



Historic Preservation Commission Meeting Minutes

Wednesday, June 10, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission 2nd Vice Chair Knipper called the Deadwood Historic Preservation Commission meeting to order on June 10, 2026, at 4:00 p.m., at City Hall.

a. Swearing in new HP Commissioners

Bobby Rock - 3 year term - June 2026 to May 2029

Lexi Lux - 3 year term - June 2026 to May 2029

b. Election of Officers

Chair

Vice Chair

2nd Vice Chair

It was moved by Commissioner Posey and seconded by Commissioner Lux to nominate Anita Knipper as Chairman. Voting Yea: Morris, Posey, Lux, Knipper, Allen, Williams.

It was moved by Commissioner Morris and seconded by Commissioner Lux to nominate Jesse Allen as Vice Chairman. Voting Yea: Morris, Posey, Lux, Knipper, Allen, Williams.

It was moved by Commissioner Knipper and seconded by Commissioner Lux to nominate Beverly Posey as the 2nd Vice Chairman. Voting Yea: Morris, Posey, Lux, Knipper, Allen, Williams.

2. Roll Call

PRESENT

HP Commissioner Chair Anita Knipper

HP Commissioner Vice Chair Jesse Allen

HP Commissioner 2nd Vice Chair Beverly Posey

HP Commissioner Diana Williams

HP Commissioner Bobby Rock

HP Commissioner Alexandra Lux

Mayor Charlie Struble-Mook

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Molly Brown

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks

Jenny Reinbold, Neighborworks

3. Approval of Minutes

- a. HPC Meeting Minutes May 26, 2026

It was motioned by Commissioner Allen and seconded by Commissioner Lux to approve minutes of the May 26, 2026, meeting. Voting Yea: Morris, Posey, Lux, Knipper, Allen, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers June 10, 2026

It was motioned by Commissioner Allen and seconded by Commissioner Santochi to approve the operating vouchers in the amount of \$221,848.18. Voting Yea: Morris, Posey, Lux, Knippers, Allen, Williams.

- b. HP Grant Vouchers 6/10/26

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve the grant vouchers in the amount of \$180.00. Voting Yea: Morris, Posey, Lux, Knippers, Allen, Williams.

- c. HP Revolving Vouchers 6/10/26

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve Revolving Vouchers in the amount of \$31,707.87. Voting Yea: Morris, Posey, Lux, Knippers, Allen, Williams

5. HP Programs and Revolving Loan Program

- a. Neighborworks Updates

Mrs. Trucano stated we have no loans. Our portfolio has 183 loans at a total of \$3,354,607.19. We have provided the delinquency report to the commission. I would like to introduce Jenny; she is new in our office and she will be working with some of the commission on items that we worked together on through Neighborworks.

6. Old or General Business

- a. 2026 Historic Preservation Commission Committee Assignments

The Commission reviewed the Committee Assignments list and made assignments.

- b. West River History Conference will be held this year in Rapid City on October 1 and 2, 2026. Historic Preservation Commission sponsors every year in the amount of \$500.00.

Mr. Kuchenbecker stated West River History Conference will be held in Rapid City this year on October 1 and 2, last year it was in Deadwood. We have supported

that conference for the last thirty years and they are requesting for us to consider sponsorship in the amount of \$500.00. As it gets closer to that time, if any commissioners would like to go, we pay for the registration and mileage.

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the sponsorship of the West River History Conference in the amount of \$500.00. Voting Yea: Morris, Posey, Lux, Knipper, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260119 - 32 Lincoln - Scott Ericksen - Install Shed and Gazebo

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit, constructed in 1881. Because of the alterations it has lost its historic significance. The applicant is requesting permission to install an 8x5 resin plastic shed along the right side of the lot towards the back of the lot. Install a metal 6x8 gazebo along side of the garage in the back yard. The proposed gazebo and shed are easily reversible and typically, due to their construction, have a short life expectancy. Staff opinion is that these structures would be more compatible, constructed of a wood material to fit the period and the style of the neighborhood. 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 building official has also stated to please not make the gazebo the wood material going over the grill!

Commissioner Posey asked it would be nice if they are wood, but you can not seem to see anything from the street, and on the sidewalk, you have to look down into their back yard just to see. Because they are so small, does this require permission?

Mr. Kuchenbecker stated typically, they will still fill out an application and we will go through the process. They will not require a building permit.

Commissioner Allen stated wood is an option for the shed although it may not really matter.

It was moved by Commissioner Allen 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: Morris, Posey, Lux, Knipper, 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.)

Mr. Kuchenbecker stated we sent out a draft of the developers agreement. This will be on the next agenda for approval for Optima LLC to relocate the houses and also provide final plans. We have spoken with Optima LLC and they have reviewed the final plans.

Mr. Kuchenbecker stated one and half weeks ago Bonny, Jesse, Leo and I travelled to Pierre for the Certified Local Government Conference. There was about 8 cities represented there. The South Dakota State Historical Office has new staff members that will be coordinating to come out and talk to us about becoming a CLG and have treated us as such for the last thirty years. Before my time, my predecessor took us off of that. There are some advantages to becoming a Certified Local Government and we will hear about those and include some grants. We also learned more about some of the State programs they provide.

Commissioner Allen stated it was really nice to see other cities being represented across the state and some of the projects that others are doing compared to some of the projects we are doing here in Deadwood. Some places have similar things going on, but they also have different issue as well.

Mr. Kuchenbecker stated one of the communities hand out an annual preservation award and we think we should look into something like that also.

Mr. Kuchenbecker stated Bonny and I went back to Pierre for the State History Conference on May 27th, 28th, and back home on the 29th. The sessions were well received and we stayed for the awards portion of the conference.

Mr. Kuchenbecker stated we have done quite a few site visits on projects. We have three retaining walls that we have bid openings on tomorrow. Those retaining walls are 10 Centennial, 31 Centennial, and 56 Lincoln. For the three walls, engineers estimated a total cost of \$525,000.00.

Mr. Kuchenbecker stated congratulations to the new Historic Preservation Commissioners. We look forward to working with you. Earlier this week, we did an orientation, so hopefully there was good information to come from that.

Mr. Kuchenbecker stated the next sesquicentennial event going on is the Vintage Base Ball game and Flag Day ceremony by the Elks 3:00pm. Vintage Base Ball will begin at 4:00pm at Ferguson Field. The teams that are playing against each other are Deadwood and Lead. Mike Runge, Bill Pearson, and Kerry Ruth went to Rapid City at 4:45am this morning and did a T.V. interview promoting the Flag Day activities and the Vintage Base Ball game coming this weekend. The next game will be July 5th.

Mr. Kuchenbecker stated will be a campaign kick-off and ribbon cutting at the State Museum with the Historical Society and that is July 1st at 4:00pm with a member sneak peek at 3:00pm.

Mr. Kuchenbecker stated all commissioners received two tickets to the Trial of Jack McCall. We are encouraging locals to go to that trial and tell everyone about the experience. There are some that have lived here their whole life and have never seen it and there are others that have been here for a while and haven't been to the trial in a long time. The weekend after that is Wild Bill Days.

Mrs. Anfinson stated next Wednesday at 1:00pm we are closing the office to commemorate the Flag City USA and honor Jan Peppmeier's retirement gathering.

11. Committee Reports

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

Commissioner Allen stated the stagecoach is going well for Deadwood Alive. We had a meeting with Trampus this morning and he thought we started a little slower, but now since the first of June things have picked up quite a bit, especially on Main Street.

Commissioner Allen the Mickelson Trail Marathon happened last weekend and we partnered with them on Saturday and did a group hike from the Chamber that utilized the White Rocks Trail went through the cemetery and looped back around by Seth Bullock's grave and back down. It was a four mile guided hike and we had 80 people register, but due to the heat, about 60 people showed up.

Commissioner Allen stated PBR is this weekend and they are getting set up at the event complex. Next weekend is Wild Bill Days. All the Deadwood Alive performances during Wild Bill Days will be located in the Wild Bill's camp area which is kind of the center of Main Street by the Holiday Inn Express.

Commissioner Posey stated the MSI meeting for the month of June has been rescheduled to June 23rd at 11:30am and is preceded by the Housing Study meeting at 10:30am.

Mr. Kuchenbecker stated if you have not got an invite and wish to go to the Housing Study meeting, please let our office know.

Commissioner Rock stated we have the vendor markets at Outlaw Square on Friday and Saturday, if you would like to go shopping stop by.

Mayor Struble-Mook stated thank you and congratulations to the new commissioners. It is an honor to have you both on the commission and I look forward to working with both of you and we know each of you will do an amazing job.

Commissioner Eagleson stated Farmers Market this Friday at Gordon Park from 4:00pm to 7:00pm.

Commissioner Knipper stated we received a letter from Janel Hess, one of the scholarship winners.

Commissioner Knipper stated there is a park on Railroad Avenue and unsure how often it is used, but it does not appear to be maintained that well and there is curiosity if there is an opportunity to possibly get rid of that park and utilize those funds to maintain the other parks or if there is another idea. There is a spring underneath of the park, so it seems to always be wet. Is it possible to de-commission a park and utilize the funds elsewhere? Something to think about.

Mr. Kuchenbecker stated the parks department has been spread really thin with all the events and this time of year with everything growing they are playing catch up with the cemeteries. We will make note and inform the parks department for when better available.

12. Adjournment

The HP Commission meeting adjourned at 4:31 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant