$18,400.00

Site May require a topo map; CCF will provide.

D-
Can't afford the whole package, but if
there is a chance for more we will ask -
#1 - ok, CCF \$200,000 - I was hoping to
get all needed for BID in