

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, February 22, 2017 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – February 8, 2017
3. Voucher Approval
4. Old or General Business
  - a. Discussion & Possible action on Experiential Tourism work – Exhibit A
  - b. HPC and Main Street Initiative – Partnership Structure Review – Laura Floyd – Exhibit B
  - c. Discussion & Possible Action on Comprehensive Plan Proposal – Exhibit C
  - d. Second Century Development Inc. – Outside of Deadwood Grant Extension – Exhibit D
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17004 43 Forest – Troy Gorans – Addition – Resize Window – Exhibit E
  - b. PA H17005 43 Forest – Troy Gorans – Windows – Exhibit F
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications
    - i. Lee C. Thompson – 47 Forest – Foundation Program – Exhibit G
    - ii. Randi Coddington – 21 Guy – Elderly Resident Program – Exhibit G
    - iii. DGS, LLC – Deadwood Gulch - 560 Main – Façade Program – Exhibit H
  - b. Revolving Loan Program – Exhibit I
    - i. Mike & Esther Schmidt – 17 Lincoln – Extension
    - ii. Erin Little – 15 Denver – Extension
    - iii. Thomas Julius – 33 ½ Denver – Extension
    - iv. Nugget Saloon – 604 & 606 Main – Extension
    - v. Amy Gorzalka – 50 Van Buren – Extension
    - vi. Lance Bobolz – 84 Van Buren – Extension
    - vii. V Carolyn White – 3 Shine St – Extension
    - viii. Tiesse & Montgomery Bialas – 24 Raymond – Vacant Loan Request
  - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

*\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, February 8, 2017 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
  2. Approval of HPC Meeting Regular Meeting Minutes – January 25, 2017
  3. Voucher Approval
  4. Old or General Business
    - a. SD Planners Association/Western Planning Resource Conference Sponsor Request - Exhibit A
    - b. Trestle Sign redesign options – Exhibit B
    - c. Discussion & Possible action on Experiential Tourism work – Exhibit C
  5. New Matters before the Deadwood Historic District Commission
  6. New Matters before the Deadwood Historic Preservation Commission
    - a. PA H17002 850 Main – Iven & Monica Gibbs – Garage – Exhibit D
    - b. PA H17003 21 Lincoln Avenue – Laura and Dustin Floyd – Windows – Exhibit E
  7. Revolving Loan Fund & HP Programs Update
    - a. HP Program Extension – Exhibit F
      - i. Robert and Mary Sjomeling – 416 Williams – Elderly Program
    - b. Revolving Loan Program – Exhibit G
      - i. Jodi Campbell – 21 Burnham Avenue – RLF Preservation Loan
      - ii. Shirley Black – 800 Main Street – Request to Forgive
      - iii. Henry Johnson(deceased) – 78 Williams – Request to Forgive
      - iv. Tracy Lewis – 512 Cliff Street – Request to Forgive
    - c. Retaining Wall Program Disbursements
  8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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  11. Other Business
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- Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

Wednesday, February 8, 2017

**Present Historic Preservation Commission:** Thomas Blair, Lyman Toews, Dale Berg, Lynn Namminga, Chuck Williams, and Michael Johnson.

**Absent:** Laura Floyd was absent.

**Present City Commission:** None Present

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, and Bonny Anfinson, Recording Secretary, was present.

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#### **All motions passed unanimously unless otherwise stated.**

A quorum present, Vice-Chair Blair called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 8, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

#### **Approval of January 25, 2017 HPC Minutes:**

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve the HPC minutes of Wednesday, January 25, 2017 as presented. Aye – All. Motion carried.***

#### **Voucher Approval:**

***It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$75,497.17. Aye – All. Motion carried.***

#### **Old or General Business:**

##### SD Planners Association/Western Planning Resource Conference Sponsor Request – Exhibit A

Mr. Kuchenbecker stated the South Dakota Planners Association and the Western Planners are hosting a Joint Conference in Spearfish, SD on September 13-15, 2017. Kevin and Bob Nelson Jr. attended this conference in Laramie, WY two years ago and Mr. Nelson attended last year in Great Falls, MT. Our office received a request to help sponsor the event. Staff is recommending contributing as a Platinum Sponsor for \$1,000. The sponsorship will include prime exhibit space, two conference registrations, top recognition in the conference program, an in meeting common space advertising. Staff is recommending splitting the cost between Historic Preservation and Planning and Zoning. ***It was moved by Mr. Berg and seconded by Mr. Toews to approve sponsoring the South Dakota Planners Association and the Western Planner Joint Conference to be held in Spearfish, September 13-15, 2017, in the amount of \$1,000 with funds being split between Historic Preservation and Planning and Zoning budgets. Aye – All. Motion carried.***

##### Trestle Sign Redesign Options – Exhibit B

Mr. Kuchenbecker presented a draft of the Trestle Sign with the requested revisions. Mr. Toews suggested making the fonts on the sides wider and darker. ***It was moved by Mr. Toews and seconded by Mr. Johnson to approve the Trestle Sign design with the suggested changes of the lettering on the sides to be wider and darker. Aye – All. Motion carried.***

##### Discussion & Possible action on Experiential Tourism Work – Exhibit C

Mr. Kuchenbecker stated Deadwood is developing a partnership for Experiential Tourism with the Deadwood Historic Preservation Office, Deadwood History and the Chamber. We went to Minneapolis for a workshop on experience on tourism called the Experience Lab. This is a new marketing initiative and has been popular in communities such as Columbus, St. Paul, and Minneapolis. Joe Veneto is the leading expert out of Boston. He was the presenter at Experience Lab. A working committee has been put together including Deadwood Alive, Deadwood History, Inc., Deadwood Chamber of Commerce, the Broken Boot Gold Mine and this office. We will eventually add other businesses such as Saloon #10, Wild Bill Bar, Mind Blown Studios, etc. Dawn Burns, Deadwood Chamber, handed out a flyer that was created as a result of this workshop. Dawn stated she has taken the flyer to the National Tourism Association and the American Bus Association (ABA) and it was well received. Kevin stated Deadwood needs to make sure we deliver on the experiential tourism offerings. Hopefully this will engage other partners and give current ones more ideas. Are we doing it right, do we have the right script? Staff has received a

proposal from Joe Veneto, Opportunities Unlimited, to come to Deadwood for a series of visits and training at a cost of \$48,000.00 with the Chamber commitment of paying for \$10,000 of the cost. Mr. Kuchenbecker stated he would like to phase this project or possibly negotiate the price down. Dawn Burns stated we have so much to offer and what we have to offer is so unique we need to know how to deliver it to the general public as well as group tours. The flyer was presented in Cleveland at the ABA and received excellent reviews. The Bus Tours would like to bring people back to Deadwood but would like more to do than gamble. This is a plan could be implemented to get people here. We need to have someone come here who hasn't been here before, take a look and what we have and point us in the right direction. Mr. Toews would like to know more about this company and the project before making any recommendations. Mr. Blair stated this meeting was for discussion and the item will be continued to our next meeting. Mr. Kuchenbecker will provide the Commission with additional opportunities to research experiential tourism and Mr. Veneto.

#### **New Matters before the Deadwood Historic District Commission**

No applications were addressed at this meeting.

#### **New Matters before the Deadwood Historic Preservation Commission**

##### PA H17002 850 Main – Iven & Monica Gibbs – Garage – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 850 Main Street, a contributing structure located in Upper Main Planning Unit. The applicant is requesting permission to construct a detached 24' x 24' two stall garage on an existing slab against the back wall located on the side of the current house. Siding and trim will be the same colors as house along with decorative time period garage doors. The storage building will also be removed. This proposed work does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Namminga based upon all the evidence presented, this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye – All. Motion carried.***

##### PA H17003 21 Lincoln Avenue – Laura and Dustin Floyd – Windows – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 21 Lincoln, a contributing structure located in Ingleside Planning Unit. The applicant is requesting permission to restore two windows on the second floor to their original size. This proposed work does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Johnson based upon all the evidence presented, this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye – All. Motion carried.***

#### **Revolving Loan Fund and Historic Preservation Programs:**

##### HP Program Extensions – Exhibit F

Robert and Mary Sjomeling – 416 Williams – Elderly Program Extension.

***It was moved by Mr. Toews and seconded by Mr. Johnson to extend the Elderly Program for Robert and Mary Sjomeling, 416 Williams, for an additional three months which will expire on 05/04/17. Aye – All. Motion carried.***

#### **Revolving Loan Program/Disbursements**

***It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Grant Fund disbursements in the amount of \$26,372.79, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursements in the amount of \$14,593.06, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.***

The delinquency report was presented by Mr. Walker.

##### Revolving Loan Program – Exhibit G

- a. Jodi Campbell – 21 Burnham Avenue – RLF Preservation Loan
- b. Shirley Black – 800 Main Street – Request to Forgive



- c. Henry Johnson(deceased) – 78 Williams – Request to Forgive
- d. Tracy Lewis – 512 Cliff Street – Request to Forgive

***It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the revolving loan requests as submitted. Aye - All. Motion carried.***

**Revolving Loan Fund/Retaining Wall Program Update:**

Retaining Wall Applications

No applications were addressed at this meeting.

**Items from Citizens not on Agenda**

**Staff Report:** (*items will be considered but no action will be taken at this time.*)

Mr. Kuchenbecker reported on the following items:

- City staff has met with Black Hills Council of Local Governments to put together a proposal to update the Comprehensive Plan.
- HP Staff and Commissioners have met with the Revitalization Committee regarding the National Trust for Historic Preservation's Main Street America program. This results of this meeting consisted of updating the current organizational chart for revitalization and the Historic Preservation Committee list. HP has committees that are basically obsolete. How will historic preservation get involved in this committee structure? A proposed revision will be presented at the next meeting;
- The Real Estate Workshop is scheduled for next week.

**Committee Reports:**

**Adjournment:**

The Historic Preservation Commission Meeting adjourned at 5:47 p.m.

ATTEST:

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Chairman, Historic Preservation Commission  
*Bonny Anfinson, Historic Preservation Office/Recording Secretary*



# EXHIBIT A

P.O. Box 69-2359 v QUINCY, MASSACHUSETTS 02269 v PHONE: 617-786-9096 v FAX: 617-786-1081  
WEB SITE: [www.opportunityguy.com](http://www.opportunityguy.com) v E-MAIL: [joe@opportunityguy.com](mailto:joe@opportunityguy.com)

January 5, 2017

Mr. Kevin Kuchenbecker  
Historic Preservation Officer  
City of Deadwood  
108 Sherman Street  
Deadwood SD 57732

Dear Kevin:

It was a pleasure to speak with you and your associates from Deadwood Tuesday to discuss engineering new unforgettable visitor experiences.

Based on our conversation, the following are a list of ideas and goals discussed for upcoming collaboration:

- Site visits to assess and evaluate Deadwood's sites and attractions for experiential development.
- Collaborate with four working groups to assess the potential of their new experiences.
- Provide consulting assistance and content to script, stage and launch four new experiences.
- Customer service training workshops mid-May for Managers/Owners as well as Front Line staff for 2017 tourism season.

To meet your goals and objectives, I propose the following scope of work, which will include three on-site visits. For each visit, I have outlined the work to be accomplished.

I. Visit One – March 2017, four days.

- Assessment on-site for two days to visit, assess and evaluate the attractions, historic sites and major destination assets in Deadwood.
- Identify opportunities to enhance as well as create new visitor experiences.
- Collaborate with the four groups working on new visitor experiences.
- Review and evaluate the concepts and feasibility of the new experiences.
- Visit the four locations doing a walk-through of ideas and concepts.
- Present a full-day workshop on story boarding and scripting experiences.

- Advance work: half-day webinar in advance on “Designing and Developing Experiences.”
- Advance research, collaboration and development work with the four product teams.
- Virtual work in between visits with the four teams to review scripts and work on content development.

II. Visit Two – May 2017, three days.

- Scripting and staging work on-site with each of the four product teams to develop and fine-tune the experiences.
- Customer service training programs to be presented to two groups; Managers/Owners and Front Line staff: “Creating Unforgettable Visitor Experiences,” training sessions – two hours each.
- Virtual work in between visits with the four teams to polish scripts and stage their experiences.

III. Visit Three – July 2017, two to three days.

- Staging run -through with the four experience groups
- Testing of the four new experiences with groups.
- Experience Deadwood sites, attractions and locations in full season.
- Identify new opportunities with area attractions and sites for future development.

**Deliverables include:**

- Assessment Report of impressions, ideas and opportunities for new development and enhancements of visitor experience.
- Workshop content via webinar and on-site to partner teams to design, craft, script and stage four new experiences.
- Customer service training in May for Managers/Owners and Front Line staff.
- Virtual work in between visits to assist the product development teams.

Project timeframe: March – July 2017

**Project Scope:** Destination Assessment, Develop Four Experiences and Destination Customer Service Training

**Project Investment: \$48,000**

## **TRAVEL**

Travel expenses for applicable airfare, hotel, car rental, meals and transfers are in addition to the above project quote. Invoices will be submitted after each on site trip.

Reasonable travel and living expenses will be submitted as incurred on a monthly basis with payment due upon presentation of invoice. There are no charges for fax, phone, postage, administrative work or related office expenses.

## **EXPERIENCE & VALUE TO THE ORGANIZATION**

Joe Veneto is a 25-year veteran of the Tour & Travel Industry with senior executive and management experience with Travel Wholesalers and Direct Market Tour Operators. He was responsible for developing, buying and marketing tour products worldwide for travelers throughout North America.

He currently partners with Destination Marketing Organizations and Travel Suppliers throughout North America to develop consumer-packaging strategies and Experiential Tourism initiatives that will drive destination visitation and increase economic development.

He has created a three phase process for destination product development that includes: consumer packaging and partnerships that integrate with an online platform and booking capability, Festival and Event packaging to increase shoulder and off season visitation and Experiential product development which includes creating uniquely engaging and immersion based visitor experiences.

His Industry experience will provide both strategic insight and marketplace knowledge into customer trends, attitudes and decision-making criteria. He will work with the Deadwood Historic Preservation executive and management teams to achieve the desired outcomes.

## **RESOURCE COMMITMENTS & JOINT ACCOUNTABILITIES**

- Joe Veneto will be the project leader and will be involved in all aspects of the project. He will work with the Executive & Management team at Deadwood Historic Preservation to achieve agreed upon objectives.
- Deadwood Historic Preservation will provide Joe Veneto with reasonable access to key management, employees, documentation and Deadwood Historic Preservation information as appropriate within time frames outlined.

- Project success in each of the outlined phases is contingent upon Deadwood Historic Preservation and the Deadwood CVB's Management Teams actively engaging Deadwood Historic Partners and their ability to embrace, implement and develop the strategies outlined into new engaging experiences.
- Deadwood Historic Preservation will designate a lead management team member(s) to serve as a primary contact during the project. This person(s) will facilitate all aspects of the project with Joe Veneto and Deadwood Historic Preservation Partners.
- Opportunities Unlimited will sign a non-disclosure agreement if requested and all project work developed during the project becomes the sole property of Deadwood Historic Preservation and their travel partners.
- All materials, templates and forms employed during the engagement are under copyright protection of Opportunities Unlimited.

Kevin, I look forward to collaborating with you and your associates to engineer unforgettable visitor experiences in Deadwood that will drive visitation and generate economic development.

Please let me know if you need any additional information or have any questions.

Regards,

Joe Veneto

jv:jwa





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## THE EXPERIENTIAL DEVELOPMENT PROCESS

Today's sophisticated, informed and savvy consumers are experience junkies. They want unique and unforgettable experiences when they travel. As a result, destinations and travel suppliers must engineer engaging and immersive experiences.

Opportunities Unlimited has developed a unique methodology called The Experience Formula that enables DMOs and travel suppliers to transform their visitors' experience. Unique, new experiences are designed, crafted, scripted and staged with travel partners. The results drive visitation, generate economic development and create sustainable competitive advantage.

### BENEFITS OF AN EXPERIENTIAL DEVELOPMENT PROJECT:

- Creates new, richer, immersive, experiential products
- Drives repeat business, length of stay, and visitor spending
- Updates existing product in a compelling way
- Transforms brand attributes into tangible, point-of-sale offerings
- Ensures new product moves from concept to market
- Addresses key market segments (conferences/conventions, meetings, group travel, and leisure consumers)
- Provides small business, cultural and non-profit partners access to product development expertise they cannot underwrite on their own
- Educates partners in a repeatable on-going product development process
- Develops sales skills with partners to promote and market their product
- Implements a tracking program to demonstrate results and measure ROI

The Experiential Development process involves a company or group of selected travel partners by a sponsoring DMO that collaborate for a six month period of time. During the project, the travel suppliers implement the Experience Formula process in their organizations with the assistance of Opportunities Unlimited associates and Joe Veneto.

### THE EXPERIENTIAL DEVELOPMENT PROCESS INCLUDES:

- Experiential Assessment to uncover strengths, weaknesses, gaps and opportunities for new development
- Presentation to Travel Partners "Engineering Experiences - from Concept to Competitive Advantage"
- Implementation of the Experience Formula development process with supplier partners

- Monthly on site work with travel partners to design, craft, script and stage experiences
- Four high content workshops for partners:
  - Possibilities and Stories for Unforgettable Experiences
  - Staging, Storyboarding & Scripting Unforgettable Experiences
  - Selling & Marketing Unforgettable Experiences
  - Best practices to deliver Unforgettable Experiences
- One-on-one experiential consulting work with Opportunities Unlimited experts
- Monthly notes on Next Steps and Action Items to ensure accountability
- Assistance with website development and navigation to market and promote new experiences
- Implementation of a tracking program to measure R.O.I.
- Two on site follow up sessions after the roll out of Experiential tourism products

The project is typically sponsored by a Destination Marketing Organization to innovate and drive new product development. The project requires executive level commitment from the host DMO along with participating organizations.

Supplier Partners include cultural organizations, arts groups, museums, historic homes, large and small attractions, wineries, restaurants and culinary venues, galleries, state and national park sites etc.

A DMO sponsor designates a key associate who works directly with Opportunities Unlimited and the participating partner organizations. Throughout the project, Opportunities Unlimited associates are on site monthly to meet and work with selected partners.

The project runs approximately six months, depending on the scope, number of partners and the desired outcomes. The newly designed experiences are applicable for customers in the conventions, small meetings, group tour & travel and leisure consumer market segments.

Sample destinations that have incorporated the Experiential Development process include: Philadelphia CVB, Experience Columbus (Columbus, Ohio), Dutchess County Tourism (Hudson Valley, NY), Virginia Beach, VA, Meet Minneapolis (Minneapolis, MN), Tuscarawas County, OH and Visit Baltimore (Baltimore, MD).

To discuss how the Experiential Development process will transform your visitors' experience, contact Joe Veneto, The Opportunity Guy, [joe@opportunityguy.com](mailto:joe@opportunityguy.com) or call (617) 786-9096.





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## THE EXPERIENTIAL ASSESSMENT FOR DESTINATION MARKETING ORGANIZATIONS

### HOW TO GET STARTED ENGINEERING UNFORGETTABLE EXPERIENCES

The Experiential Assessment for DMOs is a short-term consulting engagement to uncover a clear picture of your customers' actual experience by an outside expert. Experiences are assessed and evaluated using the unique Experience Formula methodology created by Opportunities Unlimited. The project provides a strategic framework for DMOs to engage key stakeholders in order to develop new innovative products that transform visitors' experience.

The findings will be documented in a report that includes innovative ideas, insights and strategies to re-engineer your offerings into compelling experiences for multiple market segments. These segments include conventions, small meetings, group tour & travel and leisure consumers.

#### ASSESSMENT BENEFITS:

- Provides an objective look from the customers' point of view.
- Uncovers the strengths, weaknesses, gaps and opportunities in destination product offerings
- Aligns tourism products and experiences to the destination's brand.
- Engages key stakeholders and partners in developing new products and experiences
- Increases revenue opportunities and creates competitive advantage for destinations.
- Expands product offerings into additional market segments.
- Demonstrates the importance of strategic investments in experiential product development for the destinations.
- Lays the framework for future product development work.
- Provides a budget friendly method for getting started

Experiential Assessments are completed in two to three visits depending on the size and scope of the project. During the trips, on site experiences are assessed and evaluated. Meetings and information gathering are completed with the DMO, key stakeholders and destination partners.

Once the assessment work is completed, a third on site visit will incorporate a presentation of key findings and recommendations from the Assessment Report. In addition, a presentation to key stakeholders and supplier partners entitled "Engineering Experiences - from Concept to Competitive Advantage" will be conducted to outline the experiential development process along with next steps.

**ASSESSMENT OUTLINE:**

- Experience the destination as a visitor/customer
- Assess the destination's current points of visitor entry
- Meet with key members of DMO staff for a destination briefing and orientation overview
- Review of Brand Attributes and mapping to Experiential offerings
- Assessment of key attractions and must-see venues for visitors to the destination
- Identify and meet with a select group of key travel supplier stakeholders
- Market segment mapping to Experiential offerings
- Review current destination research on branding, customer experience and visitor feedback.
- Identify & recommend new offerings for destination development
- Presentation to key stakeholders and partners on the experiential development process, titled "Engineering Experiences"

**DELIVERABLES:**

- Two on site visits to evaluate and assess destination experiences
- Assessment report with findings, recommendations and product development options
- Presentation of key findings, recommendations and options to the DMO
- Presentation for stakeholders and DMO staff "Engineering Experiences - from Concept to Competitive Advantage."

To schedule an Experiential Assessment for your destination, contact Joe Veneto, The Opportunity Guy, [joe@opportunityguy.com](mailto:joe@opportunityguy.com) or call (617) 786-9096.

2016-2017 Historic Preservation Commission and Revitalization  
Committee Assignments - Revised 2/22/17

# EXHIBIT B

## HPC OFFICERS

- Laura Floyd, Chair
- Tom Blair, Vice Chair
- Michael Johnson, 2<sup>nd</sup> Vice Chair

## HISTORIC PRESERVATION COMMITTEES

**Projects Committee** (Combination of Archaeology, Archives, & Acquisitions (AAA) Committee; Cemetery/GIS Committee; G.R.A.P.E Committee) *Meets as needed*

- Laura Floyd
- Lynn Namminga
- Chuck Williams

**Loan & Grant Programs Committee** (combination of Demolition by Neglect; Loan Committee; Program Committee) *Meets the first and third Wednesday of the month (as needed) at 10:30 a.m.*

- Laura Floyd, Chair
- Tom Blair, Vice Chair
- Michael Johnson

## HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES

### **Chamber of Commerce**

- Dale Berg
- Chuck Williams

### **NeighborWorks**

- Lyman Toews

### **Deadwood Alive**

- Dale Berg

## DEADWOOD REVITALIZATION AND MAIN STREET INITIATIVE

### **Organization (Steering) Committee**

- Laura Floyd
- Tom Blair
- Michael Johnson

### **Economic Restructuring**

- Dale Berg
- Lyman Toews

### **Design Committee**

- Lyman Toews
- Lynn Namminga

### **Promotion Committee**

- Michael Johnson
- Tom Blair

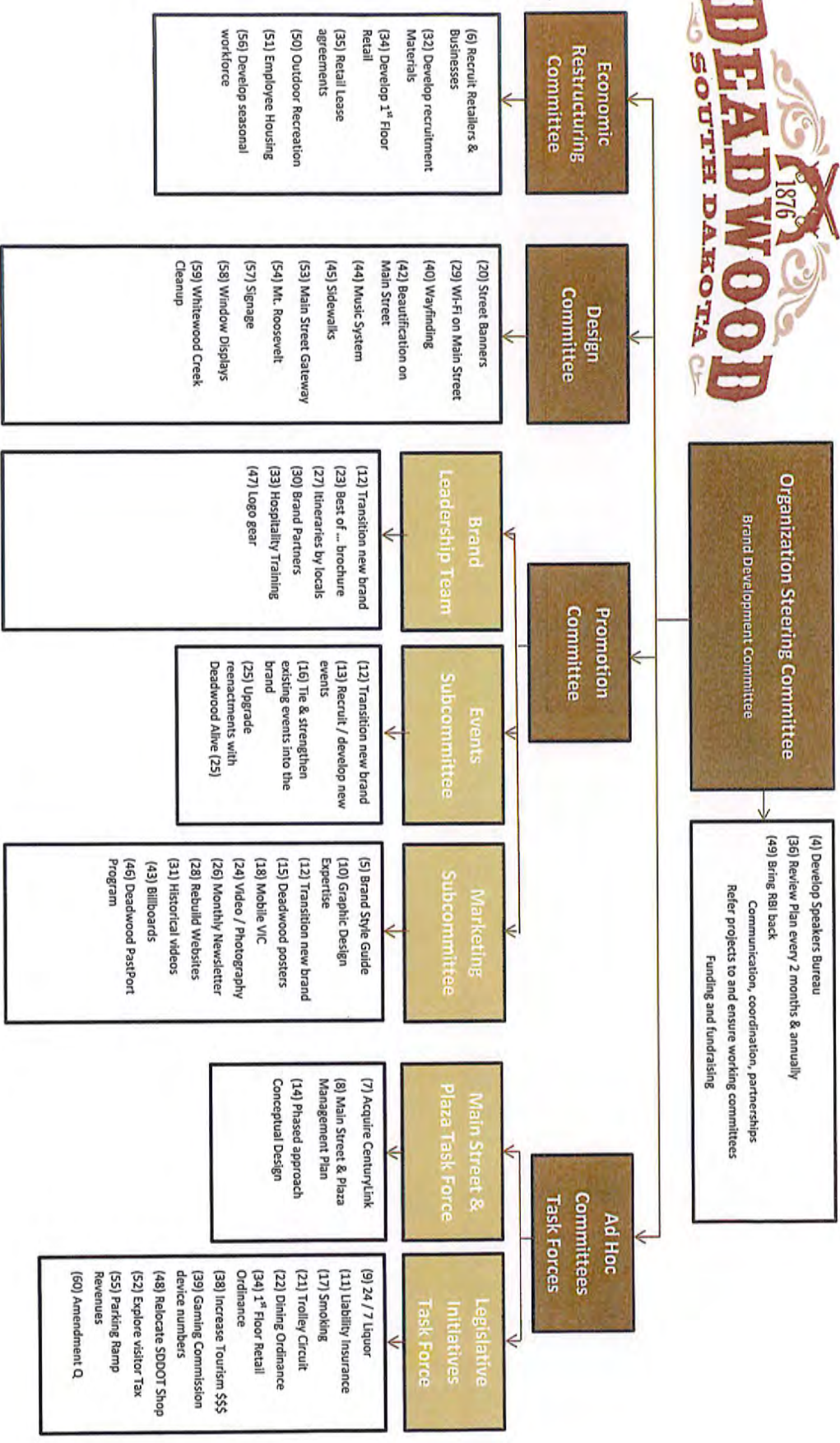
### **Plaza Task Force**

- Chuck Williams
- Lyman Toews





# DEADWOOD REVITALIZATION ORGANIZATIONAL CHART



## **CITY OF DEADWOOD** *Comprehensive Plan Update Proposal*

### **PROPOSED SCOPE OF WORK:**

The City of Deadwood has requested a proposal to update the City's 2001 Comprehensive Plan. We are proposing an update of the Comprehensive Plan through completion of the following phases:

#### **PHASE ONE – *Preparing for the planning process***

##### ***A. BACKGROUND DATA COLLECTION (Month 1 & 2)***

1. The City of Deadwood will select a single point-of-contact on City staff to communicate and coordinate with BHCLG throughout the project.
- 2.
3. The City of Deadwood will provide relevant planning documents to BHCLG for review.
4. The City of Deadwood will provide existing GIS information to BHCLG for use on the project, including but not limited to: city parcel layer; street network system; existing water and sewer infrastructure; and, existing land use layer.
5. BHCLG will collect up-to-date data on Deadwood's demographics; employment, income; economics; education; transportation system; infrastructure; and community facilities.

##### ***B. SCOPING SESSION (Month 3)***

1. BHCLG will conduct an initial meeting with the Planning and Zoning Board, or an appointed Comprehensive Plan Committee, to review accomplishments from 2001 Comprehensive Plan, identify key issues to focus upon during the update process, and preferred avenues for public input.

##### ***C. PUBLIC INPUT STRATEGY DEVELOPMENT (Month 4)***

1. Based upon the input from City staff and officials, BHCLG will establish a strategy to reach out to residents, organizations, and business owners within the city. It is anticipated that the public participation strategy will consist of online participation through a community survey, a project website, four small group stakeholder meetings (with attendees identified by the City), three goal setting/visioning sessions, and a public open house to present the draft plan.

## **PHASE TWO – *Initial input from the public***

### **A. *COMMUNITY SURVEY (Month 5)***

1. Based on the input from the City, BHCLG will develop a community survey, to gauge the public's view of the issues and opportunities facing Deadwood. The survey will be available online and via paper format. The results of the survey will help to inform revisions to the vision and goals included in the plan document.

### **B. *STAKEHOLDER MEETINGS (Months 5 & 6)***

1. BHCLG will conduct four small group stakeholder meetings with attendees identified by the City. These meetings will focus on issues and opportunities for the City of Deadwood. BHCLG will develop the materials invitation material—letters and posters—but the City will be responsible for distributing the invitations and publicizing the event. The input from these meetings will inform revisions to the vision and goals included in the plan document.

## **PHASE THREE – *Profiling the community***

### **A. *UPDATED COMMUNITY PROFILE (Months 6 & 7)***

1. BHCLG will complete a Community Profile, which will include an inventory of existing conditions in demographics, employment, housing, land use, transportation, and community facilities. The community profile information will appear throughout the plan, articulated in the form of infographics, graphs, tables, and maps.
2. Based on the availability of data, BHCLG will develop a series of maps to illustrate existing conditions in areas such as of land use, transportation network, infrastructure services, and parks.
3. BHCLG will synthesize all survey results and information obtained from the stakeholder meetings to relate the community desires and ideas expressed by the public and this will be used as a foundation for Phase Four visioning sessions.

## **PHASE FOUR – *Plan vision and goal revisions***

### **A. *VISIONING/GOAL SETTING SESSIONS (Months 8 & 9)***

1. BHCLG will hold a meeting with the Planning and Zoning Board/Comprehensive Plan Committee to present the community profile information, the public survey results, and input received during the stakeholder meetings. At this meeting, the Planning and Zoning Board/Comprehensive Plan Committee will also participate in a visioning and goal setting activity.
2. BHCLG will conduct two public visioning and goal setting meetings. Participants will participate in visioning and goal setting activities regarding the future of Deadwood. BHCLG will develop the materials inviting people to attend this meeting and to publicize the events, but the City will be responsible for distributing the invitations and publicizing the events.

## **PHASE FIVE – *Drafting the Comprehensive Plan***

### **A. *PLAN DOCUMENT DEVELOPMENT (Months 10 & 11)***

1. Using the background data, maps, and community input, BHCLG will develop a draft of the comprehensive plan. In general, the plan will consist of the following sections: Community Profile; Planning Process; Vision and Goals; and Implementation. The following elements will be addressed in both the Community Profile and Vision & Goals: Land Use; Housing and Neighborhoods; Historic Character, Community Image and Design; Economy; Parks, Recreation and Amenities; Environment; Public Services; Transportation; and Annexation and Growth.
2. BHCLG will hold a meeting with the Planning and Zoning Board/Comprehensive Plan Committee to present the draft plan.
3. BHCLG will conduct one public open house to present the draft plan. BHCLG will develop the materials inviting people to attend this meeting and to publicize the events, but the City will be responsible for distributing the invitations and the actual publications.

## **PHASE SIX – *Final plan***

### **A. *FINAL DOCUMENT (Month 12)***

1. BHCLG will work with City staff and the Planning and Zoning Board/Comprehensive Plan Committee to prepare a final draft of the comprehensive plan based upon the public input received in Phase Five.
2. BHCLG will provide an electronic copy of the final plan document for adoption and provide sample notices and resolutions for use during the adoption process. The City will be responsible for all legal notices.

## **TENTATIVE TIMELINE:**

It is anticipated that the Comprehensive Plan update process will take approximately one year.

## **COMPENSATION:**

BHCLG will provide the services outlined above for \$40,000. Because Deadwood is a member of BHCLG, these services are offered at a discounted rate to the City. This is a lump sum contract, which includes all expenses, consisting of, but not limited to, travel, copies, website development, GIS work, printed maps, and other miscellaneous items.



# EXHIBIT D



## Second Century Development Inc.

PO. Box 194  
Midland, South Dakota 57552

February 10, 2017

Deadwood Historic Preservation Commission  
108 Sherman Street  
Deadwood, South Dakota 57732

Dear Mr. Kevin Kuchenbecker and Ms. Bonnie Anfinson,

Second Century Development Inc., respectfully requests a six month extension of time on its Deadwood Trail Signs Project as the progress on this project continues to be very seasonal as you are aware. The weather has continued to be a detriment and the snowy conditions of this past fall and winter have made it impossible to get to exact site locations and dig the postholes necessary for erection of the last approximately 8 to 10 signs under this grant. To date we have requested \$14,563.80 of grant funds which leaves only \$436.20 of grant funds to be dispersed to Second Century Development Inc.

We appreciate your continued support of our project as we finish this phase and go into future phases of restoring markers and signs which identify the exact trails that countless people took to reach Deadwood.

If you have questions, or need additional information, please feel free to contact Lynn Briggs the project director at [lynn\\_briggs82601@yahoo.com](mailto:lynn_briggs82601@yahoo.com) or Marlene Knutson, CSDED Director at [mknutson@csded.org](mailto:mknutson@csded.org).

Sincerely,

A handwritten signature in black ink, appearing to be 'Pat Foley', written over a light blue circular stamp or watermark.

Pat Foley, President  
Second Century Development Inc.

Date: 2/14/2017

Case No. H17004  
Address: 43 Forest Ave

## Staff Report

The applicant has submitted an application for Project Approval for work at 43 Forest Ave, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Troy Gorans  
Owner: Troy Gorans  
Constructed: c 1886

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

#### General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these homes are among the strongest reminders of Deadwood's nineteenth-century boom.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting a window variance to replace east kitchen window and resize the opening to accommodate new sink and counter. The applicant is also requesting permission to add a 9' x 5 1/4' utility room to the back of the house.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** There was a dilapidated addition on the back of this resource which was in a deteriorated condition due to its construction and being built into the hillside. It was determined to be beyond repair and was permitted to be removed years ago. The proposed addition will be within the footprint of the original addition and as proposed does not encroach upon, damage or destroy the historic integrity of the resource. It is staff's opinion, the proposed alteration to the window opening on the side of the resource will not be visible from the street nor have an adverse effect to the character of the building or districts.

The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

**Motions available for commission action:**

**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

---

**If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**

**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

**C: Second Motion:**

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.



OFFICE OF  
**PLANNING, ZONING AND  
 HISTORIC PRESERVATION**  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	H17004
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	2/9/17
Date of Hearing	2/22/17

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood  
 Deadwood Historic Preservation Office  
 108 Sherman Street  
 Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION
Property Address: #43 FOREST AVE DEADWOOD, S.D. 57732
Historic Name of Property (if known):

APPLICANT INFORMATION
Applicant is: <input type="checkbox"/> owner <input checked="" type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

Owner's Name: TROY GORANS
Address: 20751 SHIRT TAIL GULCH RD.
City: STURGIS State: S.D. Zip: 57783
Telephone: (620) 894-7488 Fax: N/A
E-mail: TROYGORANS@GMAIL

Architect's Name: _____
Address: N/A
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: DANIEL OOKA/XTREME
Address: 1206 ST. JOE ST.
City: SPEARFISH State: S.D. Zip: 57783
Telephone: (605) 218-1526 Fax: N/A
E-mail: XTREMECONTRACTING4U@yahoo

Agent's Name: _____
Address: N/A
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Accessory Structure
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>FEB 15/17</u>		Project Completion Date (anticipated): <u>FEB 28/17</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF			
<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear			
<input type="checkbox"/> GARAGE			
<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear			
<input type="checkbox"/> FENCE/GATE			
<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS			
<input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear			
Material _____ Style/type <u>double hung wood window</u>			
<input type="checkbox"/> SIGN/AWNING			
<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

**DESCRIPTION OF ACTIVITY**

Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request.

1. Replace east kitchen window. Resize opening to accommodate kitchen sink & counter install header, install window, install trim replace siding to match.
2. add 9x5 1/4 utility room back of house. poured cement pad & drainage 2x4 frame, 2x6 joists, shingle, siding & door.

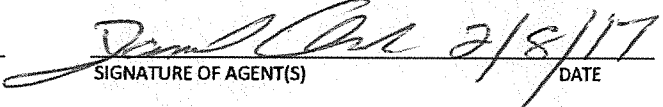


**SIGNATURES**

**I HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

			
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE

**APPLICATION DEADLINE**

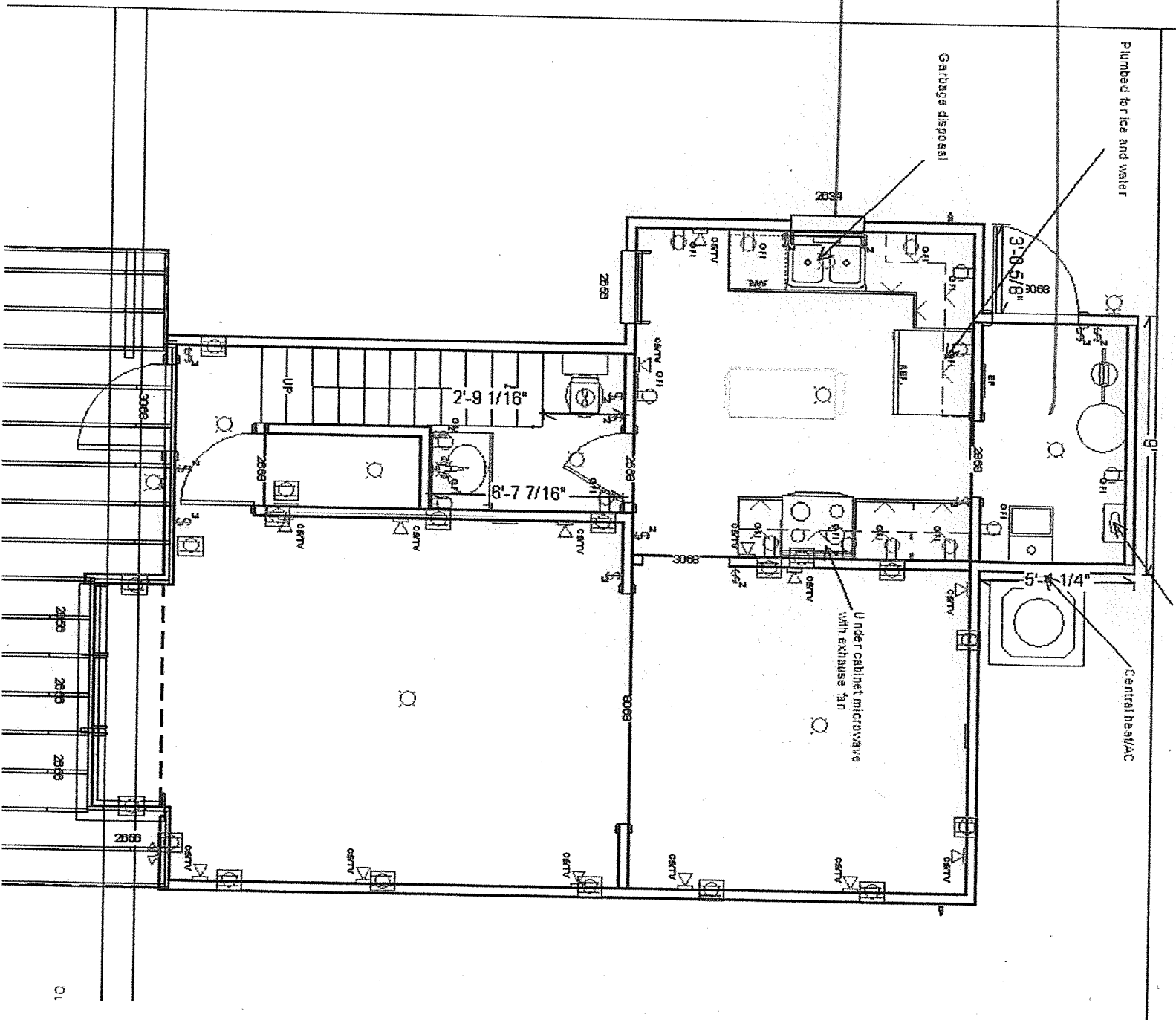
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Please use the attached criteria checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

Utility Room

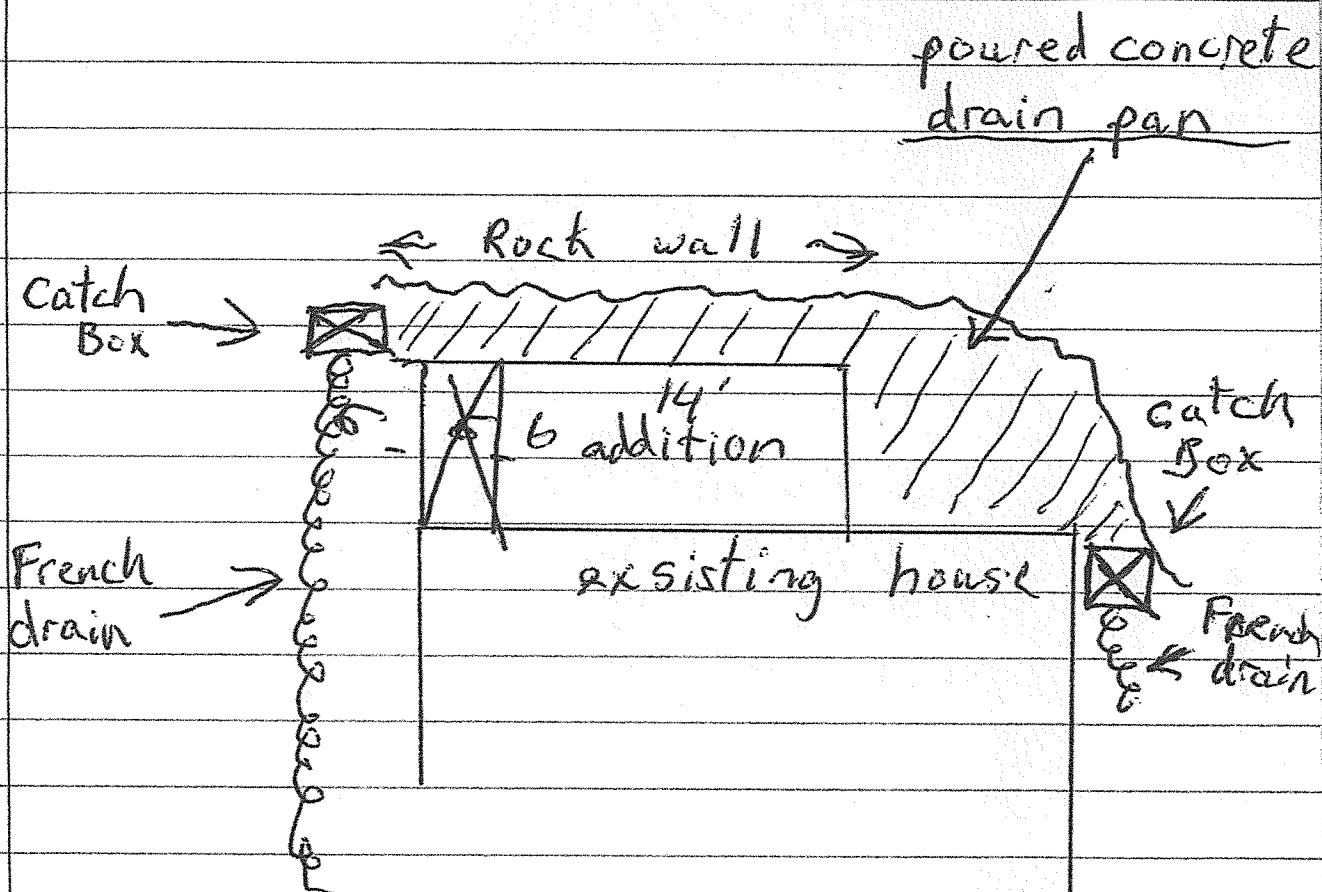
Windows  
Variance



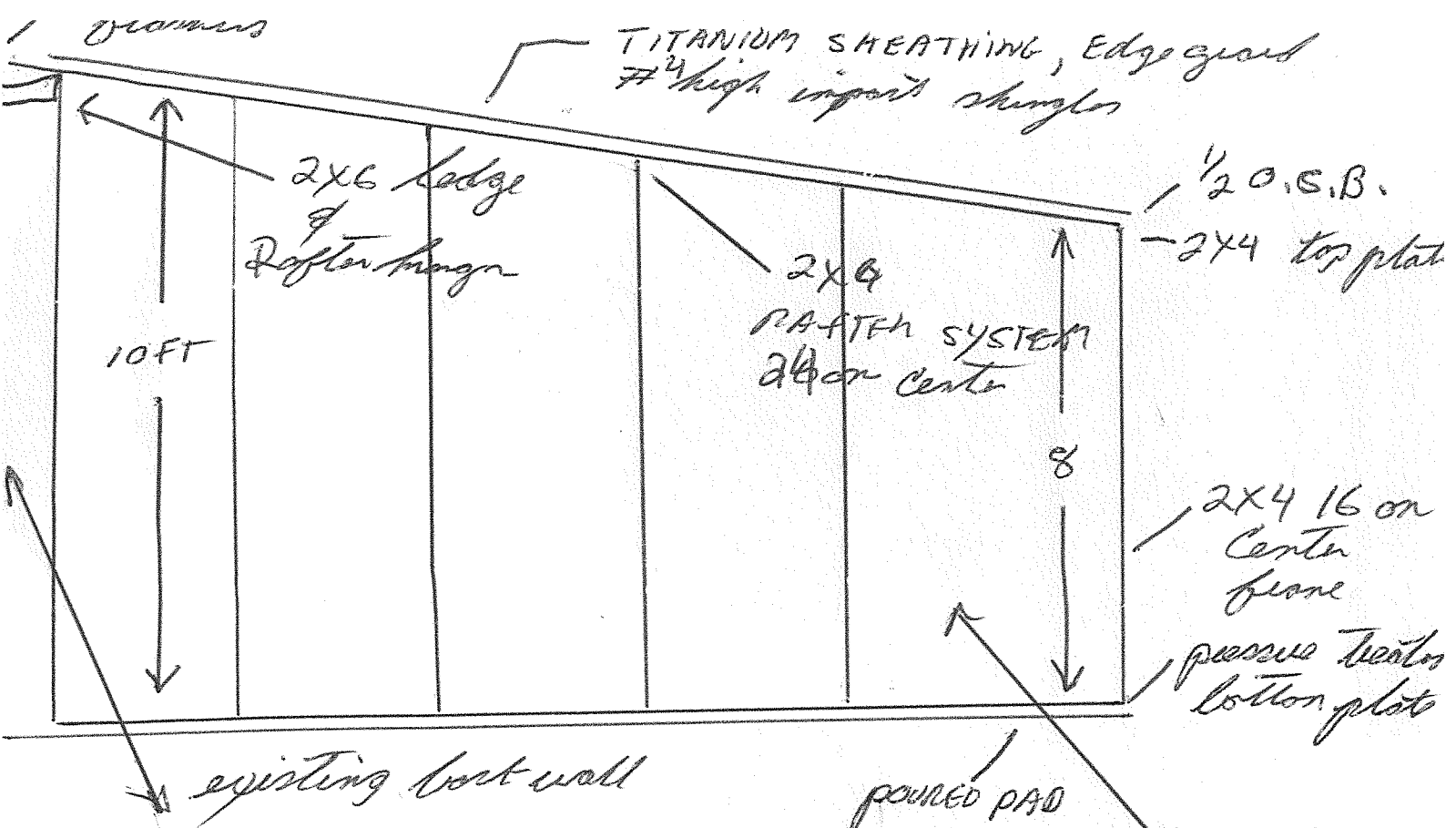


Competitive Masonry 609-381-4187

43 Forest St Leadwood  
back utility room and proper  
drainage



Addition will have a poured footing w/ rebar  
below frost line. Interior floor will be  
6" slab w/ rebar tied into footing

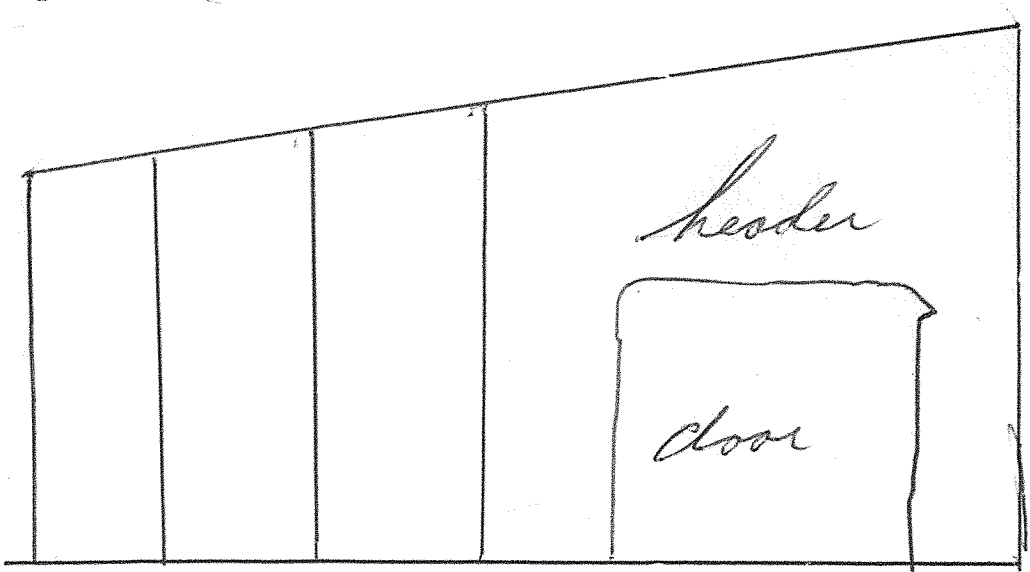


9' ~~wide~~ wide  
 5 1/4' deep

3.0 door east side

all siding to match existing

POURED PAD  
 1/2 O.S.B  
 sheathing ~~siding~~  
 TYVEK  
 Cedar siding



Ring stud frame

1' SOFFIT  
 fascia 6"

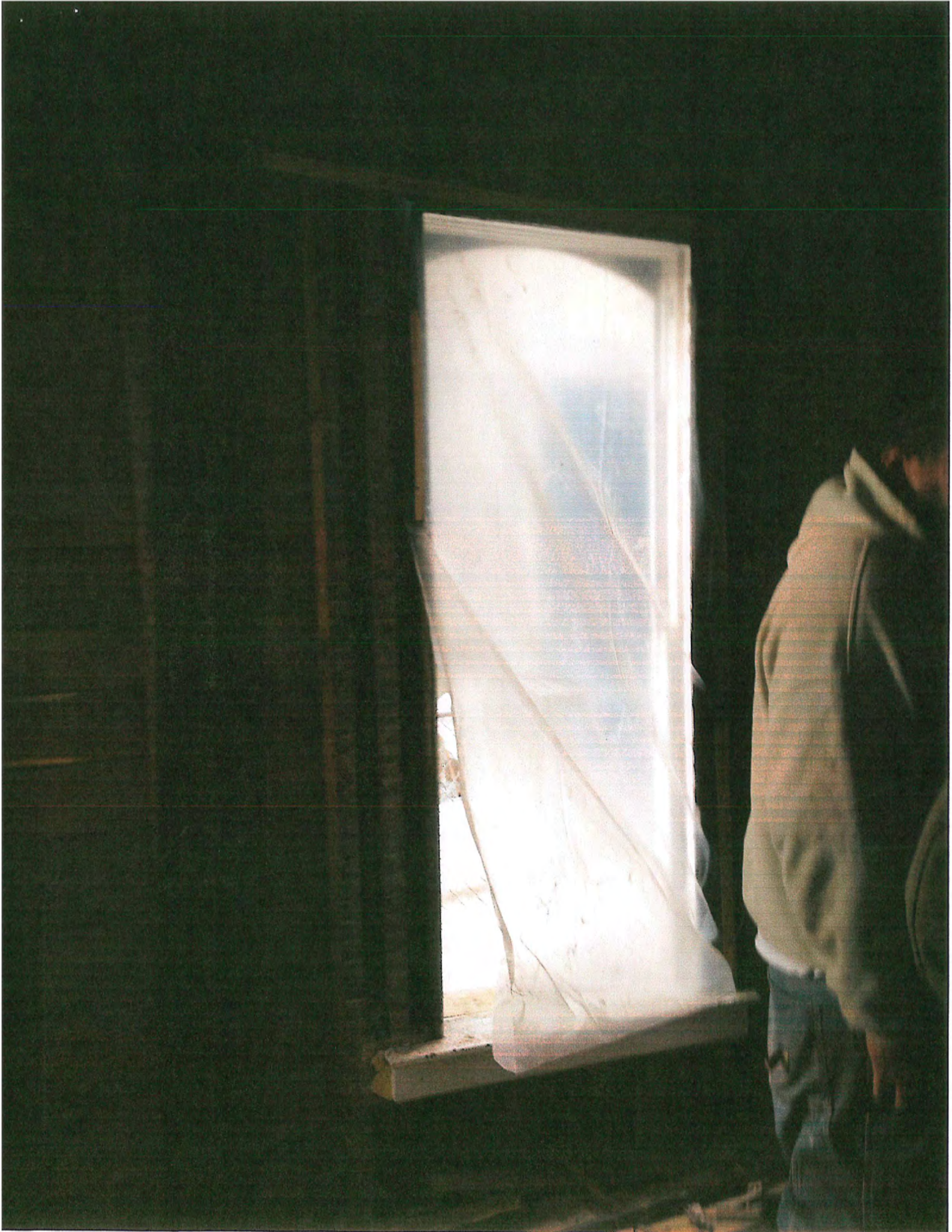
















# EXHIBIT F

Date: 2/14/2017

Case No. H17005

Address: 43 Forest Ave

## Staff Report

The applicant has submitted an application for Project Approval for work at 43 Forest Ave, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Troy Gorans

Owner: Troy Gorans

Constructed: c 1886

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

### General Factors:

**1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these homes are among the strongest reminders of Deadwood's nineteenth-century boom.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace all windows in the structure with like double hung wood frame windows.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** This house has been vacant for several years and suffered from lack of maintenance and care. The window sashes were determined beyond repair. The proposed new wood double hung windows match in style and size of the original windows and will not alter the visual appearance of the resource.

The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



**Motions available for commission action:**

**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

---

**If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**

**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

**C: Second Motion:**

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

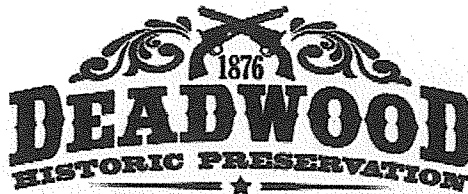
OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF  
 PLANNING, ZONING AND  
 HISTORIC PRESERVATION  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 578-2084



FOR OFFICE USE ONLY	
Cas# No.	H17005
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	2/9/17
Date of Hearing	2/22/17

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood  
 Deadwood Historic Preservation Office  
 108 Sherman Street  
 Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION
Property Address: <u># 43 FOREST AVE, DEADWOOD, S.D. 57732</u>
Historic Name of Property (if known):

APPLICANT INFORMATION
Applicant is: <input type="checkbox"/> owner <input checked="" type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

Owner's Name: <u>TROY GORANS</u>
Address: <u>20751 SHIRT TAIL GULCH RD.</u>
City: <u>STURGIS</u> State: <u>S.D.</u> Zip: <u>57783</u>
Telephone: <u>(320) 894-7482</u> Fax: <u>N/A</u>
E-mail: <u>TROYGORANS@GMAIL</u>

Architect's Name: _____
Address: <u>N/A</u>
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>DANIEL OOKA/XTREME</u>
Address: <u>1206 ST. JOE ST.</u>
City: <u>SPEARFISH</u> State: <u>S.D.</u> Zip: <u>57783</u>
Telephone: <u>(605) 218-1527</u> Fax: <u>N/A</u>
E-mail: <u>XTREMECONTRACTING4U@GMAIL</u>

Agent's Name: _____
Address: <u>N/A</u>
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT			
<input checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>FEB 15/17</u>		Project Completion Date (anticipated): <u>FEB 28/17</u>	
<input checked="" type="checkbox"/> <b>ALTERATION</b>	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>ADDITION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> <b>ROOF</b>	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>GARAGE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>FENCE/GATE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> <b>WINDOWS</b>	<input type="checkbox"/> <b>STORM WINDOWS</b>	<input type="checkbox"/> <b>DOORS</b>	<input type="checkbox"/> <b>STORM DOORS</b>
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New
	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>WOOD</u> Style/type <u>double hung</u>			
<input type="checkbox"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> <b>OTHER</b> – Describe in detail below or use attachments			

**DESCRIPTION OF ACTIVITY**

Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request.

Replace all windows with like  
double hung wood frame windows.

Please Note Replacement windows  
as slide in like No alterations  
will be made to exterior

Ø 10: 24 x 68 1/2    Ø 4: 28 1/4 x 39

**SIGNATURES**

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

\_\_\_\_\_  
SIGNATURE OF OWNER(S)

\_\_\_\_\_  
DATE

*David J. Boh* 2/8/17  
\_\_\_\_\_  
SIGNATURE OF AGENT(S)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)

\_\_\_\_\_  
DATE

**APPLICATION DEADLINE**

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Please use the attached criteria checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



**QUOTE BY:** PAM DESMET  
**SOLD TO:** TWIN CITY HARDWARE  
Jerold  
DEADWOOD, SD

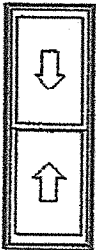
**QUOTE #:** JPSD909313  
**SHIP TO:**

**PO#:**  
**PROJECT NAME:**  
**REFERENCE:**  
**Ship Via:** Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	LIST UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line-1

Rough Opening: 24 3/4 X 69 1/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 24 X 68 1/2  
W-2500 Wood Double Hung, Auralast Pine,  
Primed Exterior,  
Natural Interior,  
4 1/2" Flat Casing, Standard Sill Nosing,  
4 9/16 Jamb,  
With-Plow White Jambliner, Compression Jambliner & No Tilt Latches,  
White Hardware,  
US National-WDMA/ASTM, PG 25  
Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled,  
BetterVue Mesh Brilliant White Screen,  
Clear Opening: 20.6w, 30.1h, 4.3 sf

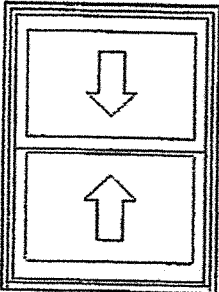
U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-01094-00001  
PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

\$585.37

*\$495.00* *10* *\$4,950.00*

Line-2

Rough Opening: 29 X 39 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 28 1/4 X 39  
W-2500 Wood Double Hung, Auralast Pine,  
Primed Exterior,  
Natural Interior,  
4 1/2" Flat Casing, Standard Sill Nosing,  
4 9/16 Jamb,  
With-Plow White Jambliner, Compression Jambliner & No Tilt Latches,  
White Hardware,  
US National-WDMA/ASTM, PG 25  
Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled,  
BetterVue Mesh Brilliant White Screen,  
Clear Opening: 24.8w, 15.4h, 2.6 sf

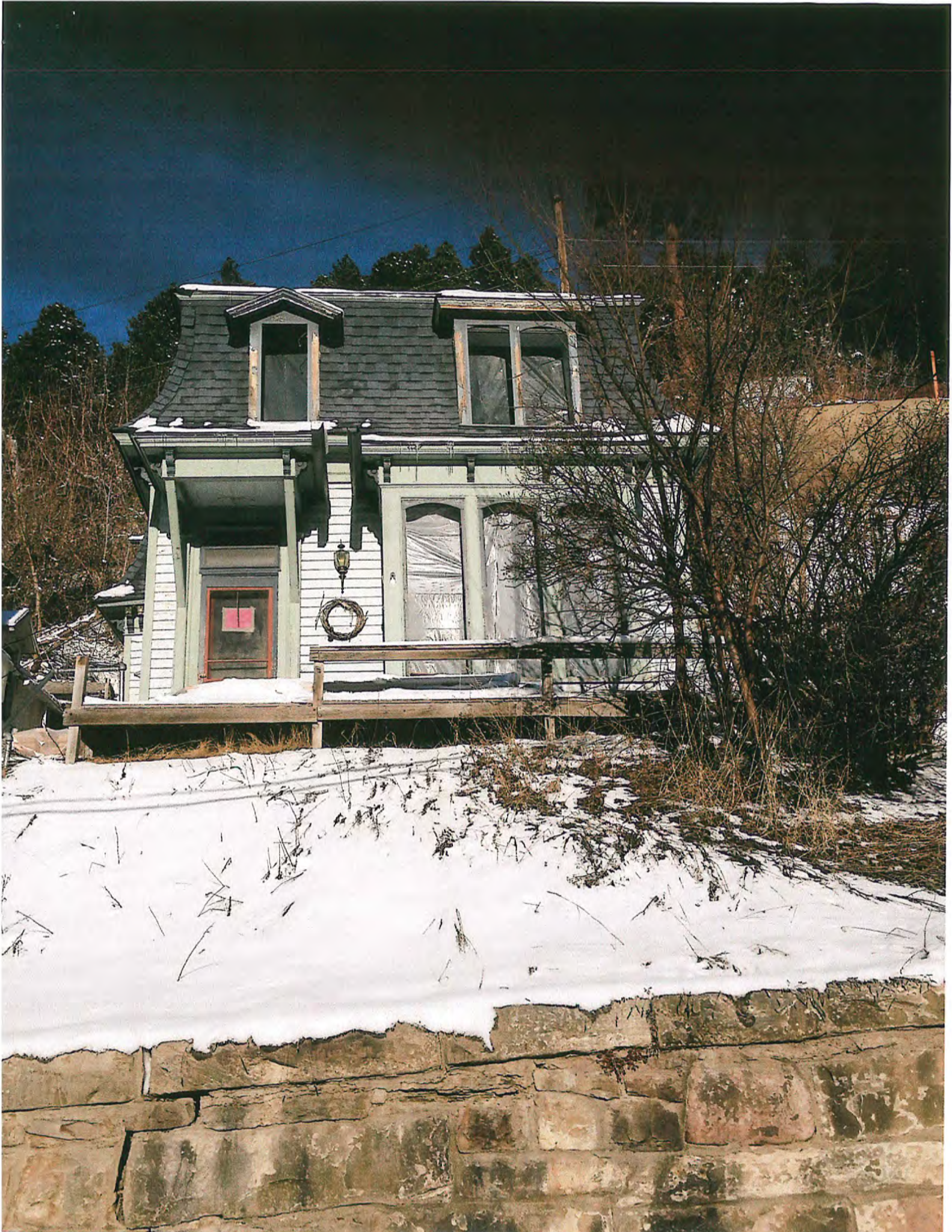
U-Factor: 0.30, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-578-01094-00001  
PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

\$567.54

*\$475.00* *4* *\$1,900.00*

**List Total:** \$8,123.86  
**Less Discount:** *\$6,850.00*  
**NET TOTAL:**  
**Total Units:** 14













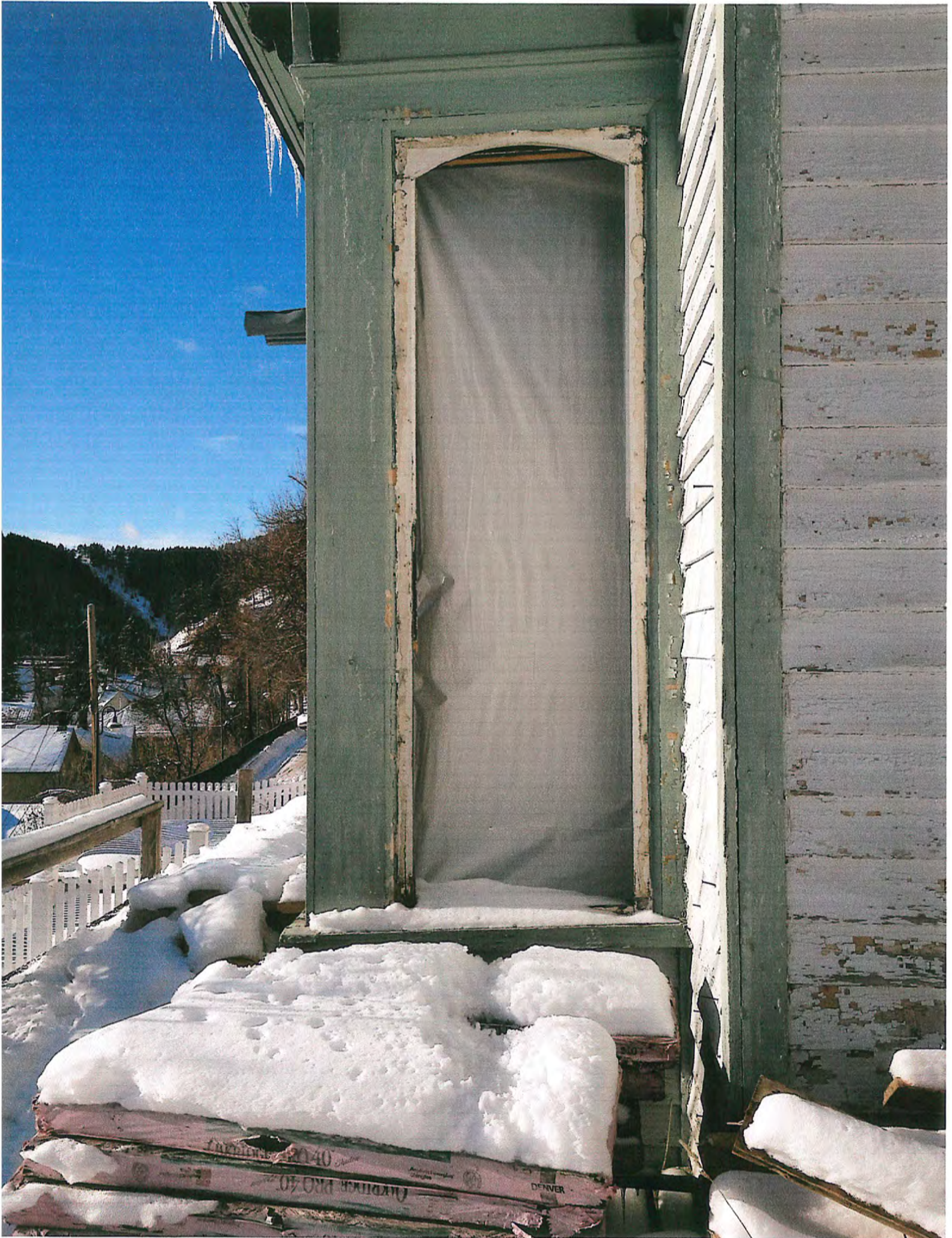












Garage Pro 40

DENVER



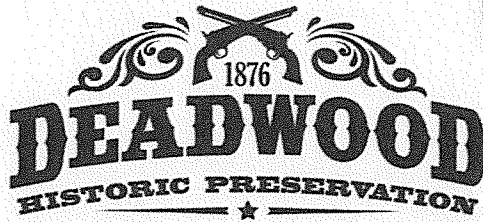








OFFICE OF  
PLANNING, ZONING AND HISTORIC  
PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



# EXHIBIT G

Kevin Kuchenbecker  
Historic Preservation Officer  
Telephone (605) 578-2082  
Kevin@cityofdeadwood.com

## MEMORANDUM

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**Date:** February 17, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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The following Historic Preservation Program applications were received by this office. Staff's recommendation follows each of the program requests.

- Lee C. Thompson..... 47 Forest Avenue ..... Foundation Program  
*Staff has determined the project meets the criteria for the Foundation Program and will coordinate with the applicant during the proposed project.*
- Randi Coddington..... 21 Guy ..... Elderly Resident Program  
*Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.*



# Foundation Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

47 Forest Avenue

2. Applicant's name & mailing address:

Lee C Thompson

47 Forest Avenue

Deadwood SD 57732

Telephone: (605) 641-2870

E-mail leecthompson@gmail.com

3. Owner of property – (if different from applicant):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

E-mail \_\_\_\_\_

**For Office Use Only:**

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 2/15/17

Initials: BA

89,240

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance or a grant or loan.

Applicant's signature: Lee C. Thompson

Date submitted: 02/06/2017

Owner's signature: Lee C. Thompson

Date submitted: 02/06/2017

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082





## Elderly Residents Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

21 GUY ST.

2. Applicant/Owner name & mailing address:

RANDI CODDINGTON

21 GUY ST.

DEADWOOD SD 57732

Telephone: (605) - 9200572

What year were you born? 1951

E-mail howdydoe.vastbb.net

3. Requested Grant Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

For Office Use Only:

Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 2/15/17 Initials: BA

Assessed Valuation \$ 187,950

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness for work to be completed and attach it to this document.

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant - as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the - grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant - approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant -.

Applicant's signature: Randi Coddington

Date submitted: 2/13/17

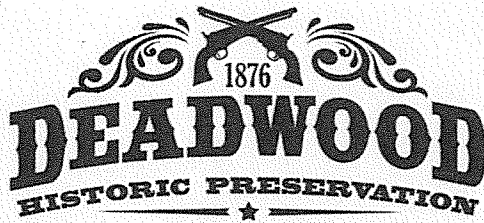
Owner's signature: Randi Coddington

Date submitted: 2/13/17

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082

OFFICE OF  
PLANNING, ZONING AND HISTORIC  
PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



Kevin Kuchenbecker  
Historic Preservation Officer  
Telephone (605) 578-2082  
Kevin@cityofdeadwood.com

# EXHIBIT H

## MEMORANDUM

---

**Date:** February 17, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Façade Easement Program Application

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This Historic Preservation Office received a Façade Easement Program Application from DWD, LLC to enter the Deadwood Gulch at 560 Main Street into the Façade Program. The owner plans to restore the façade of the original two story structure and the addition, however, the grant will only cover the original two story structure (known historically as the Hy Kee Building). The proposed cost for the façade of the original two story structure is \$83,802.96 and the total cost of the project is \$120,429.12. The applicant is requesting \$51,000.00 or \$3,000 per linier foot at 17 feet per the Façade Easement Program guidelines.

The Deadwood Historic District Commission approved the project and issued a Certificate of Appropriateness H16058 for the changes on December 14, 2016.

Staff has determined the applicant meets the criteria for acceptance into the Façade Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program if approved by the commission.





# Historic Façade Easement Program Application

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

560 Main St.

2. Applicant's name & mailing address:

DGS, LLC (Buying on e/pard to)  
560 Main St.  
Deadwood SD 57732

Telephone: (605) 641-0123

E-mail rich@rushmore.com

3. Owner of property – (if different from applicant):

DWA, Inc (selling on e/pard to)  
560 Main St. DGS, LLC

Deadwood, SD 57732

Telephone: (605) 678-1207

E-mail dgsllc560@yahoo.com

4. Project Costs:	Total cost of the façade restoration project:	\$ <u>120,429.12</u>
	Amount requested for the façade project (Keep in mind eligible expenses and program maximums)	\$ <u>51,000</u>
	Total cost of building rehabilitation project (Include additional interior work planned)	\$ _____
	Anticipated appraisal value at conclusion of project	\$ _____

5. Façade Easement Program Area – Deadwood Local Historic District



6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
  - Provide detailed description of exterior changes including materials, colors and dimensions
  - Proposed rehabilitation renderings and elevations
  - Current and historic photos of the building
  - Project budget including the entire project and façade project
  - Project timeline
  - General information on project financing or other such information showing feasibility of project
  - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement requirement

7. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant or loan.

Applicant's signature: DGS, LLC by Richard Harv Date submitted: 2/14/17

Owner's signature: DGS, LLC by Richard Harv Date submitted: 2/14/17  
Buying on C/DEED

Please return the completed application along with the Certificate of Appropriateness to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082



**Kokinos Construction**  
 19216 Prairie Hills Rd  
 Belle Fourche, Sd 57717  
 6056410123  
 kirkKokinos@gmail.com

# Invoice

Date	Number
01/18/2017	195

Bill To
Deadwood Gulch Saloon Deadwood Gulch Saloon
rich@rushmore.com

		PO Number	Terms	Sales Rep
				Kirk Kokinos
Item	Description	Qty	Price	Total
Service	Install 2 Marvin wood windows above deck. Install Marvin wood door above deck.	1	7,500.00	7,500.00
Service	Electrical- move electrical to accommodate new facade. move electrical as need for windows and door on deck.	1	13,142.00	13,142.00
Service	Materials for new facade front only. sub framing, siding, deck.	1	13,000.00	13,000.00
Service	labor for front facade only.	1	32,000.00	32,000.00
Service	paint	1	4,500.00	4,500.00
Service	Rentals	1	3,500.00	3,500.00
Service	Hanging sign below deck. wood and steel.	1	1,200.00	1,200.00
Service	Parking permits	1	250.00	250.00
Service	Building Permit	1	656.00	656.00
Service	Architect	1	3,500.00	3,500.00
Service	Custom shutters and facade door.	1	3,000.00	3,000.00
		<b>Sub Total</b>		82,248.00
		Tax	2.000%	1,554.96
		<b>Total</b>		<b>\$83,802.96</b>
		<b>Paid</b>		<b>0.00</b>

**Kokinos Construction**  
 19216 Prairie Hills Rd  
 Belle Fourche, Sd 57717  
 6056410123  
 kirkkokinos@gmail.com

# Invoice

Date	Number
02/13/2017	197

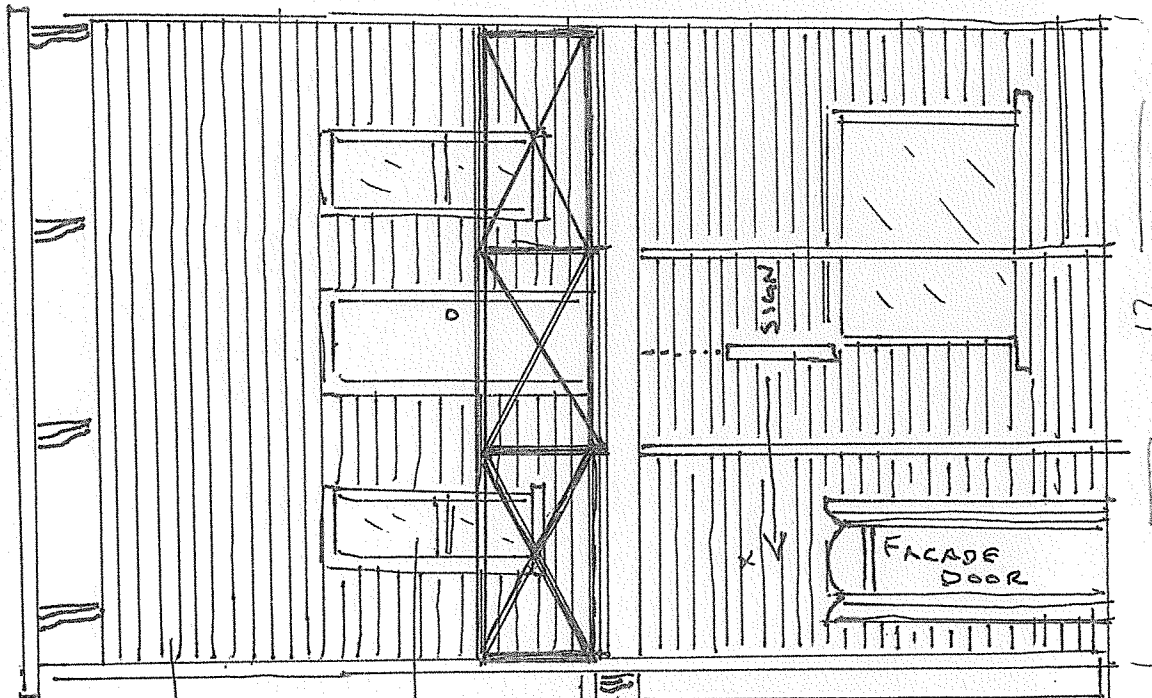
Bill To
<p>Gulch new addition</p> <p>kirkkokinos@gmail.com</p>

*Addition*

PO Number		Terms	Sales Rep	
			Kirk Kokinos	
Item	Description	Qty	Price	Total
Service	Facade	1	17,000.00	17,000.00
Service	Two entry doors	1	2,500.00	2,500.00
Service	Electrical. Interior track lighting. Exteeior lighting parking lot side. Sign lighting.	1	15,500.00	15,500.00
Service	Move awnings as needed	1	500.00	500.00
Service	Building Permit	1	408.00	408.00
		Sub Total		35,908.00
		Tax	2.000%	718.16
		<b>Total</b>		<b>\$36,626.16</b>
		<b>Paid</b>		<b>0.00</b>

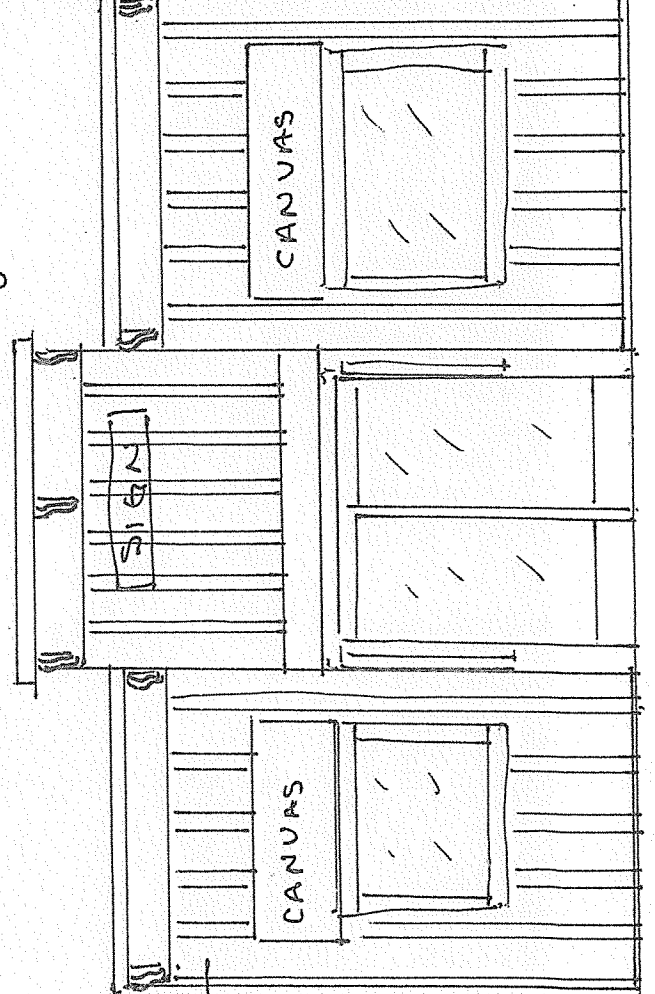


500 Main  
1890  
1990



4 1/2"  
white  
smooth

Masvui  
WOOD  
WINDOWS

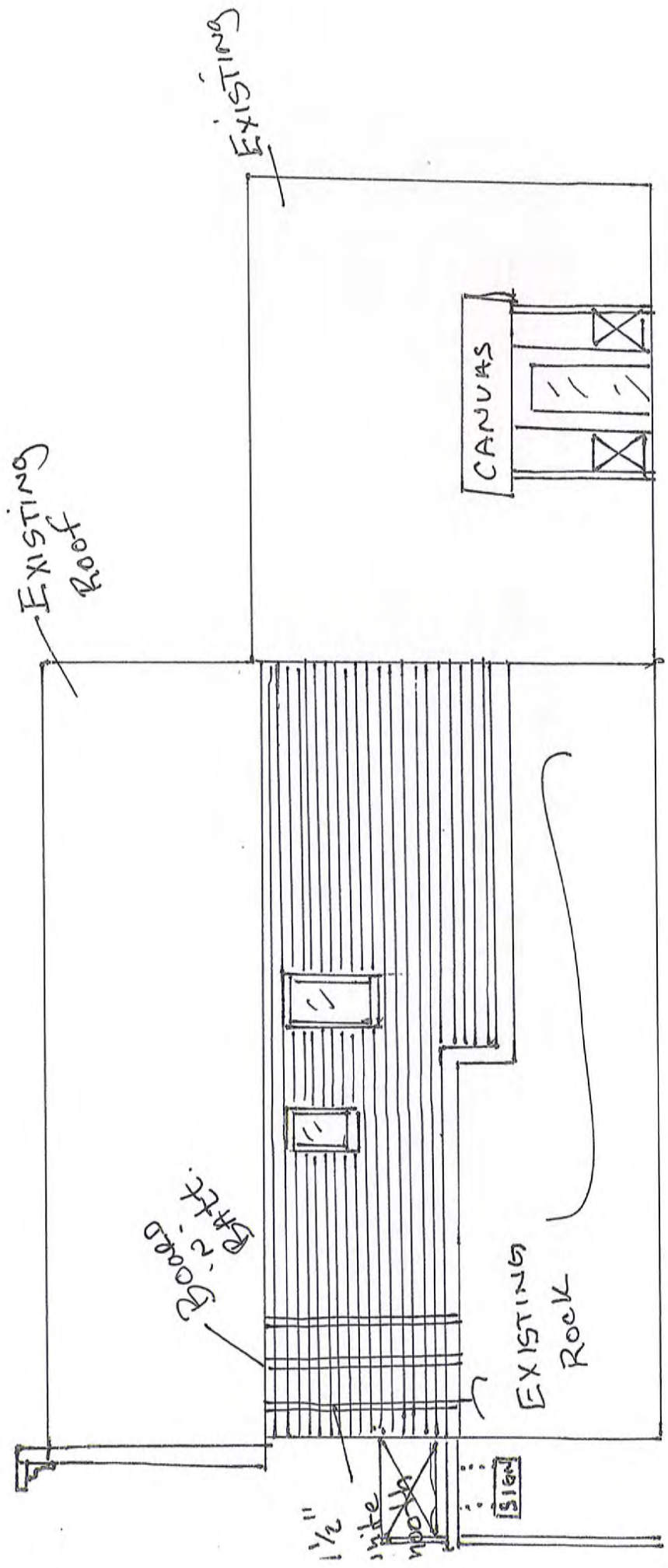


Doug Fir  
Dark Brown  
Board  
N.  
Blatt

17

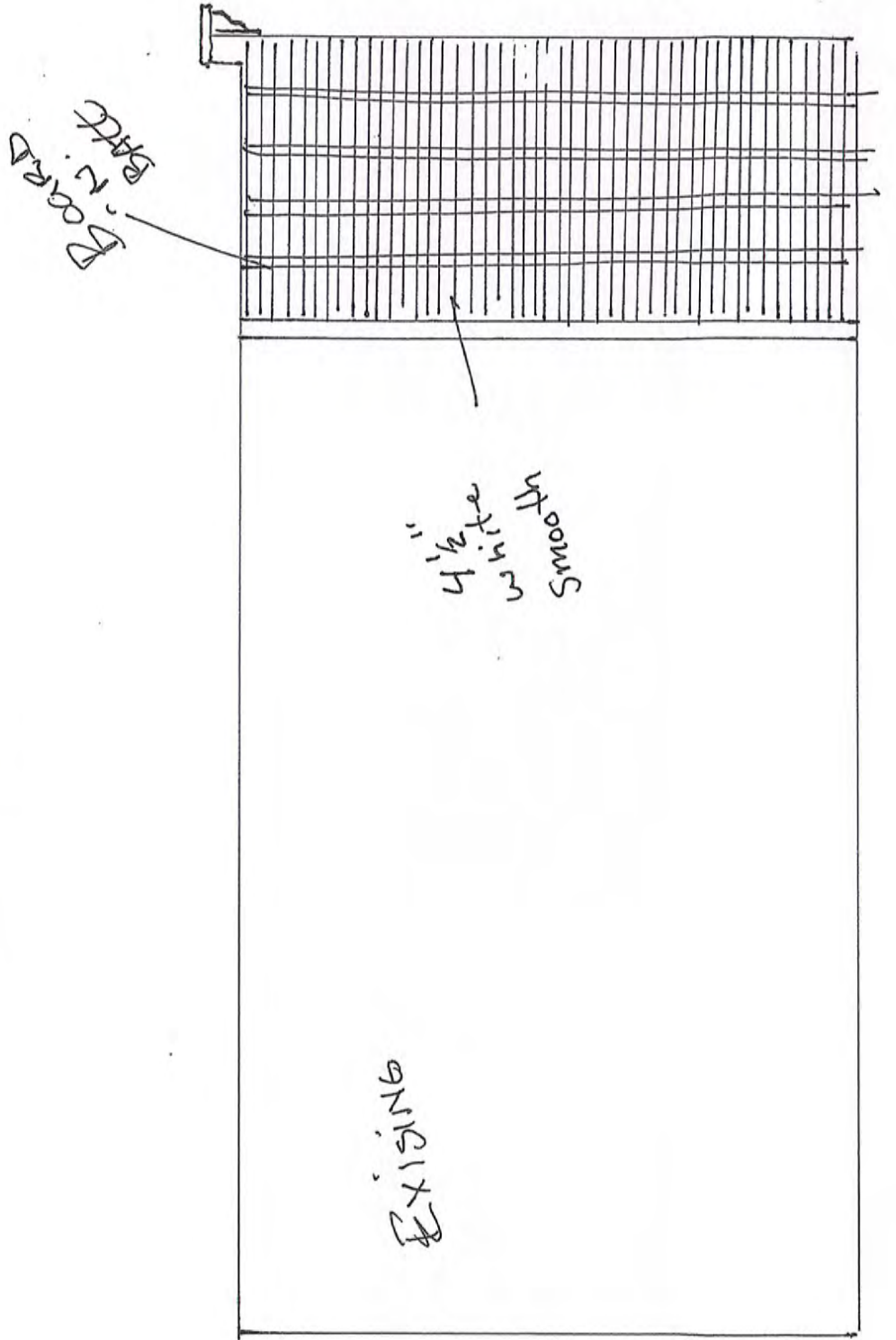
27

EAST SIDE





WEST SIDE



560 main st





View all photos



- Share
- Slideshow
- Edit
- Rotate
- Delete



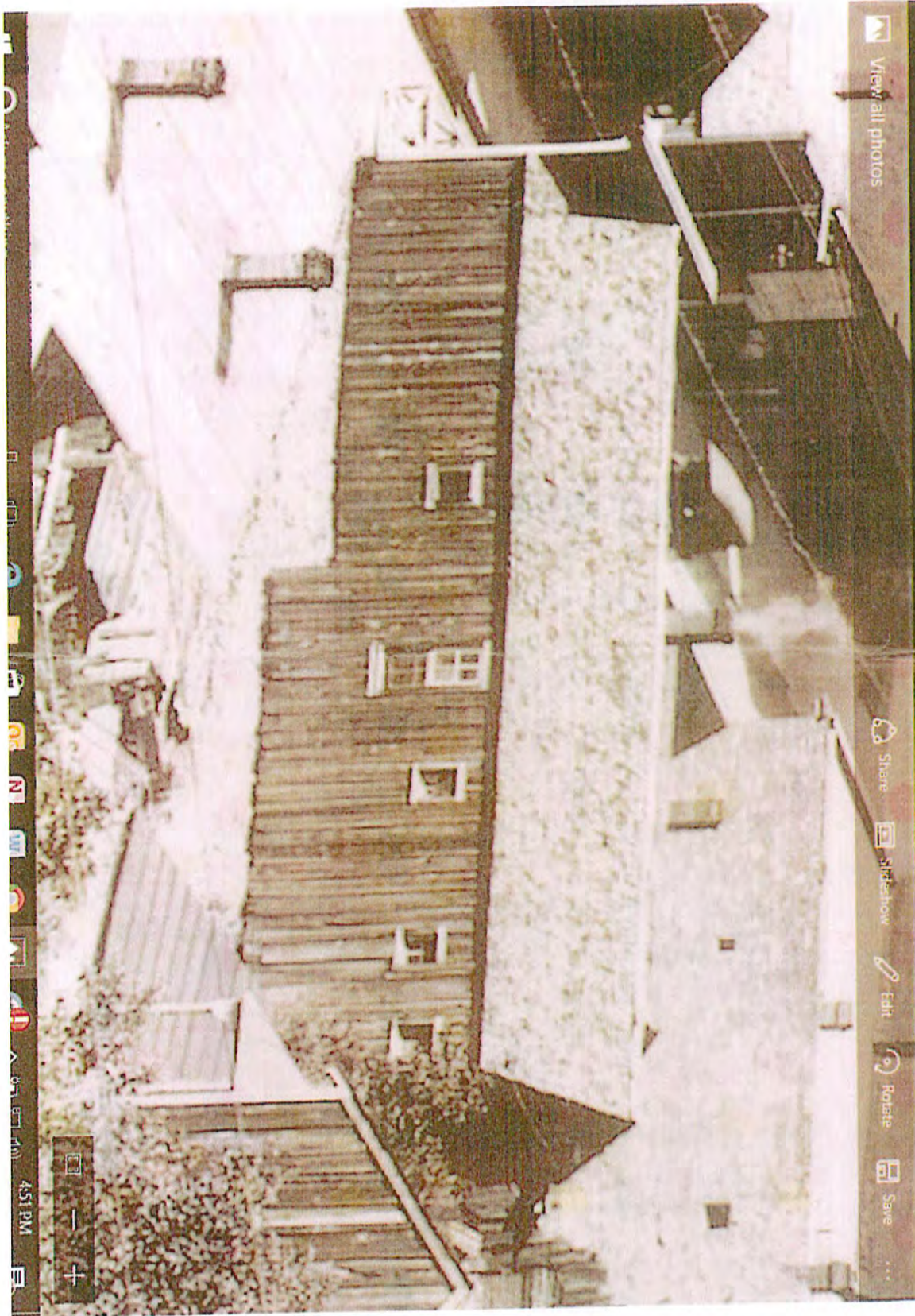
 View all photos

 Share  Slideshow  Edit  Rotate  Save ...





View all photos



Share

Slideshow

Edit

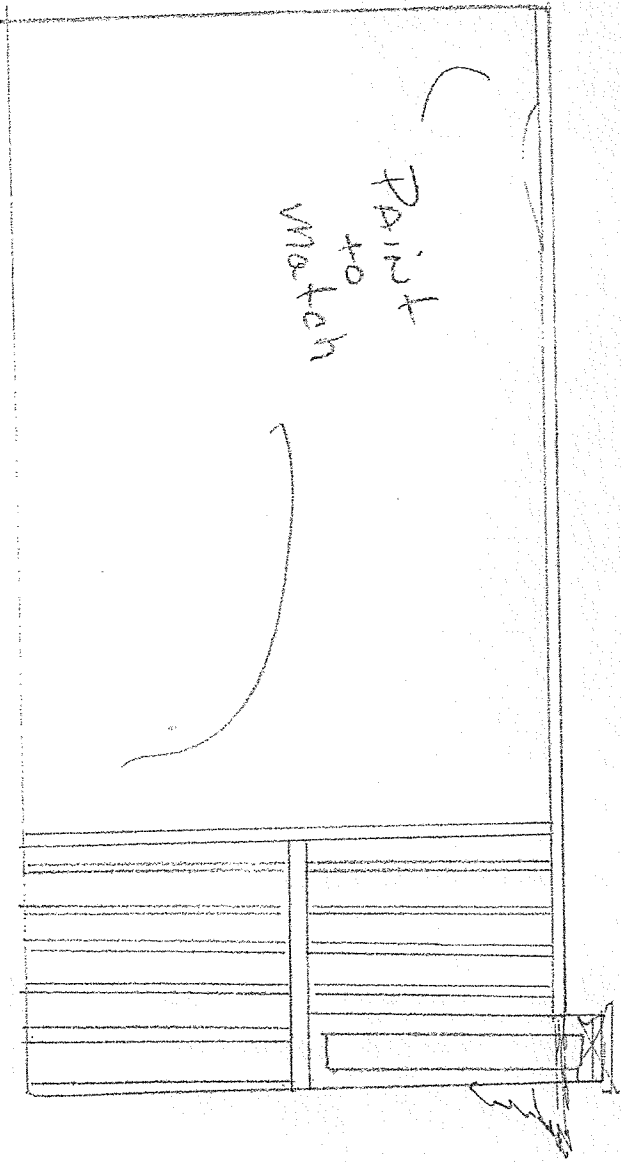
Rotate

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SIDE VIEW





View all photos



Share

Slideshow

Edit

Rotate

Delete

4:55 PM

