



Kevin Kuchenbecker, Historic Preservation Officer  
 Bonny Anfinson, Program Coordinator  
 Telephone (605) 578-2082  
[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)  
[bonny@cityofdeadwood.com](mailto:bonny@cityofdeadwood.com)

## PROGRAM SUMMARY

	Type	Maximum Amount	Eligibility	Interest Rate	Payment	Term	Comment
1	<b>Elderly Residents</b> Life safety projects	Up to \$10,000	<ul style="list-style-type: none"> <li>Residential property</li> <li>Within Deadwood City limits</li> <li>Owner 65 years old and older</li> </ul>	-	Grant	<b>Owner Occupied Grant</b>	<ul style="list-style-type: none"> <li>Must be done to building codes with City licensed contractors.</li> <li>Multiple Projects Allowed</li> <li>May re-apply 10 years after last project completion date.</li> </ul>
2	<b>Paint Grant</b> Exterior building painting projects	Up to \$500 every 5 years.	<ul style="list-style-type: none"> <li>Commercial or Residential</li> <li>Any property 20 years old or older</li> </ul>	-	Grant	Once Every Five Years	<ul style="list-style-type: none"> <li>Limited to paint, primer, and caulk from Twin City Hardware via voucher.</li> <li>Paint color approval by HP Office</li> <li>Must be completed within one year.</li> </ul>
3	<b>Windows and Doors</b> Window / door repair / replacement projects	Up to \$20,000	<ul style="list-style-type: none"> <li>Residential property</li> <li>Contributing property, or</li> <li>Eligible for National Register listing status</li> </ul>	0%	None	<b>Owner Occupied Grant</b>  <b>Non Owner-Occupied 10 year Loan (forgivable) Fees apply</b>	<ul style="list-style-type: none"> <li>\$800 per each wood window repair or each wood window replacement.</li> <li>\$350 per each wood storm / screen.</li> <li>\$600 wood screen door.</li> <li>\$200 - \$400 per each wood door repair.</li> <li>\$300 - \$600 per each wood door replacement.</li> </ul>
4	<b>Siding Program</b> Siding repair / replacement projects	Up to \$10,000	<ul style="list-style-type: none"> <li>Residential property</li> <li>Contributing property, or</li> <li>Eligible for National Register listing status</li> </ul>	0%	None	<b>Owner Occupied Grant</b>  <b>Non Owner-Occupied 10 year Loan (forgivable) Fees apply</b>	<ul style="list-style-type: none"> <li>Must be done to building codes and HP Specifications</li> <li>Recommended using City licensed contractor.</li> </ul>
5	<b>Foundation Program</b> Foundation repair / replacement projects	Up to \$10,000	<ul style="list-style-type: none"> <li>Residential property</li> <li>Contributing property,</li> <li>Or Eligible for National Register listing status</li> </ul>	0%	None	<b>Owner Occupied Grant</b>  <b>Non Owner-Occupied 10 year (forgivable) Fees apply</b>	<ul style="list-style-type: none"> <li>Must be done to building codes and HP Specifications</li> <li>Recommended using City licensed contractor.</li> </ul>
6	<b>Façade Easement</b> Facade repair / replacement projects	<b>Up to \$3,000 per linear foot prominent façade.</b> <b>Up to \$1,000 per linear foot secondary facade</b>	<ul style="list-style-type: none"> <li>Commercial property</li> <li>Historical contributing or</li> <li>Eligible for National Register listing status</li> </ul>	-	80% of Qualified Expenditure	Perpetual Conservation Easements	<ul style="list-style-type: none"> <li>Approved costs shared 80% with HP.</li> <li>Building codes and HP Specifications.</li> <li>Must use City licensed contractors.</li> <li>Awarded through selection committee.</li> <li>Total funds available are capped.</li> <li>Requires a Conservation Easement.</li> </ul>
7	<b>Vacant Home</b> Restoration projects	Up to \$10,000	<ul style="list-style-type: none"> <li>Property in City Limits</li> <li>Must have been vacant for 2 years</li> <li>Contributing property or</li> <li>Threatens life safety</li> <li>Apply within 3 months of purchase</li> </ul>	0%	None	10 Year Loan (forgivable) Fees apply	<ul style="list-style-type: none"> <li>Applicant must prove ability to repay</li> <li>Must be done to building codes with City licensed contractors</li> <li>Loan forgiven 10%/ year over 10 years.</li> <li>Upon property sale or transfer, remaining loan amount due.</li> </ul>

	Type	Maximum Amount	Eligibility	Interest Rate	Payment	Term	Comment
8	<b>Retaining Wall</b> Retaining wall repair projects	10% of project plus 10% assessed value. Forgivable portion project cost less owner's portion	<ul style="list-style-type: none"> <li>Residential property</li> <li>Contributing property or</li> <li>Threatens historic property or</li> <li>Threatens individual life safety</li> <li>Walls on commercial property not eligible</li> </ul>	<b>Owner Occupied</b> 0% <b>Others</b> Market rates apply. Forgivable portion 0%	Monthly payment due based on loan amount and ability to pay. Forgivable portion none	<b>Owner Occupied</b> 5 Year Loan Fees apply <b>Non Owner-Occupied</b> 10 Year Fees apply	<ul style="list-style-type: none"> <li>Applicant must prove ability to repay</li> <li>Applicant responsible for 10% of property assessed value PLUS 10% of construction costs.</li> <li>City responsible for engineering costs.</li> <li>Applicant responsible for share of program amount (Forgivable HP Loan amount)</li> <li>Inspection at completion required.</li> </ul>
9	<b>Revolving Loan Fund - Residential</b> Restoration or protection for historic integrity	Up to \$25,000	<ul style="list-style-type: none"> <li>Residential property in Deadwood City Limits</li> <li>Contributing property or</li> <li>Eligible for National Register listing status or</li> <li>Threaten life safety codes</li> </ul>	<b>Life Safety</b> 0% <b>Other</b> Market Rates Apply	Based on loan amount and ability to pay	<b>Life Safety</b> 5 Year Balloon Loan (Fees apply) Refinancing available at end of term <b>Other</b> 7 Year Balloon Loan (Fees apply) Refinancing available at end of term	<ul style="list-style-type: none"> <li>Applicant must prove ability to repay</li> <li>Must be done to building codes with City licensed contractors</li> </ul>
10	<b>Revolving Loan Fund - Commercial</b> Restoration or protection for historic integrity	<b>Life Safety*</b> Up to \$50,000 / building  <b>Other</b> May vary	<ul style="list-style-type: none"> <li>Commercial property in Deadwood City Limits</li> <li>Contributing property or</li> <li>Eligible for National Register listing status or</li> <li>Threaten life safety codes</li> </ul>	<b>Life Safety</b> 0% <b>Other</b> Interest rates apply	Based on loan amount and ability to pay	<b>Life Safety</b> 5 Year Balloon Loan (Fees apply) Refinancing available at end of term <b>Other</b> 7 Year Balloon Loan (Fees apply) Refinancing available at end of term	<ul style="list-style-type: none"> <li>Applicant must prove ability to repay</li> <li>Must be done to building codes with City licensed contractors</li> <li>Historical tax credits and real estate tax moratorium available</li> </ul>
11	<b>Revolving Loan Upper Floor Revitalization – Commercial</b> Develop upper commercial bldg. floors for residential or commercial use	<b>Up to \$250,000</b>	<ul style="list-style-type: none"> <li>Commercial property in Local Historic District</li> <li>Contributing property or</li> <li>Eligible for National Register listing status or</li> <li>Life Safety Repairs are not required</li> <li>Can NOT add to life safety loan</li> </ul>	<b>0% for 3 years</b>	Based on loan amount and ability to pay	<b>3 Year Balloon Loan</b> (Fees apply) Refinancing available at end of term	<ul style="list-style-type: none"> <li>Applicant must prove ability to repay</li> <li>Must be done to building codes with City licensed contractors</li> <li>Historical tax credits and real estate tax moratorium available</li> <li>Six month standard construction period</li> <li>Cannot be added to the \$50,000 0% Life Safety Loan</li> </ul>

**DEFINITIONS AND NOTES:**

**Contributing property** – Means that the building is listed as a “Contributing” resource on the 1993 Deadwood Historical Register for its historic characteristics. Contact the Deadwood Historic Preservation Officer for details.

**Fees Apply** – various loan related fees will be added which loan applicant must pay at closing. These are in addition to loan payments.

**Retaining Walls**

- There are other retaining wall projects that exceed the limits of the Retaining Wall Project amount which require special Historic Preservation Budget Approvals
- The Owner's portion of the Retaining Wall costs under the #7 Retaining Wall Program may also be funded through #1 Elderly Program and / or # 8 Revolving Loan Fund Residential Program.

These programs are subject to change.

\* Commercial Life Safety Projects exceeding \$50,000 may be covered by interest bearing loan for portion above that amount.