

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

GRANT FUND
SITES OUTSIDE OF DEADWOOD

Application

The Deadwood Historic Preservation Commission reviews all applications. Please read the attached Policy Guidelines and provide the requested information below.

1. **Property Address:**

222 New York Street	Rapid City	SD	57701
Street	City	State	Zip

2. **Applicant Details:**

TODAY'S DATE: 12/04/2013

The Journey Museum	(605) 394 - 6923	mdunsmore@journeymuseum.org
Name	Daytime Telephone	E-mail Address

222 New York Street	Rapid City	SD	57701
Street	City	State	Zip

3. **Owner of Property**:**

****NOTE:** Applicant must own/retain property;
OR
Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;
OR
Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of applicant)

City of Rapid City	(605) 394-4143	dave.yuhas@rcgov.org	
Name	Daytime Telephone	E-mail Address	
300 Sixth St	Rapid City	SD	57701
Street	City	State	Zip

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1. Property Address

222 New York Street	Rapid City	SD	57701
Street	City	State	Zip

2. Description of work to be performed as part of this project (please attach additional documentation as may be necessary):

Jorgenson Log Homes will provide material, labor and equipment to 1) Remove and dispose of existing chinking; 2) Repair and replace damaged logs; 3) Media blast the exterior; 4) Stain and seal the exterior and interior of the cabin; and 5) Chink the exterior and interior. Patrick Roseland, Chairman of the Rapid City Historic Preservation Commission has agreed to oversee the refurbishment of the "Pap" Madison Cabin on the grounds of The Journey Museum in Rapid City. It was placed on the National Register of Historic Buildings on February 19, 2008.

3. Please describe the relationship of this project to the history of Deadwood. Use additional page

4. Project budget – itemized and showing match

Description <i>(i.e. roof)</i>	Match	Grant	Total
Chink removal	\$ 438	\$ 437	\$ 875
Repair/replace logs	\$1850	\$1850	\$3700
Media blast	\$1225	\$1225	\$2450
Stain/seal	\$1550	\$1550	\$3100
Chink	\$1975	\$1975	\$3950
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____

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_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
Total:	\$7038	\$7037	\$14,075

4. Total Project Cost: \$14,075 Grant Amount: \$7037
The following information must be presented with this application as attachments before being reviewed by the Deadwood Historic Preservation Commission (incomplete applications will not be reviewed)

- a. Floor plan(s) (when necessary)
- b. Site plan(s) (when necessary)
- c. Photographs
- d. Copy of deed or notarized letter of authorization
- e. Verification of listing on or eligibility for listing on the National Register of Historic Places
- f. Submission of specifications and contracts

5. Signature of Applicant Marcia F. Drunsmore Date 12/04/2013

Signature of Owner _____ Date _____
 (If Different from Above)

DEADWOOD HISTORIC PRESERVATION COMMISSION

GRANT FUND FOR HISTORIC PROPERTIES OUTSIDE OF DEADWOOD

POLICY GUIDELINES

STATEMENT:

It is in Deadwood's interest to promote the preservation and interpretation of historic sites, buildings, and properties throughout the state when those buildings, sites and properties are related to historic preservation in Deadwood. The expense of such preservation projects may discourage owners and managers from undertaking necessary projects or may result in a lower quality of craftsmanship. The purpose of this grant fund is to assist and encourage property owners and managers to restore and protect their properties and to interpret their relationship to Deadwood's history.

The City of Deadwood and the Deadwood Historic Preservation Commission reserve the right to revise grant policy or discontinue the program at any time without public notice.

OBJECTIVE:

The City of Deadwood is a National Historic Landmark and is listed on the National and South Dakota State Register of Historic Places. Maintaining these designations is critical to the economic success of the city and the quality of life of its residents. The objective of the grant program is to stimulate quality restoration, protection and interpretation of buildings, sites and properties that contribute to an understanding of the history of the City of Deadwood.

FUND DEFINITION:

The availability of funds for a project will be determined on a case-by-case basis. A total of \$250,000 will be awarded each year over the course of two funding rounds as funds allow. This total will be split evenly with \$125,000 granted each round.

GRANTS

GRANT DEFINITION:

Grant funds will be available to any site that is not eligible for the state property tax moratorium or to any site that is a National Historic Landmark. The availability of funds for a project will be determined on a case-by-case basis. Projects typically will not exceed \$25,000 except for special circumstances. Application deadline will be January 2nd and June 2nd, annually, with all applications being delivered to the Deadwood Historic Preservation Office on or before 4:00 p.m., MST on January 2nd or June 2nd of the year for which the grant is requested. Acceptable forms of delivery are e-mail, Kevin@cityofdeadwood.com, mail, as long as the package is postmarked by the due date/time, fax, (605) 578-2084, or hand delivery. Please use the method that is most convenient for you. Also please send only copies as we will retain all materials submitted for our records.

All grant expenditures and match resources must be expended for services and/or materials used for the approved project during the project period.

EMERGENCY GRANTS:

Emergency grants are made exclusively for interim stabilization of a historical property that meets the stated grant criteria and that has been damaged due to some unforeseeable event, and typically do not exceed \$10,000.00. Applications are accepted anytime of year. It must be noted that Emergency Grant Funds will be granted only when funds are available.

MATCHING REQUIREMENTS:

Grants are awarded for no more than 50% of the total project costs, with the project sponsor providing at least half of the total costs of the project.

- **ELIGIBLE MATCH:** Cash, donated materials and labor or materials and labor provided by a third party for necessary and reasonable project costs.
- **INELIGIBLE MATCH:** Any costs whether cash or in-kind that are not necessary and reasonable to the completion of the project and within the grant period.

APPLICANT ELIGIBILITY:

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1. Applicant must be a not-for-profit organization or a local government, and not be eligible for State Tax Moratorium
OR
The site must be a National Historic Landmark.
2. Individual or private property owners are not eligible to receive grants unless the property is a National Historic Landmark.

GRANTS

ALLOWABLE ACTIVITIES:

- **PLANNING:** A broad category that includes a wide range of non-conforming projects, such as surveys, registration and designation; comprehensive and projection planning; preparation of preservation-related studies and reports; photo documented projects, etc.
- **PRESERVATION:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
- **REHABILITATION:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural and architectural values.
- **RESTORATION:** The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code related work to make properties functional is appropriate within a restoration project.

ELIGIBILITY CRITERIA:

APPLICANT ELIGIBILITY

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1. Applicant must own/retain property. Furthermore, grant recipients must agree to retain ownership of the property for a minimum of five years. Transfer of ownership or control will require repayment of the grant to the City of Deadwood.
OR
Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;
OR
Applicant must have a firm written commitment with the owner to purchase the property.
2. Applicant must demonstrate the ability to successfully implement the project;
3. The applicant must provide a plan for future use of the site.

PROPERTY ELIGIBILITY:

1. The property must be a listed on the National Register of Historic Places or be a contributing building within an historic district listed on the National Register of Historic Places.

SELECTION CRITERIA:

All applicants must describe the relationship of their proposed project to historic preservation in Deadwood. Projects will not be considered for grant funding unless there is a demonstrated, tangible connection to historic preservation in Deadwood or the promotion and development of historic preservation in Deadwood.

Projects will be selected based primarily on the funding priorities, but evaluation will include consideration of the following criteria (listed in no specific order):

1. Funding Priorities
 - a. Work required to give the building a weather proof envelope and make it structurally sound;
 - b. Work that will abate any serious threat to the structure whether from internal or external sources (i.e. hazardous wiring);
 - c. Exterior restoration;
 - d. Restoration of character-defining interior features;
 - e. Work necessary to facilitate putting the building to an appropriate use, including meeting all codes and accessibility standards;
2. Historical or architectural significance of the property;
3. Administrative and financial management capabilities of the sponsor;
4. Community support and interest;
5. Quality of application;

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6. Prepared predevelopment material including work plans and specifications;
7. Evidence of future support plan/The applicant must provide a plan for future use of the building.

Project from lower priorities may be selected if extraordinary circumstances exist.

APPLICATION PROCEDURES:

Applications are available from:

***Deadwood Historic Preservation Office
Deadwood City Hall
108 Sherman Street
Deadwood, SD 57732
Tel.: (605) 578-2082***

Or online at:

www.cityofdeadwood.com

Click on City Departments, Historic Preservation, Applications and Guidelines, Grant Fund Statewide

Deadline: All applications must be delivered to the Deadwood Historic Preservation Office no later than 4:00 p.m., MST on January 2nd or June 2nd on the year for which the grant is requested.

SELECTION PROCESS:

All applications for grants will be reviewed by the Deadwood Historic Grants, Recognition, Advocacy, and Public Education Committee consisting of the Mayor of Deadwood, three members of the Historic Preservation Commission, and the Historic Preservation Officer. The Committee will make funding recommendations to the Deadwood Historic Preservation Commission and the Deadwood City Commission.

APPROVAL TIME: Awards will be announced within a month of review by the two Commissions – No later than March 1st or August 1st in the year for which the grant is requested.

FUNDING CONDITIONS:

1. Submission of a copy of the deed to the property or a letter of support from the property owner if owner is not project sponsor;
2. Verification of listing on or eligibility for listing on the National Register of Historic Places;
3. Signing of a covenant on the property insuring its maintenance and historic integrity;

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4. Use of competitive procedures for procurement;
5. Submission of specifications and contracts to the Deadwood Historic Preservation Commission for approval before beginning work and before making any changes in the course of the work;
6. The Deadwood Historic Preservation Commission must be listed as a supporter in any printed material or publicity releases;
7. Inspection and approval of work by the Deadwood Historic Preservation Office and City Building Official or local officials as selected by the City of Deadwood.
8. Maintenance of proper financial records and submission of documentation for reimbursement;
9. Submission of progress reports to the Deadwood Historic Preservation Office;
10. Additional photographs of existing conditions and of the completed work;
11. A final project report including a complete identification of the work performed, costs and resources used.

The grant recipient must submit reports as requested.

THE JOURNEY MUSEUM

Proposal for Rapid City's "Pap" Madison Cabin Refurbishment

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 25th 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.

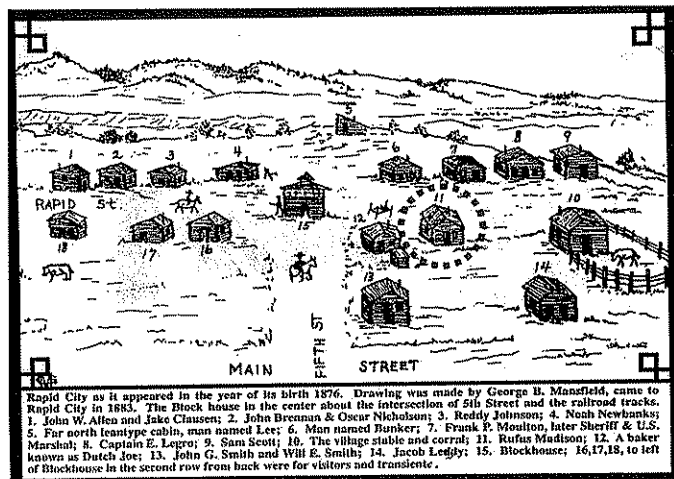
The Fortnightly club focused its attention on the cabin in 1926, intending to convert it from an "eyesore" to a point of pride for the community and memorial to the city's founding and "the old days". The well known club (represented by Alice Gossage) went before the City Commissioners and obtained approval 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. 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,
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

The Journey Museum ♦ 222 New York Street ♦ Rapid City, SD 57701 ♦ 605 394-6923



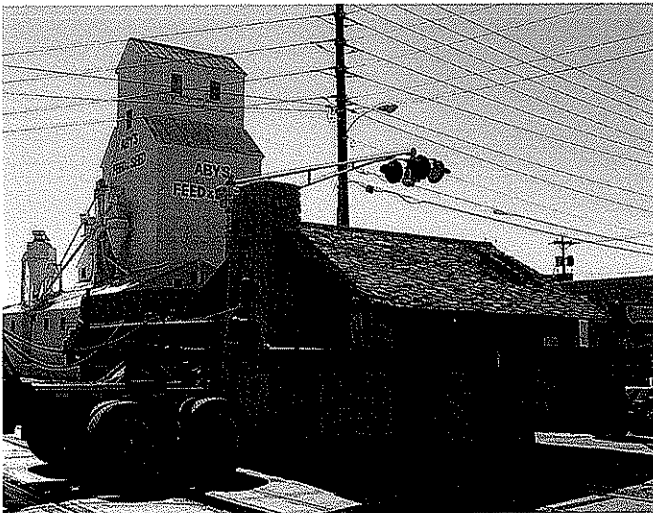
Minnilusa Collection and on display in The Journey Museum. The Association continued to work for another building in Halley Park to house an historical museum and by 1938 had succeeded in getting the parks other structure built as a WPA project with private support. This building, with several additions, 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.

Move and Preservation Plan

The Madison Cabin was placed on the National Register of Historic Buildings on February 19, 2008. It was moved from the Halley Park location to The Journey Museum on April 24, 2012 with responsibility for the building transferring from the Rapid City Parks Department to The Journey Museum. Funding for the move came entirely from private funds. After the move a new shake roof was installed along

with outdoor lighting, a multilevel security system and an interpretive sign.



Passing original cabin site at corner of 5th & Rapid St.

The Museum conducted an assessment of the condition, receiving bids from companies experienced in historic log buildings and selected the restoration plan from Jorgenson Log Homes, Inc. to:

- Remove all mortar chinking,
- Repair or replace rotting logs,
- Media blast exterior,
- Stain and seal exterior and interior, and
- Chink exterior and interior.

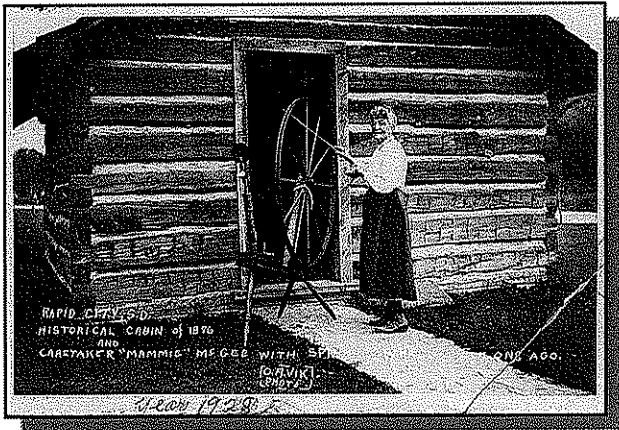
The Museum has received a \$2900 grant from South Dakota Questers to underwrite some of the work. These dollars will make up a portion of the required matching funds. Other matching funds will come from Friends of The Journey Museum memberships already on hand. Patrick Roseland, Chairman of the Rapid City Historic Preservation Commission, has agreed to oversee the refurbishment.

Future plans for the cabin include replacement of glazing, repair of the fireplace hearth, construction of a handicap accessible sidewalk from the museum parking lot and a paved living history performance area. The Minnilusa Historical Association will furnish the cabin with period furnishings and artifacts to be on display to the public periodically.

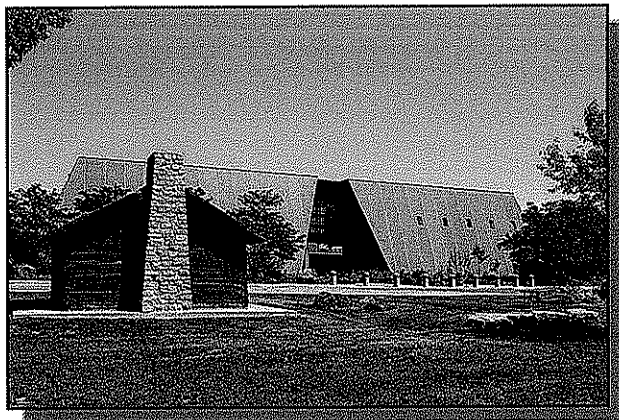
Appendix A



Cabin as it appeared shortly after it was moved in 1926 to Halley Park



Cabin in use as a Museum, 1928



Cabin at Journey Museum location

Appendix B

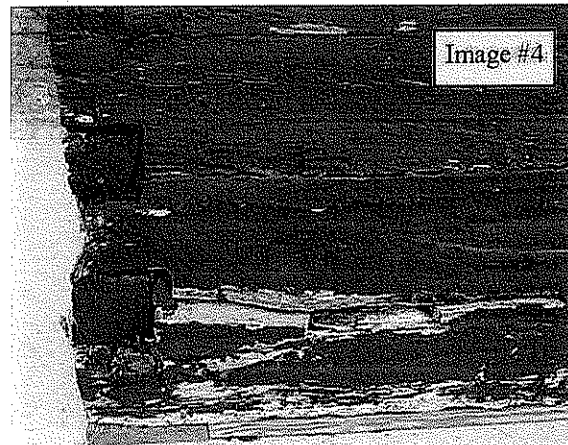
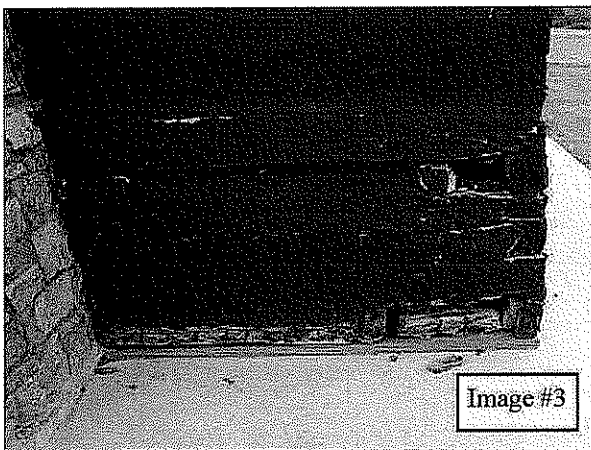
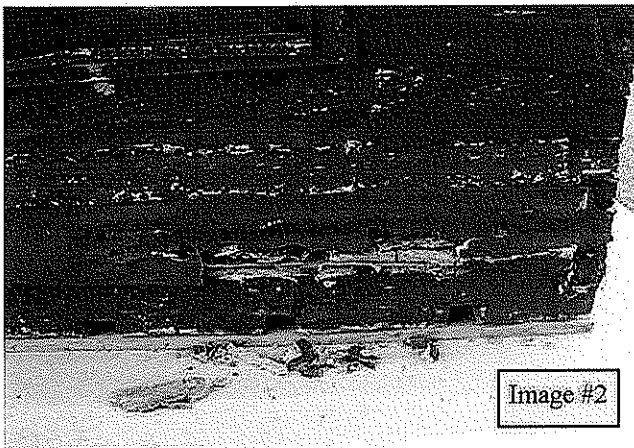
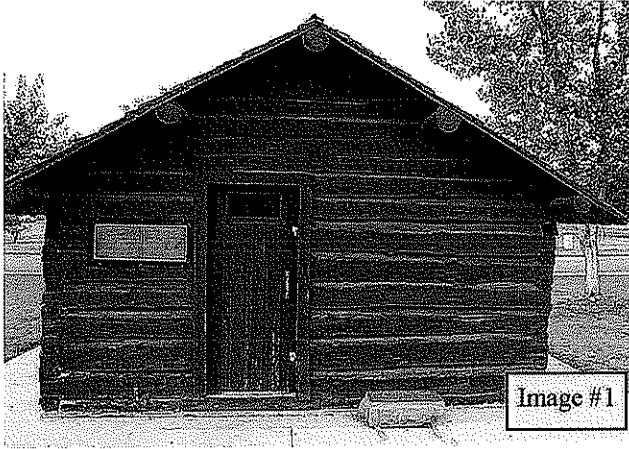


Image Description

1. Front entry of Madison 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.

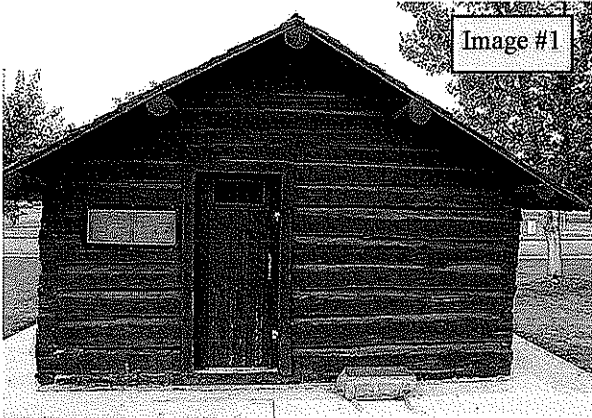


Image #1

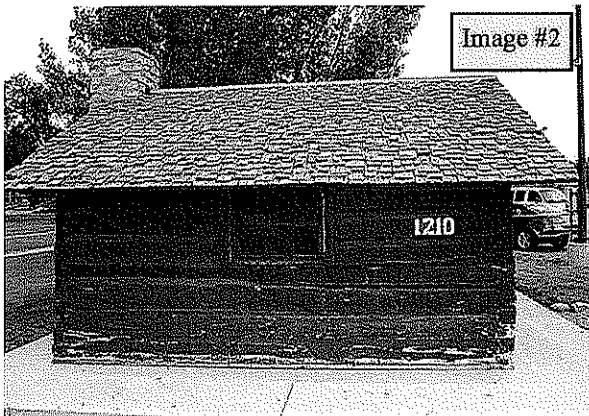


Image #2

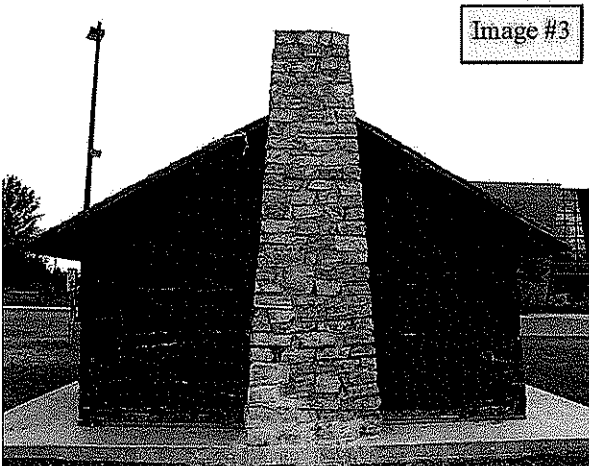


Image #3

- 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.

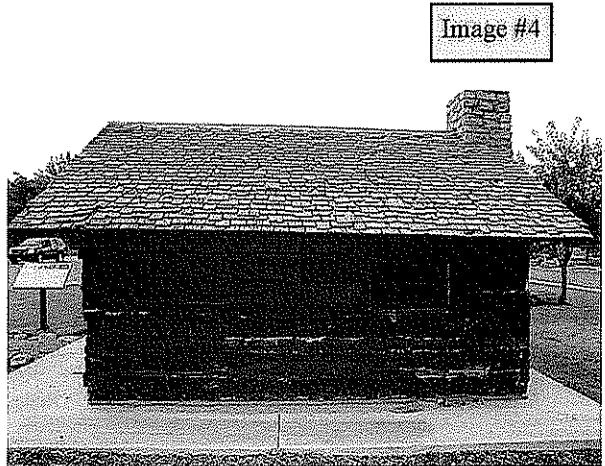


Image #4

JORGENSEN LOG HOMES INC.

11961 Pleasant Valley Rd Custer, SD 57730

605-673-2720

605-673-5075 fax

800-568-4146

jloghomes@gwtc.net

ESTIMATE PREPARED FOR:

October 16, 2012

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.

3. The “Pap” Madison Cabin is one of the oldest standing buildings in the Black Hills dating back to the founding of Rapid City in 1876. Rapid City was the freighting hub for all materials that made their way to Deadwood to support that mining community. Rufus “Pap” Madison was a truck farmer who raised produce for sale. It is entirely possible that some of his lettuce made its way to Deadwood.