



Historic Preservation Commission Meeting Minutes

Wednesday, May 13, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on May 13, 2026, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commissioner Chair Leo Diede
HP Commissioner Vice Chair Molly Brown
HP Commissioner Trevor Santochi
HP Commissioner Beverly Posey
HP Commissioner Jesse Allen

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Diana Williams
HP Commissioner Vice Chair Anita Knipper

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Bonny Anfinson, Historic Preservation Coordinator
Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks

3. Approval of Minutes

- a. 04.22.2026 Meeting Minutes

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve Meeting Minutes of April 22, 2026. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

4. Voucher Approvals

- a. HP Operating Vouchers May 13, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Operating Vouchers in the amount of \$162,455.32. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- b. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve Revolving Vouchers in the amount of \$4,000.00. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

5. HP Programs and Revolving Loan Program

a. Historic Preservation Program Application Requests

Bill Walsh - 36 Lincoln - Elderly Resident Program

Ron Underhill - 32 Taylor - Elderly Resident Program

Mrs. Anfinson stated we have two owner occupied applicants that have submitted the required paperwork. Staff as well as Loan Committee has determined the proposed projects and the applicants meet the criteria for the program. Staff will coordinate with the applicants during the proposed projects.

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve Bill Walsh, 36 Lincoln and Ron Underhill, 28 Taylor, into the Elderly Resident Program. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

b. HP Revolving Loan Requests

Kyle Heckman, 358 Williams St., Windows/Doors Loan

Donna Wiese, 26 Washington, Windows/Doors Loan

It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve Kyle Heckman, 358 Williams and Donna Wiese, 26 Washington, into the Windows/Doors Loan Program. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

c. Neighborworks Updates

Mrs. Trucano stated we have one hundred and eighty-one loans in the portfolio with one being delinquent.

6. Old or General Business

a. Permission to hire Movette Film Transfer Co. at a cost not to exceed \$4,800.00 to digitize the 8mm Film Collection 2025.11 Houlette Family Film Archive. (to be paid from HP Archives line item).

Mr. Runge stated this request is for the Houlette Family Films that were donated to the City last year. There are thirty to forty films that will go be digitized.

It was moved by Commissioner Brown and seconded by Commissioner Santochi to recommend to the City Commission to hire Movette Film Transfer Co. at a cost not to exceed \$4,800.00 to digitize the Houlette Family Films. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

b. Permission to hire Airshow Mastering in the amount not to exceed \$7,300.00 for the digitization (Phase I of III) of the Oral History Cassettes. (To be paid from HP Archives [\$5,300] and Public Library [\$2,000] line items).

Mr. Runge stated the City has a substantial amount of oral histories that are on cassettes and we are interested in partnering with the Deadwood Public Library as

they contribute \$2,000.00 to this line item and Archives line item \$5,300.00. Fifty audio cassettes will be transferred to digital files.

It was moved by Commissioner Allen and seconded by Commissioner Santochi to recommend to the City Commission to hire Airshow Mastering in the amount not to exceed \$7,300.00 for Oral History Cassettes to be digitized. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- c. Permission to purchase a Microfilm Scanner / Reader from Edge One at a cost not to exceed \$6,800.00. (to be paid from HP Archives line item).

Mr. Runge stated the Deadwood Public Library donated five hundred rolls of microfilm of newspapers, additionally the City has another five hundred rolls of microfilm of ledgers. We would have a microfilm reader within city limits and if DHI or other entities need to digitize microfilm, they are able to. The reader will be directly hooked up to a laptop, so it will be a fast and easy way to have all of the information transferred over.

It was moved by Commissioner Santochi and seconded by Commissioner Brown to approve to purchase a Microfilm Scanner/Reader from Edge One at a cost not to exceed \$6,800.00. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260099 - 65 Sherman Street - Deadwood Sundance 2023 LLC - Install new opening for a window and replace front door

Mr. Kuchenbecker stated this is a contributing structure in the Original Town Deadwood, circa 1892 and with a 1928-1929 rehabilitation. The applicant is requesting permission to add a new opening for a window to the north side of the second floor of 65 Sherman. The opening/window will match existing in size/style. The front door of 65 Sherman will be replaced with a new wood door that matches the style of the front doors at the Landmark Hotel & Casino. The applicant wants to add an additional bedroom on the second floor, and an access window is required by code. The proposed window will be a wood Pella window to match the existing window configuration. Because it is on the side elevation and will match the existing openings, it is staff opinion, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Commissioner Allen and seconded by Commissioner Brown to approve 65 Sherman, Deadwood Sundance 2023 LLC, to install a new opening for a window and replace front door. Voting Nay: Santochi. Voting Yea: Posey, Diede, Brown, Allen.

- b. COA 260101 - 57 Sherman - Deadwood Sundance 2023 LLC - Paint new mural on exterior of structure

Mr. Kuchenbecker stated this is a contributing structure in the Original Town Deadwood, circa 1903 to 1923. The applicant is requesting permission to paint a new mural to the exterior side of 57 Sherman back by the new patio. The mural,

which depicts a Mt. Rushmore of country music artists, would be painted in a similar color scheme as the existing ghost murals on the Landmark Hotel & Casino. The mural would be located on an existing CMU wall with no direct views to the street. The existing wall is a non-character-defining wall that lacks any of the character of the surrounding buildings or district Under Deadwood Codified Ordinances Chapter 15.32.130 – Disallowed Signs: Murals and supergraphics shall not be allowed. Under the ordinance, a mural means a decorative or figurative painting or decoration, usually oversized, applied directly to a wall or ceiling. "Mural" shall also include super graphic. Ghost Murals or historic advertisements within the period of significance for the National Historic Landmark District are allowed under the program administered by the Deadwood Historic Preservation Commission. Other requests have been denied or withdrawn and allowing a mural or super graphic could set precedent for future projects. It is staff's opinion, the proposed work and change is incongruous with the historical, architectural, and archaeological or cultural aspects of the State and National Register Historic Districts as well as the Deadwood National Historic Landmark District.

It was moved by Commissioner Posey and seconded by Commissioner Santochi based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and move to deny Certification of Appropriateness for 57 Sherman, Deadwood Sundance 2023 LLC. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260080 - 36 Lincoln Ave. - Bill Walsh - Repair box gutters & membrane roofing
- Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1903. The applicant is requesting permission to repair/replace areas of the structure that are deteriorating, including but not limited to the box gutters, window structure at garden room and membrane roofing. Staff met with the contractor to review this project. This included options such as doing away with the box gutter. This solution maintains the integrity and functionality of the original construction. 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.

It was moved by Commissioner Santochi and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding 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. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- b. PA 260085 - 95 Stewart St - Randy & Lori Johnston - Remove building
- Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit, circa 1890. The applicant is requesting permission to remove the house. The house has a large amount of water damage due to a water

pipe breaking. It will cost more for repairs than to remove. This property was entered into the retaining wall program in 2012, and the historic wall was restored in 2013. The total cost of the wall was \$56,836.25. This structure could be returned to contributing if the inappropriate siding and windows are replaced and the resource is rehabilitated. In 2018 the water was shut off to the structure, and the structure has remained vacant since. Staff has not had the opportunity to conduct a site visit to understand the interior standards. The owner is not sure as to what will be done with the lot if the house is removed. Recently the Housing Task Force identified this structure as an underutilizing housing opportunity. The Task Force encourages rehabilitation of vacant and underutilized housing stock to assist in providing a wide variety of housing options within the City of Deadwood. If current owners of these properties are not interested in rehabilitating the resource, perhaps they should put it on the market. While currently, not a contributing resource, it is within the period of significance and with appropriate work and changes, it would contribute at that time. The proposed work and changes does not encroach upon, damage or destroy a historic resource; however, removal of the property would have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Furthermore, the historic retaining wall which was rebuilt using Historic Preservation fund would lose its association with the site due to a lack of structure on the property. The applicant is present if you have any questions.

Commissioner Posey stated the Historic Preservation Commission as a whole do not enable demolishing historic homes, we are designated to restore, repair, reuse and protect. We have a shortage of housing in Deadwood and it may be good to consider putting it on the market.

Mrs. Johnston stated the house is not able to be lived in. The condition that it is in we will not put money into it and nobody is going to buy it with the condition it is in.

Commissioner Brown stated we do have a Housing Task Force and this is something they on with Economic Development. I would like to continue this so we can look at structure.

It was moved by Commissioner Brown and seconded by Commissioner Allen based upon all the evidence presented, I move to make a finding to continue this request until the May 26, 2026 meeting so a site visit can be conducted. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

- c. PA 260079 - 12 Washington - Janice Heffron-Fogle - Replace Front Door

Mr. Kuchenbecker stated this is a contributing structure in the Ingleside Planning Unit, circa 1898. The applicant is requesting permission to replace the front door with a wood door. It is staff opinion 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. This is a door inside the vestibule and not original but the replacement door will be appropriate in style.

It was moved by Commissioner Santochi and seconded by Commissioner Brown based upon all the evidence presented, I find 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. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

- d. HPC PA 260087 - 17 Lincoln - Mike & Ester Schmidt - Restore windows and add wooden storm windows

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1880. The applicant is requesting permission to restore windows and install wood storm windows. It is staff opinion 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.

It was moved by Commissioner Posey and seconded by Commissioner Santochi based upon all the evidence presented, I move to make a finding 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. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

- e. PA 260088 - 3 Rodeo - Mike Percevich - Replace Siding

This is a non-contributing structure located in the Large's Flat Planning Unit, circa 1975. The applicant is requesting permission to replace the Masonite siding with Smart siding that is similar in the earth tone colors. It is staff opinion 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.

It was moved by Commissioner Posey and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding 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. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- f. PA 260089 - 18 Denver - Erika Laine Drummond - Replace Windows

Mr. Kuchenbecker stated this is a contributing structure in the City Creek Planning Unit, circa 1890. The applicant is requesting permission to replace the windows. The bathroom window will not open, the dining room window slams shut after opening, Olivia's room opens great because it is on a track. Office window is tough to open and no storm window on it, so I do not open it. The only two windows I open are the ones in Olivia's room and my room but both of these windows are on the same side of the house so I get no air flow. This resource was entered into the foundation, siding and windows and doors programs in 2022. The applicant is now

wanting to replace the windows that were previously repaired and restored using Historic Preservation funding. Staff conducted a site visit and determined two of the windows in question do need routine maintenance (waxed and adjusted) and the window in the dining room does need a repair to keep the stop in place. The applicant did state during the site visit the windows did work when they were first restored. The previous applicant (late husband) received \$11,650.00 in grant funds to restore these windows. Per the grant agreement, the grantee agrees to maintain the property to the minimum maintenance standards. It is staff opinion due to the investment from the Historic Preservation Commission to restore and retain the original windows and install new storm windows, it should be the responsibility of the homeowner to maintain and repair these windows under the agreement. Furthermore, it is staff opinion the proposed work and changes would damage or destroy a historic resource (materials) but not 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. The applicant is here if you have any questions.

Commissioner Posey stated it is protocol in the windows program that you only can receive those funds one time and it will not be available to that structure. We are saying you would be on your own to purchase the replacement windows.

Ms. Drummond stated when the site visit occurred, we discussed if the Historic Preservation is not willing to fund the remainder of the grant, \$20,000.00 then could an approval occur to get new windows and the answer was no.

Commissioner Posey stated that is correct because the windows still need to meet the criteria.

Ms. Drummond stated if the replacement windows exceed the amount given, it is intended to pay the remaining amount out of pocket.

Mr. Kuchenbecker stated they used \$11,650.00 and the grant can get up to \$20,000.00. The work was done but they need to be maintained.

Ms. Drummond stated Nick is the one that accepted the work when it finished, but he has now passed away. We are wondering what we can do for the future. If another site visit is needed staff and commission are welcome to come look, but the windows do not meet code.

Commissioner Diede stated that brings up another issue if the windows do not meet code.

Mr. Kuchenbecker stated it is under the existing building code and the windows met code at one time. If the applicant is doing a change of use, they may have to be changed but that is not the case here and they will not have a change in use in a residential property.

Commissioner Diede asked if all the windows were repaired.

Ms. Drummond stated they were restored, painted and glazed.

Commissioner Allen asked if there is an option if the full amount on the grant is not used may they use the remaining funds for those repairs?

Mr. Kuchenbecker stated the windows that do not have storm windows are eligible for \$350.00 per window, the grant will need to be re-opened because it was closed when the project was completed. We can look at the number of windows that Nick (late husband) had applied for and count the windows and see if there is any additional funds available. Storm windows right now are running about \$325.00 to \$450.00 per window, so it does not cover all of the cost.

Mrs. Anfinson stated \$800.00 is allowed per window and there is a good chance that the \$800.00 was not used on that particular window.

It was moved by Commissioner Allen and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding to deny the new windows. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

It was moved by Commissioner Allen and seconded by Commissioner Brown to re-open the windows grant to see if there is any funding available for the storm window and to do repairs on the remaining windows. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- g. PA 260090 - 171 Charles - Patrick Mollman - Install garage door on existing building

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit, circa 1977. The applicant is requesting permission to install a garage door on the existing Morton Metal building. It is staff opinion 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.

It was moved by Commissioner Posey and seconded by Commissioner Brown based upon all the evidence presented, I approve 171 Charles to install a garage door on the existing Morton Metal building and move to make a finding 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. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- h. PA 260091 - 15 Forest - Adrian Newkirk - Request to change height of historic retaining wall

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit, circa 1892. The applicant is requesting permission to construct a six-foot-high retaining wall in front of the house, two feet higher than original. The reason for the request is a safety issue as the slope degree for the upper lawn is at four-feet and is too steep for mowing and slippery. A six-foot wall reduces slope degree from 45 degrees to 32 degrees when completed. The applicant is planting Arborvitae Topiary fir trees, below and across the front of the wall. This historic wall, which was originally between three and four-feet tall but has for the most part deteriorated and failed. The applicant entered into the retaining wall program in April of 2025. The applicant is requesting an additional two-feet in height to the

wall. Currently, the engineering plans show an eight-foot-tall wall with two options at the request of the owner. It is shown with two options or methods of construction, one with a poured concrete wall and stone veneer and the other with a redi-rock but shows no stone veneer. If approved, staff recommends allowing not greater than six-foot wall with either construction option having a stone veneer to recreate the original material of the wall and walls in the immediate vicinity of the project. With the previous conditions adopted, it is staff opinion 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. The applicant is here if you have any questions.

Commissioner Posey asked would it be possible to use the stone from the existing wall as the veneer?

Mr. Kuchenbecker stated that is typically what we do. We also have a quarried stone that we have used in the past.

Mr. Newkirk stated the stone that is remaining we intended to use but is only a pile of rubble now. We have a total of roughly 5 wheelbarrows left of the stone. In the original survey they deemed there was a tree there that we removed as a request for retaining wall engineering and removal of said tree. The engineer stated the tree was contributing to the settling of the front portion of the house. That is partially why we are looking for a higher wall for more soil retention to mitigate that possible issue. We are applying for the stack wall but with the compliant stone in front. We are requesting a six-foot concrete wall with a stone veneer.

It was moved by Commissioner Posey and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding 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. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- i. PA 260098 - 270 Main - First Gold (Terri Ward) - Construct vestibules at entries

Mr. Kuchenbecker stated this is a contributing structure located in the Fountain City Planning Unit, circa 1990. The applicant is adding two new entry vestibules to existing entry doors. The new vestibules will be wood construction to match the existing casino façade. The hotel portion of the building will be updating the paint color of the EIFS to match the color of the EIFS banding on the new cooler enclosure. These vestibules will replace the awning entrances which have had fabric walls added to assist with weather conditions. 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. There is a side note comment that a building permit has been issued and work started due to the short window of opportunity to complete the project prior to the

heavy tourist season. The applicant understands that if denied, they would be out the work completed on the foundation to date.

It was moved by Commissioner Allen and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding tthat 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. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- j. PA 260092 - 308 Main - Optima LLC - Complete rehabilitation of resource

Mr. Kuchenbecker stated Austin is here representing the applicant Optima LLC and the balance of the agenda are regarding Optima LLC. This is a contributing structure located in the Fountain City Planning Unit, circa 1895. The applicant is requesting permission to replace the windows and doors, repair and replace siding where it is needed, paint the entire house, repair and replace soffit. Remove small addition on the left side of the house covering the basement or crawl space entrance. Staff conducted an site visit with the owners. 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.

It was moved by Commissioner Posey and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding 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. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- k. PA 260093 - 308 Main Street - Optima LLC - Relocate historic structure

Mr. Kuchenbecker stated if Commission will allow because there are five addresses, they all technically are together and to expediate discussion and the staff report we would like to summarize the entire project.

Commissioner Diede stated to clarify, we are going to go through Project Approvals 260094, 260095, 260096 and 260097?

Mr. Kuchenbecker stated that is correct. They are contributing and non-contributing within the five structures. The first structure that was just approved for rehabilitation at 308 Main is a contributing structure, circa 1895. The applicant is requesting to move this historic structure from its current location on Main Street to Charles Street, preserving the structure and enabling a continued residential use in a historically appropriate setting. Over the years this area of Main Street has become highly commercialized and no longer has a residential environment. The proposed plan would move this structure, along with the other proposed resources, to a suitable location to re-create a residential neighborhood environment along Charles Street in Deadwood. Historical research shows several residential structures

were lost on this parcel over the decades and this area is currently zoned commercial. Through a project approval process and negotiated developer agreement, the proposed relocation site would be rezoned residential, deed restrictions, and preservation covenants placed on the resources to ensure long-term preservation methods are in place for perpetual protection. It is staff opinion the proposed project is a suitable request in light of the adverse effect this has had on the lower Main Street area through years of development, preservation battles and court cases. At this time, staff recommends consideration of a conditional approval to provide direction for staff and Optima LLC to negotiate a final agreement outlining conditions for final approval by the Deadwood Historic Preservation Commission. In total, there will be three houses and two outbuildings relocated. Staff will work on a development plan that would outline the landscaping needing to be completed. They will need to divide parcels. We would outline the agreement that puts everything in place and take a look at that agreement before they go through all of the work and to ensure the applicant and commission are protected. This would be preliminary approval with a final approval upon submission of the developers agreement. If properly implemented, it is staff opinion 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.

Commissioner Brown asked once the homes are relocated, will the applicant be selling them as single-family homes and they will be owner occupied?

Austin with Optima LLC stated yes that is correct and re-zoned as residential.

Mr. Kuchenbecker stated they currently have a CUP for Wayne Morris' cottages and a CUP for 308 Main Street. This would be done within the course of a year or more as it will take a while to do archaeology, move the foundation, move the house and more. They would vacate the CUP's because they would disappear. They would like to keep one house as a vacation rental, Airbnb, but we believe that is part of the developer's agreement and the mitigation of allowing the project to move forward.

Commissioner Diede asked what will happen to the vacant properties once everything is moved.

Mr. Kuchenbecker stated going off public record, where the cottages are, they will turn that area into a parking lot and eventually expand the convention center on the other side.

Mr. Rock stated as a resident, we believe it is the responsibility of the Historic Preservation Commission as well as the City Commission in protecting our neighborhoods. As Commissioner Brown stated we need to protect more Airbnb houses being implemented in the neighborhoods. There are more vacation rentals than homes for residents. We ask that we grow our town back into residential homes where people can move to town and raise their families. Everyone is all about making money but not at the expense of our community.

It was moved by Commissioner Brown and seconded by Commissioner Posey based upon all the evidence presented, I approve the concept of

relocating five historic structures from Main Street to Charles Street and move to make a finding 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. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- l. PA 260094 - 306 Main Street - Optima LLC - Permission to relocate structure
Coincides with all Optima LLC requests, votes and permissions under item K.
- m. PA 260095 - 388 Main Street - Optima LLC - Permission to relocate historic structure
Coincides with all Optima LLC requests, votes and permissions under item K.
- n. PA 260096 - 390 Main Street - Optima LLC - Permission to relocate historic structure
Coincides with all Optima LLC requests, votes and permissions under item K.
- o. PA 260097 - 390 1/2 Main Street - Optima LLC - Permission to relocate structure
Coincides with all Optima LLC requests, votes and permissions under item K.

9. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

10. Staff Report

(Items considered but no action will be taken at this time.)

- a. 2nd Meeting in May moved to Tuesday, May 26, 2026, for Deadwood Baseball / Softball Opening Day set for May 27, 2026.

Mr. Kuchenbecker stated we are asking permission to move the Historic Preservation Commission meeting to Tuesday, May 26, as Deadwood Vintage Baseball opening day is May 27, and starts at 4:00pm and some commissioners as well as staff are involved and participating. We will have Woody's photography there to take photos. Mike displayed the uniforms, bats, trophy and the Trolley signs.

Commissioner Allen stated Cody Oliver from KDSJ will be at the Baseball opening day on May 27. Hot dogs will be served and the Sasquatch will be doing the opening announcement. A first pitch will be thrown and fireworks after the games are over. This again is for opening day when the kids are playing baseball/softball.

Mr. Kuchenbecker stated we received the findings and facts for the de-annexation of Boot Hill Estates. We are preparing for a possible appeal on this case as the court ruled in favor of Boot Hill Estates on the de-annexation.

Mr. Kuchenbecker stated we have been preparing for the 150th events and the Historic Preservation agenda for today. The Save Our Tail parade is on May 22, 2026, at 1:00pm on Main Street.

Mr. Kuchenbecker stated a Contractor, Marty, was here at the beginning of the meeting, but did not get his project approval in on time and he apologizes for that. Marty requested the commission to look at the rendering of the proposed sixteen-foot-wide houses with the parking, landscaping and walls. They may sell these homes or turn into long-term rentals. They are not designed to be Bed and Breakfast. We will continue this in the next Historic Preservation meeting.

11. Committee Reports

(Items considered but no action will be taken at this time.)

Commissioner Charles stated Farmers Market starts June 12.

Commissioner Allen stated trails committee went out and did way-finding and put up markers and looked at new locations to do marking on the White Rocks trail. We are partnering with the Mickelson Marathon group to host a group to hike on Saturday during the Mickelson Marathon weekend that will utilize the White Rocks trail and go through the cemetery and loop back around to the White Rocks trail. Trails Committee is also hosting a group hike for Father's Day. They will start at the access point at the JT Fuller starting at 10:00am.

Commissioner Allen stated the stagecoach is back on Main Street for the summer. The trial of Jack McCall starts this Saturday. Kids at the elementary school received a ticket to attend the trial! Deadwood Alive for Wild Bill Days is doing a program for the shoot-outs on Main Street.

Commissioner Allen stated Back When They Bucked is back in town with their horse parade starting at 3:00pm on Main Street. Back when they bucked event will be on May 24. Outlaw Square also has concerts going on that weekend.

Commissioner Allen stated the Burlesque show featuring the Cabarets are doing a preview of their show Thursday at 4:00pm at the Wild West Cabarets location.

Commissioner Posey stated the Butt Brigade is at 4:00pm tomorrow and we will meet at the Fire Hall. The VFW is also doing a blood drive.

Commissioner Posey stated on May 22, everyone is meeting on Main Street to re-create the raid that will take place at the Brothel before the parade happens. We are invited to participate in this event.

12. Adjournment

The HP Commission meeting adjourned at 5:22 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant