

DEADWOOD FUND  
SOUTH DAKOTA STATE HISTORIC  
SOCIETY



JOURNEY MUSUEM SUBMISSION

“PAP” MADISON CABIN

NOVEMBER 14, 2012

## Grant Information

- Grants will be for projects *beginning approximately May 1 (following the February deadline) or January 1 (following the October deadline)*. Projects may not start until after notification of the grant award is received.
- Grants will generally be awarded in amounts ranging from \$1,000 to \$25,000.
- Where determined that an application merits support only in part or at a reduced level, the offer will be less than the amount requested. *Larger grant awards may be considered in extreme circumstances.*
- Generally, the grant amount requires a dollar-for-dollar match from nonfederal and non-state sources. The availability of matching funds must be provided with the application. Nonprofit organizations according to state law may receive grants without match; however, match is highly encouraged.
- Payment of the grant award will be made on a reimbursement basis upon receipt of a paid invoice at the completion of the work. The matching funds must be demonstrated at the time of payments. The State Historical Preservation Office staff reserves the right to inspect completed work before payment.
- Projects should demonstrate substantial public historic preservation benefits. The fund will not pay for administrative or operating costs. The following categorical exclusions will not generally be funded with Deadwood Funds: security systems, general decorative arts and furnishings, general building or site maintenance, new construction or non-historic site improvements, and work performed only to meet the Americans with Disabilities Act and building codes.

## Eligibility Criteria

1. The property must be listed on or eligible for listing on the National Register of Historic Places.
2. The project must meet The Secretary of the Interior's *Standards for the Treatment of Historic Properties: Rehabilitation* (36 CFR 67), see page g of the application packet.
3. The applicant must demonstrate that funds are available to match the grant, and the property will have on-going use at the completion of the project for residential, commercial, or public purposes.
4. The applicant must provide assurances of the ability to maintain the property well into the future.
5. The applicant must sign an eight-year restrictive covenant running with the property, which states that the property shall be maintained in a manner that preserves the property's historic integrity. All work performed on the property within the covenant period must meet The Secretary of the Interior's *Standards for the Treatment of Historic Properties: Rehabilitation*, see page g of the application packet.
6. A sign provided by the South Dakota State Historical Society must be posted at the project site. The sign will state that the project has been funded in part by the State Historical Society through the Deadwood Fund and must remain posted for the duration of the project. All publicity material should include similar recognition.

## Evaluation Criteria

The Deadwood Fund grant program provides an opportunity to leverage financial resources for the acquisition, retention, restoration or rehabilitation of historic buildings, structures and sites. Awards in this program are made only when there is evident need for additional funds to complete a critical project and to effect significant improvement or prevent losses of historic properties. The applicant must demonstrate a financial investment in the project, the ability to meet the financial obligation, and a commitment to its completion.

Projects will be ranked for priority based on the following criteria:

1. The property is significant to South Dakota history and the project substantially benefits historic preservation and serves as a major public demonstration of historic preservation.
2. The historic building, structure or site is of public prominence or importance and endangered or threatened.
3. The entire project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties: Rehabilitation*, see page g of the application packet.
4. The property is associated with minority or ethnic groups, particularly American Indians.
5. The property is currently listed on the National Register of Historic Places.
6. The project has a preservation plan in place and documented community support.

7. The property receives appropriate on-going maintenance, or its present state of disrepair is not the result of neglect by the current owner.
8. The applicant documents more than the required dollar-for-dollar match; nonprofit organizations providing match.
9. The application is clear, concise, complete, and includes a detailed budget.
10. A historic preservation professional assisted in developing or reviewed the project, the general contractor and subcontractors are professionally qualified and preservation sensitive, and if the work is being completed by someone other than a licensed contractor, the individual or company is capable of performing the prescribed work.
11. The project has not previously received funding through this program.

The applicant is encouraged to be a member of the South Dakota State Historical Society and the Historic South Dakota Foundation. See membership information on pages k-l of the application packet.

<b>Description of Review Process</b>
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Applications are accepted any time, but all eligible applications must be **postmarked no later than February 1 or October 1 each year** to be considered in the current year cycle. An applicant must submit an application for each deadline. Applications will not be forwarded to the next application deadline.

Each application is assigned to a historic preservation specialist, usually based on the geographic location of the project. The specialist reviews the application for completeness and to ensure that the project is eligible for consideration. If the specialist requires additional information to process the application, he or she will call or write the applicant.

An in-house review panel evaluates each application/project based on the criteria listed above. The preservation staff makes formal recommendations to the South Dakota State Historical Society Board of Trustees (a.k.a. State Review Board) and other key personnel. The Board makes a final determination on applications in April and December.

The State Historic Preservation Officer will notify each applicant about the disposition of the awards within 90 days of the final review by the Board of Trustees.

## DEADWOOD FUND GRANT APPLICATION CHECKLIST

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*Please use this checklist to verify that your application is complete. Incomplete applications may receive point-deductions or may not be evaluated for the awards.*

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**APPLICATION:** The entire application is typed.

**APPLICATION:** One original and one copy of the application is enclosed

**DOCUMENT:** If grant is to be used to acquire a historic property, a copy of the purchase agreement is enclosed. (Page 3, #1b)

**OWNERSHIP:** Proof of ownership is enclosed. (Page 5)

**NON-PROFIT ORGANIZATIONS:** Copy of IRS determination letter is enclosed. (Page 5)

**PHOTOS:** One set of original photographs of the project and one set of photocopies are enclosed. (Page 5)

**NATIONAL REGISTER:** If property is not listed on the National Register of Historic Places, completed Preliminary Assessment form is enclosed. (Page 5)

**MATCH:** Amount requested is matched at least dollar-for-dollar. (Page 5, #1a)

**MATCH:** Proof of match is enclosed (bank statement, signed letter from banker, approved budget from a government agency or non-profit organization) (Page 5, #1b)

**BUDGET:** A detailed budget for the project is enclosed (Page 6, #1)

**Cost Estimates:** Three cost estimates from architects/contractors are enclosed. (Page 7, #2)

**Cost Estimates:** IF THREE COST ESTIMATES ARE NOT ENCLOSED, statement documenting the request for at least three estimates is enclosed. (Page 7, #3)

**SIGNATURE:** Property owner has signed and dated Page 2 and Page 7.

**SIGNATURE:** Grantee has read the Certified Assurances (Page 8 through 10) and has signed and dated Pg. 10.

**SUPPORTING DOCUMENT:** A preservation/development plan is included. (Pg 3, #2a)  
(OPTIONAL)

**SUPPORTING DOCUMENT:** Documented community support is included. (Page 5)  
(OPTIONAL)

**SUPPORTING DOCUMENT:** Any preservation reports and blueprints, if available, are included. (Page 3, #1c)

**Please submit original and 1 copy of the application.**

Application must be postmarked either **February 1 or October 1.**

An applicant must submit an application for each deadline. Applications will not be forwarded to the next application deadline.

**Name of property** "Pap" Madison Cabin

Address of property Street 222 New York Street

City Rapid City County Pennington State SD Zip 57701

Legal description of property Lots 17-18, N½ of vacated Philadelphia St & S½ of vacated alley adjacent to said lots, all in Block 28 of the Original Town of Rapid City; and Lots 17-32, N½ of vacated Philadelphia St & S½ of vacated alley adjacent to said lots, all in Block 18 of the Original Town of Rapid City, Pennington County, South Dakota

**National Register of Historic Places Status (Check one):**

Individually Listed

Contributing in a District

Listed on the State Register & Eligible for the National Register

Not Listed on either State or National Registers, complete a Preliminary Property Assessment Form (back of application, pages a-f)

**Project Contact:**

Name Marcia F. Dunsmore

Mailing Address 222 New York Street City Rapid City

State SD Zip 57701 Daytime Telephone Number 605.394.6923

Email Address mdunsmore@journeymuseum.org

★ Would you like to be notified by email of other grants and programs for historic properties?

YES  NO

**Owner:**

Name/Organization City of Rapid City

Signature \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address 300 Sixth Street City Rapid City

State SD Zip 57701 Daytime Telephone Number 605.394.4143

**Project:**

Amount Requested: \$11,000 Total Project Cost: \$18,475

Select a Project Period: May 1, 2013 to April 30, 2013  or January 1 to December 31, \_\_\_\_\_   
year year year

**Instructions:** The application must be **typed**. If more space is required please type additional information on separate pages. Provide the **original and 1 copy** of all written materials.

**Project Summary:**

Project Name "Pap" Madison Cabin Rehabilitation

1. Description of project: **Check one or more** of the following categories that best define the proposed project.

- a) Design and Pre-development\*  
 Preliminary planning  
 Architectural designs  
 Feasibility studies

- b) Acquisition  
 Purchase of property  
Attach a copy of the purchase agreement.  
Check box if enclosed.

c) Construction

- Reconstruction (replacing of missing features to a building)  
 Rehabilitation (providing a new use for a building)  
 Restoration (returning a building to a particular time)  
 Stabilization (retaining historic fabric and stopping deterioration)

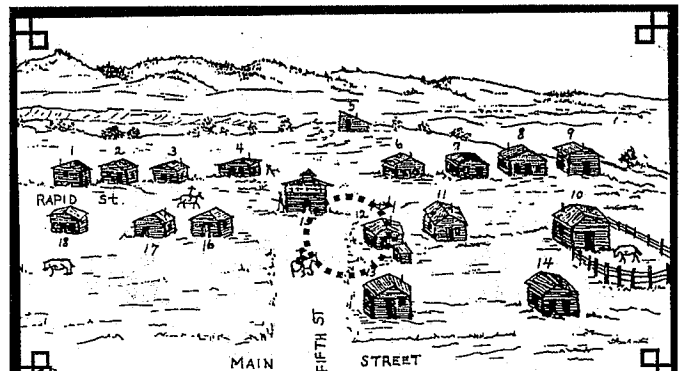
Attach any preservation reports and blueprints, if available.

Check box if enclosed.

\*The fund will not pay for administrative or operating costs.

2. Please describe the project.

The "Pap" Madison cabin is the oldest known structure in Rapid City. It is certainly among the oldest standing structures in the Black Hills, dating back to the city's founding in 1876. Rufus or "Pap" Madison built the cabin (#11 in the historic sketch) at the corner of Fifth and Rapid Streets (the center of original six-block town site). Madison came to the area in late 1875 or early 1876 and was present when the town site was laid out on February 25, 1876. The Lakota in the area regularly raided the settlement and in one such raid killed Madison's dog and demolished his wagon. By August the raids had increased, resulting in the loss of considerable stock, other property and settlers lives. On the 25<sup>th</sup> all but 19 of the 200 settlers left for Ft. Pierre. The 19 that stayed, including Pap and town founder John Brennan, built a blockhouse for protection just west of Madison's cabin. After the initial conflict of the late seventies, Pap and Henry Bliss located a claim of 160 acres southwest of the original town site and began farming. Hap sold his farm in 1889 and in



Rapid City as it appeared in the year of its birth 1876. Drawing was made by George B. Mansfield, came to Rapid City in 1883. The Block house in the center about the intersection of 5th Street and the railroad tracks. 1. John W. Allen and Jake Clausen; 2. John Brennan & Oscar Nicholson; 3. Reddy Johnson; 4. Noah Newbanks; 5. Far north lean-type cabin, inn named Lee; 6. Man named Bunker; 7. Frank P. Moulton, Inter Sheriff & U.S. Marshal; 8. Captain E. Legro; 9. Sam Scott; 10. The village stable and corral; 11. Rufus Madison; 12. A baker known as Dutch Joe; 13. John G. Smith and Will E. Smith; 14. Jacob Legty; 15. Blockhouse; 16,17,18, to left of Blockhouse in the second row from back were for visitors and transients.

1892 moved to Everett, WA. John Brennan acquired the cabin and the lot on which it stood from Pap – he would later pass it on to his wife.

The Fortnightly Club focused its attention on the cabin in 1926, intending to convert it from an “eyesore” to a point of pride for the community and memorial to the city’s founding and “the old days”. The well known club (represented by Alice Gossage) went before the City Commissioners and obtained approval to move the cabin to the city-owned Halley Park. Mrs. John Brennan donated the cabin to the city. The Lion’s Club then stepped in and spearheaded the project to move the cabin. It arrived in Halley Park later that year, badly dilapidated and neglected owing to its use as a barn. Among other repairs, it immediately required a roof as it was practically without one. It was refurbished by a volunteer that “understood the construction of log cabins” using materials donated by local hardware stores and was described at the time as “a complete model of the early days, shake roof, home made door with latchstring fastening, flat limestone fireplace (the original did not have a fireplace) and flagstone walk.

The cabin was used as a museum for many years by the Historical Association but increased vandalism made it necessary to remove the valuable artifacts and furnishings. The Association continued to work for another building in Halley Park to house an historical museum and by 1938 had succeeded in getting the park’s other structure built as a WPA project with private support. This building, with several additions, housed both the Minnilusa and Sioux Indian Museum Collections side-by-side up until the construction of the Journey Museum.

The cabin was again renovated in 1990 by the Boy Scouts of Troop 55 under the supervision of David Hanson in fulfillment of his project requirement for the rank of Eagle Scout. Materials were provided by the Rapid City Parks Department with historical assistance by Minnilusa’s Bob Pressler and Fern Crouch.

The Minnilusa Historical Association (dba Pennington County Historical Association and West River Historical Association) has long had an association with the Madison Cabin. The Brennan families, the cabin’s last private owners, were supporters and benefactors of the Association. John Brennan’s granddaughter, Helen Wrede, serves as a Director on the Association’s board. R.B. Hughes, the writer of the cabin’s 1926 inscription, also was an early supporter and benefactor of the Association. His grandson, Dr. W. H. Hughes, PhD., also served on Minnilusa’s board until his death. In fact, most of Rapid City’s notable families, founders and early personalities have connections to Minnilusa.

Rapid City’s first historical museum, circa 1928, was housed in the cabin, furnished and run by the early Association. The very items displayed in that cabin are now in Minnilusa’s collection at the Journey Museum. From 1938, the association operated the Pioneer Museum in the WPA building in Halley Park, right alongside the Madison Cabin until the collection moved to the Journey Museum in 1997.



Passing original cabin site at corner of 5<sup>th</sup> & Rapid St

### Move and Preservation Plan

The Madison Cabin was moved from the Halley Park location to the Journey Museum on April 24, 2012 where it will become an artifact to the early days of Rapid City and the Black Hills. The Journey Museum conducted an assessment of the current condition and received restoration plans from Absolute Log Homes and Restoration and Jorgenson Log Homes to:

- Remove all mortar chinking,



- Repair and replace damaged logs,
- Media blast exterior,
- Stain and seal exterior and interior,
- Chink exterior and interior,
- Replace wood shingles, miscellaneous roof repair.

The Journey Museum awaits a third bid from Remodel King.

Additionally, a handicap accessible sidewalk will be constructed providing access to the cabin from the museum parking lot, a 24" x 36" interpretive sign will be placed in front of the cabin and a paved living history performance area will be added on the north side of the cabin. The Minnilusa Historical Association will furnish the cabin with period furnishings and artifacts to be on display to the public periodically. Outdoor lighting and a multilevel security system has been added.

Funding for the move came entirely from private funds and in-kind services raised from within the community.

Pat Roseland, Chairman of the Rapid City Historic Preservation Commission, has agreed to provide oversight on this project (see attached letter).

a) Please include any preservation plans for this property. A preservation plan is any document separate from this application detailing past, current, and future projects for this property. (Examples include property tax moratorium applications, historic tax credit applications, or a professional study). *Check box if enclosed.*

3. Provide a time schedule for the project:

The "Pap" Madison Cabin Restoration project will begin after May 1, 2013. The goal is to have all work completed prior to September 30, 2013.

4. Impact on historic characteristics: Please answer the following questions.

- a) Will the project change the current/historic material? For example installing asphalt shingles instead of wood shingles. Explain why.

With the removal of paint and cement chinking, the cabin will more accurately reflect its original appearance. Historically-accurate new wood shingles will replace the damaged roof.

- b) Will the project change the size of the area? For example, does the project involve changing window size? Explain how and why.

No changes will be made to the size, including window size.

- c) Will the current/historic material be removed? For example, removing plaster. Explain why.

The paint that is on the exterior of the cabin will be removed allowing the logs to be stained and sealed. Any deteriorated logs that cannot be repaired will be replaced. The concrete chinking (not original) will be removed and replaced.

- d) How does the project meet the Secretary of the Interior Standards? See page g.

This project will require minimal change to its distinctive materials, features, spaces, and spatial relationships. The historic character of the cabin will be retained and preserved. All the original features will be retained. If necessary, deteriorated logs will be replaced with logs similar to the original and The Journey Museum will retain documentary evidence of those changes. Media blast will be used to remove paint. Treatments that cause damage to historic materials will not be used.

5. Property use: provide a description of the current and/or planned use for the property once the project is complete. (Note: State law requires that the property have residential, commercial, or public purposes.)

The Madison Cabin at the Journey Museum location will contribute the following public value:

- Provide a place of focus for Rapid City and Black Hills History by once again establishing the Madison Cabin as a part of our community's museum system;
- Enable the cabin to be used for living history displays, and workshops;
- Create space for the display of Minnilusa Pioneer items, appropriate for the setting and time period, now in storage;
- Provide safe and easy access to Rapid City's oldest building, ensuring that the cabin would be seen and experienced by more people;
- Ensure its long term preservation and security;
- Allow the appearance of cabin to be upgraded while maintaining its historic accuracy;
- Create signage for the Journey Museum – conveying the building's intent and use without the objectionable aspects of "more signage" and;
- Generate Publicity for Rapid City historic preservation efforts.

6. Maintenance:

- a) Provide a statement of how the owner plans to maintain the property after the project is complete.

The City of Rapid City (owner of the cabin along with the building that houses The Journey Museum) provides funds annually to the Journey Museum for building maintenance and repairs. The museum's Facilities Manager will be responsible for maintaining the cabin.

- b) Please list projects completed this past year.

The cabin was moved from Halley Park (not its original location) to the grounds of the Journey Museum on April 24<sup>th</sup> where it was placed on a concrete pad that had been poured to serve as the floor. A multilevel security system was installed along with grounds lighting for vandalism prevention. A stone "sidewalk" was built to the cabin from the museum's parking area.

The cabin was opened to the public on three, separate days in 2012. Artifacts from the Minnilusa Collection furnished the cabin for two of those days. Until the cabin is rehabilitated, those items cannot be left in place.



## Image Description

1. Front entry of cabin facing west.
2. Rotted logs and loose chinking on northwest corner of cabin.
3. Rotted logs due to concrete chinking on rear (west side) of cabin.
4. Rotted logs and loose chinking on southwest corner of cabin.

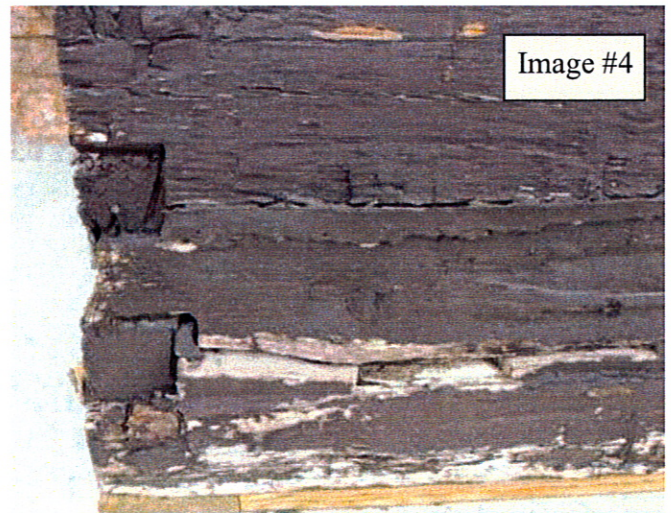
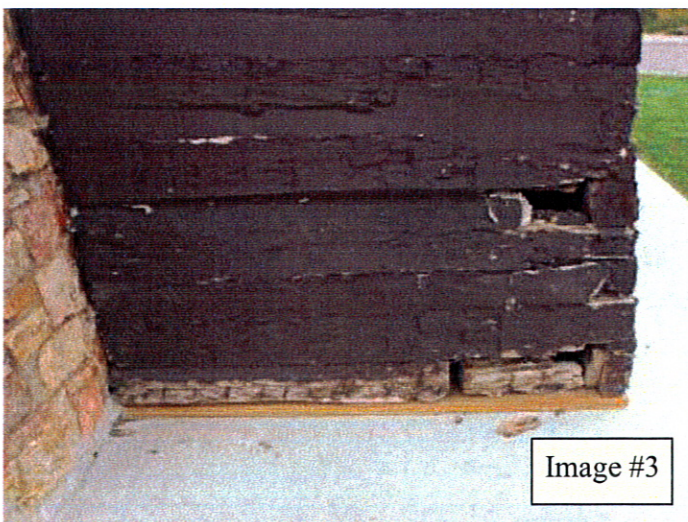
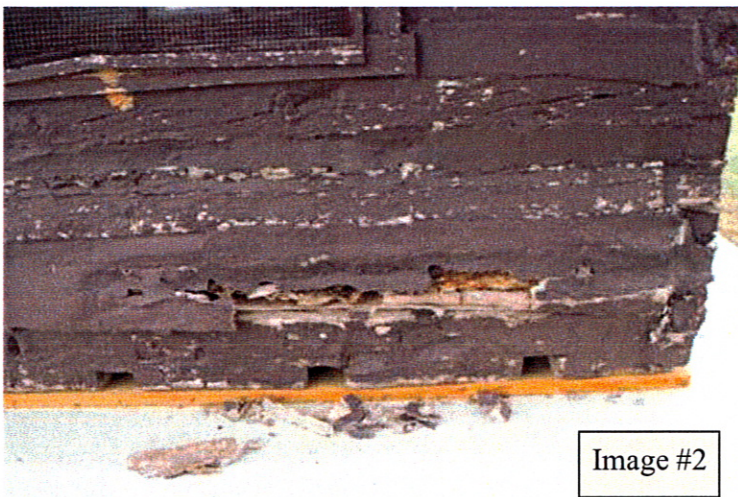




Image #1

## Cabin Elevation Images

1. Front elevation - entry of cabin facing west.
2. Side elevation, facing south.
3. Rear elevation, facing west.
4. Side elevation, facing north.



Image #2



Image #3



Image #4

**Proof of Ownership:**

Attach documentation. *Check box if enclosed.*

**Proof of Non-profit Status: IF APPLICABLE**

Attach IRS determination letter. *Check box if enclosed.*

**Photos:** For digital images, include a set of **current original printed photographs** of the project and the digital images of the printed photographs on a CD-R. For regular photographs, include a set of current original photographs as well as a set of photocopies. Note: Approved applicants must provide photo documentation and digital images throughout the duration of the project, particularly the pre-work and post-work phases. (See attached photographic documentation guidelines, page i). *Check box if enclosed.*

**Property Not Listed on the State or National Register:** The property must be listed on or determined eligible for the National Register of Historic Places and a National Register nomination must be submitted by the applicant within one year. A draft nomination must be submitted to the State Historic Preservation Office within 6 months of the grant award, and a final nomination must be completed by the end of the project. Final payment of the grant will be withheld until a nomination to the National Register has been approved by the National Park Service. In order to determine eligibility for a property not on the State or National Register, complete a Preliminary Property Assessment form and submit it with the application. See pages a-f.

*Check box if enclosed.*

**Community Support: (OPTIONAL)** Please include any documentation of community support for this project. This can include a resolution of support for the project from a local governing body, letters from elected officials, newspaper articles about the project, documentation of other grants, or letters from federal agencies. *Check box if enclosed.*

**Match:**

1. Generally, the grant amount requires a dollar-for-dollar match.

a) Please provide a summary of how the match will be accomplished.

(NOTE: In-kind match can only be used by non-profit organizations unless otherwise approved by the SHPO.)

\$2000 of Journey Museum funds that have been raised from the community for exhibits will match a portion of grant funds. Journey Museum Facilities Manager Gary Hargens will oversee volunteers for concrete chinking removal and site clean up. We anticipate Gary will devote 30 hours at \$20 per hour to supervise 110 hours of volunteer time at valued at \$7.95 per hour for a total in-kind value of \$1475. Insurance funds from the City of Rapid City will cover the cost of replacing the wood shingles.

b) Attach a copy of a bank statement of credit or a copy of an approved budget from a government agency or non-profit organization. *Check box if enclosed.*

Nonprofit organizations according to state law may receive grants without match, however it is highly encouraged.

a) Please provide a statement of why the organization should receive a grant without match.

The Journey Museum raised in excess of \$4500 in private funds that have already been expended to pour the foundation and floor and to move the cabin to the museum grounds. The museum has also paid for outdoor lighting and a multilevel security system. The museum will be providing a match, however it is not a dollar for dollar match. The Journey will provide a partial match with the \$2000 of designated exhibit funds, plus volunteer hours supervised by paid staff.

b) Non-profit organizations may use in-kind match for up to 50% of the match. Please provide a statement concerning what type of work volunteers will perform for the project. If in-kind work is planned, please contact your Region Coordinator to work on the details before submitting the application. See page j for Region Coordinator contact information.

Journey Museum Facilities Manager Gary Hargens will oversee volunteers for concrete chinking removal and site clean-up.

**Cost Estimates:**

1. Please provide a detailed budget for the entire project. The fund **will not** reimburse administrative or operating costs.

<b>Budget</b>	<b>Grant</b>	<b>Match</b>
*Volunteer Labor @110 hrs/\$7.95 Removal of concrete chinking Clean-up		\$ 875
Journey Museum staff labor for oversight of volunteers @ 30 hrs/\$20		\$ 600
City of Rapid City insurance reimbursement for damaged roof		\$3800
Journey Museum exhibit funds		\$2000
Contractor's Labor and materials [media blasting (\$2400), log repair/replacement (\$3700), stain/seal (\$3100), chinking (\$3950), replace shingles/roof repair (\$3800) = Total of \$16,950]	\$11,000	
	<b>Total \$11,000</b>	<b>\$7,475</b>

\*for Non-Profits only

Please provide and attach at least three cost estimates from either architects, contractors, or other professionals involved in the projects. *Check box if enclosed.*

Cost estimates **must** specify the costs of labor, materials, consultants, and permits. If conducting a masonry project the estimates **must** include mortar mixture specifications, statement concerning use of power tools, and percentage of building requiring masonry work. A contractor should be provided with a copy the Historic Masonry Repair sheet located on page h before preparing a bid for masonry work. (List names of architects/contractors here)

Jorgenson Log Homes, Inc.

Absolute Log Homes & Restoration, Inc.

2. If three cost estimates are unattainable, please include a statement documenting the request for estimates.

As of October 22, 2012, the Journey Museum awaits an estimate from Remodel-King Construction, Inc. of Rapid City, SD.

Completion of application and meeting criteria does not guarantee funds for any project.

If awarded a grant, I agree to post a sign stating that the project is being funded in part by South Dakota State Historical Society through the Deadwood Fund. I also understand that the project must comply with The Secretary of the Interior's *Standards for the Treatment of Historic Properties* and that a covenant will be attached to my property. This covenant must be signed and proof of filing the covenant with the register of deeds must be provided before any disbursement of funds.

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

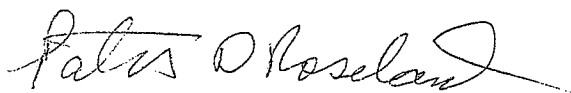
State Historic Preservation Office prohibits discrimination on the basis of race, color, national origin, age, sex or handicap in its assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire more information, please write to the South Dakota State Historical Society, 900 Governors Drive, Pierre, SD 57501-2217.



To whom it may concern:

I am the Chairman of the Rapid City Historic Preservation Commission. As such I have an interest and expertise in the preservation of Rapid City's historic infrastructure. In regards to the Madison Cabin, I am willing to oversee its refurbishment and review the final results such that they not only improve the structural integrity, but also they remain, as much as possible, period correct. Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Patrick Roseland". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Patrick Roseland

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**JORGENSEN LOG HOMES INC.**

11961 Pleasant Valley Rd Custer, SD 57730

605-673-2720

605-673-5075 fax

800-568-4146

jloghomes@gwtc.net

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ESTIMATE PREPARED FOR:

October 16, 2012

*Per 10-17-12  
J*

Journey Museum  
222 New York Street  
Rapid City, SD 57701

Attn: Ray Summers  
rsummers@journeymuseum.org

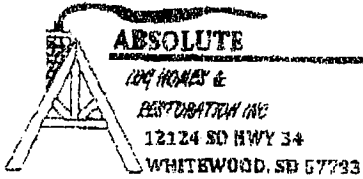
LOCATION: Madison Cabin, Journey Museum

DESCRIPTION OF WORK TO BE PERFORMED: Jorgensen Log Homes proposes to provide material, labor and equipment to perform the following:

ESTIMATE:

Remove and dispose of existing chink:	\$ 875.00
Repair and replace damaged logs:	\$ 3,700.00
Media blast exterior:	\$ 2,450.00
Stain and seal exterior and interior of cabin:	\$ 3,100.00
Chink exterior and interior of cabin:	\$ 3,950.00
Replace wood shingles, miscellaneous roof repair:	\$ 3,800.00

All work to be performed in a quality workmanlike manner.  
All Costs Subject to Applicable South Dakota State Sales and Excise Tax.



**TOM SCHRAMEL**

(605) 269-2999  
Fax: (605) 269-2999

## Proposal

Name / Address
Journey Museum Ray Summers 222 New York St. Rapid City, SD 57702

Date	Proposal #
6/5/2012	1593

Project	Job Site Deli...	Installation

Item	Description	Total
	Ray; the following is a Proposal for exterior restoration work on the Cabin.	
	A Remove all exterior mortar Chinking	
	B Re-Face 64 lineal feet of rotted logs(this is an estimated footage-there may be more or less depending on what we find once we get into the tear out phase, priced at 54.70 per lineal ft the price could be more or less depending on how many feet and how deep the rot is)	
	C Cob blast exterior down to bare wood	
	D Re Oil exterior logs with Superdeck Log Home Oil Finish or equivalent, color to be determined	
	E Re Chink exterior with Log Jam or equivalent, color to be determined	
	F Seal Roof shingles to preserve, color to be determined	
log work	All labor and materials to perform above restoration work	11,742.00

Bid is valid for 30 days.

**Subtotal** \$11,742.00

**Excise Tax (2.041%)** \$239.65

**Total** \$11,981.65

Signature \_\_\_\_\_

## A Case Report on the proposal to relocate the “Pap” Madison Cabin to the Journey Museum.

### Background

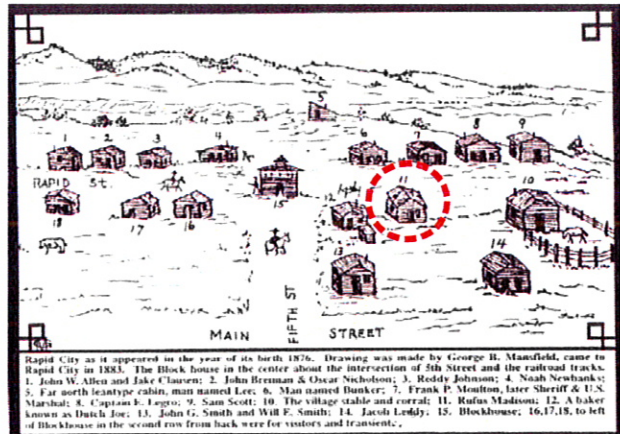
The “Pap” Madison cabin is and has been for quite some time, the oldest known structure in Rapid City. It is certainly among the oldest standing structures in the Black Hills, dating back to the city’s founding in 1876. Rufus or “Pap” Madison built the cabin (#11 in the historic sketch) at the corner of Fifth and Rapid Streets (the center of original six-block town site). Madison came to the area in late 1875 or early 1876 and was present when the town site was laid out on February 25, 1876. The Lakota in the area regularly raided the settlement and in one such raid killed Madison’s dog and demolished his wagon.

By August the raids had increased, resulting in the loss of considerable stock, other property and settlers lives. On the 25<sup>th</sup> all but 19 of the 200 settlers left for Ft. Pierre. The 19 that stayed, including Pap and town founder John Brennan, built a blockhouse for protection just west of Madison’s cabin. After the initial conflict of the late seventies, Pap and Henry Bliss located a claim of 160 acres southwest of the original town site and began farming.

Hap sold his farm in 1889 and in 1892 moved to Everett, WA. John Brennan acquired the cabin and the lot on which it stood from Pap – he would later pass it on to his wife.

The Fortnightly club focused its attention on the cabin in 1926, intending to convert it from an “eyesore” to a point of pride for the community and memorial to the city’s founding and “the old days”. The well known club (represented by Alice Gossage) went before the City Commissioners and obtained approval to move the cabin to the city-owned Halley Park. Mrs. John Brennan donated the cabin to the city. The Lion’s Club then stepped in and spearheaded the project to move the cabin. It arrived in Halley Park later that year, badly dilapidated and neglected owing to its use as a barn. Among other repairs, it immediately required a roof as it was practically without one. It was refurbished by a volunteer that “understood the construction of log cabins” using materials donated by local hardware stores and was described at the time as “a complete model of the early days, shake roof, homemade door with latchstring fastening, flat limestone fireplace (the original did not have a fireplace) and flagstone walk. R.B. Hughes, teacher, historian, writer, entrepreneur and editor among other occupations and avocations wrote the inscription memorialized in a plaque at the cabins base:

*I was built in the olden golden days,  
when this was an unknown land:  
My timbers were hewn by a pioneer,  
with his rifle near at hand.  
I stand as a relic of 'seventy-six,*



Rapid City as it appeared in the year of its birth 1876. Drawing was made by George H. Mansfield, came to Rapid City in 1883. The Block house in the center about the intersection of 5th Street and the railroad tracks. 1. John W. Allen and Jake Clausen; 2. John Brennan and Oscar Nicholson; 3. Reddy Johnson; 4. Noah Newbanks; 5. Far north lean-type cabin, man named Lee; 6. Man named Banker; 7. Frank P. Moulton, later Sheriff & U.S. Marshal; 8. Captain E. Legros; 9. Sam Scott; 10. The village stable and corral; 11. Rufus Madison; 12. A baker known as Dutch Joe; 13. John G. Smith and Will F. Smith; 14. Jacobi Leddy; 15. Blockhouse; 16, 17, 18. to left of Blockhouse in the second row from back were for visitors and transients.

*our nation's centennial year,  
That all may see as they enter the hills  
The home of a pioneer.*

*R.B.H*

The cabin was used as a museum for many years by the Historical Association but increased vandalism made it necessary to remove the valuable artifacts and furnishings. These items are now in the Minnilusa Collection and on display in the Journey Museum. The Association continued to work for another building in Halley Park to house an historical museum and by 1938 had succeeded in getting the park's other structure built as a WPA project with private support. This building, with several additions, housed both the Minnilusa Pioneer and Sioux Indian Museum Collections side-by-side until the construction of the Journey Museum. This building is now in use as the West River Higher Education Center.

During the past decades, the cabin has been used by the Rapid City Parks Department as a tool storage facility. In 1990, the cabin underwent a restoration project by Boy Scouts Troop 55 under the supervision of David Hanson in fulfillment of his project requirement for the rank of Eagle Scout. Materials were provided by the Rapid City Parks Department with historical assistance by Minnilusa's former director, Bob Pressler and Fern Crouch.

The Minnilusa Historical Association (dba Pennington County Historical Association and West River Historical Association) has long had an association with the Madison Cabin. The Brennan families, the cabin's last private owners, were supporters and benefactors of the Association. John Brennan's granddaughter, Helen Wrede, serves as a Director on the Association's board. R.B. Hughes, the writer of the cabin's 1926 inscription, also was an early supporter and benefactor of the Association. His grandson, Dr. W. H. Hughes, PhD., also served on Minnilusa's board of directors until his death in 2007. In fact, most of Rapid City's notable families, founders and early personalities have connections to Minnilusa.

The first museum in the cabin was established, furnished and run by the early Association. The very items displayed in that cabin are now in Minnilusa's collection at the Journey Museum. For almost sixty years, the association operated the Pioneer Museum in the WPA building in Halley Park, right alongside the Madison Cabin.

### **Proposal**

The Journey Museum and the Minnilusa Historical Association have proposed that the "Pap" Madison Cabin be relocated to the Journey Museum to be reunited with the pioneer collection at the Journey Museum as a major interpretative artifact of the founding of Rapid City in 1876. The cabin would be placed on a 25' x 42' concrete at the front of the museum with easy access from the museum's large parking lot. The cabin will become a part of an outdoor exhibit of the founding of Rapid City with living history performances during fair-weather months.

### **Public Involvement**

The proposal to relocate the cabin to the Journey Museum began with a suggestion from a Journey Museum volunteer in 2003. The volunteer was aware of the cabin's history and was concerned that this historic piece of Rapid City's history was not accessible to the public due to limited and distant parking and the danger of crossing the heavily traveled West Main and St. Joseph Streets at Halley Park. This is a very heavily travelled main arterial thoroughfare between east and west Rapid City with daily

traffic counts during 2009 of over 41,000 vehicles per day. This person suggested that a much more appropriate location for the cabin would be the Journey Museum. This began a four-year public dialog regarding the merits of moving the cabin which began in 2005 with a meeting of the Rapid City Historic Preservation Commission, Parks and Recreation Advisory Board, Rapid City Legal and Finance Committee and the Rapid City Council.

Extract from the Rapid City Historic Preservation Commission, July 1, 2005 Minutes:

Request to relocate Pap Madison Cabin

*Reid Riner, Minnilusa Pioneer Museum, presented a request to relocate the Pap Madison cabin to the Journey Museum property. Riner provided a detailed history of the Pap Madison cabin noting that it is the oldest known structure in Rapid City. Riner distributed copies of a map showing the location of the Pap Madison cabin in the original townsite. Riner noted that the cabin was moved to Halley Park and refurbished in 1926. Riner suggested that if the Pap Madison cabin were moved to the Journey Museum grounds it could be used as a place of focus for the Black Hills History. Riner added that the cabin could be used for living history events and would make an exceptional centerpiece in the landscape of the Journey Museum. Riner indicated that the Journey Museum would upgrade and restore the cabin's appearance to the original state when it was brought to the Halley Park site.*

*Nelson asked where the cabin would be located at the Journey Museum. Ray Summers, Journey Museum, advised that a number of sites on the property have been discussed, although a specific location has not been selected. Summers indicated that a landscape designer would be consulted and flood plain issues on the southern portion of the property would need to be reviewed. Summers stated that the cabin would also be more accessible to the public at the Journey Museum.*

*Reed-Brown noted that the structure could be subjected to increased abuse along with the increased accessibility. Riner emphasized that the cabin would have increased use at the Journey Museum and stated that vandalism risks can be managed. Summers advised that there hasn't been a vandalism issue on the outside of the Journey Museum for over a year. Casey Peterson suggested that there is the potential to create a cover for the structure. Summers indicated that at this time the issues associated with the cabin are conceptual. Discussion followed concerning the risks associated with moving the structure.*

*In response to a question from Reed-Brown, Riner indicated that the Master Gardeners would like to create a pioneer garden near the cabin. Discussion followed concerning various types of living history events that might be held in and around the Pap Madison cabin.*

*Bender expressed concern that once the cabin is moved it will no longer be eligible for the listing on the National Historic Register. Discussion followed concerning the significance of listings on the National Historic Register and the current use of the cabin as a storage shed for the Parks Department. Bender stated that he feels it would be appropriate to solicit opinions from the South Dakota State Historical Society before making a decision.*

*Discussion followed concerning preservation techniques that could be used on the cabin, the status of Halley Park and the identity of the individuals that donated the property comprising Halley Park. Summers stated that Jerry Cole, Parks and Recreation Director, supports the concept of moving the cabin.*

*In response to a question from Reed-Brown, Hughes stated that the cabin is 12 feet by seven feet and could be moved on a flat bed trailer.*

*Bender suggested that Roseland draft a letter to the South Dakota State Historical Society requesting input on the proposal to move the cabin. Reed-Brown suggested that Ried provide the information as presented to the Historic Preservation Commission to the State of South Dakota for review and consideration.*

During this meeting there was some concern that if moved the cabin would no longer be eligible for listing on the Federal Registry; it should be noted that the cabin has been in its current location for nearly 80 years which would have made the cabin eligible for

listing in 1976. Up until this time there had been no effort to list the cabin even though it had been eligible for nearly thirty years. Extract from the Rapid City Historic Preservation Commission, August 2, 2005 Minutes:

"Proposal to move 'Pap' Madison Cabin

*Ray Summers, Director of The Journey Museum, advised that he and Reid Riner have appeared before the Historic Preservation Commission on several occasions to discuss the relocation of the 'Pap' Madison Cabin from Halley Park to The Journey Museum. Summers advised that the cabin is owned and maintained by the Parks Department. He added that the Parks Department endorses the plan to move the cabin. Summers stated that Hani Shafai has agreed to submit the SDCL 11-6-19 review application for processing through the Growth Management Department. Summers requested feedback from the Commission on the proposed moving of the cabin.*

*Reid Riner, Minnilusa Pioneer Museum, provided a review of the history of the cabin. Riner indicated that moving the cabin to The Journey Museum will provide an opportunity to use the structure for more than what it is being used as now. Riner noted that plans include the removal of the paint and preservation of the original surface of the logs. Riner added that they would also like to remove the cement and apply chink to the structure to be reflective of the appropriate materials used on cabins. Riner discussed how moving the cabin would provide the opportunity to enhance exposure to information about early Rapid City.*

*In response to a question from Loeschke, Summers advised that the cabin would be placed in front of the museum, facing to the west, in the grass area located to the south of the bus parking and to the north of the flag pole. Summers advised that a variance to the setbacks must be obtained as the museum property is still platted as a residential area. Summers noted that additional lighting will be provided to add security and illumination for the cabin.*

*Nelson stated that he is excited about the idea noting that at its current location the cabin is almost inaccessible. Nelson noted that his only concern is that the cabin will no longer be eligible to be listed on the National Register of Historic Places if it is moved.*

*Bender indicated that the cabin has been located at Halley Park for over 50 years, noting that historic preservation is not only about preserving structures, but is also about preserving history. Discussion followed concerning the value of using the cabin for living history opportunities as compared to the value of leaving the structure at the current location. Bulman advised that Chris Nelson at the State Office of History indicated that because of the historic significance of the cabin, it could potentially be nominated to the National Register at its current location and potentially remain on the National Register, even if it is moved. Bulman noted that the process of nominating the cabin to the National Register would take six to nine months to complete. Discussion followed concerning the timing of moving the cabin to accommodate the 2008 tourist season versus waiting to accommodate the structure's listing on the National Register and subsequent amendments to the listing.*

***Nelson moved and Bender seconded to request the City Council to proceed with nominating the cabin to the National Register as quickly as possible."***

In early 2006 Mr. Chris Nelson from the State Historical Preservation Office responded to an e-mail from Mr. Reid Riner, Minnilusa Historical Association regarding the status of the Madison Cabin and it's eligibility to be listed on the National Register. Although Mr. Nelson did not/could not endorse a specific course of action, he did offer that relocation would provide the benefit of better interpretation and care for the cabin. Extract of Chris Nelson, SHIPO e-mail, dated May 30, 2006:

*"From: ChrisB.Nelson@state.sd.us [mailto:ChrisB.Nelson@state.sd.us]  
Sent: Tuesday, May 30, 2006 9:38 AM  
To: minnilusa@earthlink.net  
Subject: Pap Cabin  
Reid,*

*A few thoughts on the cabin proposal. First, the cabin is not listed on the National Register of Historic Places, I would say that it is eligible, though. Moved properties are generally ineligible for the National Register, however, since the move was in 1926 and cabins are rare resources, I would say that it would meet a criteria exception and be eligible. If it was moved again, though, it would probably be ineligible. But, since it is not listed, there would not be any formal review by our office.*

*That being said, I am sympathetic to your situation. The question is what jeopardizes the cabin the most, the loss of integrity from the move or the possible physical destruction through vandalism in its current location? No answers are of course ideal.*

*I think what Rapid City needs to decide is how important is the cabin in its current location to Rapid City as a local landmark? For me, picturing something else in that park other than the cabin is difficult - it's really ingrained in my mind as belonging there. It does get great exposure in its current location, and I think a lot of people would take notice if it was removed. However, I also think that the exposure it is getting is windshield exposure, which perhaps does not live up to its potential.*

*The benefits of relocation appear to be better maintenance and an expanded interpretive role, both of which would benefit*

*the community. If the city decides that relocation is the best options, though, I would encourage that a specific preservation plan be in place to make sure that everyone is on board as to what is going to happen.*

*At the SHPO, we discourage the relocation of buildings because they usually render them ineligible for the National Register, and most of what we evaluate and do with historic properties revolves around the National Register. However, if Rapid City determines that relocation is the best long term option for the cabin and if it was done properly, it may turn out to be the best option. Let me know if you have any other questions.*

*Thanks,  
Chris"*

Having presented the proposal to the Historic Preservation Commission and without any real negative issues, the proposal was presented to the Parks and Recreation Advisory Board. Extract from the Rapid City Parks and Recreation Advisory Board, August 2, 2007 Minutes:

**"Proposal to Relocate the Pap Madison Cabin**

*Ray Summers, Director of the Journey Museum, explained that the oldest structure in Rapid City is the Pap Madison Cabin currently located in Halley Park. This cabin was built in 1876 and was originally located near the current City/School Administration Building. In 1926 the Ft. Nightly Club moved the cabin to its present location in Halley Park. Summers reported that the cabin is not in the best location. Because of traffic flow in that area access to the cabin is very limited. Currently the cabin is used as a storage area for hoses and sprinklers used at Halley Park. Summers proposed that the cabin be relocated to the Journey Museum.*

*Reid Riner from the Minneluzahan (sp) Historical Association reported that the Madison Cabin was a museum in 1926. If the cabin is moved to the Journey Museum site, they would like to make it an active part of the Journey Museum. There would be a living history in the cabin. They would like to have people inside the cabin in period clothing talking about pioneer days in Rapid City. The Madison Cabin has a lot of history that can't be told inside the Journey Museum because of lack of space. They would also like to remove the brown paint on the outside of the cabin and preserve the wooden cabin. Dakota Hills has offered to move the cabin for free. The chimney will have to be moved separately. It was not originally part of the cabin.*

*Van Lindquist asked where the cabin would be located in proximity to the Journey Museum. Summers explained that they would put it in the southwest corner of the Journey Museum property.*

*Summers also mentioned that the Madison Cabin is not listed on any Federal or State Historical Registry, although it probably could be.*

*Sheri Zimmer felt that the community at large could move past the change of the cabin moving easier if something of significance was put in its place in Halley Park. Lon Van Deusen noted*



*that many people call him regarding a WWII Memorial structure that used to be located in Halley Park. Van Deusen was told that the pieces of this structure are stored in the old School Maintenance building on Maple Street which was originally the Street Maintenance Shop. Motion was made by Zimmer, seconded by Tinant and carried to recommend that the request to relocate the Pap Madison Cabin from Halley Park to the Journey Museum property be approved. Lindquist explained that the Journey Museum representatives will need to make this same request to the City Council for final approval."*

During the September 21, 2007 meeting of the Historic Preservation Commission meeting the commissioners were updated as to the status. Extract from the Rapid City Historic Preservation Commission, September 21, 2007 Minutes:

"Old Business

*Bulman stated that the request to nominate the 'Pap' Madison Cabin to the National Historic Register will be considered by the Legal and Finance Committee on September 26, 2007. Bulman advised that Pat Roseland drafted a letter to the State Office of History requesting that the cabin be designated as an historic individually listed property. She added that Ray Summers is also going to ask the City Council if they support moving the cabin to the Journey Museum site in the future. Bulman provided a brief review of the process for nominating public buildings to the National Register of Historic Places. Discussion followed concerning the potential effect on the listing if the cabin is moved."*

The Legal and Finance Committee of the Rapid City Council considered the proposal to relocate the Madison Cabin to the Journey Museum in the context of an application to list the cabin on the National Registry. Extract from the Rapid City Legal and Finance Committee, September 26, 2007 Minutes:

*No. LF092607-01 - The Journey Museum – Reid Reiner, Director of the Minnilusa Historical Association, told the Committee that the "Pap" Madison Cabin is the oldest structure in Rapid City. His organization would like to see this cabin integrated into more of a story of the town by locating it at The Journey Museum. It is not being used to its potential at the present location. The first step in this process is getting the cabin listed in the National Historic Register. Ray Summers, Executive Director of The Journey Museum, said they are looking for approval to begin the process of moving the cabin from its current location to The Journey Museum where it would become part of the Museum's interpretative historic content. Olson said the Parks and Recreation Board has taken action to support this move understanding that this will be a better utilized historic resource if it is near the Museum. Summers said they have also gone to the Rapid City Historic Preservation Commission, and they asked that prior to the City actually authorizing the move that the process by which the cabin could be placed on the Federal registry be completed. There are some potential issues with preserving that status on the registry if it is moved. The Historic Preservation Commission has talked to the State Historic Preservation Office, and there is apparently a provision within the federal regulations that in extenuating circumstances, particularly when this is an effort to preserve the building, that even if it were moved, it could be preserved in a new location. Even if it did lose its registry status, they are still supporting the move. He said they are not requesting any funding for the move from the City. All of the funding is being raised privately. Pat Roseland, member of the Rapid City Historic Preservation Commission, told the Committee that they are in support of the City starting the process to place this cabin on the federal register. Olson moved to approve evaluation of the proposal to move the "Pap" Madison Cabin from Halley Park to The Journey Museum. Second by Weifenbach. Motion carried. **Place item on consent calendar***

*No. LF092607-16 – Olson moved to approve request from the Rapid City Historic Preservation Commission to place the Historic "Pap" Madison Cabin as an individual contributor on the National Historic Register of Historic Places, located in Haley Park, which is used for storage by the Rapid City Parks Department. Second by Weifenbach. Motion carried. **Place item on consent calendar"***

The October 1, 2007 City Council meeting considered two questions; the first regarding the evaluation of move of the "Pap" Madison Cabin and the second approving the application register the cabin on the National Register of Historic Buildings. Extract of City Council Meeting for October 1, 2007:

**"CONSENT ITEMS – Items 2 - 52**

*Okrepkie moved, second by Hurlbut and carried to approve the following items as they appear on the Consent Items...*

23. No. LF092607-01 - Approve evaluation of the proposal to move the "Pap" Madison Cabin from Halley Park to The Journey Museum.
24. No. LF092607-16 – Approve request from the Rapid City Historic Preservation Commission to place the Historic "Pap" Madison Cabin as an individual contributor on the National Historic Register of Historic Places, located in Haley Park, which is used for storage by the Rapid City Parks Department. . . ."

The Madison Cabin was subsequently listed (February 19, 2008) on the National Register of Historic Places. During the July 3, 2008 meeting of the Journey Museum and Minnilusa Historical Association presented the 11-1 Form dated 6/19/2008 for consideration. Extract of Historic Preservation Commission minutes for July 3, 2008:

**222 New York Street – Journey Museum (08CM014)**

Ray Summers from the Journey Museum introduced Reid Riner of the Minnilusa Pioneer Museum. Summers expressed his hope that the cabin can remain a prominent part of the Community's history and bring the cabin back to its historic status. Summers provided a brief review of the cabin's history noting the official request to relocate the cabin to the Journey Museum grounds.

In response to a question from Nelson, Bulman advised that the State Historic Preservation Office will file the paperwork needed to relocate the cabin and to retain the National Register Listing for the cabin. In response to a question from Bender, Bulman indicated that The Journey would like to relocate the cabin to The Journey Museum grounds even if the National Register Listing cannot be maintained. Bulman stated that the City Council has previously approved the concept of moving the cabin to The Journey Museum grounds and that Summers has submitted a SDCL 11-6-19 Review application that will be considered by the Planning Commission on July 24, 2008.

**Wagner moved and Roseland seconded to recommend a finding that the relocation of the 'Pap' Madison Cabin from Halley Park to the Journey Museum Site to include excavation, foundation, electrical service and stabilizing roof will have no adverse effect on historic property.**

Nelson indicated that improved accessibility to the structure is a major factor in the proposed relocation of the cabin.

Discussion followed concerning the Commission's previous support for the proposed relocation of the cabin to the Journey Museum site.

In response to a question from Loeschke, Summers stated that a new thickened edge slab foundation will be constructed for the cabin to sit on and an additional concrete patio area will be constructed around the cabin.

In response to a question from Nelson, Summers stated that available information indicates that the fireplace was added to the cabin sometime after the initial construction noting that they are investigating the potential to move the fireplace separately. Summers stated that they do not believe there are structural issues with the fireplace.

In response to a question from Loeschke, Summers indicated that they are proposing to relocate the fireplace and the cabin noting that they intend to replace the fireplace to the cabin.

Discussion followed concerning the proposed location of the cabin in the area identified on the site plan to the north and west of the entrance of the museum.

In response to a question from Bender, Summers indicated that there is floodplain located on the southern portions of the Journey Museum grounds. Summers stated that discussions

related to the potential construction of a community arts theater on the north end of the building precluded locating the structure in that area. Bender identified possible alternative locations for the cabin on the north side of the museum. Riner advised that there is an existing electric pole in the area where the cabin is to be located as shown on the site plan. Summers stated that the proximity of electrical service and existing lighting for security at the proposed site was also taken into consideration. In response to a question from Roseland, Riner stated that it is his belief that the cabin was the first museum in Rapid City and possibly in the Black Hills area.

In response to a question from Wagner, Riner indicated that he believes the original floor in the cabin was an earthen floor noting that the use of concrete will allow positive drainage and help to preserve the structure. Riner discussed the need to protect artifacts kept in the structure from the elements. Loeschke suggested that the concrete floor could be stained to resemble an earthen floor. Discussion followed concerning the restoration and removal of the paint from the exterior of the cabin, the proposed use of a reinforced concrete foundation for the cabin and the proposal for reenactments and other activities to be held at the cabin after relocation of the structure to The Journey grounds. In response to a question from Loeschke, Summers stated that they do not intend to heat the cabin. Discussion followed concerning the foundation typically used in 19th century cabins. **The motion unanimously carried to recommend a finding that the relocation of the 'Pap' Madison Cabin from Halley Park to the Journey Museum Site to include excavation, foundation, electrical service and stabilizing roof will have no adverse effect on historic property.**

Summers stated that the Journey Museum is very interested in promoting historic preservation through the activities and promotion of the 'Pap' Madison cabin at The Journey Museum. Summers requested that the Commission let them know how they can best help to promote preservation as the process of moving the cabin progresses.

Later in July 2008, Historic Preservation Commission discussed the notification by the SD SHIPO that it was likely that the Madison Cabin would be de-listed if relocated to the Journey Museum. Extract of Historic Preservation Commission minutes for July 18, 2008:

*Bulman advised that Chris Nelson has discussed the proposed relocation of the Pap Madison Cabin with the preservation officials in Washington D.C. Bulman stated that it appears from those discussions that the relocation of the cabin will result in the structure being de-listed from the National Register of Historic Places. Bulman indicated that Chris Nelson has requested that additional documentation and information be provided for the structure to comprise a minimal case report. Bulman noted that the Historic Preservation Commission will review and provide comments on the case report for submission to the State Office of History. Bulman advised that the State Office of History would prefer to keep the cabin listed on the State Historic Register noting that if the cabin is de-listed from the National Historic Register, federal funding will not be available to renovate the structure. Bulman stated that Ray Summers is planning to attend the next Legal and Finance Committee meeting to provide a status report on the project to the City Council. Baumgartner expressed concern regarding whether the Commission should support the relocation if the cabin will be de-listed from the National Register of Historic Places. Bulman indicated that The Journey Museum staff has been consistent with presenting their intention to relocate the cabin to The Journey Museum grounds. Nelson suggested that a letter from the Historic Preservation Commission offering support for maintaining the National Register listing upon relocation of the cabin to The Journey Museum grounds be forwarded to the preservation group in Washington D.C. Bender noted that the cabin is not currently sited in its original location. Bender expressed his opinion that cabin's significance to the Rapid City community should be considered as relevant to maintaining the National Register listing.*

***Nelson moved and Baumgartner seconded to authorize the Chair to draft a letter from the Historic Preservation Commission addressed to the preservation group in Washington D.C. offering support for maintaining the National Register listing for the 'Pap' Madison Cabin upon relocation to The Journey Museum grounds.***

*Discussion followed concerning supporting documentation that could be included with the letter. The motion unanimously carried to authorize the Chair to draft a letter from the Historic*

***Preservation Commission addressed to the preservation group in Washington D.C. offering support for maintaining the National Register listing for the 'Pap' Madison Cabin upon relocation to The Journey Museum grounds.***

Having completed the 11-1 process, the proposal to move the cabin was next taken back to the City Council's Legal and Finance Committee. Extract of Legal and Finance Committee minutes for July 30, 2008:

Ray Summers of The Journey Museum said there has been ongoing dialogue regarding moving the Pap Madison Cabin from Halley Park to The Journey Museum. They have approached the Historic Preservation Committee to see if they have an objection to relocating the cabin. This structure is part of the original town plat of Rapid City. He said it will help to tell the story of the founding of Rapid City by moving the cabin to the museum because it will provide a much more hospitable environment. A company has donated its services to move the cabin, and the Lions Club will build the footings and foundations. LaCroix moved to approve request from The Journey Museum to move Pap Madison Cabin from Halley Park to the Journey Museum. Second by Olson. Mr. Summers said the South Dakota Historic Preservation Commission said from their standpoint there will be no adverse impact in moving the cabin. The cabin has been added to the Federal registry, and they have unofficially ruled that they would have to de-list the cabin if it is moved. **After further discussion, a vote was taken and the motion carried with Kooiker voting "no."**

The Historic Preservation Commissioners were informed of the status of the Madison Cabin proposal on August 1, 2008. Extract of Legal and Finance Committee minutes for August 1, 2008:

*In response to a question from Roseland, Bulman indicated that Ray Summers presented the request to move the 'Pap' Madison Cabin to The Journey Museum grounds noting that the request was approved by the Legal and Finance Committee and will be presented to the City Council. Discussion followed concerning the letter of support concerning the relocation of the cabin as forwarded to the State Historic Preservation Office and the appropriateness for individual Commission members to forward additional correspondence on the issue.*

The final step in the approval process was for the City Council to act on the recommendations of the Historic Preservation Commission and the Legal and Finance Committee. Extract of City Council minutes for August 4, 2008:

*Motion was made by Hadcock, seconded by LaCroix and carried to open public comment on Items 98 – 113. Ray Summers, Executive Director for The Journey Museum, addressed the Council about Item 105 regarding the Madison Cabin. He thinks the cabin is being isolated from the community in the Halley Park location due to heavy traffic. Motion was made by Olson, seconded by Hadcock and carried to close public comment on Items 98 – 113.*

*Motion was made by Hurlbut, seconded by Hadcock to approve a request by the Journey Museum to move Pap Madison Cabin from Halley Park to the Journey Museum. Hurlbut said he talked with some members of the Historic Preservation and they are in favor of the move. Olson said she was in favor of the move, thinks it will be more interactive at the Journey Museum. Kooiker said he is not in favor of the move, thinks there has been a great deal of effort to preserve the history where it is now. It has been there for 82 years, he thinks it's located in a high traffic area and if it's moved less people will see it. **Motion carried with Kooiker voting no.***

### **Summary**

Given that the Madison Cabin is the oldest surviving structure from the founding of Rapid City on February 25, 1876, having been built along with the first structures and that the cabin has not been used for its intended purpose as a dwelling for nearly 100

years; it survives essentially as an artifact of those earliest days. Abandoned for years and run down due to neglect, it was moved in 1926 to the edge of Rapid City in the newly established Halley Park to preserve the last standing structure of the community. It soon became the first museum for the growing community of Rapid City, housing artifacts from the historical society. After a short decade and threatened by vandals, the artifacts were removed and a permanent museum was built just east of the cabin's location as a WPA project where the Sioux Indian Collections and Pioneer Collection remained for 60 years until the Journey Museum was constructed by the City of Rapid City. These collections, plus collections from the State Archaeological Research Center and the Museum of Geology are now exhibited in this "world class" museum.

The Madison Cabin remained in the Halley Park location, to become a storage facility for the Rapid City Parks Department. It has been properly maintained and is in fair-to-good condition; but lacks interpretation as an important part of Rapid City's history. It is important to note that, although eligible for listing on the National Register of Historic Places for nearly 30 years, it was not listed until efforts to move it closer to its original site and a more appropriate location at the Journey Museum highlighted this omission. This status now jeopardizes the community's efforts to move the cabin to a location that is readily accessible, returning it to become a part of the museum that can be traced back to the first museum in Rapid City and where it can be the center of a living history outdoor exhibit.

An important consideration for relocation is the dense traffic and lack of convenient parking in the vicinity of the cabin. The east-bound average daily traffic counts for 2009 on St. Joseph Street adjacent to Halley Park is 21,324 and west-bound West Main Street is 20,040 vehicles per day. Crossing either of these main thoroughfares during any time of day would be very dangerous, thus denying access to the cabin. Parking is equally problematic; the only parking is nearly 300 yards east of the cabin in the small parking lot serving the Higher Education Center - West River.

The process to obtain approval for the relocation of the cabin was a thorough and methodical effort to ensure that the public was aware and involved in the process. The official public forums of the Historic Preservation Commission, Parks and Recreation Advisory Board, Legal and Finance Committee, and the City Council each deliberated and eventually approved the relocation. The media also covered this process with articles in the Rapid City Journal during the fall of 2007.

For copies of minutes and application documentation see appendix.

# City seeks historic register listing, new home for cabin

By Scott Aust  
Journal staff

RAPID CITY — The "Pap" Madison cabin, the oldest building in Rapid City, may be moved to a new home at The Journey Museum in the near future.

The Rapid City Legal and Finance Committee agreed Wednesday to start the process to move the cabin from its current location in Halley Park and apply to have it listed on the National Historic Register.

Reid Riner, of the Minnifusa Historical Association, said Rufus "Pap" Madison was among the pioneer settlers of Rapid City but was not a founder.

"He was here shortly thereafter," Riner said. "The town was founded in February 1876. Our founder is generally credited with being John Brennan. Pap was a friend of John's and came within a week or two after John got here."

During that period, people all lived in cabins around the blockhouse near where Aby's Seed is now. The Pap Madison cabin is the only survivor of the cabins of the original townsite, he said.

Some people claim one of the town founders helped build the cabin, but Riner has been unable to confirm it.

"The gentleman they're talking about is named Scott" and Sam Scott was among the first dozen people that walked into town here from Palmer Gulch," Riner said. "It's said that Scott had something to do with building that cabin."

Madison stayed in the cabin two or three years before moving to Rapid Valley and operating a farm and a 160-acre homestead with another man. Eventually, Madison left South Dakota and kept moving west, ending up in the Washington state.

"He was one of those western people who was never really going to stay anywhere," Riner said.

Riner said his organization wants the cabin to be better integrated into the story of Rapid City. Right now, he doesn't believe it is being used to its potential in Halley Park.

Aldерwoman Karen Gundersen Olson agreed.

"Right now, it has old tools from parks and rec in it, which isn't a very good use of a historic building," she said.

Ray Summers, director of The Journey Museum, said the goal is to get the cabin listed on the National Historic Register first, then move it to The Journey, where it would become part of the museum's

interpretive historic content.

"This is an effort to preserve the building and also provide a better educational and historic content environment," Summers said. "It is a historic building. The history that surrounds the building is certainly still there."

Originally, the cabin stood somewhere near Bully Blends and Aby's Seed at the corner of Fifth and Rapid streets. It was moved to Halley Park in 1926 because of concerns about preserving it as the community grew.

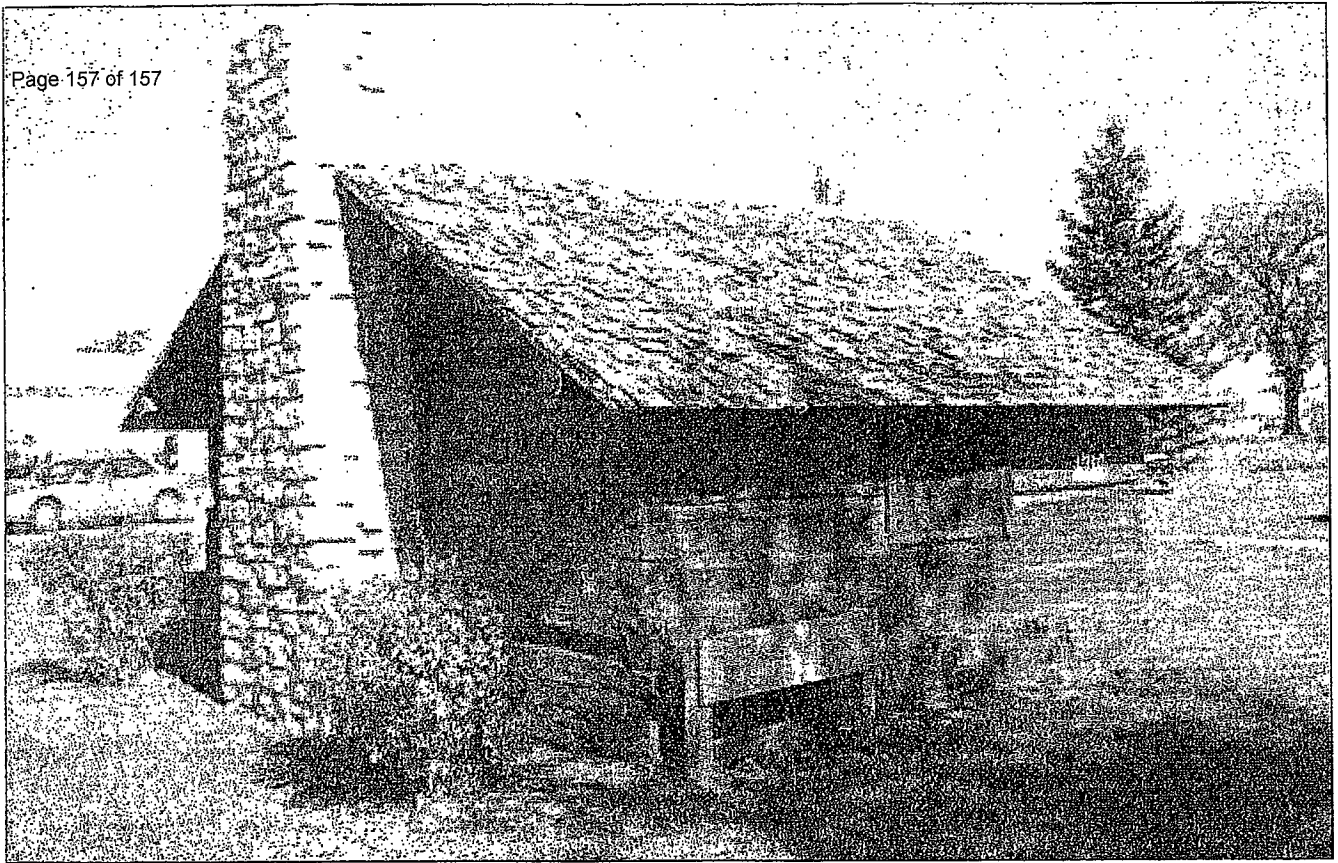
Summers said the city is being asked to move the cabin again, not necessarily because it is in jeopardy, but because it is not being used to its full potential and is difficult for the public to visit.

"Parking is 200 to 300 yards away, so another reason to move it is to make it more accessible to the general public," he said. "The other important aspect of the move is so we can tell the story. We're already developing interpretive programs that we can do."

The committee's recommendation will be considered by the full city council Monday night.

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Scott Aust/Journal staff

The "Pap" Madison cabin, the oldest building in Rapid City, will be moved from its current location in Halley Park to the Journey Museum in the near future. The city has also applied to have the cabin listed on the National Historic Register.

# City takes steps to move historic cabin

By Scott Aust  
Journal staff

RAPID CITY — It could take up to nine months before the "Pap" Madison cabin, the oldest building in Rapid City, is moved to a new home outside The Journey Museum.

On Monday, the city council approved the start of the process to evaluate the cabin's proposed move and to have it listed on the National Register of Historic Places.

But the historic-register designation is being sought before the cabin is moved from its current Halley Park location, a process that could take six to nine months, according to Ray Summers, director of The Journey Museum.

"That's really the determinant of when it will move. Once the cabin is placed on the federal registry, then we would begin the process of moving it," Summers said. "It

**'It does have significant historic value and represents (one of) the first buildings built in Rapid City.'**

— Ray Summers,  
director of The Journey Museum

will move fairly slowly, but this is the first step of the process."

Summers said a variety of federal guidelines and regulations determine whether a structure is listed on the register, and he believes the cabin has a good chance of making the list.

"It certainly qualifies. It's been in its current location for over 50 years. I think that's one criteria," he said. "It does have significant historic value and represents (one of) the first buildings built in Rapid City."

Rufus "Pap" Madison was among the pioneer settlers of Rapid City, but was not a

founder. Madison was a friend of John Brennan, the man credited with founding Rapid City

in February 1876, and arrived in town shortly after Brennan arrived.

The cabin is the only survivor of the original townsite and stood somewhere near Bully Blends and Aby's Seed at the corner of Fifth and Rapid streets. It was moved to Halley Park in 1926 because of concerns about preserving it as the community grew.

The original group of pioneers who came to Rapid City all lived in cabins around a blockhouse near the current Aby's Seed. Some people claim one of the town founders, Sam Scott, helped build the cabin, but Reid Riner of the Minnilusa

Historical Association has been unable to confirm it.

"Pap" Madison stayed in the cabin for two or three years before moving to Rapid Valley and operating a farm and 160-acre homestead with another man. Eventually, Madison left South Dakota and kept moving west, ending up in Washington state.

The cabin is not in jeopardy in its current location, but the move will allow it to be used to its full potential as part of The Journey's interpretive programs, Summers said. The new location will also provide better access to the public than in Halley Park.

"I don't anticipate any obstacles or there being any issues surrounding it. It's just a matter of time, to wait for the cabin to be added to the registry," he said. "It really is a significant building."

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