

NEVADA COMMISSION FOR CULTURAL CENTERS & HISTORIC PRESERVATION (CCCHP) GRANT APPLICATION

	NEVADA STATE HISTORIC PRESERVATION OFFICE	<i>SHPO Use Only</i>
Initials: <u>CC</u>		Received: <u>4-30-24</u>
Postmarked: <u>N/A</u>		Delivery Svc: <u>Hand Delivered</u>

APPLICATION COVER PAGE This unaltered form must be submitted as the cover page for the application. Do not staple or bind application documents.

Grant Cycle Year(s) 2023-24

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: Executive Director
 Daytime Phone: 775-783-9417 Evening Phone: n/a
 Fax: none Email: director@dangberg.org

Historic Property Name: Bunkhouse at Dangberg Home Ranch Date Built: 1870-1895(?)
 Property Owner Name and Address: Douglas County PO Box 218 Minden NV 89423
 Project Address: 1450 Hwy 88
 City: Minden County: Douglas ZIP: 89423
 Property Insured: Yes; please enclose one copy of policy No; please explain: _____

Project Title: Preparation of Historic Structure Report and an Estimate of Restoration Costs
 Project Type: Rehabilitation/Construction Planning/Construction
 Architectural/Engineering Study/Construction

Project Synopsis (Brief):

This application requests funding to pay for the preparation of a historic structure report and an estimate of future restoration costs for the ca. 1890 bunkhouse at Dangberg Home Ranch Historic Park. This application targets phase one of a two-phase project. The second phase, for which funding will be requested in the next CCCHP grant cycle, will complete full restoration of the bunkhouse in preparation for public access and related historic interpretation focusing on the lives of ranch workers in the early 20th century.

Proposed Start Date: 12/1/2024

Proposed End Date: 12/31/2025

Project Budget Summary:	
Amount Requested:	\$ 75,900.00
Proposed Match:	
Cash:	\$ 1,105.00
In-Kind/Donations:	_____
Total Project Budget:	\$ 77,005.00
If Applicable, Minimum Amount Requested	_____

 Applicant's Authorized Signature*
Name: <u>Mark Jensen</u>
Title: <u>Executive Director</u>
Date: <u>April 30, 2024</u>

***Sign in blue or black ink. Application packets without original signatures will be considered incomplete.**



GRANT APPLICATION

APPLICATION COVER PAGE Cont.

Handbook Verification Form

- Mark Jensen*
Mark Jensen
Mark Jensen
- I HAVE READ THE CCCHP GRANT HANDBOOK, AND
 - I HAVE COMPLETED THIS CCCHP GRANT APPLICATION, AND
 - I CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Mark Jensen

Applicant's Authorized Signature*

Name: Mark Jensen

Title: Executive Director

Date: April 30, 2024

*Sign in blue or black ink. Application packets without original signatures will be considered incomplete.

NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION



NEVADA
STATE HISTORIC
PRESERVATION OFFICE

APPLICATION COVER PAGE Cont.

Application Checklist

Directions: Assemble the application in the following order and initial in blue or black ink on the lines to confirm that each of the required components are included in the application package.

1. Cover Pages

- M.J.* Application Cover Page
- M.J.* Handbook Verification Form
- M.J.* Application Checklist

2. Project Narrative

- M.J.* A. Questions (No more than 5 pages)
- M.J.* B. Supplemental Material
 - M.J.* A paragraph (200 words maximum) describing the current or intended future use of the property and cultural center programming.
 - M.J.* County Assessor print out showing the current owner of the property with the APN number
 - M.J.* Photographs of all exterior elevations with views and all major rooms and project rooms, identified and keyed to a site plan
- M.J.* Organization's information including:
 - Articles of incorporation, mission statement, length of time established, and history ✓
 - A list of current board members ✓
 - Long-range plan including information on how frequently the plan is updated ✓
 - If applicable:
 - A list of activities for the past fiscal year ✓
 - A detailed report on current CCCHP grant status as well as the outcome of previous CCCHP grants ✓
 - A current list (last three years) of all grants and additional funding, including amounts the organization has or will receive ✓

3. Budget

- M.J.* Detailed Budget
 - Completed Budget Form
 - Attached itemized lists and/or contractor quotes that break down labor and material costs
- M.J.* Audit
 - Most recent audit for the organization. If there is no audit, provide an explanation of why an audit was not completed and how bookkeeping is managed.
- M.J.* Insurance
 - Proof of insurance for the property or a justification for why there is no insurance
- M.J.* Resumes
 - All principal professionals involved in planning, design and management of the proposed project

M.J. Initial to confirm that the applicant understands that applications lacking any of the required information listed above are ineligible for review by the Commission.

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application

Narrative

A. PROJECT DESCRIPTION

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

This project is the first phase in the restoration of the bunkhouse at Dangberg Home Ranch Historic Park. A two-story, wood-frame building, physical evidence suggests it may have been built ca. 1880. However, the history of the Home Ranch indicates it was moved to the property in the 1890s. Developing information about this history is one of the goals of this project.

2. What is the historical significance of the property?

Heinrich F. Dangberg settled the Home Ranch in 1857. As he prospered while supplying the Comstock, he and his descendants acquired additional land that eventually became one of western Nevada's largest ranches. Dangberg, his wife Margaret Ferris Dangberg, and their descendants are important in the region's history for other reasons, too. Dangberg and his son both served in the Nevada legislature, the second generation founded the town of Minden, and Dangberg and his descendants played significant roles in agriculture and commercial development, such as serving on state agricultural and livestock boards and helping found a local bank, agricultural processing facilities, and more. Dangberg Home Ranch Historic Park preserves and shares the family's history, with eight structures built between 1857 and 1917 and a collection of more than 40,000 artifacts, documents, and photographs original to the site or the family. Together, the park's buildings, grounds, and collection educate visitors on these and other historical themes, including immigration, the development of the West, agriculture, use of water resources, government, social relations, material culture, and more.

3. How do you propose to restore/rehabilitate it?

The funding requested in this application makes possible the first of two phases towards full restoration: the preparation of a historic structures report and a cost estimate for phase two design, construction, and interior rehabilitation. The intent is to restore the building to its condition ca. 1900, and the historic structures report will help determine the appropriateness of this period. Throughout, the project will involve consultation with the park's owner, Douglas County. Future restoration work will focus on the building's interior and any needed structural repairs. The building's roof, exterior siding, window screens, and foundation were previously restored in 2006-07 by Nevada's Division of State Parks and have since been maintained by Douglas County.

Future restoration work will consist of the removal of post-World War II improvements and alterations (including plumbing, electrical, and concrete flooring) and removal of pre-war deteriorated floor coverings; repairs, cleaning, and painting of wood paneling and trim; replacement and repair of hardware such as doorknobs and window latches, and installation of replica floor-covering (if appropriate to the period). The building was electrified, along with the rest of the Home Ranch, ca. 1905, and restoration will also include restoration of electrical service and installation appropriate light fixtures and electrical outlets. The building's windows will also need repairs to casings, sashes, weights/pulleys, and other parts. All work will conform to the Secretary of the Interior's standards.

4. Who will be doing the work?

Selection of an architect and other consultants to complete the report and estimate has not been finalized at this time. The quotation attached to this application is provided as an example of potential costs, and

additional bids may be solicited. If a grant is awarded, the applicant will finalize a contract with an architectural firm to complete the work outlined in this application and submit it for CCCHP approval.

5. What is the timeline for the project?

The project will proceed in two phases:

Phase 1: Historic Structures Report and Estimation of Restoration Costs

This is the phase for which this application seeks funding; work will be completed no later than December 2025.

Phase 2: Restoration

Includes completion of all restoration work outlined in answer 3, above, to be completed by fall 2027.

6. Who holds title to the property?

The property is owned by Douglas County.

B. BUILDING USE/COMMUNITY INVOLVEMENT

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

The bunkhouse is part of the larger Dangberg Home Ranch Historic Park, a community center that is used by an average of 3414 visitors each year since 2011. These visitors are primarily residents of Douglas County but include other Nevadans and out-of-state visitors. The park's grounds and buildings are open for interpretive use throughout the year (as conditions permit), including for guided history tours. The Dangberg Summer Festival stages several dozen events each year, with 33 planned for 2024. These events include concerts, authors and other speakers, youth activities, and more.

Currently, the bunkhouse is unsafe for public access, and is not used for anything. Once restoration work is completed, it will be added to the park's interpretive programming, with public access to both levels on a scheduled and monitored basis. The building will be incorporated into guided history tours, educational programs for youth (such as school field trips), and focused activities such as special exhibits and other access events. A few pieces of original furnishings remain, such as bed frames/springs that were used by ranch workers, additional period furnishings will be acquired, and signage and other interpretive materials created.

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 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 strong support for the restoration of the park and development of public programming. Friends of Dangberg's twelve-member volunteer board of trustees, which has prioritized the bunkhouse restoration, represent more than 530 members who make an annual cash donation to support the non-profit's operations, including restoration work. Ninety percent of these donors live in western Nevada. Several dozen local businesses contribute cash or in-kind support to sponsor programming and projects. Private foundations and local and state government provide grants and other support for interpretive and cultural programs, as well as general operations costs.

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

Volunteers from the local area are essential to caring for the building, once restoration is complete, including routine cleaning and minor maintenance tasks. These volunteers also facilitate public access, serving as tour guides and docents. Funding such programming will continue to require donations from individuals and businesses invested in the park's future. Douglas County will take the lead in completing phase two of the restoration, including management of construction and potential funding. The county will also contribute to the building's care once restoration work is completed, including payment of electrical service fees and periodic painting and other maintenance (including acquiring approvals of such work from SHPO staff).

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

The entire park can be defined as the building, and the work proposed in this application addresses the improvement of one "room" of that building. This restoration project will enhance the park's capabilities to the community and will contribute to adult learning and youth programs, including school field trips. Volunteers are a significant part of this community involvement, with more than 3000 hours contributed each year. Friends of Dangberg renewed a five-year operating agreement with Douglas County in June 2023, and its volunteer board of trustees and membership will continue to

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

Currently, the deteriorated interior features and hazardous materials make the bunkhouse unsafe for public access. It lacks electrical service, and reliable and safe electrical fixtures, both of which were present historically and are necessary for interpretive and other uses. Restoration will enable public access for guided tours and other uses, including educational programming for youth.

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

While 75% of the park's visitors are from the local community and other parts of Nevada, it is also an important attraction for visitors. Making the bunkhouse accessible and restoring it to its prime will expand the park's appeal to those visitors, as most of them come to the park to learn about historic ranching in Nevada and the West. Not only do they want to learn about the rancher, they also want to know and see how cowboys and other ranch workers lived in by-gone days. Inside the ranch house is a kitchen and worker's dining room, and access to the bunkhouse will help tell the full story.

C. PROJECT SUPPORT/FINANCIAL

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

During its time as the park's operator, in 2006-07 Nevada's Division of State Parks replaced the roof and the building's south-facing exterior siding (other sides were retained), and completed minor window and foundation repairs, all according to historic preservation and restoration standards. Since then, Douglas County has maintained the building by painting the roof and exterior walls in 2023. Douglas County is planning to complete minor repairs to the building's foundation in 2024.

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

While a CCCHP grant awarded in 2020 supported the completion of restoration work on other park buildings and features, no grants have been awarded specific to the bunkhouse.

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

Friends of Dangberg continues to solicit financial support for the park's restoration. Phase two of the project, restoration construction, will require approximately \$200,000 in additional funding, and Friends of Dangberg will collaborate with Douglas County on identifying support options, including a future CCCHP grant, county funding, and donations from Friends of Dangberg supporters.

4. How will your facility sustain itself financially in the future?

Friends of Dangberg will donate project and financial management services as part of its regular operating costs. Professional management by Friends of Dangberg staff and the reliable support of its members ensures 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, with \$208,000 currently invested, and the return on that investment is prioritized for future restoration and building maintenance at the park. Douglas County provides electrical service and grounds maintenance and continues to participate in the care of the park. This commitment has been demonstrated by its completion of exterior painting of all the park's buildings, including the bunkhouse, in 2022. It is also demonstrated by the county's commitment of funding and personnel resources to repair the ranch house's foundations and the interior of its north wing. Design work for this latter project has been completed, and (at the time this application is being submitted) architectural and engineering plans are currently being reviewed by SHPO. Completion of the project is planned for August 2024.

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

Friends of Dangberg has successfully operated the park, including public programming and day-to-day staffing and maintenance, since June 2011. Annual visitation nears 5,000 people. The contributing membership has grown to more than 530 individuals together contributing \$45,000+ each year, with numerous businesses providing repeating contributions of cash and in-kind support. Throughout, the organization has been awarded annual and one-time grants from CCCHP, Nevada Arts Council, Nevada Humanities, Nevada Commission on Tourism, Douglas County, and several private foundations. These grants have supported the Dangberg Summer Festival, which attracts nearly 3,000 participants from May-September 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 Friends of Dangberg's growth as an organization. It began with tree planting and a small lawn renewal project and has continued with major repairs to the ranch house's brickwork, installation of interpretive signage for each of the park's major structures, minor interior repairs and restoration, major restoration work on interiors and exteriors of the carriage house and garage, and restoration of two brick gateway structures.

D. PLANNING

1. If your project includes planning, please describe the process.

Planning and coordination of all restoration work at the park is a partnership between the applicant, with its stewardship mission to preserve and share the park, and Douglas County, which has ultimate authority and responsibility as the park's owner.

2. Who will participate in the planning?

Participants in this planning Friends of Dangberg's board of trustees will have final authority over the selection of consultants and approval of fees, along with responsibility for financial controls. The board includes an ex-officio representative from Douglas County staff, but otherwise the county's participation in this phase of the restoration will be minimal.

3. Who will coordinate it?

The planning will be coordinated by Friends of Dangberg director Mark Jensen, who will manage interactions with the architect and access to the building, along with review of the project deliverables prior to final approvals by the organization's board of trustees.

4. 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.

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

No previous planning on the restoration of the bunkhouse has been conducted.

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application

Supplement 1: Use Statement

Currently, the bunkhouse is unsafe for public access and is not used for anything except miscellaneous storage. Once restoration work is completed, the bunkhouse will be added to the park's interpretive programming, with public access to both levels on a scheduled and monitored basis. This programming will include guided history tours, educational programs for youth (such as school field trips), and focused activities such as special exhibits and other special access events. A few pieces of original furnishings remain, such as bed frames/springs that were used by ranch workers, and additional period furnishings will be acquired. Signage and other interpretive materials will be created.

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application

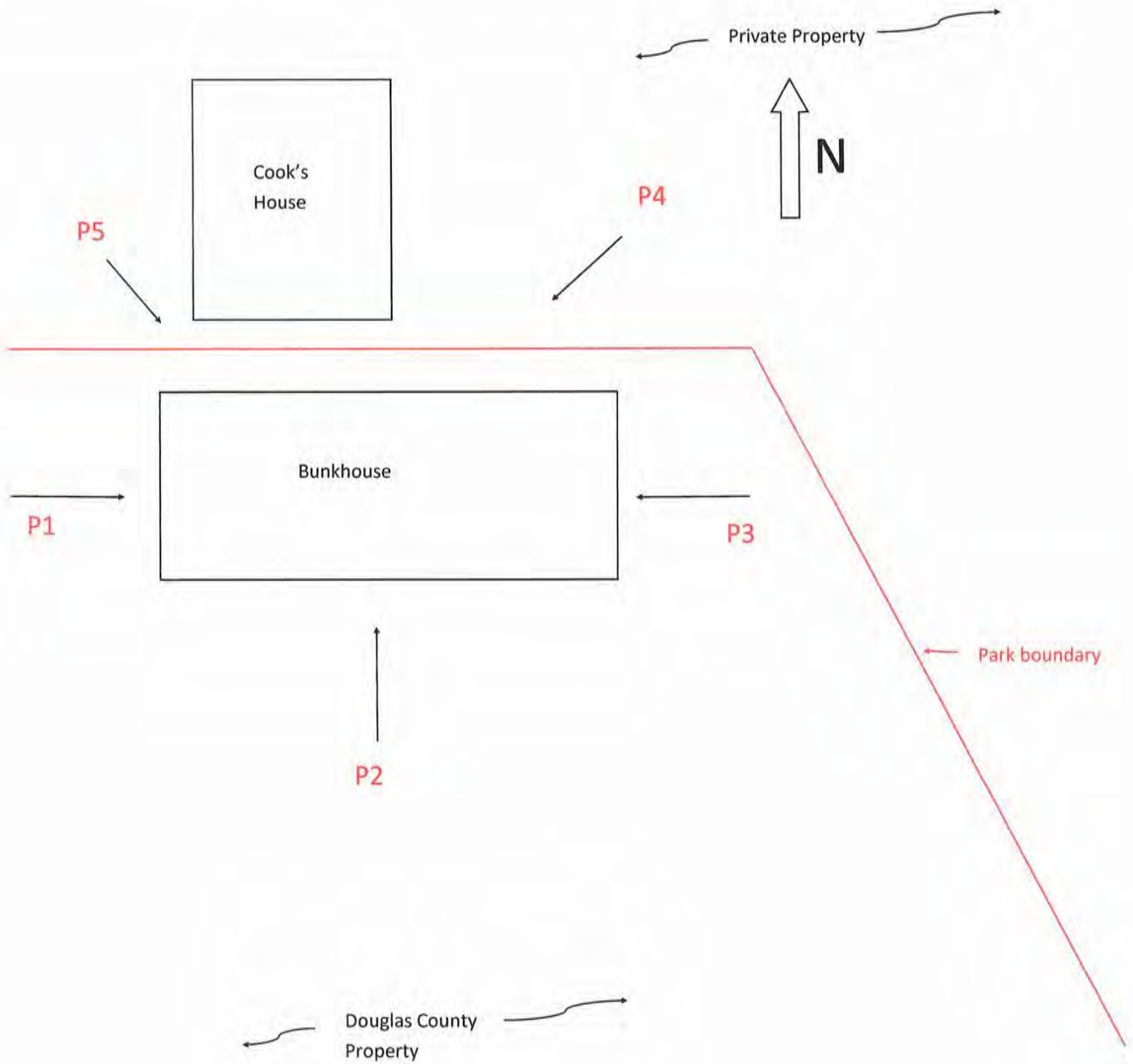
Supplement 2: Douglas County Assessor's Map

APN: 1319-36-000-005

Boundary lines shown are approximate.



Supplement 3: Exterior Photographs with Site Plan (page 1 of 3)

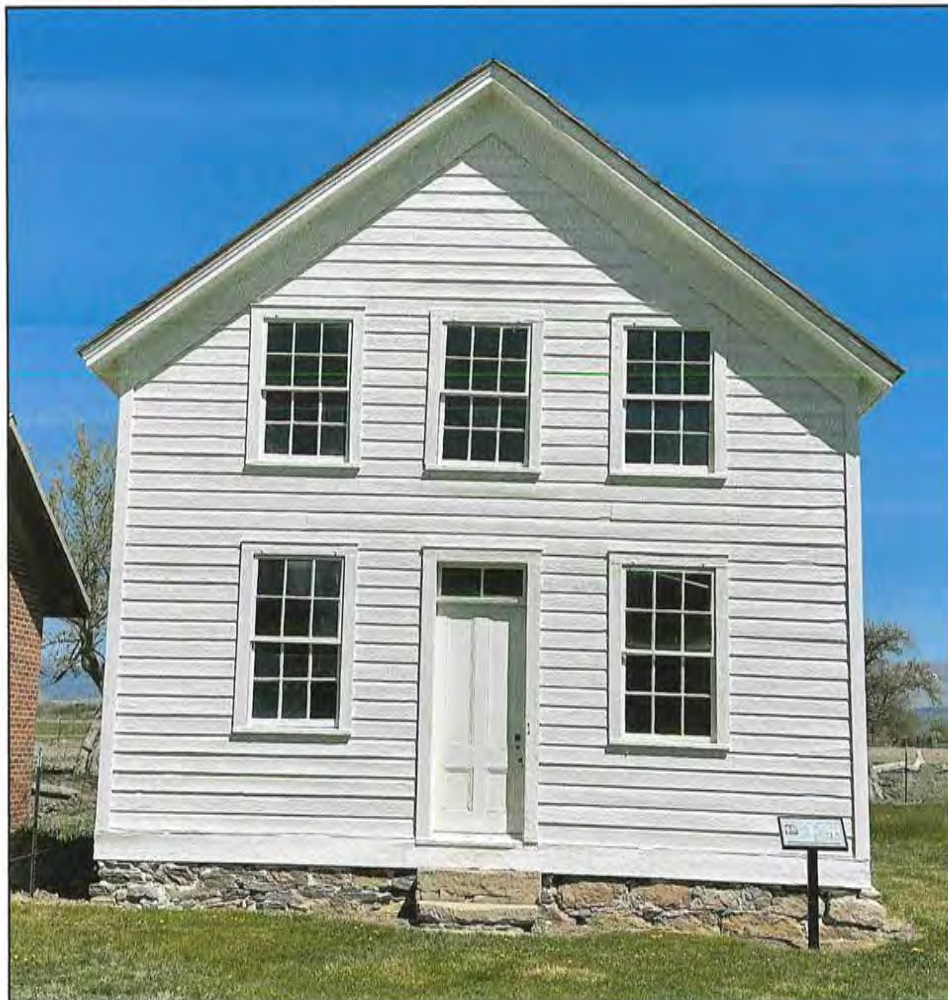


Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant

Supplement 3: Exterior Photographs with Site Plan (page 2 of 3)

Top: West elevation; bottom: south elevation.

P1



P2

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant

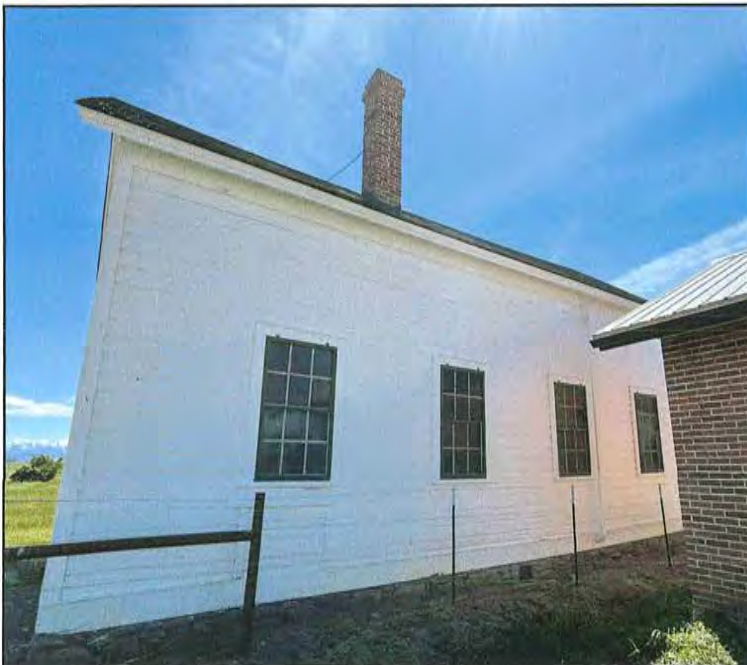
Supplement 3: Exterior Photographs with Site Plan (page 3 of 5)

Top: East elevation; bottom left: south elevation view 1; bottom right, south elevation view 2.

P3



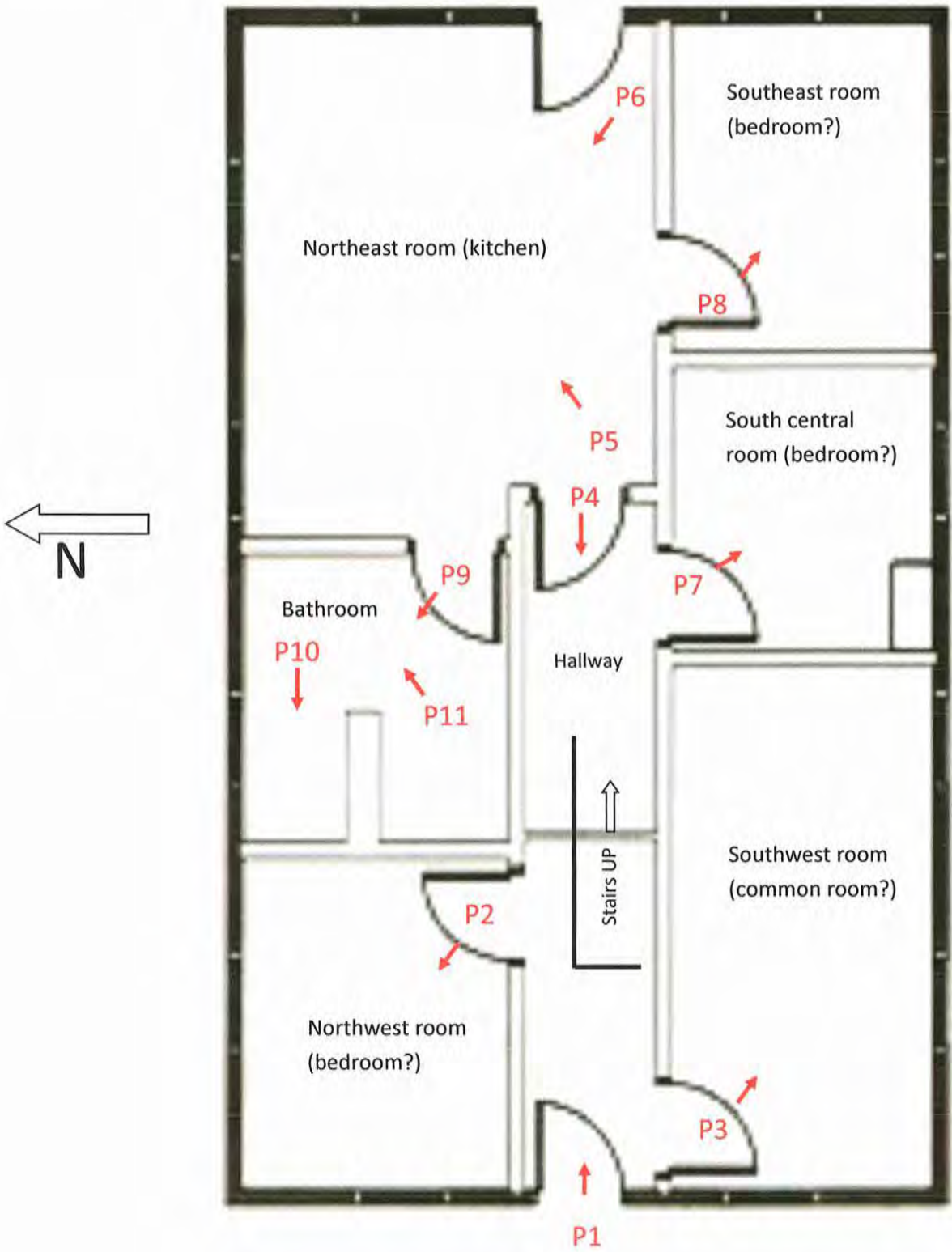
P4



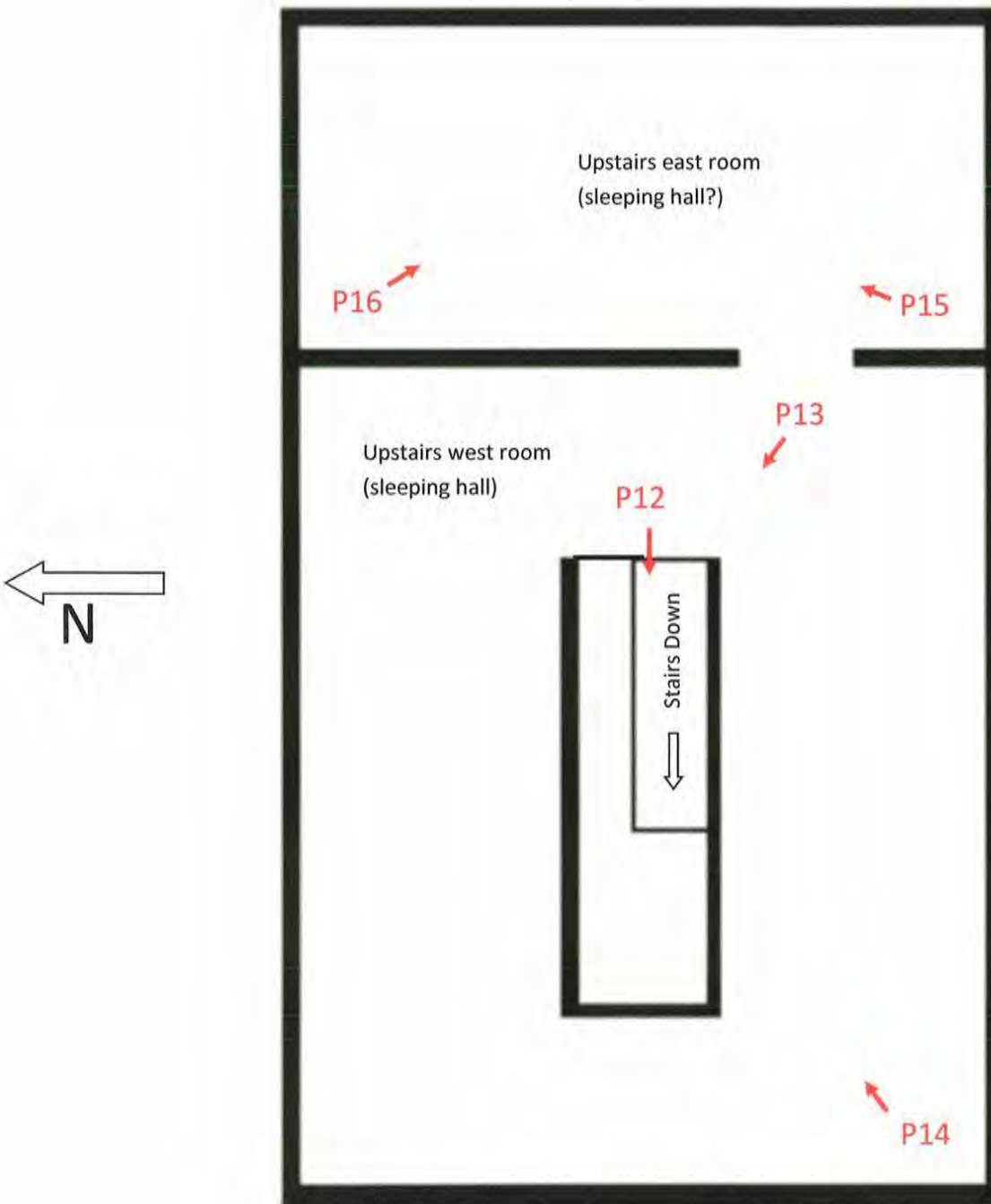
P5



First Floor



Second Floor



Supplement 4: Interior Photographs with Floor Plans (page 3 of 7)

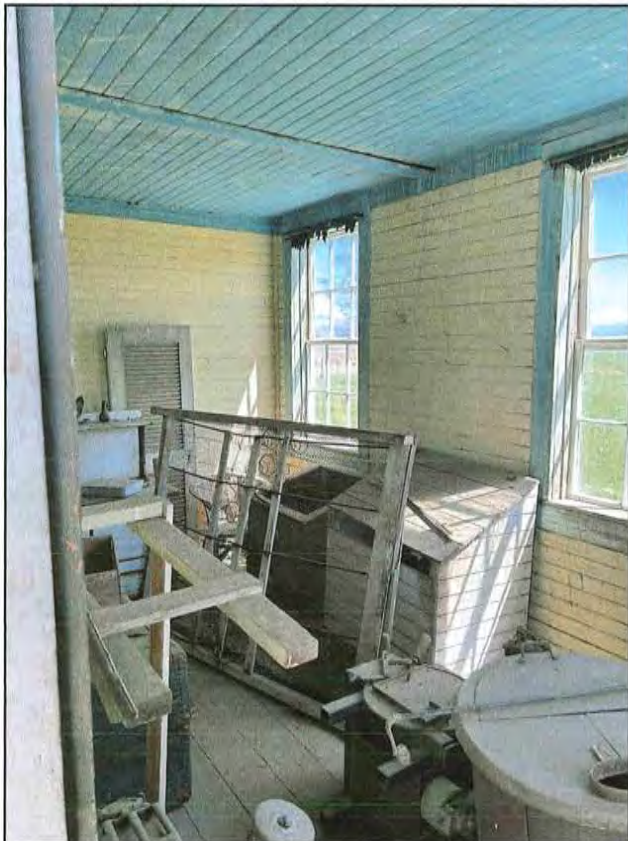
Top left: central hall and stairs, from entrance looking east; top right: northwest room;
bottom left: southwest room; bottom right: central hall looking west from kitchen.



P1



P2



P3



P4

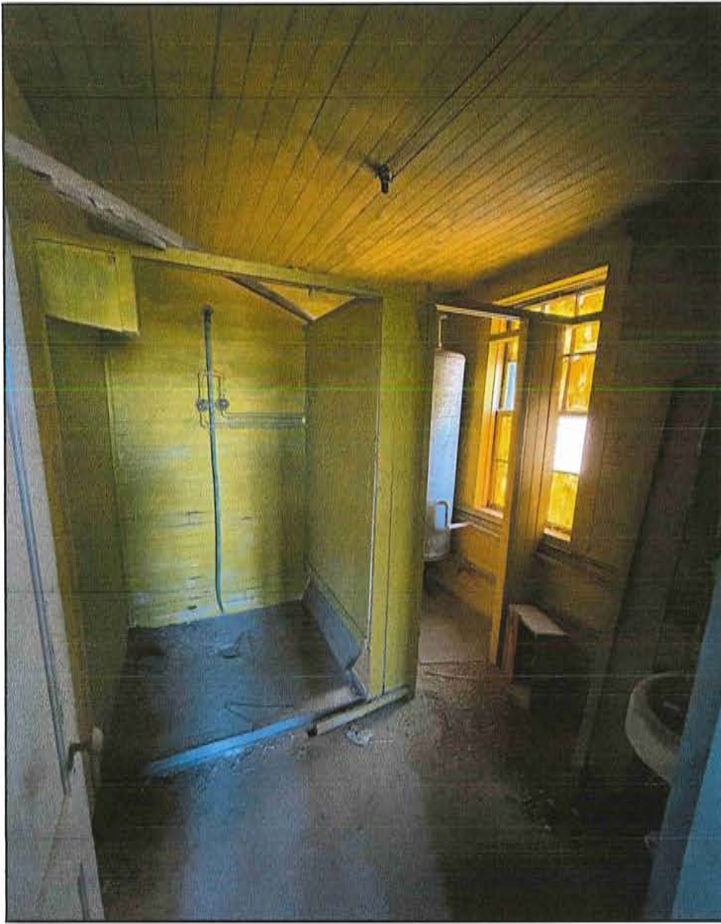
Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant

Supplement 3: Interior Photographs with Floor Plans (page 4 of 7)

Top left: northeast room (kitchen view 1); top right: northeast room (kitchen view 2);
bottom left: south central room; bottom right: southeast room.

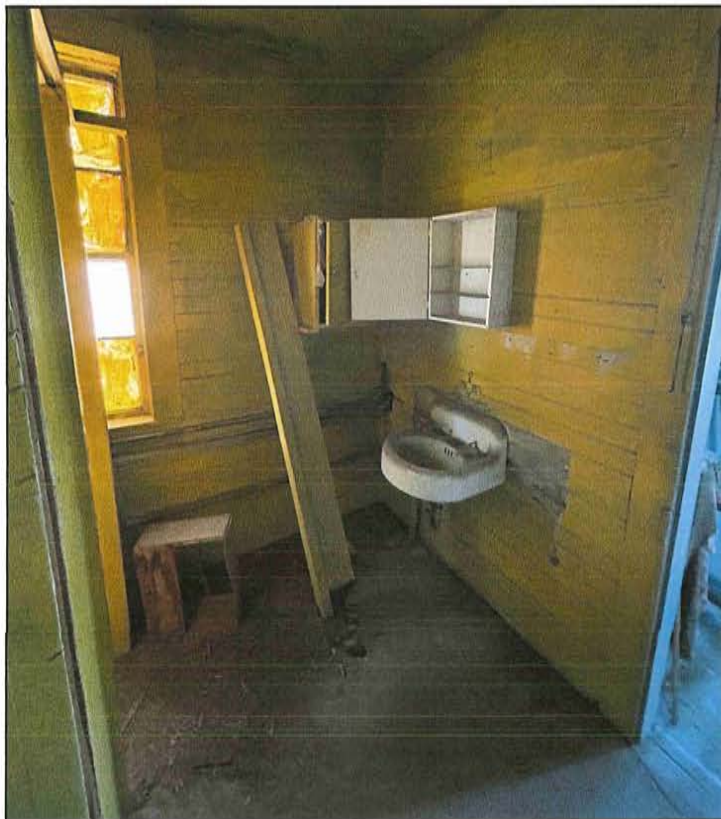


Supplement 4: Interior Photographs with Floor Plans (page 5 of 7)



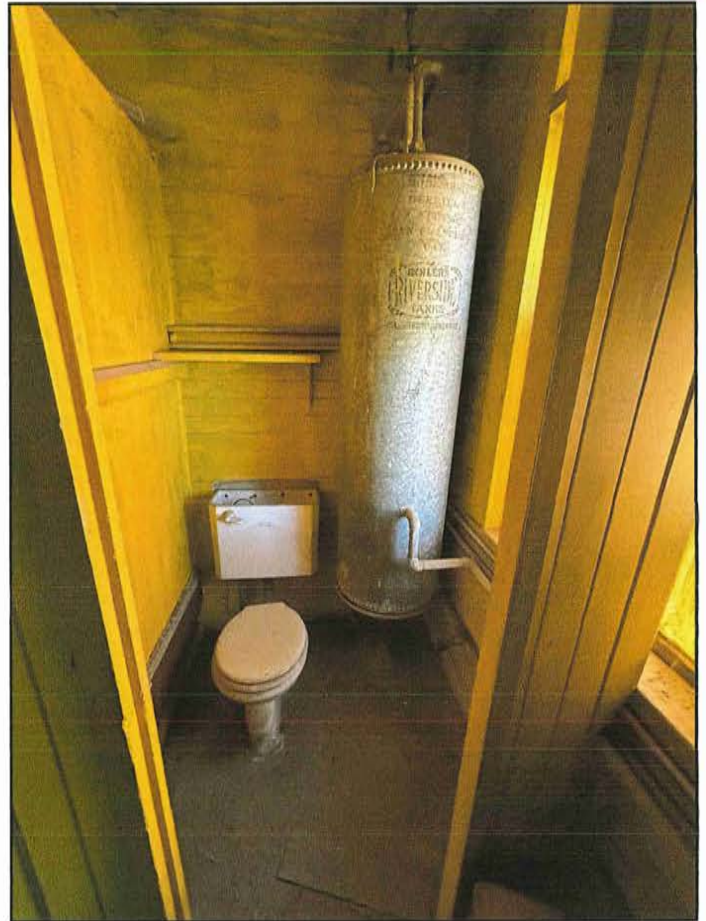
P9

Top left: bathroom view 1; below: bathroom view 2; bottom left: bathroom view 3.



P11

P10



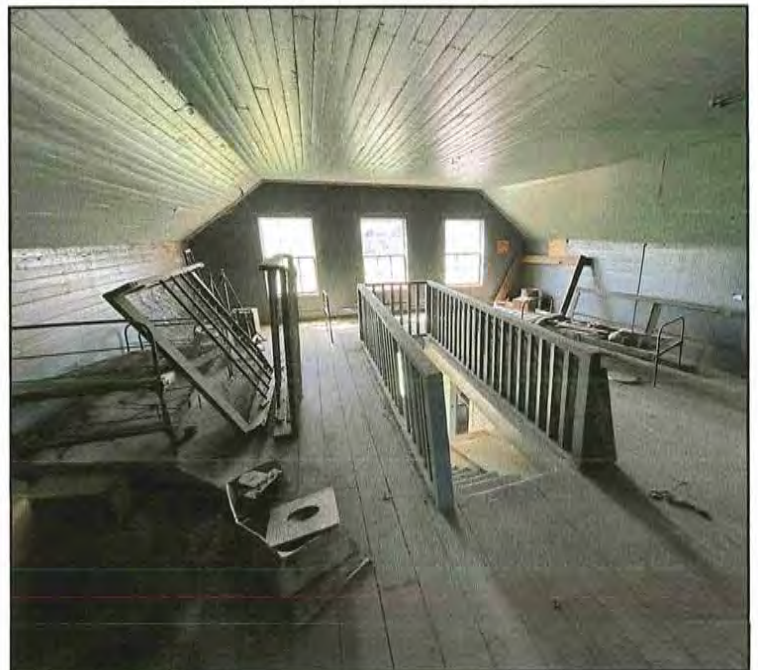
Supplement 4: Interior Photographs with Floor Plans (page 6 of 7)



P12

Top left: looking west down stairs from upstairs west room; below: upstairs west room looking west; bottom left: upstairs west room looking east.

P13



P14



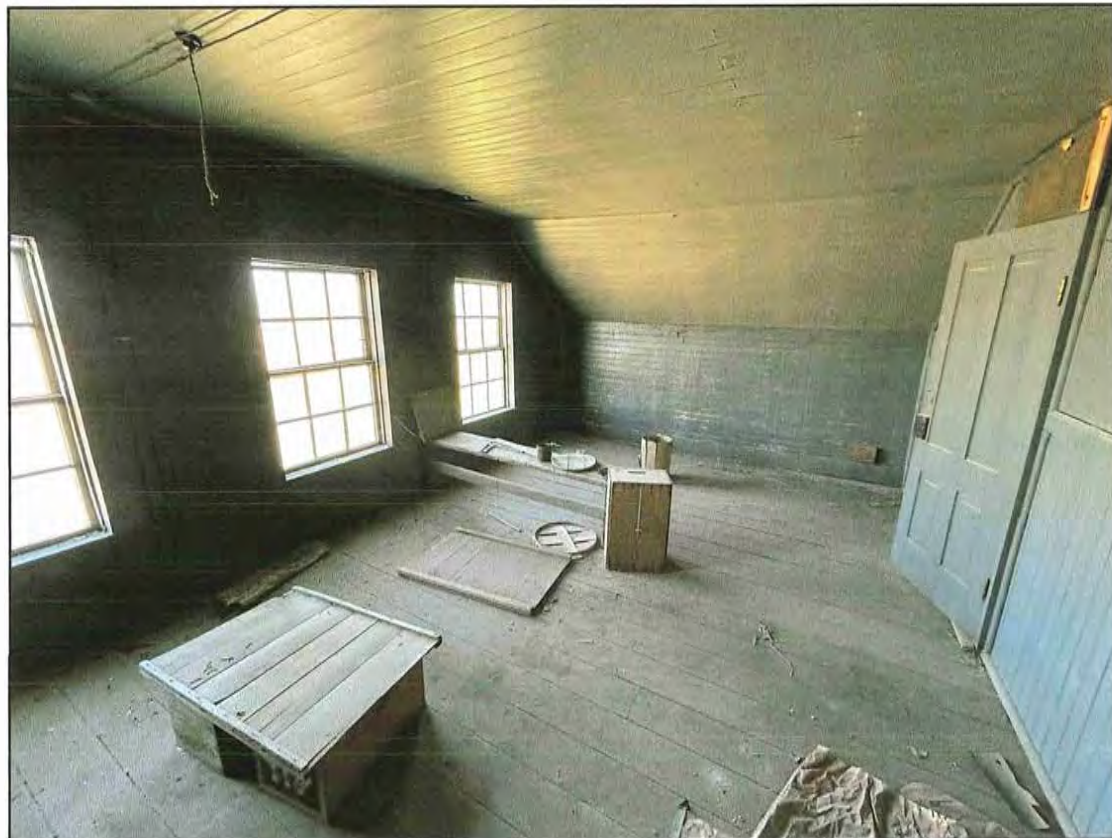
Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant

Supplement 4: Interior Photographs with Floor Plans (page 7 of 7)

Top: upstairs east room looking northeast; below: upstairs east room looking southeast.



P15



P16

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application

Supplement 5, Part 1: Bylaws (Articles of Incorporation)

FRIENDS of DANGBERG HOME RANCH, Inc.

BYLAWS

Revised May 2018, October 2018, March 2020, May 2021, and September 2023

ARTICLE I

NAME:

The name of the organization shall be Friends of Dangberg Home Ranch, Inc. (hereafter referred to as "Friends").

ARTICLE II

MISSION:

The mission of the Friends of Dangberg Home Ranch, Inc., 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.

ARTICLE III

OFFICERS:

Section 1. Corporate Officers: The corporate officers of Friends shall be President, Vice-President, Secretary and Treasurer. Corporate officers are members of the corporation's Board of Trustees. Corporate officers shall have the duties, responsibilities, and authority as is customary for corporate positions, particularly the duties, responsibilities, and authority as listed below.

Section 1a. General Duties of Corporate Officers:

Section 1a(1) President: The President shall have direct authority over the functions and members of this corporation and serve as the leader of the Board of Trustees. The President shall be the ex-officio member of all standing and temporary committees. The President shall have the general powers and

responsibilities customarily vested in the office of President. The President may call meetings and appoint committees to assist in the conduct of corporation business. The President of the Board of Trustees will not vote on matters coming before the Board of Trustees, except to break a tie vote of the other members. The President shall keep an accurate check on all officers and the performance of their duties, as well as on committees and their activities in order to be aware of and exercise timely direction and control over their functions, effectiveness and progress.

Section 1a(2) Vice-President: The Vice-President of Friends shall in the absence or incapacitation of the President perform the duties and exercise the powers of President. The Vice-President, in concert with the Director, shall act as the corporation's resident agent for the purposes of preparing and submitting business licenses and other filings with the Nevada Secretary of State and the Internal Revenue Service, as needed. The Vice-President shall perform such other duties as may be assigned by the President.

Section 1a(3) Secretary: The Secretary shall report to the President of the corporation. The Secretary shall be responsible for the maintenance of all administrative records, including meeting agendas, meeting minutes, and policy statements. The Secretary shall perform such other duties as determined by the Board of Trustees.

Section 1a(4)Treasurer: The Treasurer shall report to the President of the corporation. The Treasurer shall have the general powers and duties customarily vested in the Treasurer of a corporation. The Treasurer shall safeguard all funds of the corporation and pay all corporate expenses either by means of checks drawn against the corporation account or through withdrawals from an authorized imprest fund. The Treasurer shall use the services of accountants and other financial professionals as determined by the Board of Trustees. The Treasurer shall further report regularly on the status of the budget. The Treasurer shall make recommendations regarding actions to be taken on issues relating to the budget and other financial matters. The Treasurer shall perform such other duties as may be determined by the Board of Trustees.

Section 2. Officers to be Elected: Corporate officers shall be taken from the general membership of Friends and shall be nominated and elected in the manner set forth in Article V of these bylaws.

Section 3. Term of Office: The term of office for corporate officers shall be two (2) years, commencing the first day of July following their election.

Section 4. Vacancies of Elected Officer Positions: In the event a vacancy occurs among the corporate officer positions, the Board of Trustees shall appoint a temporary replacement to serve until the next regularly scheduled annual membership meeting.

Section 5. Removal of Officers and Other Board Members: Any corporate officer or other member of the Board of Trustees may be removed by a majority vote of the Board of Trustees at any regular or special meeting.

Section 6. Resignation of Officers or Board of Trustees Members: An elected officer or other member of the Board of Trustees may resign his position at any time by giving written notice to the President or, in the case of the President, to the Vice-President. Such resignation shall take effect as stated in the officer's written notice. A resignation from office does not require resignation from membership, unless so requested by the Board of Trustees.

Section 7. Appointed Positions: The President may authorize the establishment of such appointed positions as are necessary to execute the purpose of the organization.

ARTICLE IV

BOARD OF TRUSTEES:

Section 1. Role: The Board of Trustees is responsible for the overall policy and direction of the organization and may form committees for such purposes. As a group, Trustees have a fiduciary responsibility for the organization's finances and operations, including insurance matters, complying with government regulations, and personnel management. Trustees regularly participate in board meetings, helping to develop appropriate policies and achieve organizational goals. Policies or procedures which constitute significant departures from established policies or procedures shall be submitted to the general membership of the corporation for approval. The Board may appoint committees to aid in the conduct of corporation business. Trustees participate in planning and implementing any fundraising events and activities organized by the Board. Trustees help cultivate and maintain beneficial relations with community allies, including donors and sponsors; contribute to the completion of projects at the park, either on a regular basis or intermittently at specific events, as determined by the Trustees.

Section 2. Composition, Selection, and Term: The Board of Trustees shall have no greater than thirteen, and not fewer than three members. Each Trustee must be a member in good standing of the Friends, making a monetary donation at any level as defined by policy at that time. The Board of Trustees shall consist of the Friends corporate officers and additional Trustees as determined by a majority vote of the current Board of Trustees. Nominations to open Trustee positions should be recommended by the President following an interview with the candidate. Two Trustees should further meet with the candidate for a visit to ascertain that the candidate understands the role of Trustees. Visiting board members shall report to the Board of Trustees once a candidate is so vetted. The Board of Trustees shall have a confirmation vote to approve or disapprove the candidate. One Board position will be reserved for an Ex Officio, non-voting member, appointed by Douglas County, and is exempt from the selection procedure detailed above. Board member terms-of-service are unlimited, ending with resignation at the will of the individual Trustee, or by removal after a vote by the Board of Trustees.

Section 3. Meetings: The President shall preside at meetings of the Board of Trustees. The Board of Trustees shall hold regular meetings, not less than quarterly, at a place designated by the President. Each Trustee shall have one vote on all matters brought before the Board of Trustees. Notice of each meeting shall be given in writing to each Friends member, by mail, e-mail or other means, not less than ten days before the meeting. A simple majority of the Board of Trustees members shall constitute a quorum.

Section 3a. Special Meetings of the Board: Special meetings of the Board of Trustees may be called by the President or by majority vote of the Board of Trustees. A notice stating the time, place, and purpose of the special meeting shall be delivered in writing to all Board of Trustee Members by mail, email, or other means.

Section 4: Compensation: Trustees serve without compensation but can be reimbursed for expenses with the pre-approval of the Board of Trustees.

ARTICLE V

NOMINATION AND ELECTION OF OFFICERS:

Section 1. Nominating Committee for Corporate Officers: A committee of three (3) members in good standing appointed by the President shall meet no more than sixty (60) days prior to the date of election of corporate officers to decide upon a list of nominees for corporate officers to be presented in nomination by notification to the general membership at least thirty (30) days in advance of the date of the corporate officer election. The nomination committee shall determine in advance if the persons being considered for office qualify for (according to the procedures stated in Article IV, Section 2) and will accept the nomination.

Section 2. Nominations from the Floor: Nominations may be made from the floor by members in good standing immediately prior to elections with prior permission from the nominee.

Section 3. Elections: Elections for treasurer and vice president shall be held in the second quarter of the odd numbered years. Elections for president and secretary shall be held in the second quarter of the even numbered years. Contested elections will be conducted by secret ballot and supervised by members in good standing appointed by the President. A simple majority of votes will be required to secure the election of a nominee to office. Special elections shall follow the same format as regular elections.

Section 4. Terms: All corporate officers shall serve two-year terms but are eligible for re-election without limit.

Section 5. Officers to be elected must be members in good standing.

ARTICLE VI

FINANCES:

Section 1. Board of Trustees Oversight: All financial activities of the corporation shall be conducted under the oversight and subject to the authority of the Board of Trustees, which may create policies and form committees for such purposes.

Section 2. Budgets: The Board of Trustees must approve an annual budget, and all expenditures must be within the budget. Any change in the budget must be approved by the Board of Trustees. Annual and other periodic budget reports shall be submitted to the Board of Trustees.

Section 3. Audits and Record Keeping: Financial record keeping and accounting procedures shall follow generally accepted accounting practices and shall meet the criteria set forth by the Board of Trustees. The fiscal year for tax purposes shall begin on July 1 of one year and end on June 30 of the next. The Friends of Dangberg Home Ranch budget cycle shall follow the calendar year. Periodic audits of corporate financial transactions shall be conducted, no less than annually.

Section 4. Dues, Fees, and Assessments: The Board of Trustees may establish annual dues for members. Membership dues shall be reviewed annually by the Board of Trustees and set according to the needs of the corporation.

Section 5. Distribution of Fees, Dues, and Assessments: All membership fees collected shall be forwarded to the corporate Treasurer for deposit in the corporation treasury.

Section 6. Contracts and Major Expenditures: Neither the Board of Trustees nor individual officers of the corporation may enter into contracts or agreements which create a long-term financial obligation for the corporation without presenting the matter to the general membership for approval. Intended expenditures by the corporation which exceed \$500.00 must be approved by the Board of Trustees. Expenditures must clearly serve the purpose of the corporation.

Section 7. Expenditures: Corporation officers shall assure that any expenditure is prudent and clearly serves the purpose of the corporation. Expenditures may be made for services, supplies, equipment, training, maintenance of equipment, and other items that support the Friends statement of purposes and as deemed necessary and approved by the Board of Trustees.

ARTICLE VII

MEMBERSHIP MEETINGS:

Section 1: Annual Meeting: The Friends shall hold an annual meeting of the general membership for the purpose of electing officers, communicating a general plan of activities and financial status of the organization, and transacting any other business as may properly come before the membership. The Board of Trustees shall set the time and place of the annual meeting. Notice of the time, place, and purpose of the annual meeting shall be delivered in writing to all members by mail, email, or other means, no less than ten days prior to the meeting.

Section 2. Special Meetings: Special meetings of the members may be called at any time by the President and must be called by the President upon written request of one-third of the voting members, or by a majority vote of the Board of Trustees.

ARTICLE VIII

DISSOLUTION:

Section 1: Dissolution: Upon the dissolution of this organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.

ARTICLE IX

AMENDMENTS:

Section 1: Amendments: These bylaws may be amended as necessary by a two-thirds majority of the Board of Trustees. Proposed amendments must be submitted to the Secretary and be delivered with regular Board of Trustees meeting announcements.

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application

Supplement 5, Part 2: Mission Statement, Time Established, and History

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 provide arts and cultural opportunities as a public park.

Length of Time Established

Thirteen 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, renewed in 2017, and renewed again in 2023. An endowment managed by the Community Foundation of Western Nevada was created in January 2016 and has grown to \$208,000. Operating budget in CY2024 is \$133,970. In July 2012 there were 173 members, now grown to 530 members in 2024. Annual time given by volunteers was 2400 hours in 2012 and more than 3200 today.

The initial staff consisted only of a full-time Executive Director/Curator. In 2017, a part-time Events Manager was hired, and that person has continued in the position through the present. In 2023, a part-time Education Specialist was hired. Programming in the organization’s first year continued the guided tours and speaker series created by Nevada’s Division of State Parks, then expanded in 2012 to include concerts, Chautauqua, and additional events that have continued to this day (except in 2020). In 2024, 33 of these cultural events are scheduled, as well as seven educational activities for youth.

Annual Visitation

<u>Calendar Year</u>	<u>Total Visitors</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
2012	2410	36.70%	59.12%	4.18%
2013	2753	39.29%	13.96%	46.75%
2014	3090	40.43%	27.15%	32.42%
2015	5265	39.18%	20.96%	39.86%
2016	4804	78.66%	8.57%	12.78%
2017	4280	73.38%	11.00%	15.61%
2018	5051	68.39%	18.18%	13.43%
2019	4258	66.40%	16.00%	17.60%
2020	1132	38.08%	29.33%	32.59%
2021	3273	56.12%	24.03%	19.85%
2022	3101	54.89%	19.26%	25.85%
2023	3479	64.26%	15.26%	20.48%
<i>Averages</i>	<i>3414</i>	<i>55%</i>	<i>22%</i>	<i>23%</i>

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application Supplement 6: List of Current Board Members

Martin Swisher, Jr., President, Douglas County, NV

Retired administrator for Douglas County School District.

Melanie Boudreau, Vice-President, Douglas County, NV

Retired educator in California schools.

Diana Lombard, Secretary, Douglas County, NV

Retired distribution center manager for Southern California Edison utility company.

Howard Bennett, Treasurer, New Washoe City, NV

Retired administrator for Douglas County School District.

Gary Aldax, Minden, NV

Operations and services coordinator, Sanford Center for Aging, University of Nevada, Reno.

Tim Cleveland, Minden, NV

Financial advisor, Edward Jones Financial Services.

Karen McGee, Gardnerville, NV

Retired educator, most recently for Douglas County School District.

Diane Poyzer, Douglas County, NV

Retired nurse practitioner and hospital administrator.

Carol Sandmeier, Gardnerville, NV

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

Jean Way, Gardnerville, NV

Retired travel executive for American Automobile Association.

Ryan Stanton, Douglas County Representative, Minden, NV (ex-officio)

Superintendent of Douglas County parks department.

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application

Supplement 7: Long-Range Plan

Below is the current planning document for the organization. This document is updated approximately every five years. An update is planned for completion by December 2024.

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 19th-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 20th 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 public.
- c. A collection manager responsible for the care and use of the historic 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 regard 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 2023-24 Grant Application

Supplement 8: Activities, January – December 2023

A. Dangberg Summer Festival (1,837 visitors)

Concerts

- June 22: Old West Trio and songs of the cowboy: three voices, two guitars, and a stand-up bass bring Western harmonies and plenty of fun.
- July 13: The Catahoula Mardi Gras Party Band brings a variety of Cajun/Zydeco/Mardi Gras music.
- July 27: First Take featuring Rick Metz entertains with vocal jazz from the great American song book.
- August 10th: Carolyn Dolan & Big Red play rockin' blues and R&B with Mick Clarke on his Gibson guitar.
- August 24: Moni & the Moonlighters keeps it fun with a 1950s-60s review.

Chautauqua

- June 17: Chautauqua Workshop
- June 17: Mary Ann Jung as "Rosie the Riveter," honoring America's World War Two home front heroes.
- June 28: Susan Marie Frontczak as Clara Barton, angel of the battlefield and American Red Cross founder.
- June 30: Mike Hall as Fred Dangberg, rancher, politician, businessman, and gambler.
- July 7: Guinevere Hobdy as Lora Josephine Knight, widowed heiress and builder of Vikingsholm at Lake Tahoe.
- July 12: Dorothea Phelan as Ysabel del Valle, Dona of Rancho Camulos, Piru, California.
- July 21: Kim Harris as Charley Parkhurst, old West stagecoach driver. Climb aboard Charley's stage and hear some wild tales of the Sierra Nevada.
- July 26: David Woodruff as James Reed, pioneer, and organizer of the ill-fated Donner Party emigration to California in 1846.
- July 28: DebiLynn Smith as Alice Walker Hayes, first woman to serve as Mono County School Superintendent
- August 2: Anita Watson as Agnes Train Janssen, one of the first curators of the Nevada State Museum.
- August 4: Guinevere Hobdy as Lora Josephine Knight, widowed heiress and builder of Vikingsholm at Lake Tahoe's Emerald Bay.
- August 9: Kim Harris as Mary Perkins Bradbury, who was sentenced to hang as a witch in 1692.
- August 18: DebiLynn Smith as Anna Harris, a prominent businesswoman in early Carson Valley.
- August 23: Doug Mishler as Chuck Yeager, record-setting test pilot who became the first to exceed the speed of sound in level flight.
- September 8: DebiLynn Smith as Nellie Mighels Davis, early Nevada journalist and civic leader.
- September 15: Kim Harris as Gertrude Hironymous Dangberg, wife of Fred Dangberg, Jr. who also served on several local and Nevada educational boards.

Historians and Authors

- June 24: Mark McLaughlin on his book, *SNOWBOUND! Legendary Winters of the Tahoe Sierra*.
- July 8: Karen Dustman on her book, *King of the Comstock South; The Life, Letters and Legacy of Lewis Chalmers*.
- July 15: Michael Makley on his book, *Imposing Order without Law: American Expansion to the Eastern Sierra, 1850–1865*.
- July 22: Paul Franklin on his book, *Alexander Parker Crittenden – Nevada Mining Lawyer, Adventurer, Confederate Partisan, and Philanderer*.
- August 5: Clare Frank on her book, *Burnt: A Memoir of Fighting Fire*.
- August 12: Dr. Michael Fischer, historian, "The Origin and Evolution of the Basque Hotel."
- August 19: Linda Reid, author, on her family history, *A Window in Time*.
- August 26: Wendell Huffman, historian, "Wood for the Comstock."

Other Festival Events

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

B. Interpretive (450 visitors)

- Guided History Tours ~ Year-round
- Home Ranch for the Holidays Exhibit ~ December

C. Fundraising and Other Income

Scatter's Attic (May): A rummage sale, with a profit of \$4,653 for operations.

Murder Mystery Dinner (September): Organized by the board of trustees, with attendance by 100 and a net profit of \$5,903 for restoration.

Giving Tuesday (December): A social media, direct mail, and email effort, raising \$6,110, including \$1,820 for restoration, \$1,620 for endowment, \$920 for education, and \$1,750 unrestricted.

Memberships: Received \$48,944 for operations.

Sponsors: Received \$10,900, plus additional in-kind support, from 34 businesses for operations.

Grants: Received \$15,000 from Douglas County for restoration and \$18,000 from William P. and Frances C. Smallwood Foundation for operations.

Other donations: \$39,297 for operations, \$37,656 for endowment, \$9390 for restoration, and \$2,220 for education.

Four private rentals, \$2,900 in fees.

Operations (interpretive fees, store sales, and other): \$8769 income.

Event admissions: \$14,082 income.

E. Museum Collection

Continued the management of the park's artifact, photograph, and document collection. This included the finalization of all cataloging, with the document collection being the final key component, with enhancements to continue.

F. Education

Began development of educational programs for youth by creating (and hiring) a part-time Education Specialist position.

G. Restoration

In addition to restoration fundraising, the organization provided on-site support for the painting of all of the park's buildings, including roofs—a project funded entirely by Douglas County.

Partnered with Douglas County to begin work (architectural and engineering planning and designs) on a project to repair the foundations of the ranch house and complete interior restoration of the house's north wing. The project is currently being reviewed by SHPO staff and will be completed in summer 2024. Douglas County is funding most of the project, and Friends of Dangberg is contributing an additional amount via a 2022 grant from E. L. Cord Foundation.

**Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application
Supplement 9: Status of CCCHP Grants**

Friends of Dangberg Home Ranch was previously awarded CCCHP grant 19-10, for restoration of the carriage house, garage, and entrance gateway at Dangberg Home Ranch Historic Park. No other grants from CCCHP or other SHPO-related programs have been received.

The project was successfully completed, with a final report submitted in December 2022.

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application Supplement 10: Other Grants and Funding, April 2021-April 2024

Grants

Frances C. and William P. Smallwood Foundation

2021: \$13,746 for general operating support.

2022: \$18,709 for general operating support.

2023: \$18,000 for general operating support.

2024: Application for \$18,000 for general operating support submitted.

Nevada Commission on Tourism

2022: \$3,800 for marketing.

Douglas County

2021: \$15,000 for restoration (a portion was part of CCCHP grant 19-10 match) and cultural programming.

2022: \$15,000 for restoration (part of CCCHP grant 19-10 match).

2023: \$15,000 for restoration (allocated to 2024 ranch house foundation work).

2024: \$15,000 (anticipated, use determination pending).

E. L. Cord Foundation

2022: \$68,000 for repairs of ranch house foundations.

Nevada Humanities

2021: \$10,000 for website development, and marketing/interpretive video production.

2022: \$7,500 for programming.

2024: Application for \$2,000 for cultural programming support submitted.

Community Foundation of Northern Nevada (Dangberg Home Ranch Endowment Fund)

2021: \$1,734 for restoration (part of CCCHP grant 19-10 match).

2022: \$5,120 for restoration (part of CCCHP grant 19-10 match).

2024: \$9,000, use determination pending.

Other Funding

Friends of Dangberg's cash on-hand as of April 30, 2024, is \$189,193. Of that, \$68,000 is encumbered for the 2024 repairs to the repairs of the ranch house foundations; \$49,985 is encumbered for future restoration projects; \$2,970 is encumbered for educational programming; \$1,000 is encumbered for future restroom facilities; and \$786 is encumbered for donation to Community Foundation of Northern Nevada for addition to the Dangberg Home Ranch endowment fund. \$24,851 is otherwise invested as a contingency fund for operations. The remaining amount, \$41,601, is dedicated to operations.

Friends of Dangberg's annual funding largely relies on member contributions, grants, and programming fees. The 2024 operations budget is based on the organization's past success and anticipates \$104,900 in income, including \$50,850 from membership donations, \$20,000 from grants, \$18,000 from program service fees, \$7,000 from business sponsors, \$4,000 from rental fees, \$3,250 from other donations, and \$1,800 from other income. Additional donations/grants for restoration are not included in annual budgeting. A \$15,000 grant from Douglas County is anticipated annually. While the organization can use that grant as it chooses, for the past few years it has been allocated to restoration and/or repair projects.

**NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION**



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

APPLICATION BUDGET

APPLICANT: Friends of Dangberg Home Ranch

1. Personnel: CCCHP Grant funds cannot be used to compensate personnel. Match is limited to work related to the grant project.

	Position Title	Hours	Hourly Rate (HR)	Does HR include fringe benefits?	% of HR that is fringe benefit	Amount of fringe benefit	Match (Non-CCCHP Grant)
a.	Executive Director	40	\$ 27.64	No	0	\$ 0.00	\$ 1,105.60
b.							\$ 0.00
c.							\$ 0.00
d.							\$ 0.00
e.							\$ 0.00
f.							\$ 0.00
g.							\$ 0.00
h.							\$ 0.00
i.							\$ 0.00
j.							\$ 0.00
						Sub-total:	\$ 1,105.60

2. Travel: CCCHP Grant funds only cover travel for contracted service providers. This can be companies or individuals. Travel expenses must follow U.S. General Service Administration (GSA) rates.

	Contracted service provider	Match	CCCHP Grant	Total Amount
a.				\$ 0.00
b.				\$ 0.00
c.				\$ 0.00
d.				\$ 0.00
e.				\$ 0.00
f.				\$ 0.00
g.				\$ 0.00
h.				\$ 0.00
i.				\$ 0.00
j.				\$ 0.00
		Sub-total:	\$ 0.00	\$ 0.00

**NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION**



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

APPLICATION BUDGET Cont.

APPLICANT: Friends of Dangberg Home Ranch

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

Note: CCCHP Grant funds cannot be used for administrative costs.

	# of	Rate	Flat Rate	Match	CCCHP Grant	Total Amount
a.		Photocopying				\$ 0.00
b.		Film and Processing				\$ 0.00
c.		Maps				\$ 0.00
d.		Postage				\$ 0.00
e.		Telephone				\$ 0.00
f.		Utilities				\$ 0.00
g.		Supplies (specify)				\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
h.		Other (specify)				\$ 0.00
						\$ 0.00
						\$ 0.00
				Sub-total:	\$ 0.00	\$ 0.00

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

	Rate	Match	CCCHP Grant	Total Amount
a.				\$ 0.00
b.				\$ 0.00
c.				\$ 0.00
d.				\$ 0.00
e.				\$ 0.00
f.				\$ 0.00
g.				\$ 0.00
h.				\$ 0.00
i.				\$ 0.00
		Sub-total	\$ 0.00	\$ 0.00

**NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION**



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

APPLICATION BUDGET Cont.

APPLICANT: Friends of Dangberg Home Ranch

6. Section #1- 5 Subtotals:

		Match	CCCHP Grant	Total Amounts
1.	Personnel	\$ 1,105.60		\$ 1,105.60
2.	Travel	\$ 0.00	\$ 0.00	\$ 0.00
3.	Contractual Services	\$ 0.00	\$ 75,900.00	\$ 75,900.00
4.	Operating	\$ 0.00	\$ 0.00	\$ 0.00
5.	Other	\$ 0.00	\$ 0.00	\$ 0.00
Sub-total		\$ 1,105.60	\$ 75,900.00	\$ 77,005.60

7. Requested CCCHP Grant Total: \$ 75,900.00

8. Potential Match: \$ 1,105.60

9. Proposed Project Costs Grand Total: \$ 77,005.60

Note: For assistance with completing the budget, please refer to the CCCHP Grant Handbook.

Topics

- Match
- Procurement of Goods, Services, & Contracts

Forms

- Value of Donated Material
- Value of Donated Equipment
- Value of Donated Labor

Fee for Services ~ Example Only (prepared for this project)

HSR/Design Fee & Construction Cost Estimate—Not to Exceed

All fees include one site visit

Mercedes de la Garza, Architect – Historic Assessment, Programming and Team Coordination	\$32,500
Kautz Environmental – Historic Structure Report, research and document	\$20,000
Melvyn Green – Structural Engineering	\$ 9,500
Ainsworth and Associates – Mechanical Engineering	\$ 3,900
PK Electrical – Electrical Engineering	\$ 3,500
Reyman Brothers Construction – Construction Cost Estimate	\$ 6,500
TOTAL Fee	\$75,900

ADDITIONAL SERVICES

See attached sheets for individual rates. All Additional Services to be approved by the FoDHR in advance.

Reimbursable Expenses

Reimbursable expenses are in addition to professional fees and will be actual cost plus 15%. These expenses include items in addition to the scope of work. All reimbursable expenses to be approved by the FoDHR in advance.

Assumptions & Exclusions

- Geologic/soils testing or soils engineering
- Surveying
- Civil Engineering
- Hydrology/drainage calculations
- Contractor assistance for inspections, sample removal, difficult access, temporary lighting etc
- Services pertaining to utility infrastructure
- Preparation of financial incentive applications
- Permit and Agency Fees

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application

Budget Part B: Audits and Bookkeeping

Financial Audit

Until recently, the size of the organization's budget has not justified a full audit, particularly considering the expense. Instead, Dangberg trustees conduct periodic internal audits of the treasurer's work. Now that the organization's success has made funding possible, a full audit is anticipated for completion in FY2024-25.

Bookkeeping

The Executive Director is responsible for all bookkeeping for both income and expenses, using Quickbooks accounting software and with the volunteer support of a professional accountant. This work is reviewed by the organization's treasurer monthly. Payroll and other major payments are the responsibility of the treasurer.

EVIDENCE OF PROPERTY INSURANCE

ISSUE DATE (MM/DD/YY)

07/01/23

THIS IS EVIDENCE THAT INSURANCE AS IDENTIFIED BELOW HAS BEEN ISSUED, IS IN FORCE, AND CONVEYS ALL THE RIGHTS AND PRIVILEGES AFFORDED UNDER THE POLICY.

PRODUCER ALLIANT INSURANCE SERVICES, INC. P.O. BOX 609015 SAN DIEGO, CA 92160 PH 858-541-1900 / FAX 858-277-4519 LICENSE NO. 0558510		COMPANY VARIOUS PER ATTACHED SCHEDULE	
CODE	SUB-CODE	EVIDENCE NUMBER APIP23-24	REFERENCE NUMBER APIP2023 (Dec 19)
INSURED	ALLIANT PROPERTY INSURANCE PROGRAM (APIP) DOUGLAS COUNTY NEVADA P.O. BOX 218 MINDEN, NV 89423	EFFECTIVE DATE (MM/DD/YY) 07/01/23	EXPIRATION DATE (MM/DD/YY) 07/01/24
		CONT. UNTIL TERMINATED IF CHECKED	<input type="checkbox"/>
THIS REPLACES PRIOR EVIDENCE DATED:			

PROPERTY INFORMATION

LOCATION / DESCRIPTION

PENDING RECEIPT OF COMPANY POLICY(IES), THIS DOCUMENTATION IS PROVIDED AS EVIDENCE OF PROPERTY AND BOILER & MACHINERY INSURANCE COVERAGE FOR LOCATIONS ON FILE WITH ALLIANT INSURANCE SERVICES.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS / AMOUNT OF INSURANCE & DEDUCTIBLE

"ALL RISK" OF DIRECT PHYSICAL LOSS OR DAMAGE AND ALL EXTENSIONS AND SUBLIMITS OF COVERAGE PER PEPIP MANUSCRIPT POLICY FORM. SUBJECT TO POLICY TERMS, CONDITIONS AND EXCLUSIONS.

LIMITS & DEDUCTIBLE ATTACHED FOR THE FOLLOWING:

 PROPERTY COVERAGE BOILER & MACHINERY COVERAGE

REMARKS (INCLUDING SPECIAL CONDITIONS)

CANCELLATION

SEE ATTACHED

ADDITIONAL INTEREST

NAME AND ADDRESS

EVIDENCE OF COVERAGE

NATURE OF INTEREST

 MORTGAGEE ADDITIONAL INSURED LOSS PAYEE (OTHER) EVIDENCE OF COVERAGE

SIGNATURE OF AUTHORIZED AGENT OF COMPANY



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/10/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

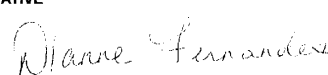
PRODUCER L/P Insurance Services LLC 300 East 2nd Street Suite 1300 Reno NV 89501	CONTACT NAME: Dianne Fernandes PHONE (A/C, No, Ext): (775) 996-6000 E-MAIL ADDRESS: dianne.fernandes@pins.net	FAX (A/C, No): (775) 473-9288	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Douglas County, NV, A Public Entity Attn: Douglas County Human Resources P O Box 218 Minden NV 89423	INSURER A: Travelers Indemnity Co		25658
	INSURER B: Travelers Property Casualty Company of America		25674
	INSURER C:		
	INSURER D:		
INSURER E:			
INSURER F:			

COVERAGES **CERTIFICATE NUMBER:** CL2371085227 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ZLP21P54682	07/01/2023	07/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Abuse and Molestation \$ 5,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ 10,000			ZUP81N43241	07/01/2023	07/01/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Evidence of Coverage for Douglas County

CERTIFICATE HOLDER Evidence of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

© 1988-2015 ACORD CORPORATION. All rights reserved.

Friends of Dangberg Home Ranch, CCCHP 2023-24 Grant Application
Budget Part D: Resumes

Attached is the resume for Mark Jensen, Executive Director of Friends of Dangberg Home Ranch.

Because selection of a consultant/contractor has not been finalized, pending an award, no other resumes can be provided at this time. It is the intention of the applicant to select an accredited and certified architectural and engineering team to complete the work described in this application.

MARK JENSEN

494 Mottsville Ln, Gardnerville, NV 89460
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

Executive Director and Curator, Friends of Dangberg Home Ranch, Inc., Minden, NV, 2011-present

Directed the non-profit organization that operates and funds Dangberg Home Ranch Historic Park, a six-acre public day-use park featuring a fifteen-room house museum and seven other National Register-listed buildings and structures, built 1857-1917. Played a primary role in the creation, growth, and success of the organization, including board development, goal setting and planning, and non-profit administration. Earned the organization more than \$1.4 million income from donations, grants, event fees, and museum store sales. Directed several landscape and building restoration projects.

Planned and managed an annual budget, increasing it from zero to \$100,000+ annually, with sole responsibility for fundraising and donor development. Created a membership program, growing the annual contributor list to more than 500 including business sponsors. Lead the effort to create an endowment fund and secured donations to grow the balance to just over \$200,000. Wrote successful applications for foundation and government grants to fund programming, restoration, personnel, and operations. Developed successful fundraising campaigns focused on historic preservation, landscaping projects, and endowment growth.

Developed guided history tours, artifact exhibits, and other interpretive programs. Created the Dangberg Summer Festival of concerts, storytelling, Chautauqua, and author and historian presentations. Increased visitation from 1000 to 4000 annually. Supervised two employees, docents, and other volunteers.

Created publicity programs, including print and digital advertising, social media, and website, while participating and coordinating with local, regional, and state tourism agencies and associations.

Managed the organization's partnership with Douglas County (the park's owner), including compliance with terms of an operating agreement, coordination of shared grounds maintenance responsibilities, and planning and implementing building preservation projects, landscaping improvements, and general maintenance.

Promoted and managed private site rentals, and continued the duties described in my previous position at the park (below). Responsible for the seasonal assembly, maintenance, and disassembly of an events tent and stage.

Interpreter, Nevada Division of State Parks, Minden, NV, 2008-2011

Responsible for interpretive programs and site management at Dangberg Home Ranch Historic Park, at that time a Nevada State Park. Developed and presented tours and history events. Spoke on local history and other topics to schools and community groups.

Curated exhibits and managed a museum collection of 45,000+ artifacts, documents, and photographs from throughout the 19th and 20th centuries. Responsible for a collection management database (PastPerfect) along with registration, storage, display, and preservation.

Initiated and lead the restoration of an historic flower garden and other landscaping.

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

Conducted publicity and represented the park to the media. Designed and wrote promotional brochures, news releases, and other publicity materials, and participated in 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 its large, in-situ collection.
Completed a cataloging and storage project of 19th-century 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, 2002-2003

Responsible for the storage and cataloging of skiing history collections and the legacy collection of artifacts and publications from the Salt Lake 2002 Olympic Winter Games. Managed a registration database and collection storage.
Communicated with collection owners to establish management policies and begin collection development.
Coordinated trades with other museums.
Designed and installed exhibits and coordinated the selection and work of installers.
Performed photography, conservation and cleaning of artifacts.
Managed the budgeting, selection, ordering and warehousing of archival supplies.

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

Created and directed an organization-wide corporate records management and archives program in coordination with multiple departments. Developed and communicated strategies, policies, and procedures. Supervised records collection and storage.
Managed an artifact collection and a publications/video library. Created an Access database to manage all aspects of corporate records, artifacts, staff library, and legacy archive. Trained departmental liaisons on database use and the preparation of inventories. Designed printed collection guides for internal and legacy use.
Teamed with legal and financial staff to manage business records and establish a legacy archive and museum.
Assisted attorneys and public relations teams with document requests from media and the public.

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

Directed processing staff and managed the manuscripts collection. Enhanced control of collection records by creating and maintaining an administrative database. Contributed to the development of an informational web site. Selected, trained, and supervised staff and volunteers.
Developed arrangement and description standards. Wrote subject-area collection guides and informational articles for campus and professional publications. Processed document, photograph and multimedia collections. Wrote inventories with historical and descriptive essays and edited those prepared by processing staff.
Provided reference service and assisted researchers with use of manuscripts, photographs and rare/non-rare books pertaining to the American West, Native Americans, Mormonism, and other topics.
Served as departmental liaison to information systems, preservation and cataloging departments. Prioritized preservation work, and managed the budgeting, selection, and ordering of archival supplies.

Honors and Service

Trustee, Douglas County Public Library, 2017-2021

Mark Twain Community Service Award, awarded by Sierra Nevada Chapter, Public Relations Society of America, 2016

Carson Valley Employee of the Year, awarded by Carson Valley Chamber of Commerce, 2013

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

Council Member, Conference of Intermountain Archivists, 1995-1997

National Merit Scholar

Skilled in PC and Apple systems, including PastPerfect, Microsoft Office, Photoshop, and Publisher. Experienced with Quickbooks, archival digitization, database creation, and website development.