



Historic Preservation Commission Meeting Minutes

Wednesday, July 08, 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 8, 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 Molly Brown
HP Commissioner Diana Williams

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. HP Meeting Minutes June 24, 2026

It was motioned by Commissioner Lux and seconded by Commissioner Posey to approve minutes of the June 24, 2026, meeting. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

4. Voucher Approvals

- a. HPC Operating Vouchers July 8, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve the operating vouchers in the amount of \$29,726.01. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve the grant vouchers in the amount of \$695.43. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

- c. HP Revolving Loan Vouchers

It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve Revolving Loan Vouchers in the amount of \$5,019.73. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Request

Brad & Sheila Beuckens - 31 Centennial Ave. - Retaining Wall Loan

Mrs. Trucano stated the borrower is requesting approval for a retaining wall in the back of the house. The loan request was reviewed by the Loan Committee and favorable comments were received and recommend to approve.

It was motioned by Commissioner Allen and seconded by Commissioner Lux to accept Brad and Sheila Beuckens, 31 Centennial Ave, into the Retaining Wall Loan Program. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

- b. Neighborworks Updates

Mrs. Trucano stated there are no new updates at this time.

- c. Accept 794 Main Street into the Retaining Wall Program

Mr. Kuchenbecker stated this property is owner occupied, contributing. The applicant has submitted the required paperwork. 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. The applicant did receive quotes and this retaining wall will be a fifty-fifty split. The City of Deadwood would pay \$5,279.00.

Commissioner Posey asked if we intend to re-stack the rocks.

Mr. Kuchenbecker stated the applicant received a quote from Blackburn Basement Repair. They will put in a short concrete wall and then stack stone around it.

It was motioned by Commissioner Brown and seconded by Commissioner Lux to accept 794 Main Street into the Retaining Wall Program. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

- d. Preservation Grant Program Application

Jeff & Kris Sampson - 25 McKinley St. - Enter into Elderly Resident Program

Mrs. Anfinson stated we received a request from Jeff and Kris Sampson, 25 McKinley St, to be entered into the Elderly Resident Grant Program to put beams underneath the structure. The Loan Committee reviewed the application and recommend approval.

It was motioned by Commissioner Allen and seconded by Commissioner Lux to accept 25 McKinley into the Elderly Resident Program. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

6. Old or General Business

a. Deadwood Chamber Yearly Report and Review

Ms. Kille presented an annual report on how the Chamber of Commerce utilizes the Historic Preservation funds and thanked Commission for the funds available. Most of the information provides insight on what the funding was used for and there is a detailed breakdown in the report of all the marketing funds in there specific categories.

Ms. Boettcher discussed in detail the different areas and social media sites where additional marketing takes place - from video ads of Deadwood to how many people visit websites, social media profiles, and physically in town. The Chamber of Commerce created a website/app specifically for Deadwood, to set up your trip right at your fingertips for visitors that can set a scheduled plan while they are here visiting.

Ms. Kille stated in September 2026 the state is moving all co-op partners back to Lawrence and Schiller and that is a requirement. Everything that is done is a part of the co-op partnering and we have to use the agency that is the official agency that is working with the South Dakota Department of Tourism.

b. 2026 Outside of Deadwood Grants Requests - Round II

Mr. Kuchenbecker stated a big acknowledgement goes to Bonny for putting summaries and everything required together. On June 22, the Projects Committee reviewed the 2026 Round two Outside of Deadwood Grant applications. This round included eight Outside of Deadwood Grant applications for a project total of \$193,083.00 which included requests from the program of \$80,235.00. The budget for 2026 is \$100,000.00 with two funding cycles, January and June of each year. Round two budget is set at \$50,000.00 and is shown in detail in the memo. The Projects Committee closely reviewed the applications and was able to provide funding to all eight of the applicants. The Newell Museum sign, at a cost of \$613.00, was removed and will be funding through the Public Education line item.

It was moved by Commissioner Lux and seconded by Commissioner Rock to approve the Round II Outside of Deadwood Grants in the amount of \$50,000.00. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

a. PA 260133 - 11 Jackson - Rachelle Van Derwyst - Install Fence

Mr. Kuchenbecker stated this is a contributing structure in the Ingleside Planning Unit. The applicant is requesting permission to install a four-foot-high aluminum/iron fence in front and side of the structure with two gates. 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 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, 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. International Group of Archeologist (Team C) tour of Historic Preservation Archives and Archaeological Laboratories

Mr. Kuchenbecker stated we had a tour on Monday of the Archaeological and Archives lab downstairs. Mike Runge hosted the International Leadership Program and it was Archaeologists from around the world. They were very impressed with what our community does for Historic Preservation and Archaeology.

Mr. Kuchenbecker thanked the Chamber for the partnership. The Historic Preservation Office gets an opportunity to comment and provide input on all ads through HP funds. This process seems to have worked out well over the last couple of years. He also thanked Amanda and her staff for the great communication and collaboration with our office.

Mr. Kuchenbecker stated on Monday evening we awarded the retaining wall and sidewalk at 85 Charles. That will begin next week.

Mr. Kuchenbecker stated next Thursday is the deadline for RFQ and RFP for realtor services. As we work with the City Commission we will have a broker realtor representative on a retainer for the City as we do acquisitions and sales. It's limited to the four real estate offices/brokers that have store fronts in Deadwood, which are Greg Klein, Mike Perceovich, Emily Costopoulos, and Kristine Villafuerte. We will have those proposals on Thursday, review those and make a recommendation to the City Commission moving forward.

Mr. Kuchenbecker stated there was a Trails Committee meeting today and we received a quote back for the trail from the Bunkhouse to the Lodge at Deadwood. It was over the bid limit, and we intend to reject that quote and solicit some others to see if we can get other contractors that may be interested in building that trail.

Commissioner Knipper asked how much over the quote was? Mr. Kuchenbecker stated anything over \$100,000.00 must be bid rather than quoted. It may have to be publicly bid. We have identified additional trail builders.

Mr. Kuchenbecker stated the fieldwork for the NEPA study from the Lodge at Deadwood over to Mount Roosevelt and then back over to the Broken Boot has

been completed by KLJ and now they are doing the Biological Evaluation portion of the study.

Mr. Kuchenbecker stated we received all the keys for 85 Charles. We did a walk through with the contractor and there are only a few little touch-ups they need to finalize, get the sidewalk finished and the yard put in. We will then work with our realtor to put it on the market.

Commissioner Posey asked if the Commission would have the opportunity to do a walk through at 85 Charles. Mr. Kuchenbecker stated we can certainly arrange for that to happen.

Mr. Kuchenbecker stated the City Commission approved the developer's agreement for Optima LLC to relocate the five houses. AVID4, engineering firm out of Rapid City, will be in charge of the construction administration. We will have progress meetings which will help coordinate that effort as well. We are currently working on Deed Restrictions and Conservation Easements. Lastly, we will be getting the financial guarantee.

Mr. Kuchenbecker stated Crescent Street project is moving along well and we have our progress meeting every Thursday. Last week when they removed part of the retaining wall between Crescent Street and the grandstands. One of the pillar's foundations was undermined from years of not having gutters. We were able to stabilize that but did find rot to the log. The corner of the grandstands were cribbed up by City staff and the foundation was removed. Tomorrow, they pour the foundation, leave it for seven days for strength, half-lap the replacement log and set it back down. All in all, there was roughly \$7,000.00 of unforeseen foundation work that needed to be done. The project is still scheduled for completion on October 15, 2026.

Commissioner Knipper asked if anyone needs to externally certify the grandstands, with having so many people that come and go through there, almost from a liability standpoint. Mr. Kuchenbecker stated we have a structural engineer that designed the replacement footings.

Mr. Kuchenbecker stated we did a site visit with the owners on Lincoln, and they had concerns about the large hillside cut there. We should have the final engineered plans that do not deviate from what was approved. The contractor needed some directions.

Mr. Kuchenbecker stated the water redundancy line project along Railroad had the final layer of pavement installed today. They are going through the punch list and final walk through.

Mr. Kuchenbecker stated the project at Stage Run is moving forward into the next phase of the development.

11. Committee Reports

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

Commissioner Allen stated we were really thankful to work together on Round II of the Outside of Deadwood Grants. Some of them carried over from the prior round and it was great to be able to provide them with funding.

Commissioner Allen stated Deadwood Alive is starting to be more of a positive trend now with attendances. We don't have totals yet, but we can confirm the stagecoach rides, and the trials are really starting to pick up.

Commissioner Allen stated we had a Trails Committee meeting. Currently we are waiting to see what will happen with the Commuter Trail. Hopefully we can get a revised quote on that soon. It sounds like we will be receiving hand equipment to do some work on the trails from the BLM. We will do some volunteer days and get out there and do some trail building opposed to a full-scale build. We will also look into whether or not we need fencing or gates on the trails.

Mr. Kuchenbecker stated it is a great partnership with BLM, and they will help fund that equipment to utilize on the trails.

Commissioner Brown stated this weekend is the Blues Festival in Deadwood.

Commissioner Lux stated it was really great to watch the second and final vintage baseball game on July 5. Even though it was not in our favor, we love these events in the community and Mike Runge did a great job putting this all together. The entire weekend was a great turnout for Deadwood all around.

Commissioner Posey stated tomorrow there is a blood drive at the VFW from 11:00 a.m. to 5:00 p.m.

Commissioner Eagleson stated the Farmers Market is up and running on Friday from 4:00 p.m. to 7:00 p.m.

12. Adjournment

The HP Commission meeting adjourned at 4:50 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant