



Historic Preservation Commission Meeting Minutes

Wednesday, February 11, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
HP Commission Vice Chair Molly Brown
HP Commission Vice Chair Anita Knipper
HP Commissioner Jesse Allen
HP Commissioner Beverly Posey
HP Commissioner Trevor Santochi
HP Commissioner Diana Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning and Preservation Officer
Bonny Anfinson, Historic Preservation Coordinator
Cammie Schmidt, Administrative Assistant
Susan Trucano, Neighborworks

3. Approval of Minutes

a. 01.28.2026 Meeting Minutes

It was motioned by Vice Chair Knipper and seconded by Commissioner Posey to approve minutes of January 28, 2026, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve 2026 Operating Vouchers in the amount of \$147,602.11. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

b. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Vice Chair Brown to approve Revolving Vouchers in the amount of \$4,958.25. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Request

Kyle Heckman, 358 Williams, Loan extension

It was motioned by Vice Chair Knipper and seconded by Commissioner Santochi to approve Kyle Heckman, 358 Williams, for a final loan extension. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. Neighborworks Updates

Mrs. Trucano stated we have no delinquencies right now and I have no further updates.

6. Old or General Business

- a. Round 1 recommendation for the 2026 Outside of Deadwood Grants totaling \$50,000.00.

Mrs. Anfinson stated the round one for 2026 Outside of Deadwood Grants, we received 15 Grant Applications. The Committee met and reviewed all the applications, and we have \$50,000.00 for round one. After careful review and discussion, the committee is requesting to fund Aldersgate Church of Aberdeen for \$5,000.00, Brule County Historic Society for \$7,500.00, Canton Lutheran Church for \$7,500.00, Gregory County Digitization for \$2,500.00, Immaculate Conception Church for \$7,500.00, Keystone Historical Society for \$5,000.00, St. Wenceslaus Church for \$7,500.00, Beseda Hall for \$2,500.00, and University of SD Ft. Meade Archaeology for \$5,000.00. We are asking for recommendation to the City Commission for Approval.

It was moved by Vice Chair Knipper and seconded by Commissioner Posey to approve recommendation for the Round 1 2026 Outside of Deadwood Grants totaling \$50,000.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260016 - 32 Lincoln - Scott & Christine Ericksen - Replace deck and install metal railing

Mr. Kuchenbecker stated 32 Lincoln, a non-contributing structure, built circa 1881 and due to a variety of alterations, it no longer contributes to the historic district. The applicant is requesting permission to remove the existing front decking and install a new decking. The deck will be 6-foot by 22-foot with metal railing and will be built to satisfy the building code. Staff met with the applicant before submitting the application and our preference is to use an ornamental design to match the yard fencing, as seen in attached photos. The proposed work and changes would not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the districts.

Vice Chair Knipper stated the applicant was okay with doing the ornamental design, is that correct?

Mrs. Anfinson stated I have not talked to the applicant about the ornamental design.

Commissioner Allen stated the ornamental design is for the yard and the other is a railing for the deck?

Mrs. Anfinson stated that is correct.

Mr. Kuchenbecker stated the deck would go across the front of the house.

Commissioner Allen stated the ornamental railing, is that kind of different to be putting on a deck for railing?

Vice Chair Knipper stated it does look kind of flimsy. Is that something they would be to code?

Mr. Kuchenbecker stated what they show on page 7 of the packet, you will notice the railing that is being proposed and the black is similar in style.

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: Knipper, Posey, Santochi, Diede, Brown, Allen, 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. Preliminary Results from University of South Dakota on Soap Suds Row archaeological research resulting from 2025 Outside of Deadwood Grant.

Mr. Kuchenbecker stated in your packet you have the preliminary results of the Soap Suds Row Archaeological research that we funded last year.

- b. Update on key matters in the 101st Legislative Session from staff

Mr. Kuchenbecker stated Senate Bill 3, which would be a change to state law that would not allow municipalities to require building permits on certain exterior items such as siding and windows. It passed out of committee last week and passed out of the Senate floor. We were successful in getting an amendment put into the bill, which was passed that exempts historic properties. Property owners would still have to get building permits in the historic districts or on historic properties. That will be in front of the House, State Affairs Committee, tomorrow morning. Trent left to go to Pierre this afternoon and is testifying to the bill. Our concerns are also the floodplain issues and building permits related to these matters outside historic districts. The State Building Officials have attempted to kill this bill and Trent is the Chair on the State Building Officials Association.

Mr. Kuchenbecker stated Senate Bill 102, which is our Historic Preservation Bill dealing with the gaming formula, is scheduled for hearing in front of the Senate Appropriations Committee on February 17th, 2026, at 10:00 am. We will be going

down on the 16th and testifying on the 17th. We have had meetings with State Budget and Finance Commissioner Jim Terwilliger, and the State Economic Analyst Derrick Johnson and they are recommending an amendment to SB102. We have penciled it out and it will likely benefit us in the long run. With the proposed amendment, the State will not oppose the bill. There is still an uphill battle, but we will know more next Tuesday.

Mr. Kuchenbecker stated Senate Joint Resolution 504, which is to allow state-wide mobile sports betting did make it out of the committee and it was debated on the Senate floor. The bill was passed by the Senate 23 to 10. The sports betting comes through Deadwood gaming establishments. The concern is that currently it is illegal to bet on sports outside the city limits, unless you are doing commodities. The commodity market allows you to bet on just about any game anywhere.

Commissioner Santochi stated Deadwood spent a lot of money getting sports betting going. We deserve something.

Mr. Kuchenbecker stated yes, and with Iowa and Wyoming driving across the state lines, because they use geo-fences, they can make a sports bet in Iowa and South Dakota is losing that. There is opposition because it is expansion on gaming, but it is already taking place and the argument is, it is already taking place, it does not make it right.

Mr. Kuchenbecker stated we did get a letter from BLM on the NEPA study for the lands surrounding our Deadwood trails. It is now up for public comment and appeal process up until March 6th, 2026. If we don't hear anything and nobody appeals to that, then we can start building trails on BLM land, in coordination with them, of course. The NEPA study for the forest service is on hold until the growing season to do additional environmental assessments.

Mr. Kuchenbecker stated yesterday we had a great Design Committee meeting. We are working on bunting and flags for the 150th. We are replacing some of the banners, we did get some preliminary pictures of Dora DuFran sculpture in clay. It will be going to the bronze foundry here shortly and we are going to be dedicated in May 2026. They also spent quite a bit of time on Christmas decorations. Over the last few years, the city has had live garland on the light poles, but they die and turned brown. The effort is to bring in imitation garland that is lit already and replace the Christmas decorations across Main Street. We will go down Main Street, Sherman Street, all the way to South Side gas station. It will cost \$23,000 for Christmas lighting. The Main Street Initiative has set aside \$8,800 and the City already spends \$3,000 each year. The expenditure will be on the City Commission agenda so we could get the discount of purchase of 20 percent in February. Plans would be to use some of the Historic Preservation Capital Assets for Christmas decorations.

Mrs. Anfinson stated we met this morning for the 150th meeting. Joy McCracken attended the meeting representing the Native American group and they are going to be doing an event at Outlaw Square and some educational classes with the library. They are looking forward to starting that annually. This is a great opportunity to give kids something to do! That will be occurring in July.

Mr. Kuchenbecker stated in front of you, Senate Commemoration 803, that was read in both the House and Senate honoring Deadwood's sesquicentennial.

11. Committee Reports

Commissioner Eagleson stated Mike Runge is doing a presentation tomorrow at the HARCC at 12:00 pm. The presentation is on archives and digital records in the 21st century. It is going to fill up quick, so if you are planning to go, go early.

Commissioner Allen stated we came to an agreement with the Teamster for Deadwood Alive for the stagecoach. The stagecoach will be back on Main Street. We are working to do some different things with Deadwood Alive. The Trails Committee is getting things ready for the Volksmarch and are in a waiting period to build trails.

Commissioner Santochi stated the Chamber met yesterday and it was decided due to school conflicts Kool Deadwood Nites is going to be moved directly after the Sturgis Motorcycle Rally. It will be back-to-back; Motorcycle Rally and the week to follow will be Kool Deadwood Nites.

Commissioner Posey stated wine, cheese and chocolate event is February 21st, and the following day is the neighborhood council Luau event at the Rec Center. Octavia's Promise will be there doing CPR Training and educational presentation. This event is for everybody to attend, not just children.

Chair Diede stated he attended the Chuckwagon Committee today and had great discussion. The Committee is at the point now where things have to start happening and a plan finalized.

Chair Diede stated he also has a card from the Chamber in Lead thanking the City of Deadwood for sponsoring the 2026 Sesquicentennial celebration. The Lead Chamber of Commerce looks forward to partnering with the City of Deadwood on this year's milestone.

12. Adjournment

The HP Commission meeting adjourned at 4:28 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant