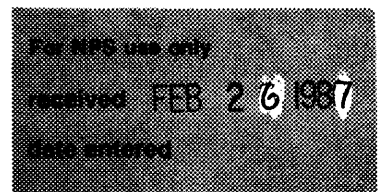


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SITE HN-2

NAME John and Daisy May Livingston Ranch

LOCATION Approximately three-and-one-half-miles
east of South Dakota State Highway 79
on the south side of the Sorum Road in
Harding County (063), South Dakota (046)

OWNER Wammen Ranch Limited
Vernon and Colleen Wammen
HCR 66 Box 35
Sorum, South Dakota 57654

CLASSIFICATION Buildings, private, NA acquisition,
occupied, restricted access, private
residence, agriculture

DESCRIPTION Excellent condition, unaltered, original
site

The John and Daisy May Livingston Ranch is located on the grassy flats of Rabbit Creek on the Sorum Road about five miles west of the abandoned town of Sorum. A winding two mile unpaved driveway leads to the ranch which includes two contributing structures and eight non-contributing structures. Built in 1916 the house (contributing) is a rectangular bungalow with a low pitched overhanging crossed-gable roof. The overhang is supported by white knee brackets typically found in bungalows of the Craftsman style. The house is of frame construction and has been stuccoed. It is painted white with aquamarine trim. The roofs of the house and front and rear porches are covered with wood shingles.

The front (north) elevation has an open porch which spans the width of the house. It has four squatty columns and Craftsman detailing in the woodwork. The door has two elongated windows on either side, other fenestration includes a set of three three-over-one light large rectangular double-hung windows and one three-over-one light rectangular window. The east elevation has six large rectangular windows. The west elevation has five large rectangular windows. Entry to the rear of the house is

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gained through a door in the south (rear) elevation of the house. A gabled-roof projection which has a set of three windows in the south elevation, a pair in the west elevation, and a pair of windows in the east elevation is on the south.

The interior of the house is original with the Craftsman woodwork in excellent condition. The first floor includes a large living room, dining room with built-in china cabinets, kitchen, two bedrooms, a sunporch and bathroom. The second floor is entered through a staircase in the livingroom and leads to four bedrooms. All of the interior walls of the house have been decoratively painted in different colors and are stenciled. The dining room walls are painted a dark orange at the top and become darker as they reach the baseboard in a deep burgandy. The house has a full basement.

The gambrel-roof, plank truss barn (contributing) located west of the house was built around the same time. It is a large barn with one story shed additions on the axial sides. A large hay door is in the second-story of south facade. Three windows, and four doors are in the north facade. The barn is painted red. The roof of the barn is covered with wood shingles.

Eight modern non-contributing buildings are located at the site. A modern wood-frame house with a low pitched hipped roof is located west of the original house. A small wood-frame outbuilding is located southwest of the house. A large Quonset hut is located southwest of the house. A cinder block garage is located southeast of the house. Two outbuildings are located north of the garage along the pasture fenceline. A chicken coop with a shed roof is located south of the barn. Across the driveway from the house is a large machinery garage and to the north is a large modern pole calf shed.

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SIGNIFICANCE 1900-present, settlement, architecture

DATES: 1916-18

BUILDER: Not available

The John and Daisy May Livingston Ranch built between 1916 and 1918 is significant in the areas of settlement and architecture. The original structures that remain on the ranch are atypical in Harding County. Large linear bungalows of this type, with Craftsman details in such a fine state preservation, are rarely found in rural settings. The gambrel-roofed barn is built on a much larger scale than most barns in the region.

The bungalow was constructed by a company from Minneapolis for the Livingstons at a cost of \$17,000. The house was unusual for its time because it was one of the few to have running water, an indoor bathroom and steam heat. Mrs. Livingston was an artist and painted the interior of the house in a very unusual style with elaborate swag decoration below the cornice in the living room and bedrooms. The china that she painted was sold with the house and is on display in the dining room.

John and Daisy May Livingston had three children, two boys, Frank and Harvey, and a daughter, Annabell. The Livingstons raised sheep on the ranch, which was one of the largest ranches in the vicinity, until 1936.

In 1939 Chris and Laura Wammen purchased the ranch. Their son, Vernon and his wife, Colleen are the present owners.

The ranch is very well maintained and the buildings are in a very good state of preservation.

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QUADRANGLE NAME Flat Top Butte UTM 13/653840/5031430

QUADRANGLE SCALE 1:24,000 ACREAGE About 4 acres

VERBAL BOUNDARY DESCRIPTION

The boundary of the nominated property consists of four imaginary intersecting lines. Bounded on the north by an imaginary line that lies ten feet from the northern wall of the northern most outbuilding, thence to the east boundary, a line that extends ten feet from the east wall of the same structure, thence to the southern boundary, a line that lies ten feet from the southern wall of the Quonset hut, thence to a line that lies ten feet from the western exterior wall of the barn. The site is located in the NE quarter of the SE quarter of Section 20, Township 17 North, Range 9 East in Harding County, South Dakota.

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