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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 for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Faye Bowden House/ Agnus Saunders
other names/site number Carol C. Wallman/ Jean Tonneson House

2. Location

street & number 669 Dakota Avenue North not for publication
city or town Huron vicinity
state South Dakota code SD county Beadle code zip code 57350

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

Faye Bowden House
Name of Property

Beadle, South Dakota
County and State

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 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:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) Lustrons in South Dakota

Faye Bowden House
Name of Property

Deadle, South Dakota
County and State

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Family

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Family

7. Description

Architectural Classification (Enter categories from instructions)

Other: Lustron Westchester

Materials (Enter categories from instructions)

foundation Concrete
roof Enameled Steel
walls Enameled Steel
other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Industry _____
Architecture _____

Period of Significance

1946-50 _____

Faye Bowden House
Name of Property

Beadle, South Dakota
County and State

Significant Dates 1949

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Blass, Roy and Beckman, Morris

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (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**
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other

Name of repository: _____

Faye Bowden House
Name of Property

Beadle, South Dakota
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>14</u> Zone	<u>562660</u> Easting	<u>4913460</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>

See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

11. Form Prepared By

name/title On Site Photography and Preservation/ Nora B. Frederick
organization On Site Photography and Preservation date February 1998
street & number P. O. Box 94627 telephone (402) 438-8093
city or town Lincoln state Nebraska zip code 68509

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Faye Bowden House
Name of Property

Beadle, South Dakota
County and State

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Carol J. Wallman and Jean Tonneson
street & number 669 Dakota Avenue North telephone (605) 352-8829
city or town Huron state SD zip code 57530

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Narrative Description:

The Faye Bowden House was built in 1949 and is a two bedroom Westchester Deluxe Lustron model number 02-1107. The rectangular grey enameled steel house is entered directly under a 6' x 12' corner porch cutout of the gable end. Located in Huron, South Dakota the house is in a residential neighborhood facing one of the busier through streets in town. The structural steel panels rest on a concrete slab foundation. The property retains a high degree of historic integrity and is excellent condition.

The Westchester model was the most popular of all Lustrons manufactured and this is a good example of the most common two-bedroom type. The two-bedroom Westchester is distinguishable from all other Lustrons by the 6' x 12' cutout located on the gable front. The main entrance to the house is located under the cutout. The interior to the two-bedroom Westchester was originally constructed with kitchen built-in cabinets with pass-through to a china cabinet in the dining room. Other features are the built-in bookcase and cabinets in the living room, combination dishwasher-clothes washer in the kitchen, automatic water heater, built-in vanity and storage cabinets in the master bedroom, seven large closets and a radiant heating system. Most bathrooms in the Westchester and especially the tree-bedroom Westchester Deluxe model were outfitted with all essential elements for storage like a built-in (antennae like) projection for a washcloth in the shower, swiveling tooth-brush holder, an built-in tissue holder. All that was needed from the owner was a refrigerator, stove and furniture. The interior doors are enameled steel, sliding pocket doors, which continues the streamline appearance and decreases the need for the space a swing door requires. Because of the durability of the enameled steel, the majority of the original features are still retained in the home today. Those that have been changed are the combination dishwasher-clothes washer, and the floor tiles have been removed and carpeting now covers the floor. One other change is the addition of a small shed attached to the east elevation of the house constructed of leftover Lustron panels and roof tiles.

The most often changed item in a Lustron house is the heating system. The original system consisted of a small generator supplying radiant heat through the ceiling panels to waft pleasing rays down through the house with no uncomfortable forced air moving dust around. However, this was usually the first item to fail or act insufficiently in the house and as such this house has a new heating system. Although the Lustron house came with a heating system it did not contain a cooling system. Like other Lustron houses this one now has a new cooling unit.

The exterior of the house contains very little ornamentation. However, the 2' x 2' grey enameled panels, the blue-green enamel tile roof, enameled steel panel chimney, and the bay window give this house its distinct appearance. One common feature to the two and three bedroom Westchester houses is the single decorative spiral porch-roof support. The gabled ends are clad in 1' wide vertical cream-colored enameled steel panels. The

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front and back doors are the only ones that swing open. The interior doors are slide-pocket doors. The original windows contained all-aluminum sashes and were operated by small crank-type window, with cream-colored enamel surrounds and curved lintels. All windows were replaced in the same style with similar materials. The enamel surrounds and curved lintels were retained.

The interior floor plan to this Lustron follows that of all other two-bedroom Westchester homes. The entrance to the Bowden House is on the north elevation under the 6' x 12' cutout. The entrance leads directly into the living room, which contains 8' x 2' dove grey, floor-to-ceiling, beveled panels. A new large picture window on the east elevation gives the appearance and feeling of openness in this room. To the left is the open dining room. This room also contains one of the large picture windows on the south elevation. The dining room and kitchen are attached by a china cabinet, with pass through that allows for easier access between the kitchen and dining room. The kitchen contains one small sliding window above the kitchen sink. The rear door is also located in this area, on the west elevation. A utility room is provided that contained the original heating unit and a space for a laundry. The access panels for the plumbing, and electricity are also located here. The bathroom is located down the hall from the living room on the left. Across from the bathroom is the master bedroom. This room contains built in drawers, cabinets, and floor-to-ceiling closets with sliding pocket doors surrounding a large vanity mirror. There is also a large picture window on the east elevation and one of the original small crank-handle, double casement windows. The second bedroom is located across the hall from the master bedroom. It does not contain the built-ins. Its major features are the original small casement window along the north and west elevations, and a large picture window along the west elevation and pocket door closet. A linen closet is located between these two bedrooms. All ceilings in the house consist of 4' x 4' steel, dove grey enamel panels. The bathroom and kitchen are the only rooms that are yellow in color.

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Narrative Statement of Significance:

The Bowden House, built in 1949, is significant under Criteria "A" for its association with the mass production of post-World War II housing and construction method innovations. It is also significant under Criteria "C" as an example of new and innovative construction method for residential housing. The frame and body of these houses are constructed entirely from porcelain enameled steel, and includes a modern "ranch-type" design and open layout.

The Lustron Corporation was formed in response to the growing national demand for increased affordable housing in the United States. In some areas demand was generated before the war ended. Often these demands were concentrated in areas where production for war materials or military schooling was located. Housing was crowded and rents became inflated. To counter this problem the War Production Administration placed price controls on housing cost. Other reasons for scarcity of housing was the decrease of building projects in the 1930s due to the depression. Also, during the war, materials that could have been used for housing were reserved by the government for war related needs. For almost seventeen years housing production came to a standstill.

After the war, returning GIs needed affordable housing for themselves and their new families. The United States government tried to ease the situation by continuing price controls, offering low interest housing loans and encouraging the development of moderate priced housing. The government estimated that over three million new housing units would be needed within a ten year period. To deal with the problems of housing, the Veterans' Emergency Housing Program was established with Wilson Wyatt appointed Housing Expediter in January 1946. To quickly expand housing production the Veterans' Emergency Housing Act was passed to set up a program to increase housing production by utilizing surplus war plants. It also guaranteed markets for new types of materials and prefabricated building, set aside materials to be allocated to residential construction efforts, and guaranteed loans to finance new projects under the Reconstruction Finance Corporation.

It was in this atmosphere that the Lustron Corporation was formed. In 1946, Carl Gunnar Strandlund, vice-president and general manager of Chicago Vitreous Enamel Products Company went to Washington, D. C. to request steel to produce all-steel gas stations for the Standard Oil Company. Strandlund's plan was rejected on the basis that materials were needed to go toward housing and not gas stations. He was encouraged by Wyatt to develop a plan for a house instead. Later that year, Strandlund returned with plans for an all-steel house designed by Illinois architects Roy Blass and Morris Beckman. Not only could the house be constructed from available materials, the manufacture time and price were well within acceptable range. It was estimated that one hundred houses could be produced per day within nine months at a retail price of \$7,000. Finally, in late 1946 the

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Reconstruction Finance Corporation committed a \$12.5 million dollar loan to production. The location for the production of the new Lustron houses was a vacant Curtiss-Wright factory near Columbus, Ohio. Strandlund invested in state-of-the-art equipment and based production on the automobile assembly line. This was supposed to make manufacturing more time and cost efficient.

The major design element of the Lustron house was the all-steel parts, which included studs, trusses, wall frame assemblies, exterior walls, roof shingle panels, rain gutters, window and door frame panels. Wall and ceiling panels were entirely encased in porcelain enamel, as were sliding doors, built-in cabinets, closets and every other surface. The concrete slab floor was covered in resilient asphalt tiles.

The prototype Lustron house designed by Blass and Beckman was known as the "Esquire." This design was never actually used in the construction of the houses. Instead a modified version classified as the Westchester was adopted as the standard. The difference between the two was the removal of a rear jog in the Esquire that allowed the bathroom and rear bedroom to be enlarged.

The Lustron came in three models which were the Westchester (the most popular), the Newport and the Meadowbrook. The majority of the houses built were the two and three-bedroom Westchester and Westchester Deluxe models. The two-bedroom plan measure thirty-one by thirty-five feet on the exterior with a 6' x 12' feet entrance porch. The three-bedroom model measures thirty-one by thirty-nine feet and does not have a corner cutout porch. Instead the house is entered directly from the gable end under an attached canopy. This plan with built-in amenities, was later designated the Westchester Deluxe. Smaller, less expensive two and three bedroom Newport and Meadowbrook models were later offered. However, very few were produced. One-and-a-half and two-and-a-half car garages with connection breezeways were made available in 1949-1950, but only a minimal number were produced.

The Lustron Corporation operated from 1946 to 1950 before its government loans were recalled and their business came to a halt. Unfortunately many outside factors affected the success of Strandlund's project. Pressure from lumber and concrete companies fearful of losing their business cast a negative light on the future and competition from loans became fierce. After only four years of production and approximately 2500 houses manufactured the Lustron Company folded despite the technological advances in production and standard design ideas. These included built-in combination dishwasher-clothes washer, built in cabinets, and construction methods that allowed the house to be erected in about one to two weeks. All surfaces in the house were made of the same enameled steel, which made them durable and gave them a singular look.

There are approximately thirty-eight Lustron houses in South Dakota, including two and three bedroom Westchester models and one Newport model.

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Not all of the Lustrons in the state are eligible for listing due to distracting alterations and additions; however, the Bowden House is a good example, retains a high degree of historic integrity and represents a typical two bedroom Westchester model. Architecturally the house is illustrative of the technological advancements in housing construction and the use of new building materials.

The Bowden House is located in Huron, South Dakota. Huron lies in the northeast section of the state and is one of the larger towns in this area. The house is located on a busy through street. Mrs. Bowden was not the original owner of this house. The original owner was Mr. John Parish trainmaster for the Chicago and Northwest Railroad from 1949-1953. In 1953 Mr. Norman Blunt, who was the vice-president of the National Bank of South Dakota, purchased the house. In 1963 Mrs. Faye Bowden bought the house and lived there until 1983. The house was rented out until 1988, when it was purchased by Carol J. Wallman and Jean Tenneson.

The Lustron was offered as a total package distributed through a dealer with pre-planned site layouts for maximum success of the setting of the house. The builder of the Huron Lustron was Fred W. Weisenburger. The Weisenburger Construction Company franchise constructed Lustron houses in Huron, Miller, Pierre, and Martin. Unfortunately, information about Mr. Weisenburger's building company and history as a Lustron dealer is unknown. The Weisenburger Construction Company is no longer in business.

Lustron houses are significant under Criteria "A" because of their association with broad trends in United States architecture development. The origination of the Lustron Corporation and houses were the direct result of the housing shortage after World War II. Although the Lustron Corporation was not as successful as other companies, such as Levitt & Sons, it played a major role in developing post-war housing.

Lustron houses are also significant under Criteria "C." The Lustron home was an innovation in housing design born from necessity. It was developed to meet specific needs; low cost, quick production, and the employment of available post-war materials. The use of built-in cabinets, recessed drawer handles, an sliding pocket doors made more space available. This allowed a smaller, less expensive house to be built that retained a feeling of spaciousness. Contributing to this feeling was the architects' use of an open floor plan and large picture windows. Also important was the use of the assembly line to manufacture and package the total house for quick assemblage on site. Most important was the application of porcelain enameled steel to the construction of housing.

Although the Lustron houses have not yet met the fifty year criteria, its exceptional importance as a contributing component in United States post-war history should make it eligible under Criteria Consideration "G."

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Bibliography:

- Keister, Kim. "Showing Its Metal." *Historic Preservation*. The Magazine for the National Trust of Historic Preservation. January-February, 1995.
- The Lustron Home Informational Brochure.
- Mitchell, Robert A. "What Ever Happened to Lustron Homes?" *APT Bulletin* vol. XXIII, Number 2, 1991.
- Multiple Property Nomination. Lustron Houses in Georgia. Georgia State Historical Preservation Office. Atlanta, Georgia.
- Multiple Property Nomination. Lustron Houses in South Dakota. South Dakota State Historical Society. Pierre, South Dakota.
- Ohio Historical Society survey information regarding guidance for Lustron database.
- Oral Interview with Ms. Carol Wallman, 11-21-97 and August 11, 1998.
- Scupholm, Carrie. Sioux Falls Historic Sites Survey, Summer, 1992. Prepared for the Sioux Falls Board of Preservation, Sioux Falls, South Dakota and South Dakota State Historical Society Preservation Center, Vermillion, South Dakota.
- Huron Phone Directories, 1949-1957

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Verbal Boundary Description:

The Faye Bowden House is located on Block 1, lot 2 of the Athletic Park Addition to the city of Huron.

Boundary Justification:

The house is located on the lot it has been historically associated

