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NATIONAL REGISTER

NPS FORM 10-900 (Rev. 8-86) OMB No. 1024-0018 [SD-SHPO # ECA-OH-597-1/89]
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United States Department of the Interior -- National Park Service
NATIONAL REGISTER OF HISTORIC PLACES -- REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering "NA" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name: Mann, Irene, and Walter, Ranch
other name/ site number: CU-WP-3

2. Location

street & number: Schenk Canyon Area, just off Custer Co. 270 /NA/ not for publication
city, town: Custer /XX/ vicinity
state: SOUTH DAKOTA code: SD county: Custer code: SD 033 zip code: 57730

3. Classification

Ownership of Property: Category of Property Number of Resources within Property:
Contributing Noncontributing
/XX/ private / / building(s) 6 3 buildings
/ / public-local /XX/ district sites
/ / public-state / / site 2 2 structures
/ / public-federal / / structure objects
/ / object 8 5 Total
Name of related multiple property listing: Number of contributing resources
Ranches of Southwestern Custer County, SD previously listed in the National
Register: 0

11. Form Prepared by

name/title: Rebecca Sample Bernstein, Preservation Consultant
organization: Custer County Board of Commissioner date: January 17, 1990
street & number: 420 Mt. Rushmore Road telephone: 605-673-4815
city or town: Custer state: SOUTH DAKOTA zip code: 57730

page 2: Irene & Walter Mann Ranch
property name

, Custer County
county

, SOUTH DAKOTA
state

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

M. Fuller Signature of certifying official 5/12/90 Date

Sue D. Holt SHO State or Federal agency or bureau

In my opinion, the property meets does not meet the National Register Criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register *Mark J. Barber* **Entered in the National Register** 5 July 1990
- see continuation sheet determined eligible for the National Register _____
- see continuation sheet determined not eligible for the National Register _____
- removed from the National Register _____
- other, (explain) _____

fn Signature of the Keeper _____ Date

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property name

, Custer
county

, SOUTH DAKOTA
state

6. Function or Use (enter categories from instructions)

Historic functions:

DOMESTIC/Single Dwelling

AGRICULTURE/Animal Facility

AGRICULTURE/Storage

AGRICULTURE/Agricultural Outbuilding

Current Functions:

DOMESTIC/Single Dwelling

AGRICULTURE/Animal Facility

AGRICULTURE/Storage

AGRICULTURE/Agricultural Outbuilding

7. Description

Architectural Classification:

(enter categories from instructions)

No Style

Materials:

(enter categories from instructions)

foundation Stone, Wood

walls Synthetic, Metal

Wood

roof Asphalt, Wood, Metal

other Metal, Wood

Describe present and historic physical appearance: /XX/ see continuation sheet

8. Significance

Certifying official has considered the significance of this property in

relation to other properties: / / / / /XX/

nationally statewide locally

Applicable National Register Criteria /XX/ A / /B / /C / /D

Criteria Considerations / /A / /B / /C / /D / /E / /F / /G

Areas of Significance (enter from instructions)

Exploration/Settlement

Period of Significance

circa 1907-1940

Significant Dates

NA

Significant Person

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations,
and periods of significance noted above /XX/ see continuation sheet

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The Irene and Walter Mann Ranch is located on Custer County route 270, approximately twenty miles from the City of Custer, South Dakota. It is composed of nine buildings (seven contributing) and four structures, (two contributing), immediately adjacent to National Forest Service land. The ranch was established in 1907.

List of Resources:

1. House: (Contributing), c. 1917; The house consists of a two-story rectangular main block and a one-story shed roof section that extends into a gable roof section. The roof is covered with asphalt shingles. A hipped roof porch covered with tin wraps around the north and east elevations. The walls are clad with vinyl siding. The foundation is not visible. Fenestration is irregular. The main entrance is located on the north elevation of the shed roof addition. Typical of farm and ranch architecture in western South Dakota, the house features little stylistic embellishment.

2. Root Cellar: (Contributing), c. 1917; The root cellar is very unusual in form and construction and may have been the prototype for two others in the survey area. It is not built into a hillside as most area cellars are; rather, it has four built-up rock walls of approximately seven courses and a sod roof. A sloping walk-in door is located on the south elevation. The cellar is located within twenty-five feet of the kitchen door.

3. Barn: (Contributing), c. 1907; The large one-and-a-half-story, rectangular barn is constructed of hewn log walls with square corner notching. A gable roof covered with tin caps the building. The gables are clad with vertical boards. A small frame lean-to is attached on the east elevation. Located on the south elevation is a small door. Larger openings are situated on the north elevation.

4. Barn: (Contributing), c. 1907 - 1940; The second barn is also built of log construction, with vertical boards in the gable ends, and a tin-covered gable roof. The pitch of this roof is not as steep as that of the other barn. This rectangular pen structure rests on a wood sill.

5. Shed: (Contributing), c. 1907 - 1940; The shed is a small rectangular log building with saddle corner notching. It has a board-covered gable roof. A small door is located on the south elevation.

6. Shed: (Noncontributing), n.d.; A nonintrusive wood frame shed of undetermined construction date is located directly to the east of the log shed.

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7. Carriage House: (Contributing), c. 1917 - 1940; The carriage house is a rectangular pen building with four thick vertical log corner posts and one vertical post in the center of the north and south elevations. Horizontal round logs fill the space between the posts. The logs extend to the peak on the gable ends. A gable roof covered with tin caps the building.

8. Bunkhouse: (Noncontributing), relocated c. 1917; The rectangular, one-room, log bunkhouse was moved to the ranch when the main house was built. It features overhanging gables and a gable end entrance.

9. and 10. Granaries: (Noncontributing), n.d.; The two round metal granaries rest on wood sills and have flat metal roofs.

11. Shop: (Contributing), c. 1917 - 1939; The two-story shop rests on a stone foundation. Its frame walls are clad with board and batten. A gable roof covered with wood shingles caps the building.

12. Ice House: (Contributing), c. 1917 - 1939; The rectangular, horizontal board ice house is an unusual feature for ranches in the survey area. It looks somewhat like a large privy with an extra half shed roof. The main entrance is a door on the east elevation. There is a secondary entrance on the south elevation.

13. Tack Room: (Noncontributing), c. 1980; The tack room is a wood frame building of recent construction. It does not detract from the character of the district.

Wooden corrals link the various outbuildings.

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MANN RANCH SITE MAP ON REVERSE SIDE

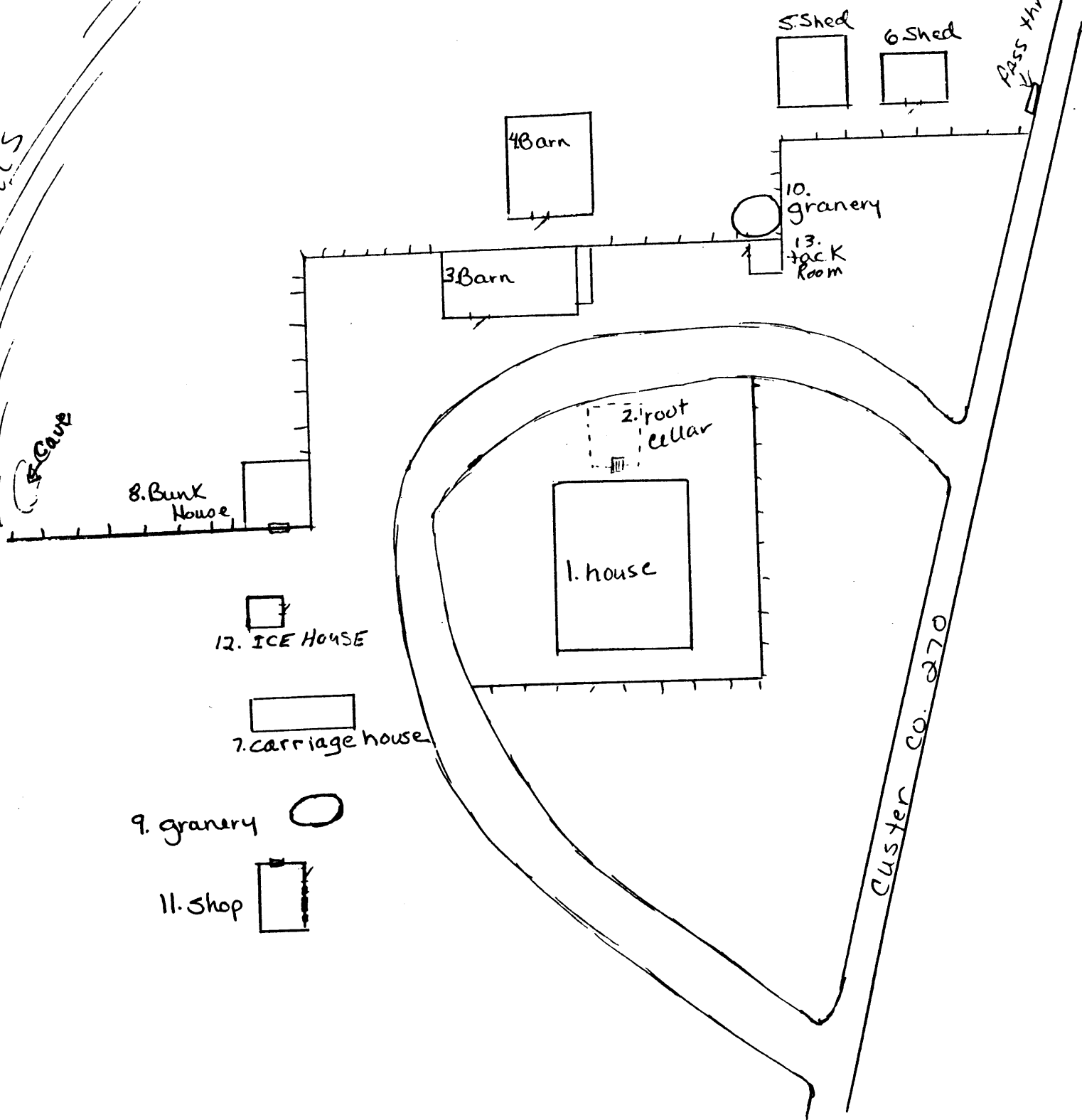
Site Plan (Complete Inventory of Structures and Features) with North Arrow



HILLS
Cave

Pass thru

cluster co. 270



8. Bunk House

12. ICE HOUSE

7. carriage house

9. granery

11. Shop

4 Barn

3 Barn

5 Shed

6 Shed

10. granery

13. tack Room

2. root cellar

1. house

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Under Criterion A of the National Register Criteria the Irene and Walter Mann ranch is significant in the area of Exploration/Settlement, because it represents the development of the legal homestead rancher in the southwestern corner of Custer County, South Dakota. In particular, this ranch represents one-claim homesteads from before 1915/1916. Homestead ranchers were the first generation of settlers to make good and to continue to live on a homestead claim in this semiarid part of Custer County. The homestead rancher who lived on his/her property, as did the Mann family, represents a shift from the owners and workers of large cattle companies of the open range period who frequently lived in town.

Under the South Dakota State Historical Preservation Plan the nominated property relates to the historic contexts labeled: IV. Permanent Rural and Urban Settlement, A. Claim Era; and IV. C. Permanent Farm and Ranch Development. This property relates to the local historic context and property type labeled: "Ranches of Southwestern Custer County, South Dakota."

Irene and Walter Mann filed on this parcel in 1916 when the Homestead Act was amended to include enough acreage to make homesteading in this semiarid region feasible. The Manns came from south of Chadron, Nebraska, in 1902 and lived at the Carr ranch, just south of the present ranch. In 1907, they established their homestead. Before filing a claim, the Manns "squatted" on the property. "Squatting" was an informal method of claiming property and involved no formal recordation of the claim. According to Harry Mann, son of Irene and Walter, the area was not surveyed until 1915, making filing a claim impossible. Apparently, as soon as it was legal to do so, they filed a homestead claim on the property.

For ten years, the Manns lived in a tar paper shack. In 1917 the family had some extra money and constructed a frame house. The carriage house, the icehouse, and the root cellar all seem to date from this same period. A log bunkhouse, probably the oldest extant building on the ranch, was moved to the site before 1917, from a location just down the canyon.

The Manns were cattle ranchers and grew rye for feed. They had four children, three boys and a girl, all of whom attended the nearby Lauzon School. For a short while during the 1920s, the family lived in Spearfish, South Dakota, so that the two youngest children could go to college. They continued to occupy the ranch until 1953, the year of Walter Mann's death. It is unclear whether or not Irene remained on the ranch alone. The current owners, Clayton and Sally Chord, purchased the property in the early 1980s.

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The period of significance of the nominated property extends from circa 1907, the date of construction of the oldest extant feature, to 1940, the established 50-year cut-off date for the National Register.

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property name

, Custer
county

, SOUTH DAKOTA
state

9. Major Bibliographical References

/XX/ see continuation sheet

Previous documentation by NPS:

- / / preliminary determination of individual listing (36 CFR 67) has been requested
- / / previously listed in the National Register
- / / previously determined eligible by the National Register
- / / designated a National Historic Landmark
- / / recorded by Historic American Buildings Survey # _____
- / / recorded by Historic American Engineering Record # _____

Primary location of additional data:

- /XX/ State historic preservation office
- / / Other State agency
- / / Federal agency
- / / Local government
- / / University
- / / Other

Specify repository:

South Dakota Historical Preservation Center

10. Geographical Data

Acreage of property:

UTM References:

A =	/	/	/	/	/	/	B =	/	/	/	/	/	/
C =	/	/	/	/	/	/	D =	/	/	/	/	/	/
	ZONE	EASTING		NORTHING				ZONE	EASTING		NORTHING		

Quad:

Scale:

/XX/ see continuation sheet

Verbal Boundary Description:

/XX/ see continuation sheet

Boundary Justification:

/XX/ see continuation sheet

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Brown, Mabel. "Not Much Doing at Dewey." Bits and Pieces, Your Own Western History Magazine. Vol 3, no.10., 1967.

Kraenzel, Carl Frederick. The Great Plains in Transition. Norman: University of Oklahoma Press, 1955.

Lee, Bob, and Dick Williams. The Last Grass Frontier, The South Dakota Stock Grower Heritage. Sturgis, South Dakota: Black Hills Publishers, Inc., 1964.

Schell, Herbert Samuel. History of South Dakota. 3rd. ed., rev.: Lincoln: University of Nebraska Press, 1975.

Sundstrom, Jessie Y., ed. Custer County History to 1976. Custer, South Dakota: Custer County Historical Society, (printed by Rapid City, South Dakota, Printing, Inc.), 1977.

Personal and Telephone Interviews by Rebecca Sample Bernstein, Summer/Fall, 1988:

Harry Mann, Newcastle, Wyoming

William Stearns, Newcastle, Wyoming

Jessie Sundstrom, Custer South Dakota

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GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY: 5 acres.

UTM REFERENCES: Since the appropriate U.S.G.S. quad map does not have UTM marks for calculating the UTM references of the nominated property, those references have been calculated in longitude and latitude.

References: 103 degrees 56 minutes 00 seconds longitude/
43 degrees 39 minutes 00 seconds latitude.

Jewel Cave NW Quad. (1955), scale: 1:24000.

VERBAL BOUNDARY DESCRIPTION: The nominated property is bounded by a set of imaginary lines that intersect to form a polygon around the ranch district. The northern boundary line lies 70 meters north of the northernmost wall of the House (resource # 1) and runs parallel to that wall. The eastern boundary line lies along the west edge of Custer County Road 270. The southern boundary line lies 60 meters south of the southernmost wall of the House and runs parallel to that wall. The western boundary line lies 60 meters west of the westernmost wall of the House and runs parallel to that wall. The ranch is located in the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 6, Township 5 South, Range 2 East, (Black Hills Meridian) in Custer County, South Dakota.

BOUNDARY JUSTIFICATION: The boundary lines of the nominated property are set to include all features of the ranch complex, but to exclude pasture land and any public roadways.

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Section number PHOTOS Page 1

1.

Irene and Walter Mann Ranch
Custer Vicinity, Custer County, South Dakota
by Rebecca Sample Bernstein
June 1988
Neg: State Historical Preservation Center
House (resource no. 1), north and west elevations,
camera facing southeast
Photo No. 1

2.

Irene and Walter Mann Ranch
Custer Vicinity, Custer County, South Dakota
by Rebecca Sample Bernstein
June 1988
Neg: State Historical Preservation Center
Root cellar (resource no. 2), south and west elevations,
camera facing northeast
Photo No. 2

3.

Irene and Walter Mann Ranch
Custer Vicinity, Custer County, South Dakota
by Rebecca Sample Bernstein
June 1988
Neg: State Historical Preservation Center
Barn (resource no. 3), south and east elevations,
camera facing southeast
Photo No. 3

4.

Irene and Walter Mann Ranch
Custer Vicinity, Custer County, South Dakota
by Rebecca Sample Bernstein
June 1988
Neg: State Historical Preservation Center
Shop (resource no. 11), north and east elevations,
camera facing southwest
Photo No. 4

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5.

Irene and Walter Mann Ranch
Custer Vicinity, Custer County, South Dakota
by Rebecca Sample Bernstein
June 1988
Neg: State Historical Preservation Center
Ice house (resource no. 12), south and east elevations,
camera facing northwest
Photo No. 5

6.

Irene and Walter Mann Ranch
Custer Vicinity, Custer County, South Dakota
by Rebecca Sample Bernstein
June 1988
Neg: State Historical Preservation Center
Bunkhouse (resource no. 8), south and east elevations,
camera facing northwest
Photo No. 6