



Historic Preservation Commission Meeting Minutes

Wednesday, June 24, 2026, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commissioner Vice Chair Allen called the Deadwood Historic Preservation Commission meeting to order on June 24, 2026, at 4:00 p.m., at City Hall.

2. Roll Call

PRESENT

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

ABSENT

HP Commissioner Chair Anita Knipper

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 June 10, 2026

It was motioned by Commissioner Rock and seconded by Commissioner Lux to approve minutes of the June 10, 2026, meeting. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers June 24, 2026

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve the operating vouchers in the amount of \$24,013.55. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Williams to approve the grant vouchers in the amount of \$10,942.36. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Williams to approve Revolving Vouchers in the amount of \$10,330.00. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Requests

Tate and Ron Underhill, 33 Taylor Ave., Windows & Doors Loan
Jay and Danelle Weiher, 62 Denver, Vacant Home Loan

It was motioned by Commissioner Posey and seconded by Commissioner Lux to approve the Windows and Doors Loan for Tate and Ron Underhill, 33 Taylor and Vacant Home Loan for Jay and Danelle Weiher, 62 Denver. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

- b. Neighborworks Update

Mrs. Trucano stated we have provided the delinquency report to the commission along with the financials for the end of the month from May 31, 2026.

- c. Grant Extension Request - Bob Bailey - 51 Highland

Mrs. Anfinson stated the applicant is requesting an extension on their Siding and Windows and Doors grants. They have completed the foundation work and are currently doing work on the interior. Per the request, the applicant needed to hire an engineer for the replacement of the deck on the back of the structure which has put a temporary hold on the remaining exterior work. The current grants expire in July of 2026. Staff recommends extending the grant until July of 2027 per the applicant request. The Loan Committee has reviewed and recommends approval.

It was motioned by Commissioner Posey and seconded by Commissioner Williams to approve the extension on the Siding, Windows, and Doors Grant for Bob Bailey, 51 Highland. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

6. Old or General Business

- a. Permission to hire Quiksigns in the amount of \$7,072.39 to wrap the utility boxes at Deadwood Recreation & Aquatic Center. (Paid 1/2 from Block Club reserves and 1/2 from HP Public Ed.)

Mr. Kuchenbecker stated there are seven utility boxes and one generator behind the Rec Center and Ronda Feterl with the Neighborhood Block Clubs is taking the lead on getting these wrapped. There have been a couple preliminary meetings with Jeremy Russell, the Rec Center Manager, Mike Runge, and Kevin including one today as well to look at the boxes. These are very large utility boxes and you are going to see the wraps with great opportunities to display an incredible canvas on an ugly surface. The block clubs each are allocated \$1,000.00 each year to each

block club and they do not use it every year. We did a look back in the last five years and there is roughly \$17,000.00 unspent funds from their budget and it goes into the HP reserves. The block clubs were wanting to do a larger project so we challenged them to come up with an idea. We would split this expense, and the reason why is due to the generator being about half this cost. The generator is huge, but could be a great money shot for historic photographs. There is also opportunities to place interpretive panels with photos. Maybe even on the wraps we see throughout town and how this project from the Historic Preservation Commission has taken utility boxes and used them as a canvas for historic photographs all over town. We are still working through the photo process. We met today to get a better look at the generator and Mike Runge pulled historic photos and will pull additional ones. We want to use some photos from the era of the railroads as there was several tracks, an electric house for the trolley and the Rec Center which was built in 1910 with the first show there being an automobile show. We have photos of that too. With the big canvas from the generator, we could possibly use that one as an overview, for example, the 1899 glass photos. Every time you walk by there and look at the photos you see something different or new in the photo itself. Now you blow that up at 93 inches tall and keep the quality of the print, people will stop and look and when they walk back they will do the same again. There will be intrusions on these panels with the door handles and the hinges cut out to fit the generator and utility boxes. We recommend authorization to utilize the expenditure to the City Commission and then later in the year we will have to do a supplemental budget to that line item through City Commission.

It was moved by Commissioner Rock and seconded by Commissioner Brown to approve hiring Quiksigns in the amount of \$7,072.39 to wrap the utility boxes at the Deadwood Recreation and Aquatic Center. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

- b. Final approval of PA 260093 - 308 Main, PA 260093 - 306 Main, PA 260095 - 388 Main, PA 260096 - 390 Main and PA 260097 - 390 1/2 Main Street and approve Developer's Agreement with Optima, LLC.

Mr. Kuchenbecker stated to update the two new commissioners of this project, five structures are owned by Optima LLC or Cadillac Jacks. It is the Wayne Morris cottages and garage at the back as well as the Auer house and barn. In the site plan it is shown how they will be set with the long house along the parking lot of the hospital. 390 Main is the white cottage, 390 1/2 Main is the two story garage with living quarters above. 306 Main is the Auer barn and 308 Main is the Auer house. This diagram shows how everything would sit and they would be re-zoned as R1 zoning. There would be deed restrictions that would prohibit commercial use and short-term rental of these five structures. They could be sold to one investor or sold individually. There will be three lots and a common access easement for each structure and maintenance agreements set forth. Once signed by City and Historic Preservation Commissions, this is the final approval. The developers agreement has been signed by Optima LLC and sent to Commissioners individually and has been reviewed by the legal counsel and review and accepted Optima LLC. The motion

tonight would be the final action to allow to get the building permits to begin the process.

Commissioner Rock asked about the water lines in the back of the structures.

Mr. Kuchenbecker stated they have it set where there is one existing tap running at 390 Main. The grey area on Charles Street, at some point they will have to tear up and tap the middle of the street and repair the street when that process is complete. Looking into the fall when traffic decreases in Deadwood a little. They can not have more than one primary residence on a lot. 390 ½ Main water line would come from 390 Main water line if they were going to rent out as a secondary residence, but we can only have one primary residence per lot. 390 Main will have a water meter there and if the owner of 390 Main wants water to 390 ½ Main, it will be a private line going back there and a separate billed meter would go to 390 ½ Main.

Commissioner Rock asked is there going to be a separate sewer tap line if that becomes another residence living there.

Mr. Kuchenbecker stated the initial discussion was to have all hooked up to one sewer line and out, but each one now should be separate because if each are sold separately and there are three owners, but the pipe collapses for example, who is going to repair and pay for it? Moving forward, each one will have their own water and sewer line. Optima LLC met with Trent to go over additional details and they would stage it where they would move 306 Main the barn and stage in the back, move 308 Main crib it up, then they have to move 388 Main which is the long structure and get that in there and then follow up with 390 Main and 390 ½ Main. Finally put 306 and 308 Main and take them back out.

Commissioner Rock asked will any of the dirt work for this plot disrupt the retaining wall on the back end or compromise in anyway?

Mr. Kuchenbecker stated it should not, the plat is going through Planning and Zoning as a permanent construction easement and access easement for the maintenance of the retaining wall which is zoned by the City. That will be addressed on the Plat. There will be phases and they will start building foundations. As they start to dig there will be archaeological monitoring. They will most likely move a some of the houses over there, build the foundation, set a house, build the next foundation and set a house, so it will be done in phases. It will more than likely be September 20, 2026, before 388 Main gets over there because they currently have it rented out as a short-term rental. It may be in phases but it should be complete by year-end. Unlike what we have done in the past we would have had an escrow where if it is not completed we would have the ability to complete the project and that includes the landscaping that did not get done previously.

Commissioner Eagleson asked who determines the amount of the bond?

Mr. Kuchenbecker stated it will be based on the next step which we will have a building permit with projected costs, but the building permit will line item will give an amount of how much the project will cost. With the escrow, we will start with \$300,000.00. As soon as the foundation is done they are going to have to pay their

contractor and there is no use holding that money, so if we set up the escrow of \$300,000.00 where we can pull on it at the end, to finish the project and they have been very good to work with throughout this entire project.

Commissioner Posey asked is this what we used to call a "Contractor at Risk"?

Mr. Kuchenbecker stated no, not necessarily, we are calling it the Developer's Agreement which we have never had on any Preservation project where it fine lines everything out. We expect who is responsible for what and the bond, we have never bonded or escrowed before.

Commissioner Brown stated typically the developer is going to bear all the cost risks and really the City does not have any say on what they do on that property, so they are willing to let us put stipulations on this is a positive move forward.

It was moved by Commissioner Posey and seconded by Commissioner Brown to approve Optima LLC to take final action in receiving building permits to begin the relocating process. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

- c. Accept low quote from Competitive Masonry for retaining wall and sidewalk project at 85 Charles at a cost of \$25,413.30. (To be paid from HP Retaining Wall line item).

Mr. Kuchenbecker stated we would like to consider this being the final expenses for 85 Charles. We have the porch, roof, siding, windows all done, the exterior envelope has been rehabilitated. There is a steep slope coming off the side between 85 Charles and the neighbors. The best way to control that is to create a retaining wall that comes from the foundation and slopes out. Then we were looking to make a sidewalk from the street to the new steps and bring in top soil and seed it, so it looks good in case it does not get sold right away. Getting the final touches on the exterior, it will sell better and if it does not sell right away, it is a finished project.

Commissioner Rock stated looking at the maps, the new plat is being re-zoned residential but that side of the hospital, those four homes, 81, 83, 85, and 87 Charles, basically the whole block is zoned commercial. It was believed that when it gets re-zoned that whole block was going to be re-zoned to residential?

Mr. Kuchenbecker stated no, it is just that one plat. We can take 85 Charles and any adjacent owners and re-zone it residential should the owners wish to do so. When we sell 85 Charles it will almost the same exact language with a deed restriction that states this property shall not be used for commercial purposes or short-term rentals.

Commissioner Rock asked if you could take 81, 83, and 85 Charles and make them residentially zoned, but we know 87 Charles we cannot, correct?

Commissioner Brown stated 87 Charles is an AirBnB so we cannot change that to residential.

Mr. Kuchenbecker stated we will look into getting the three structures residentially zoned.

It was moved by Commissioner Posey and seconded by Commissioner Lux to accept the low quote from Competitive Masonry for retaining wall and sidewalk project at 85 Charles at a cost of \$25,413.30. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260127 - 62 Denver - Jay Weihar - Repair stucco and stairs

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Creek Planning Unit in Deadwood, circa 1900. The applicant is requesting permission to repair stucco on the retaining wall and repair the stairs leading up to the house. The stairs will be of wood construction. They are new owners and are very excited, we have met with them two or three times and this house has been vacant for 15 years. The previous owner came before this commission asking permission to demolish it and it was denied. While it sat vacant, one of the spouses passed away and they decided to sell it and now we have new owners that would like to rehabilitated the structure. It is staff opinion 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, Allen, Brown, Williams.

- b. PA 260128 - 300 McGovern Hill - Trinity Conrad - Replace deck and awning

Mr. Kuchenbecker stated this is a non-contributing structure located in the McGovern Hill Planning Unit in Deadwood, circa 1930. It has lost its historical significance due to substantial alterations. The applicant is requesting permission to replace the rotting wood deck and awning with new wood deck. This project was started without project approval or a building permit. 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 Rock 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, 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.)

Mr. Kuchenbecker stated the Crescent Drive project weekly progress meeting is tomorrow. As a part of that, we are bringing in a structural engineer and doing inspections at the grandstands at the rodeo grounds and one of the piers inside the stands holding them up has been undermined from years of wear, tear and old age and there is some wood rot. We have the structural engineer looking at that when he comes for the Crescent Drive project tomorrow and hopefully get it repaired right away, otherwise it may turn into an emergency repair.

Mr. Kuchenbecker stated we went out to bid on three retaining walls, 10 Denver, 56 Lincoln, 31 Centennial. They all came out at or under the engineers estimate and those were awarded by the City Commission and the contracts are on the next City Commission meeting. That total is about \$550,000.00 of retaining walls.

Mr. Kuchenbecker stated we have been working with and receiving quotes for smartboards in the commission room. The commission room was set up to be the zoom room with the two tv screens and it has worked well for the last few years and now it is time for an upgrade. We are looking at taking one of the tv screens and mounting it so the audience can look at it, and the other tv screen and mounting it so the commission can look at it and similar to what we have in the Century room, putting an interactive smartboard in the commission room. For example, when we need to pop-up a site plan, we can have it up on the screens while looking at the agenda packets. Then we can draw on it and explain more in depth. I budgeted \$15,000.00 under the HP Machinery/Equipment line item and Public Buildings will pick up the electrical upgrades needed. That will be on the City Commission meeting.

Mr. Kuchenbecker stated Mount Moriah improvement project is taking a little longer. We had to get ahold of the contractor again, great contractor, he had just pulled off on a couple other deadlines which we have an upcoming meeting on soon.

Mr. Kuchenbecker stated the bunting throughout town, at Gordon Park and on the four-lane, they all look really good. I think they counted 91 buntings that were put up yesterday. Some of the bunting that came in was not embroidered, it was screen printed, so the company replaced all the screen printed and said keep them.

Mrs. Anfinson stated July 5 will be the Vintage Base Ball game day. We have arranged for a Trolley to take Deadwood residents up to Lead. If you want to ride the Trolley, it will be leaving Sherman Street at 9:30 am. Do let Justin Lux know if you would like to get a ride, as there is limited seating and we can better adjust seating arrangements. The Trolleys intend to bring everyone back down to Deadwood afterwards. There is limited parking in that area.

Mr. Kuchenbecker stated we will also have a Trolley in the parade for the Fourth of July if any commissioners would like to be in the Trolley, please let Justin know. City Commissioners and some of the Base Ball players will be in there also. Let's keep the trophy here!

Ms. Schmidt stated the 150th Deadwood t-shirts for the commissioners were ordered on Monday and should be receiving them by next week.

Commissioner Lux asked at the grandstands, we are aware that we don't know the extent of the damage yet, when we say emergency repairs, are we speaking before the Days of '76 Rodeo potentially?

Mr. Kuchenbecker stated we are unsure of that yet. We will take a look at it tomorrow, we are using those terms partially rather than having to go out to bid on it, instead just get it fixed. It may only go to City Commission for approval; it depends on where it is at. We do have funds budgeted for the grandstands, although we have spent quite a bit down there, about \$600,000.00 for new ballfield lighting but there is money within the Capital Assets Line Item to perform a repair.

Commissioner Lux asked when it comes to the interactive displays in the commission room, has there been discussion about getting an Owl for in here?

Mr. Kuchenbecker stated yes that is another \$12,000.00 and that may be a future project. One of the challenges with AI cameras, for example people that talk out loud in the back of the room while the meeting is happening, the camera would detect that conversation and move to showcase those people talking in the back.

Commissioner Lux asked this may not be the right venue for it, but it would be really nice to have all the meetings recorded so citizens can go back and watch the meetings, if they are unavailable during the time of. We do not have any legal reason to not record a meeting. Is that something that has been discussed as far as adding that for the server piece of it?

Mr. Kuchenbecker stated about twenty years ago we discussed having a closed circuit tv where it would stream on cable and have its own channel. Part of it was the cost, the other part of it was who is going to move the camera around. State laws have made some changes over the past twenty years, for example we record our City Commission minutes. After the minutes are published, the recording is no longer available. We will look into that again. Another example is the State Legislature; we stay up to date on television each year.

Commissioner Lux stated the City of Lead, the School Board, and the City of Spearfish does all of their meetings and records them. At the very least there is some precedence. If there is a legal concern with it, we imagine it has been explored.

Mr. Kuchenbecker stated we think it is something to look into also with the cameras that we have, which is two and they are manually controlled here and before that we didn't have any. Like we said the quote right now is at \$12,000.00 to \$15,000.00.

11. Committee Reports

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

Commissioner Williams stated at the Project Committee, funding was portioned out to give to surrounding communities in South Dakota.

Commissioner Allen stated the round two Outside of Deadwood Grants went well. We hit our budget and recommendation will be on the next meeting. We had some carry over

from the first round into the second round because we had so many applicants. As far as right now, we got everyone taken care of.

Commissioner Brown stated there was two days of Housing Study meetings. It was quite interesting hearing the different perspectives. That should be complete by September and available through Economic Development.

Commissioner Allen stated Wild Bills Days was this last weekend and that was a great turnout. We had historical re-enactments and demonstrations. We had the old time Blacksmith and he was great with talking to the public and explained how important this was to the Gold Rush and the tools they made and how they made them. We had the TP on Main Street. The wagon display from Deadwood History was there. There were kid games on Main Street and gold panners. We had Deadwood Alive doing re-enactments and shoot-outs.

Commissioner Allen stated the Trails Committee did the Mickelson Marathon hike the Saturday before the actual marathon. We had 60 people did the hike, but 80 people signed up for it. The group enjoyed the cemetery and bullocks grave and they do want to do it again next year. As part of the marathon, they did an eight station. Last Sunday over Father's Day, we did another hike. The weather held out for us till the very end. There was about twenty participants. Kevin Forester's wife and mother were there and they did the hike and they read the proclamation on the trail and framed it and gave it to them. A lot of photos were taken! A new trail is going out to bid, called the Commuter Trail that will go behind First Gold and will go up to the Lodge area.

Mr. Kuchenbecker stated it is going to have to go out to bid because the quotes came in over the bid limit.

Commissioner Allen stated the Volksmarch and Chuckwagon Events are live and linked, so you can buy your tickets now if you want to participate in either or both of those events. There was social media event that went out for the Volksmarch event, we are trying to get the ticket link and everything else needed tied-in together for all the information. When the crafts and cut at Lead go on sale that link will be a part of that also.

Commissioner Allen stated we have a Deadwood Alive meeting today. We were getting updates and of course Deadwood is a slow start getting off the ground and the numbers were down a little for example the Stage Coach numbers were down a little last year. The Trials were slightly down and we are hoping it starts to pick up, as we noticed it was a slow start in May into June.

Commissioner Lux stated there are no updates for any committee reports. We appreciate the changes over the last couple of years during Wild Bill Days with it becoming more family oriented, a nice change of pace. The feedback is very positive about that.

Commissioner Lux stated the Vintage Base Ball game on June 14 was excellent and we had so much fun. Please everyone gather and enjoy the game on July 5. All around this is a great thing for the community and our children.

Commissioner Posey stated we are still looking for volunteers on the Promotions Committee. If you know anyone that would like to be a part of the committee and volunteer, please send them our way. We are having a difficult time completing anything

whether it be because there are so many events going on or the volunteers are not coming back. The same volunteers are always there every time, if we could get new people and others to join that would be great. The Promotions Committee is the money making engine of Main Street Initiative. We create the various programs and promotions throughout Deadwood, for example we created the Hops and Hogs event. Then we go out, speak with businesses and get everybody on board with the event. We further into managing the ticketing and keeping up with the advertising. Once we get that finalized, someone will come sell the tickets and manage the event, for example someone has to pour the beverages. We have promoted this committee everywhere like the Chamber newsletter and the City newsletter.

Commissioner Lux stated some ideas to promote this committee could be creating a community volunteer meeting. Get it out onto social media and make it more open. Not everyone truly reads their newsletters so getting it out elsewhere may be beneficial. Put an advertisement on the Chambers Facebook page. Maybe we could help with it and get a good look at the potential volunteers in the community and find strengths.

Commissioner Brown stated there are a couple things happening around that currently. One, there is supposed to be an MSI Marketing meeting which has not met, which is to address exactly this and getting messages out. The second task is the formation of the Leadership of Deadwood program, which is to start recruiting young people in the communities in businesses to help them learn more for example how our government works and these are the industries in town. That is supposed to be launched in 2027, we did not do it this year because of everything going on for the 150th anniversary of Deadwood.

Commissioner Posey stated we attempted the "Adopt a Park" in the community and that still doesn't seem very high in volume for volunteers. That did not seem to excite the community either.

Commissioner Rock asked with the Crescent Drive improvement project occurring, what is being done to protect Whitewood Creek?

Mr. Kuchenbecker stated we are following DANR guidelines with silt fencing and will continue following their guidelines.

Commissioner Eagleson stated the Farmers Market is back this Friday at Gordon Park. Our spotlight of organizations volunteers are the Chamber, the Police Department, the Northern Hills Master Gardeners, and the Freshman Impact Group. Thanks to the Parks Department, Gordon Park looks magnificent.

12. Adjournment

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

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant