

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

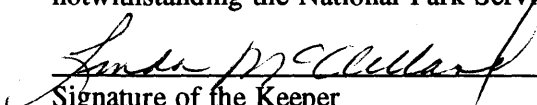
NRIS Reference Number: 98001407

Property Name: Cassidy House

County: Pennington State: South Dakota

Lustron Houses in South Dakota  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

      December 2, 1998  
Signature of the Keeper      Date of Action

=====  
Amended Items in Nomination:

**Section 8. Significance:**

Criteria Consideration G is, hereby, entered to indicate that the property is less than fifty years of age and possesses exceptional importance.

The period of significance is, hereby, amended to read "1949" to correspond to the property's date of construction.

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Michelle Saxman-Rogers of the South Dakota State Preservation Office was notified of this amendment.

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**DISTRIBUTION:**  
National Register property file  
Nominating Authority (without nomination attachment)

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 Cassidy House  
other names/site number Rod Cassidy House

2. Location

street & number 4121 Canyon Lake Road not for publication   
city or town Rapid City vicinity   
state South Dakota code SD county Pennington code 103 zip code 57701

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.)

Jay D. Voigt  
Signature of certifying official

10-05-98  
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

**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

*[Handwritten Signature]*      *12/02/98*

**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.) Lustons in South Dakota

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**6. Function or Use**

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**Historic Functions** (Enter categories from instructions)

Cat: Domestic Sub: Single Family  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions** (Enter categories from instructions)

Cat: Domestic Sub: Single Family  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**7. Description**

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**Architectural Classification** (Enter categories from instructions)

Other: Lustron Newport  
\_\_\_\_\_  
\_\_\_\_\_

**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

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## 8. Statement of Significance

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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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cassidy House  
Name of Property

Pennington, 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

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## 9. Major Bibliographical References

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(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: \_\_\_\_\_

Cassidy House  
Name of Property

Pennington, South Dakota  
County and State

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## 10. Geographical Data

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**Acreage of Property** Less than one acre

### UTM References

(place additional UTM references on a continuation sheet.)

1	<u>14</u> Zone	<u>637760</u> Easting	<u>4880820</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

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## 11. Form Prepared By

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Name/title On Site Photography and Preservation

Organization On Site Photography and Preservation date May 1998

Street & number P.O. Box 94627 telephone (402) 438-8093

city or town Lincoln state Nebraska zip code 68509

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## Additional Documentation

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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)

Cassidy House  
Name of Property

Pennington, South Dakota  
County and State

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**Property Owner**

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

name Rod Cassidy  
street & number 4121 Canyon Lake Road telephone \_\_\_\_\_  
city or town Rapid City state SD zip code 57701

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**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 Cassidy House was built in 1949 and is a two bedroom Newport Lustron model. The rectangular grey enameled steel house is entered directly from the gable end under an attached awning and measures 23 x 31 feet. Located in Rapid City, South Dakota the house stands alone on a curving corner lot with large conifer trees in the front yard. The structural steel panels rest on a concrete slab foundation. The property retains a high degree of historic integrity and is in excellent condition.

The Newport model was Lustron's response to the need for a smaller more scaled down model than the most popular Westchester. The interior features like the sliding pocket doors, matching kitchen cabinets and bathrooms are the same as the other models; however the size and room arrangement of the Newport are much smaller. All interior walls and exposed surfaces are grey enameled steel with the kitchen and bathroom walls yellow in color. The simple exterior is devoid of ornamentation except for the unusual appearance of the building materials themselves, especially the distinctive roof tiles. All interior doors are metal sliding pocket doors except the front and back entry which swing open with a frosted glass panel. Given the concise layout of the building and to utilize every square foot of space pocket doors were the only option and they provide a tidy and streamlined appearance. The Newport model was devoid of built-in features that were present in the Westchester model. It had simple plain walls and was also available in a three-bedroom model.

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, these were the first items to fail or act insufficiently in the house and as such this house like all other Lustrons has a new heating system of forced air. The interior of the Cassidy House has suffered from some alterations like the addition of a central wood burning stove that required a hole in the wall for the stove pipe. The stove is no longer present and the hole is covered by bookshelves. Also some panels dividing the kitchen from the utility area have been removed to open up the kitchen slightly. However, despite these changes, the house is the only Newport model in the state and the exterior especially retains a high degree of historic integrity.

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### **Narrative Statement of Significance:**

The Cassidy House is significant under criterion A for its contribution to the mass production of post-World War II housing and its associated construction method innovations. It is also significant under criterion C as an innovative example of new construction method for residential housing with its entirely enameled steel frame and body as well as its modern design and layout. The Lustron corporation operated from 1946 to 1950 before having a government loan recalled and their business come to a halt.

This concentrated period of construction and design was an innovation in American building methods and was in response to the tremendous demand for housing GI's returning from war and their young families. There are approximately 38 Lustron houses in South Dakota all of which are two or three bedroom Westchester examples but for one Newport model. Not all of the Lustrons in the state are eligible for listing due to alterations and additions; however, the Cassidy House is a good example and retains a high degree of historic integrity and represents a typical two bedroom Newport model. The Cassidy House and all Lustrons in Rapid City were built by the Nelson Implement Company.

The Cassidy House resides in a newer residential area of Rapid City, one that is marked by a mixed use of land and busy streets. A large green space or park is immediately across the street from the house and since it is located with its side street as an alley with a large setback from the main road, the house retains a neighborhood feel.

South Dakota experienced the same en masse influx of GI's at the close of World War II and suffered the same housing shortages as the rest of the country. Because of this short the government intervened in 1946 by offering loans to mass produce housing. This was the atmosphere in which the Lustron House was produced. When Carl Strandlund, the founder of the Lustron Corporation was refused a loan for construction of enameled steel gas stations he quickly converted his idea to apply to housing at the suggestion of the loan committee because the country did not need any more gas stations at the time. Strandlund received one of three loans designated for housing production and invested in state-of-the-art equipment and a manufacturing line set up in an old airplane hanger in Ohio.

Unfortunately many outside factors affected the success of Strandlund's project. Pressure from lumber and concrete companies fearful of losing their businesses cast a negative light on the future and competition for the 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 and clothes washer, built in cabinets, and construction methods that allowed the house to be erected in about one to two weeks. All surfaces of the house were made of the same enameled steel which made them durable and gave them a singular look. One

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of the strongest complaints about the Lustron house is not the longevity or appearance of the materials, but being unable to change the colors. The Lustron came in three models which were the Westchester (the most popular), the Newport, and the Meadowbrook. The majority of houses built were the two and three bedroom Westchester and Westchester deluxe models. The Newport and Meadowbrook models were a response to the desire for a less expensive model and very few were ever produced. One-and-a-half and two-and-a-half care garages with connecting breezeways were made available in 1949-1950 and are also more elusive.

Architecturally the house is illustrative of the technological advancements in housing construction and the use of new building materials. The concept of mass production was new at the time and the very modern and sleek design of the house contributed to some of its early popularity. The Lustron was offered as a total package distributed through a dealer with pre-planned site layouts available for the maximum success of the setting of the house.

Architecturally Lustrons also illustrate one of the first examples of a totally handicapped accessible house with wide doorways to accommodate wheelchairs and sliding doors and cabinets to utilize space most efficiently for a disabled person. Although difficult to verify this may have been an issue since the houses were designed with returning war veterans in mind, many of whom may have been injured during their tenure. The Cassidy House represents the two bedroom Newport model, and though it is has some interior alterations it still retains sufficient historic integrity. It represents the industrial advances after World War II in the housing industry.

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**Bibliography:**

The Lustron Home Informational Brochure.

Mitchell, Robert A. What Ever Happened to Lustron Homes? APT Bulletin vol. XXIII, Number 2, 1991.

Ohio Historical Society survey information regarding guidance for Lustron database.

Oral Interview with Mr. Rod Cassidy, January 1998.

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**Verbal Boundary Description:**

The Cassidy House is not located on a typical city grid system and is bounded on the north by the alley and on the south and east by a chain link fence approximately twenty feet in front of the house. Legally the lot is defined as lot 7A of Hamms Addition to Rapid City.

**Boundary Justification:**

The boundary of the Cassidy House is that which was historically associated with the property and the original site on which the house was built.