



Historic Preservation Commission Meeting Minutes

Wednesday, August 26, 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 August 26, 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
HP Commissioner Molly Brown

City Commissioner Charles Eagleson

STAFF PRESENT

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

Susan Trucano, Neighborworks
Jenny Reinbold, Neighborworks

3. Approval of Minutes

- a. Approve the minutes of the August 12, 2026, Historic Preservation Commission Meeting.

It was motioned by Commissioner Allen and seconded by Commissioner Rock to approve minutes of the August 12, 2026, meeting. Voting Yea: Rock, Posey, Lux, Knipper, Brown, Allen, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers August 26, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve the operating vouchers in the amount of \$23,110.63. Voting Yea: Rock, Posey, Lux, Knipper, Brown, Allen, Williams.

- b. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Revolving Loan Vouchers in the amount of \$10,090.00. Voting Yea: Rock, Posey, Lux, Knipper, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Request

Lee Thompson, 47 Forest Ave. Loan Modification

Mrs. Trucano stated we have one Loan Modification for Lee Thompson, 47 Forest Ave. The loan request was reviewed by the Loan Committee and comments were received with a recommendation to approve.

It was motioned by Commissioner Posey and seconded by Commissioner Williams to accept a Loan Modification for Lee Thompson, 47 Forest Ave. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

- b. Neighborworks Updates

Mrs. Trucano stated we provided last month's financials for the loan report and delinquency list.

- c. Accept Craig Kostecky at 43 Centennial into the Windows and Doors Program

Mr. Kuchenbecker stated this property is owner occupied, contributing. The applicant submitted the required paperwork for the Windows and Doors Program. Staff did a site visit and the applicant is going to be doing repairs to the windows and add storm windows. There may be one replacement in the back, in the bathroom. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.

It was motioned by Commissioner Posey and seconded by Commissioner Lux to accept Craig Kostecky, 43 Centennial, into the Windows and Doors Program. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

6. Old or General Business

- a. Approve Outside of Deadwood Grant extension request for St. Francis Mission to October 31, 2026

Mrs. Anfinson stated the St. Francis Mission was awarded a grant of \$10,000.00 in round two of 2025 for placement of grave markers in their history cemetery. The grant expired on July 31, 2026. Staff is recommending approval of a 90 day extension which would extend the grant to October 31, 2026.

It was moved by Commissioner Lux and seconded by Commissioner Posey to approve the 2025 Round II Grant extension for St. Francis Mission to October 31, 2026. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

- b. Accept Craig Kostecky at 43 Centennial into the Retaining Wall Program

Mr. Kuchenbecker stated during the site visit to look at the retaining walls in this vicinity, there were a number of houses to the left of the applicant's house. The retaining wall goes around the side and the whole entire back. A majority of the retaining walls are still in good condition but as you get into the far back corner, it is a very tall wall and it is starting to bow. This project fits the criteria and it is a historic wall. It would fall under Life Safety if it failed and it could do some damage to the historic resource. It fits all three criteria and staff recommends accepting the wall into the program.

Commissioner Lux asked having other retaining walls around it with most of them being in good condition, if there is a retaining wall next door to it, would that cause problems with the retaining wall we are already trying to fix and how do we handle that if that possibility occurred?

Mr. Kuchenbecker stated because it is at the back of the resource all of the well off walls would have to be taken down to get to the back wall. As much as possible, we would reuse the existing rock and dry stack and to address that, we would pour in a wall where they pump the concrete. To gain access to the far back corner a person would be on the side of the house and the bowed area is about eight to ten feet up on the wall. There may be other means and methods as we work with the engineer and from time to time we will bring the contractor out and ask them, in order to address this can we receive a temporary construction easement from the neighboring property to get up and around and disassemble down to a certain point, and reassemble what needs fixed. This may be an option but the challenge is anything over four feet needs to be engineered, so now we are putting a four foot repair on an eight foot wall that is not engineered. An addition was added onto the back of the house going up to the wall and that has been removed. That would not be the cause of the damage but it did open up a nice outdoor area.

It was moved by Commissioner Brown and seconded by Commissioner Williams to approve Craig Kosteletzky, 43 Centennial, into the Retaining Wall Program. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260174 - 61 & 65 Sherman Street - Deadwood Sundance 2023 LLC - Construct Fence & Gate

Mr. Kuchenbecker stated this is a non-contributing structure in the Original Town Deadwood Planning Unit. The applicant is requesting permission to install a metal fence and gate between the lots of 61 and 65 Sherman Street. The fence will face Sherman Street and provide secure access to the rear of Sherman street properties. This is for the Ian Munsick Cowboy Bar location for outdoor seating and a drive-in and walk-in fence along Sherman Street. The fence would go between sixty-one and sixty-five Sherman would have a drive-thru and walk-thru gates. This morning the applicant sent a rendering of a revised fence which we actually like better than what they had proposed. That is not a substantial change to go back through the process. The lock gate is ten feet versus the other one being four or six feet. The drive-thru will be on the Roadhouse side and is appropriate to the district. 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 Brown and seconded by Commissioner Posey 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, Brown, Williams.

8. New Matters Before the Deadwood Historic Preservation Commission

a. PA 260175 - 43 Centennial - Craig Kostelecky - Restore Windows

Mr. Kuchenbecker stated this is a contributing structure in the Forest Hill Planning Unit, circa 1892. The applicant is requesting permission to restore eleven windows. Staff conducted a site visit to review the windows. 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 Allen and seconded by Commissioner Williams 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, Brown, Williams.

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. 2026 West River History Conference

Mr. Kuchenbecker stated the West River History Conference will be held October first through the second. Anyone that would like to attend and represent Historic Preservation Commission, the City pays for your travels, meals, and registration. It is being held in Rapid City this year. We typically have individuals attend. I personally will be in Aberdeen for the Municipal League.

Mr. Kuchenbecker stated I was inducted into the Municipal League Hall of Fame for twenty years of service.

Mr. Kuchenbecker stated we want to thank everybody for coming to Budget Meeting yesterday. Thank you to staff and especially Bonny for her work on the Budget for the last eleven years. This will be my twenty-first Budget.

Mr. Kuchenbecker stated about five to seven people this morning worked on a trail this morning. We gathered equipment and we were done by noon. We punched in

and prepped seven-tenths of a mile of trail with weed-eating, moving rocks, and cutting branches. Commissioner Jesse has walked the trail several times and we encourage you to go up there and walk it. BLM provided all equipment for us. We have shovels, rakes, hos, heavy duty equipment, weed eaters, and the City has an enclosed trailer that we have not used in a few years and we will be dedicating to the Trail Committee and have a place to store it. Then if at any time they need to go out on a trail, they can use the trailer when they need to.

Mr. Kuchenbecker stated yesterday after our Budget meeting, Jessica McKeown informed us that we received our "big check". It was a total of \$4,604,970.00.

Mr. Kuchenbecker stated this Monday, City Commission approved the purchase of the Porter property, which was Jerald Porter's house. That is the double wide home on Crescent and Dunlap. That is the one that is delapidated, nobody has lived in it for six years and the garage is skewed. We will be removing the double wide home and clean the property up, and improve the radius into Crescent Street. Events at the Rodeo Grounds will have sidewalk and trail access in the future and we were able to receive the Porter property for \$130,000.00.

Mr. Kuchenbecker stated the Crescent Improvement Project is back filled and the street levels there and now they will start doing the curb, gutter, and electrical. From Seventy-Sixth Drive to Seventy-Sixth Drive the street coming back. They will be putting in storm drains on the other side, going down to the campground area. We got a cost-share agreement with DOT, the sanitary district, and the Days of '76. All of it will be done from the parks shop all the way down to the DOT, including the snow dump area and the dry camp.

Mrs. Anfinson stated we are finally doing a plaque presentation for the McGillicuddy house in Rapid City. We have it scheduled for September fourteenth and we will leave Deadwood between 9:30 a.m. and 9:45 a.m. If you would like to attend please let our office know.

11. Committee Reports

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

Commissioner Allen stated it has been a busy few weeks around Deadwood. Stagecoach is back on Main Street to give out rides.

Commissioner Brown stated get your tickets for the Midland concert in September!

Commissioner Lux stated Farmers Market will be held on Friday. The Northern Hills Diversion will be selling walking tacos to help fund their trip to the California Association Youth Courts Conference. We take kids that are volunteered in the program and give them the opportunity to meet other kids like them that volunteered for similar programs and bring those ideas back to Deadwood.

Commissioner Lux stated the Diggers had their first home football game last Friday at Ferguson Field. This year is the first year with a nine man team, come and support the Diggers!

Commissioner Posey stated there have been no meetings. They start up next week with Promotions Committee.

Commissioner Rock stated we have been very busy the last two weeks. We have a band called High Rise that is playing at the Square tonight, come and attend and enjoy some music. On Saturday there will be a great show at the square. It is our family and faith night and big Christian show with Big Daddy Weave performing. They are an excellent band. The Aberdeen worship group opens at 6:30 p.m. Midland band is a week after Big Daddy Weave concert. Afterwards we are hosting the Craft Fair in the Square. Afterwards is the Deadwood Jam. Tomorrow evening at 8:30 p.m. at the Square, there will be a pep rally held for the football team.

Commissioner Knipper asked if this year we have a Creek clean-up or if anyone has scheduled a volunteer event for that.

Mr. Kuchenbecker stated at this time we do not and the Trails Committee has not put anything together. Part of the challenge is we have the same three to four people there that always show up and then if you reach out to youth groups, you have to seek sponsors to get the youth groups there. It is a tough gig to get volunteers.

Commissioner Knipper stated would it be possible to, similar to the parks and keeping the landscape maintained, and having that as a fundraiser for non-profits, for example the Lions Club. Anyone could give \$50.00 to that non-profit organization. It is unsure where that would fit into the budget for the City of Deadwood though. Non-profits do struggle and maybe it would be a winning situation to look into this.

Mr. Kuchenbecker stated we will take that into consideration; that is a great idea.

12. Adjournment

The HP Commission meeting adjourned at 4:25 p.m.

ATTEST:

Chair, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

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