



Historic Preservation Commission Meeting Minutes

Wednesday, July 22, 2026, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commissioner Chair Knipper called the Deadwood Historic Preservation Commission meeting to order on July 22, 2026, at 4:00 p.m., at City Hall.

2. Roll Call

PRESENT

HP Commissioner Chair Anita Knipper
HP Commissioner Vice Chair Jesse Allen
HP Commissioner 2nd Vice Chair Beverly Posey
HP Commissioner Bobby Rock
HP Commissioner Alexandra Lux
HP Commissioner Diana Williams

ABSENT

HP Commissioner Molly Brown

City Commissioner Charles Eagleson

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. HPC Meeting Minutes July 8, 2026

It was motioned by Commissioner Rock and seconded by Commissioner Lux to approve minutes of the July 8, 2026, meeting. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers July 22, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Lux to approve the operating vouchers in the amount of \$75,246.16. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Williams.

- b. HP Revolving Vouchers

***It was motioned by Commissioner Posey and seconded by Commissioner Lux to approve Revolving Loan Vouchers in the amount of \$215.00.
Voting Yea: Rock, Posey, Lux, Knipper, Allen, Williams.***

5. HP Programs and Revolving Loan Program

a. HP Revolving Loan Requests

Tyler Peterson, 49 Terrace, Windows/Doors/Siding Loans
Danika McFarland, 37 Lincoln, Loan Extension
Tracy and Melvin Owens, 23 Centennial, Loan Extension

It was motioned by Commissioner Lux and seconded by Commissioner Posey to accept Tyler Peterson, 49 Terrace into the Windows/Doors/Siding Loans, to accept Danika McFarland, 37 Lincoln, a six (6) month loan extension for the Windows/Doors/Siding loan, and to accept Tracy and Melvin Owens, 23 Centennial, a one (1) year extension for the preservation and life safety loans.

b. Neighborworks Updates

Mrs. Trucano stated we provided a delinquency list and financial report through the month of June 30, 2026. There are a total of 161 Historic Preservation loans at a total of \$3,373,535.84.

6. Old or General Business

a. Permission for Historic Preservation to apply to become a Certified Local Government (CLG) through the State Historic Preservation Office

Mr. Kuchenbecker stated the packet contains information regarding the Certified Local Government program and the handbook for CLGs. There are currently 21 CLG in South Dakota. The previous Deadwood Historic Preservation chose to withdraw from CLG program. Several surrounding communities have applied for CLG status such as Lead, Spearfish, Belle Fourche, Rapid City and Hot Springs. Staff believes it is time to officially become a Certified Local Government again even though the state has treated as such. The last twenty years we have participated in the CLG conferences and workshops. The five requirements to become a CLG are easily met by what we do in Deadwood. We met with staff from SHPO on Monday and they are excited to have us become a CLG once again. The additional work for staff would be to combine minutes into a report at the end of the year and highlight projects that we do.

Commissioner Rock asked how the state will look at us from that level once fulfilled.

Mr. Kuchenbecker stated there will be no change. It will open historic preservation up to grant funding. Ten percent of all federal funds through Historic Preservation Fund, derived from offshore oil reserve leases, are released sent out to different states for preservation programs and certified local governments. Ten percent coming from the HPF to the state is required to be granted back out to CLGs which is about eighty to ninety thousand dollars a year. CLGs automatically qualify for up to \$2,000.00 and then can choose to compete for grants. The SHPO does not always have CLGs that apply for this funding. It is staff's opinion that almost every

project that we do or have done would qualify for funding; however, it is competitive and not automatically given to the CLGs.

It was moved by Commissioner Lux and seconded by Commissioner Allen to recommend to the City Commission to approve Historic Preservation applying to become a Certified Local Government through the State Historic Preservation Office. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260147 - 57, 59, 61 Sherman St. - Gerard Keating - Rear Garage Doors and Masonry Repair

Mr. Kuchenbecker stated this is a contributing structure in the Original Town Deadwood, circa 1903 to 1909 and 1915 to 1923. The applicant is requesting permission to repair the masonry of the parapets, install new metal coping, paint and replace the garage doors that were there at one time on the back side of the structures. The Historic Preservation Commission reviewed this façade restoration at the March 11, 2026, meeting and approved contingent upon review of all four of the openings be like garage doors at the rear of the resource. Their design plan is being submitted for review. The plans say wood construction but in conversation with the applicant they will be metal doors. A copy of the March staff report and application have been provided for review. 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 Allen asked did we want them to be wood, is that correct?

Mr. Kuchenbecker stated we had talked about wood, but with the three panels going up and down and being at the rear of the structure, metal would be acceptable.

It was moved by Commissioner Posey and seconded by Commissioner Lux 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: Rock, Posey, Lux, Knipper, Allen, Williams.

8. New Matters Before the Deadwood Historic Preservation Commission

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.)

Mr. Kuchenbecker stated Days of '76 Rodeo started last night and had a very good turnout. Rodeo continues from 7:00 pm tonight until Saturday evening. The Historic Preservation Chuckwagon will participate on Friday and Saturday in the historic parade.

Mr. Kuchenbecker stated 85 Charles sidewalk is nearly complete, and wall will be poured on Monday with a rock veneer installed. Topsoil will be placed and prepared for putting the house on the market.

Mr. Kuchenbecker stated we did real estate interviews today and a recommendation will go before City Commission. Plans are to retain the services of a real estate broker for representing the City of Deadwood in transactions which would include putting 85 Charles for sale this fall.

Retaining wall projects are in progress. We have also completed the geotechnical investigations for the Fremont retaining wall. The geotechnical, civil and structural engineers are working on final designs which will likely include installation of helical piers down into bedrock to hold the wall up.

Mr. Kuchenbecker stated Crescent Street footings were poured last week. The walls will be formed this week and poured next week. They will start working on the bed of the road as the storm sewer has been installed and utilities have been roughed in. We will start meetings to finish Crescent to the DOT shop. There is an easement through the Days of '76 property. A portion of this area is used by the city for a snow dump as well as dry camping for the RV park. We will be negotiating a cost-share for the entities utilizing this portion of the project.

Mr. Kuchenbecker stated the NEPA study for the trail that would connect the Lodge to Mount Roosevelt and then to Broken Boot is in the final reporting stage.

Mr. Kuchenbecker stated this week with the Rodeo going on, we are hosting a variety of dignitaries in the Mayor's box at the Rodeo grounds.

Mr. Kuchenbecker stated Bonny will be retiring on September 18, 2026, and Leah Blue-Jones will be taking over her position.

Mr. Kuchenbecker stated the lead engineer on Crescent Street is also the construction and administration on the Optima project, aka the moving of the houses. There will be biweekly progress meeting with the first one held today. The future property lines have been marked and staking inspection tomorrow. The Archaeologists will be there for monitoring and have completed a report. We know there are foundations from the three houses that were there, so monitoring will be key for the project. We have the financial security for the project in place as well. We will start seeing earth being moved as soon as tomorrow.

Mr. Kuchenbecker stated the Chuckwagon and Volksmarch event tickets are both available and for sale now. Anyone can go onto Eventbrite.com and purchase their tickets or come into City Hall and pay for tickets at the finance office. September 11 is the community picnic and the twenty-fifth anniversary of 9-11, so the Fire Department will be holding a motorcycle raffle and presence at the picnic and September 12 is a full day with the Volksmarch and Chuckwagon Dinner and Cowboy Show and trolleys will be running. On Friday September 11 we will have chuckwagons set up, cowboy music and poetry, dinner and please bring a side dish if you wish, with your own beverage.

11. Committee Reports

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

Commissioner Allen stated we held an MSI meeting last week.

Commissioner Allen stated Deadwood Alive Board meeting happened today.

Commissioner Allen stated this week and weekend is Days of '76 Rodeo.

Commissioner Allen stated August 2nd we will start having Motorcycle Rally parking availability.

Commissioner Allen stated the parade for Days of '76 is on Friday and Saturday at 1:30 pm both days and traffic will be stopped for the parade starting at 1:00 pm until 3:00 pm.

Commissioner Knipper asked if there is at any point in time the parade would get cancelled due to the extreme heat and livestock?

Commissioner Allen stated more than likely the parade will still go on.

Commissioner Rock stated the Youth Native American program will take place on Friday and Saturday at Outlaw Square at 9:30 am both days. This program is for ages three years old to twelve years old. After the parade at 3:00 pm, the Northern Hills band will play at 3:00 pm. Tonight Dakota Country is playing at Outlaw Square and at 6:15 pm tonight there is a gentleman by the name of Brenden that came to the US from South Africa that will play African-Country music as a little fifteen-minute introduction for Dakota Country.

Commissioner Rock stated the Brule' concert was filled with people. We had surrounding streets filled with people. We hired a videographer for this concert and it will be really cool to have recorded footage and photos.

Mr. Kuchenbecker stated he and his wife went to Cheyenne for Frontier Days last weekend and attended the dedication of the new Native American village which was very impressive.

Commissioner Charles Eagleson stated no farmers market this Friday. It will start back up on July 31.

12. Adjournment

The HP Commission meeting adjourned at 4:26 p.m.

ATTEST:

Chair, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant