

OFFICE OF  
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## MEMORANDUM

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**Date:** April 5, 2024  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Recommend to City Commission the purchase of 85 Charles Street

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The property at 85 Charles Street has been on the City's Minimum Maintenance Violation list since 2013. Over the years staff has mailed notices and has had several meetings with the owner in an effort to get this property up to standard.

The Historic Preservation Commission has received a complaint from the adjacent property owner requesting action be taken to fix-up this property. On Wednesday, April 3, 2024, staff and Jared Schippers, P.E. with Albertson Engineering conducted an onsite visit of this structure to review the structural integrity of the resource.

The review resulted in a determination the structure is fairly sound, although in an extreme state of disrepair but could be restored. Staff's discussion revolved around the community's desire to see the building rehabilitated and available for a family home. Further discussion discovered the owner is willing to sell the structure. Based on this matter, staff is recommending purchasing this resource for \$75,000.00 for the purpose of restoring the exterior envelope of the structure and either making it available for an individual to finish the project or complete rehabilitation.

In addition, staff recommends, after purchase, a Conservation Easement be placed on the structure in perpetuity with deed restriction the home be used only for a single family or duplex and no short-term rental use. This may assist with Deadwood's need for single family housing and/or affordable housing issues.

**Recommended Motion:** *Move to recommend to the City Commission to purchase the property at 85 Charles Street in the amount of \$75,000.00 from Dennis Sabo.*