

**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: 98001405

Property Name: Sample--Lindblaum House

County: Clay State: South Dakota

Lustron Houses in South Dakota
Multiple Name

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:

The period of significance is, hereby, amended to read "1948" to correspond to the property's date of construction.

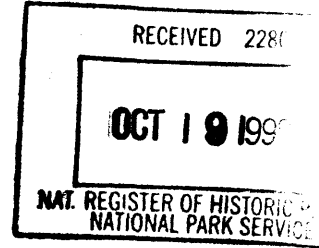
Michelle Saxman-Rogers of the South Dakota State Preservation Office was notified of this amendment.

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

1405



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 Sample-Lindblaum House
other names/site number Odile Babb

2. Location

street & number 410 Idaho Street not for publication
city or town Wakonda vicinity _____
state South Dakota code SD county Clay code 027 zip code 57073

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

Sinda McCullers 12 ~~13~~ / 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>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<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

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 _____

Sample-Lindblaum House
Name of Property

Clay, South Dakota
County and State

Significant Dates 1948

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: _____

Sample-Lindblaum House
Name of Property

Clay, 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>654300</u> Easting	<u>4763820</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 May 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)

Sample-Lindblaum House
Name of Property

Clay, South Dakota
County and State

Property Owner

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

name Odile Babb
street & number P.O. Box 263 telephone (605) 267-2892
city or town Wakonda state SD zip code 57073-0263

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 Sample-Lindblaum House is a rectangular three-bedroom Westchester Deluxe Lustron, which rest on a concrete slab foundation. The house measures 31' x 39' and is constructed entirely of prefabricated porcelain enameled steel paneling. The majority of interior walls and exposed surfaces are grey enameled steel. The kitchen and bathroom are the only rooms that are yellow in color. The house stands alone on a corner lot and faces east toward a dirt road. The front of the lot contains large conifer trees in front. The rear of the property contains one conifer tree and is bordered by hedges. The property retains a high degree of historic integrity and is in excellent condition.

The house resides in the small town of Wakonda, Clay County in the southeast section of the state. Surrounded by a rural landscape the town continues to exist primarily to serve the farming community. This Lustron is the only one of its type in this town and is located at the end of a paved road surrounded by cultivated farmland.

The Westchester model was the most popular of all Lustrons manufactured and this is a good example of the three-bedroom deluxe type. The main entrance to the Westchester Deluxe is entered directly under the side gable. The interior to this model was originally constructed with kitchen built-in cabinets with a pass through to a china cabinet in the dining room. Other features of the Westchester Deluxe 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 master bedroom, seven large closets and a radiant panel heating system. Most bathrooms in the Westchester and especially the 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 toothbrush holder, and 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 continued the streamline appearance of the house and decreased the need for the space a swing door requires. The floor covering consisted of asphalt tiles. 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, which has been replaced by a fiberglass sink attached to oak cabinets. The bathroom sink has also been replaced by a fiberglass sink with oak cabinets. All the floors in the house have been completely covered with carpeting.

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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. This house continues to use the radiant heat system although the heating unit has been replaced.

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 front and back entry doors, which are desert tan in color and contain frosted glass panels, are the only doors that swing open. An attached metal canopy is located directly above the front entry. The original windows contained all-aluminum sashes and were operated by small crank-type handles, with cream-colored enamel colored surrounds and curved lintels. In 1997, all windows were replaced in the same style and with similar materials.

The only other structure on the property is an unattached two-car garage, approximately ten feet from the south elevation of the house. Although not built of the same material as the Sample-Lindblaum House it does not affect the integrity of the house. Overall, the building retains a high degree of historic integrity.

The interior floor plan to this Westchester Deluxe Lustron follows that of all other three-bedroom Westchester homes. The entrance to the Sample-Lindblaum House is under a metal canopy situated on the south elevation. The entrance leads directly into the living room, which contains 8'x 2' floor-to-ceiling, beveled, dove grey panels. A large fixed picture window with double side windows gives the appearance and feeling of openness in this room. To the left of the entrance is the open dining room. This room also contains one of the large picture windows. The dining room and kitchen are attached by a china cabinet with pass through that allows for easier access between kitchen and dining room. The kitchen contains one small window above the kitchen sink. A utility room is provided that contained the original heating unit and space for a laundry. A larger heating unit now occupies most of this area. The rear door is also located in this area, on the west elevation. The bathroom is located down the hall from the living room on the left. All original features still exist in this room, except for those mentioned earlier. Across from the bathroom is the one of three bedrooms. This room contains built in drawers, cabinets and floor-to-ceiling closets with sliding doors surrounding a large vanity mirror, and a small single-hung window. Presently, this room is being used

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as a craft center by the owner. A second bedroom is located next to the first bedroom, and contains a pocket-door closet. It does not contain the built-in features. Its major features are the windows along the east and north elevations. The window on the east elevation is one of the large picture windows with side casements. The window on the north elevation is one of the smaller double-hung windows. Across from this room is the larger master bedroom. It also contains a pocket-door closet and two windows. Like the previous bedroom a smaller double-hung window is located on the north elevation. The larger picture window with double casements is located on the west elevation. A linen closet is located between these two bedrooms. Although Lustrons came with a heating system, they were not equipped with a cooling system. Owners of Lustrons often supplied their own system. Recently, the present owner added a small air conditioning wall unit.

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Narrative Statement of Significance:

The Sample-Lindblaum House, built in 1948, is significant under criterion "A" for its association with the mass production of post-World War II housing and construction method innovations. It is also significant under criterion "C" as an example of a 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 areas were concentrated 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, with an additional twelve million needed over 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, guarantee markets for new types of materials and prefabricated buildings, set aside materials to be allocated to residential construction efforts, and guarantee 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 needed to go toward housing and not gas stations. He was encouraged 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 of available materials, it was estimated that one

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hundred houses a day could be produced in nine months each at a retail price of \$7,000. Finally in late 1946 the Reconstruction Finance Corporation committed a \$12.5 million dollar loan to production. The location for production of the new Lustron houses was a vacant Curtiss-Wright aircraft factory near Columbus, Ohio. Strandlund invested in state-of-the-art equipment and based production on the automobile assemble line. This was supposed to make manufacturing more time and cost efficient.

The major design element of the Lustron 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 with 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 any of the homes. Instead the Westchester model, which contained slightly more living space by removing a jog in the rear wall which enlarged the bath and rear bedroom, was used.

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 two-bedroom plan measured thirty-one feet by thirty-five feet on the exterior, with a 6' x 12' corner recess for an entrance porch. The three-bedroom model measures thirty-one by thirty-nine feet with no corner cutout and is entered directly from the gable end under an attached canopy. This plan with built-in amenities, was later designated the Westchester Deluxe. Two and three bedroom Newport and Meadowbrook models were a response to the desire for a less expensive model, but very few were ever produced. One-and-a-half and two-and-a-half car garages with connecting breezeways were made available in 1949-1950 and are also more elusive. Unlike the houses the garage packages did not include steel framing; the panels were fastened to light wood framing procured locally.

The Lustron Corporation operated from 1946 to 1950 before 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 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

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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.

There are approximately thirty-eight Lustron houses in South Dakota, including two or three bedroom Westchester examples and one Newport model. Not all of the Lustrons in the state are eligible for listing due to alterations and additions; however, the Sample-Lindblaum House is a good example, retains a high degree of historic integrity and represents a typical three bedroom Westchester model. Architecturally the house is illustrative of the technological advancement in housing construction and the use of new building materials.

The Sample-Lindblaum House is located in the small town of Wakonda, South Dakota. Wakonda lies in the southeast corner of the state and remains a small town to serve the surrounding farming community. The house is located at the edge of town at the end of the paved road surrounded by cultivated alfalfa fields. The house was built by Glen and May Sample, both pharmacists in town, who occupied the house until its sale in 1965 to Erick Lindblaum. Since 1983 Odile Babb has owned the property.

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. Although it is not certain it is possible that Leader's Construction Company was the builder of this house. Leader's Construction Co., was granted the franchise for Lustron homes in 1948 and was granted the authority to finish homes within a 150 mile radius of Sioux Falls. Although the Lustron Corporation folded in 1950, Leader's Construction is still in business today.

Lustron houses are significant under Criteria "A" because of their association with broad trends in United States architecture development. The development 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 the development of 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,

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recessed drawer handles, and 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 architect's use of an open floor plan and large picture windows. Also, important was the use of the assemble-line to manufacture and package the total house for quick assemblage on site. Most important however was the application of porcelain enameled steel to the construction of housing.

Although Lustrons have not yet met the fifty year criteria, its exceptional importance as a contributing component in United States post-war history 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.

Multiple Property Listing. 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 Odile Babb, November 1997 and July 29, 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 Preservation Center, Vermillion, South Dakota.

Sioux Falls Phone Directory, 1949.

"Wakonda's all-steel home garners spot on Historical Registry." *Wakonda Times*. March 27, 1998.

Sample-Lindblaum House
Name of Property

County, South Dakota
County and State

NPS FORM 10-900-A
(5-86)

OMB Approval No. 1024-0018

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Verbal Boundary Description:

The boundary of the Sample-Lindblaum-Babb House includes the lot it currently resides including land up to the street front and the lot line in back, which resides approximately 20 feet behind the house opening onto a field. This land includes lots 10 and 11 of block 22 in the town of Wakonda.

Boundary Justification:

The boundaries include the original site, the same as that historically associated with the property.