



Historic Preservation Commission Meeting Minutes

Wednesday, August 12, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, the Historic Preservation Commission Meeting was called to order by Chairwoman Knipper on Wednesday, August 12, 2026, at 4:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT

Commissioner (Chair) Anita Knipper
Commissioner (Vice-Chair) Jesse Allen
Commissioner (2nd Vice-Chair) Beverly Posey
Commissioner Molly Brown
Commissioner Alexandra Lux
Commissioner Bobby Rock
Commissioner Diana Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Bonny Anfinson, Historic Preservation Coordinator
Leah Blue-Jones, Planning and Zoning Coordinator

STAFF ABSENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks
Garry Guan, South Dakota State Historical Society
Maddie Ferrell, South Dakota State Historical Society

3. Approval of Minutes

- a. HP Meeting Minutes July 22, 2026

It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve the minutes of the July 22, 2026, Historic Preservation Commission Meeting. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers August 12, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve HP Operating Vouchers in the amount of \$162,948.30. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Lux and seconded by Commissioner Brown to approve HP Grant Vouchers in the amount of \$59,898.86. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Williams to approve HP Revolving Vouchers in the amount of \$12,590.90. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Request

Mark Thompson, 56 Lincoln, Retaining Wall Loan

Ms. Trucano discussed the Revolving Loan Request.

It was moved by Commissioner Allen and seconded by Commissioner Lux to approve the Revolving Loan Request for Mark Thompson for the purpose of a retaining wall at 56 Lincoln Avenue. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- b. Neighborworks Updates

Ms. Trucano gave a report on loan projects.

- c. Accept Beverly & Jim Posey at 45 Taylor Ave. into Elderly Resident Program

Ms. Anfinson discussed the application received from Beverly & Jim Posey at 45 Taylor Ave. requesting acceptance into the Elderly Resident Program.

It was moved by Commissioner Lux and seconded by Commissioner Brown to accept Beverly & Jim Posey at 45 Taylor into the Elderly Resident Program. Abstain: Posey. Voting yea: Knipper, Allen, Brown, Lux, Rock, Williams.

6. Old or General Business

- a. South Dakota State Historic Preservation Office update and agreement - Garry Guan, SHPO

Ms. Anfinson introduced South Dakota State Historic Preservation Office, presented the proposed update to the agreement and reviewed the Memorandum provided in the packet.

Mr. Guan introduced himself to the Commission and stated the terms of the proposed agreement. This would be the fourth agreement between the City of Deadwood and the South Dakota State Historic Preservation Office. This agreement would extend the relationship between the two agencies for another five (5) years and would provide a five (5) day turnaround for review of Project Approvals instead of 30 days.

Discussion occurred about the cost of the agreement, and the need to discuss further during the upcoming Historic Preservation Commission budget meeting.

Commissioner Rock asked about the reason for such an agreement. Ms. Anfinson explained the agreement guarantees a five (5) day turnaround for project review by the South Dakota State Historic Preservation Office. Ms. Posey further explained that the agreement also permits us to utilize the expertise of the state office. Mr. Guan advised the Commission that it is not uncommon for agencies to enter into such agreements with the state office in an effort to expedite projects with urgent deadlines.

It was motioned by Commissioner Allen and seconded by Commissioner Brown to continue the South Dakota State Historic Preservation Office update and agreement discussion to a future Historic Preservation Meeting pending upcoming Budget Meeting discussion. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- b. Recommendation to State Historic Preservation Office to approve State Register Amendment.

Ms. Anfinson discussed recommendation to State Historic Preservation Office to approve State Register Amendment and reviewed the Memorandum included in the packet.

Discussion occurred about the total number of structures whose status has changed from non-contributing to contributing and vice versa. Overall, a net gain of two (2) contributing resources was obtained.

It was motioned by Commissioner Allen and seconded by Commissioner Brown to approve Recommendation to State Historic Preservation Office to approve State Register Amendment. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- c. Discussion on Historic Preservation funding for the development of an Archaeological Investigation Assistance Program to support appropriate residential construction within the National Historic Landmark District.

Ms. Anfinson began the Discussion on Historic Preservation funding for the development of an Archaeological Investigation Assistance Program. Further discussion occurred about the possibilities of such a program, and the Commission expressed interest in carrying the discussion forward.

- d. Consider request from South Dakota Parks & Wildlife Foundation for a 90-day extension for the Outside of Deadwood Grant due to supplier issues.

Ms. Anfinson reviewed the request from South Dakota Parks & Wildlife Foundation for a 90 day extension for the Outside of Deadwood Grant.

It was motioned by Commissioner Rock and seconded by Commissioner Lux to approve the request from South Dakota Parks & Wildlife Foundation for a 90 day extension for the Outside of Deadwood Grant, creating a new expiration date of November 27, 2026. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- e. Consider request from Czech Heritage Preservation Society Inc. to transfer projects for Outside of Deadwood Grant.

Ms. Anfinson introduced request from Czech Heritage Preservation Society Inc. to transfer projects for Outside of Deadwood Grant to a project different from the original and reviewed the Memorandum included in the packet.

It was moved by Commissioner Lux and seconded by Commissioner Posey to approve request from Czech Heritage Preservation Society Inc. to transfer projects for Outside of Deadwood Grant. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

7. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260144 - 136 Charles Street - Roland & Joyce Barkley - Construct handicap access to front entry.

Ms. Anfinson discussed PA 260144 - 136 Charles Street - Roland & Joyce Barkley - Construct handicap access to front entry and reviewed the Staff Report.

It was motioned by Commissioner Posey and seconded by Commissioner Rock that based upon all the evidence presented, 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, and therefore move to grant a project approval. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- b. PA 260166 - 24 McKinley - James Lee - Replace Windows

Ms. Anfinson discussed PA 260166 - 24 McKinley - James Lee - Replace Windows and reviewed the Staff Report.

It was motioned by Commissioner Allen and seconded by Commissioner Williams that based upon all the evidence presented, 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, and therefore move to grant a project approval. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- c. PA 260170 - 111 Forest Ave. - Austin Waisanen - Construct deck and small addition onto the structure

Ms. Anfinson discussed PA 260170 - 111 Forest Ave. - Austin Waisanen - Construct deck and small addition onto the structure.

It was motioned by Commissioner Brown and seconded by Commissioner Posey that based upon all the evidence presented, 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, and therefore move to grant a project approval. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- d. PA 260167 - 45 Taylor Ave. - Bev & Jim Posey - Replace sidewalk and concrete steps

Ms. Anfinson discussed PA 260167 - 45 Taylor Ave. - Bev & Jim Posey - Replace sidewalk and concrete steps.

It was motioned by Commissioner Brown and seconded by Commissioner Lux that based upon all the evidence presented, 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, and therefore move to grant a project approval. Voting yea: Knipper, Allen, Brown, Lux, Rock, Williams. Commissioner Posey abstained. Motion carried.

- e. PA 260169 - 330 Williams - Travis & Jenny Starks - Replace garage doors

Ms. Anfinson discussed PA 260169 - 330 Williams - Travis & Jenny Starks - Replace garage doors and reviewed the Staff Report. It is staff opinion that a six (6) panel configuration be utilized for the proposed garage door, as opposed to the four (4) panel configuration requested by the applicant, to maintain the integrity of the current historic configuration.

It was motioned by Commissioner Posey and seconded by Commissioner Williams that based upon all the evidence presented, 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, and therefore move to grant a project approval upon the condition that a six (6) panel garage door is installed. Voting yea: Knipper, Allen, Brown, Rock, Williams. Voting nay: Lux. Motion carried.

- f. PA 260163 - 27 Lincoln - Dennis Castanie - Permission to remove historic garage

Ms. Anfinson discussed PA 260163 - 27 Lincoln - Dennis Castanie - Permission to remove historic garage.

Commissioner Rock inquired as to the possibility of repurposing materials. Mr. Castanie introduced himself to the Commission and stated there may be the possibility of repurposing some of the materials on a future covered patio project. He intends to donate most of the cyanide lids to the city.

Further discussion occurred about the possibility of a future garage being built on site and the required approval from the Historic Preservation Commission to do so.

First Motion:

It was motioned by Commissioner Posey and seconded by Commissioner Brown that based upon all the evidence presented, this project DOES encroach upon, damage, or destroy historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

Second Motion:

It was motioned by Commissioner Posey and seconded by Commissioner Lux that based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, I

find that the project is adverse to Deadwood, but the applicant has explored all reasonable and prudent alternatives, and so it is moved to approve the project as presented. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

8. Items from Citizens not on Agenda

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

9. Staff Report

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

Ms. Anfinson discussed the completion of the retaining wall and landscaping at 85 Charles Street. Other retaining walls in town are also progressing. The project at 37 Lincoln Avenue is making progress.

Ms. Blue-Jones provided an update on the most recent site plan at 37 Lincoln Avenue. The cancellation of the Chuckwagon Gathering and Cowboy Show is a disappointment but couldn't be helped considering the current burn ban and dry weather conditions. The Community Picnic will still be held on Friday, September 11.

Commissioner Eagleson discussed the Farmers Market, which will be held again this Friday. He expressed his support for the proposed archaeological program.

10. Committee Reports

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

11. Adjournment

It was moved by Commissioner Rock and seconded by Commissioner Lux to adjourn the Historic Preservation Commission Meeting. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

There being no further business, the Historic Preservation Commission adjourned at 4:49 p.m.

ATTEST:

Chairwoman, Historic Preservation Commission

Minutes by Leah Blue-Jones, Zoning Coordinator