



Historic Preservation Commission Meeting Minutes

Wednesday, August 26, 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 August 26, 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 Diana Williams
HP Commissioner Molly Brown

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Bonny Anfinson, Historic Preservation Coordinator
Leah Blue-Jones, Planning and Zoning Coordinator
Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks
Jenny Reinbold, Neighborworks

3. Approval of Minutes

- a. Approve the minutes of the August 12, 2026, Historic Preservation Commission Meeting.

It was motioned by Commissioner Allen and seconded by Commissioner Rock to approve minutes of the August 12, 2026, meeting. Voting Yea: Rock, Posey, Lux, Knipper, Brown, Allen, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers August 26, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve the operating vouchers in the amount of \$23,110.63. Voting Yea: Rock, Posey, Lux, Knipper, Brown, Allen, Williams.

- b. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Revolving Loan Vouchers in the amount of \$10,090.00. Voting Yea: Rock, Posey, Lux, Knipper, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Request

Lee Thompson, 47 Forest Ave. Loan Modification

It was motioned by Commissioner Posey and seconded by Commissioner Williams to accept a Loan Modification for Lee Thompson, 47 Forest Ave. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

- b. Neighborworks Updates

Mrs. Trucano stated we provided last month's financials for the loan report and delinquency list.

- c. Accept Craig Kostecky at 43 Centennial into the Windows and Doors Program

Mr. Kuchenbecker stated this property is owner occupied, contributing. The applicant submitted the required paperwork for the Windows and Doors Program. Staff did a site visit and the applicant is going to be doing repairs to the windows and add storm windows. 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.

It was motioned by Commissioner Posey and seconded by Commissioner Lux to accept Craig Kostecky, 43 Centennial, into the Windows and Doors Program. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

6. Old or General Business

- a. Approve Outside of Deadwood Grant extension request for St. Francis Mission to October 31, 2026

Mrs. Anfinson stated the St. Francis Mission was awarded a grant of \$10,000.00 in round two of 2025 for placement of grave markers in their historic cemetery. The grant expired on July 31, 2026. Staff is recommending approval of a 90 day extension which would extend the grant to October 31, 2026.

It was moved by Commissioner Lux and seconded by Commissioner Posey to approve the 2025 Round II Grant extension for St. Francis Mission to October 31, 2026. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

- b. Accept Craig Kostecky at 43 Centennial into the Retaining Wall Program

Mr. Kuchenbecker stated we have received an application for a retaining wall at 43 Centennial. Staff conducted a site visit, and the wall fits the criteria for the program.

It was moved by Commissioner Brown and seconded by Commissioner Williams to accept Craig Kostelecky, 43 Centennial, into the Retaining Wall Program. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260174 - 61 & 65 Sherman Street - Deadwood Sundance 2023 LLC - Construct Fence & Gate

Mr. Kuchenbecker stated this is open lot in the Original Town Deadwood Planning Unit. The applicant is requesting permission to install a metal fence and gate between the lots of 61 and 65 Sherman Street. The fence will face Sherman Street and provide secure access to the rear of Sherman street properties. The fence would go between sixty-one and sixty-five Sherman would have a drive-thru and walk-thru gates. This morning the applicant sent a rendering of a revised fence which we actually like better than what they had proposed. 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 Brown 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: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260175 - 43 Centennial - Craig Kostelecky - Restore Windows

Mr. Kuchenbecker stated this is a contributing structure in the Forest Hill Planning Unit, circa 1892. The applicant is requesting permission to restore eleven windows. Staff conducted a site visit to review the windows. 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 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: 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. 2026 West River History Conference

Mr. Kuchenbecker stated the West River History Conference will be held October first through the second. Anyone that would like to attend and represent Historic Preservation Commission, the City through Historic Preservation pays for your travel, meals, and registration. It is being held in Rapid City this year. We typically have individuals attend.

Mr. Kuchenbecker stated he was inducted into the Municipal League Hall of Fame for twenty years of service.

Mr. Kuchenbecker stated we want to thank everybody for coming to Budget Meeting yesterday. Thank you to staff and especially Bonny for her work on the Budget for the last eleven years. This was also my twenty-first year of presenting the budget.

Mr. Kuchenbecker stated about five to seven people worked on a trail this morning. We punched in and prepped seven-tenths of a mile of trail with weed-eating, moving rocks, and cutting branches. Commissioner Jesse has walked the trail several times and we encourage you to go up there and walk it. BLM provided all equipment for us. We have shovels, rakes, hoes, heavy duty equipment, weed eaters, and the City has an enclosed trailer that we have not used in a few years and we will allowing the Trail Committee to use it and have a place to store the equipment.

Mr. Kuchenbecker stated this Monday, City Commission approved the purchase of the Porter property at the intersection of Crescent and Dunlap Streets.

Mr. Kuchenbecker gave an update on the Crescent Street project.

Mrs. Anfinson stated we are doing a plaque presentation for the McGillicuddy house in Rapid City in the upcoming weeks.

11. Committee Reports

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

Commissioner Allen stated it has been a busy few weeks around Deadwood. Stagecoach is back on Main Street.

Commissioner Brown stated get your tickets for the Midland concert in September!

Commissioner Lux stated Farmers Market will be held on Friday. The Northern Hills Diversion will be selling walking tacos to help fund their trip to the California Association Youth Courts Conference. We take kids that are in the program and give them the opportunity to meet other kids like them that volunteer for similar programs and bring ideas and projects back to Deadwood.

Commissioner Lux stated the Diggers had their first home football game last Friday at Ferguson Field. This year is the first year with a nine-man team. She encouraged the community to come and support the Diggers!

Commissioner Rock gave an update on Outlaw Square events.

Commissioner Knipper asked if this year we have a Creek clean-up or if anyone has scheduled a volunteer event for that.

Mr. Kuchenbecker stated at this time we do not, and the Trails Committee has not put anything together. Part of the challenge is we have the same three to four people there that always show up and then if you reach out to youth groups, you have to seek sponsors to get the youth groups there. It is a tough gig to get volunteers.

Commissioner Knipper stated would it be possible to do something similar for the parks and keeping the landscape maintained, and having that as a fundraiser for non-profits, for example the Lions Club. It is unsure where that would fit into the budget for the City of Deadwood though. Non-profits do struggle and maybe it would be a win-win situation to look into this.

Mr. Kuchenbecker stated we will take that into consideration; that is a great idea.

12. Adjournment

The HP Commission meeting adjourned at 4:25 p.m.

ATTEST:

Chair, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

Note: All Applications ***MUST*** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.