

**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: 98001403

Property Name: Nelson, Maurice, House

County: Pennington 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.

Linda M. Clutter December 2, 1998
Signature of the Keeper Date of Action

=====
Amended Items in Nomination:

Section 8. Significance:

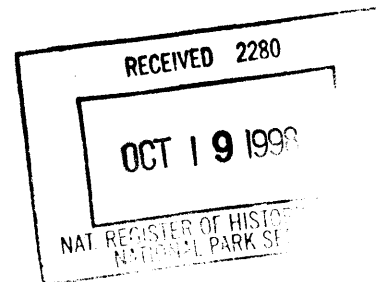
The period of significance is, hereby, amended to read "1950" to correspond to the property's date of construction.

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)

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National Park Service**



1403

**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 Maurice Nelson House
other names/site number Torres House

2. Location

street & number 101 E Quincy Street not for publication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. Vogt
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:

Signature of the Keeper

Date of Action

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:)

Linda McClellan 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

2

2

_____ buildings

_____ sites

_____ structures

_____ objects

_____ 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

Nelson House
Name of Property

Pennington Co, South Dakota
County and State

Significant Dates 1950

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

Cultural Affiliation N/A

Architect/Builder Architects: Roy Blass & Morris Beckman
 Builders: Nelson Implement Co. Maurice & Miles
 Nelson

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: South Dakota State Historical Society, Pierre, SD

Nelson House
Name of Property

Pennington Co, South Dakota
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>13</u> Zone	<u>642990</u> Easting	<u>4881690</u> Northing	3	_____	_____	_____
2	_____	_____	_____	4	_____	_____	_____

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 Suzanne Julin, SHPO intern; On Site Photography and Preservation

organization _____ date May 1998

street & number P O Box 94627 telephone _____

city or town Lincoln state SD 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)

Nelson House
Name of Property

Pennington Co, South Dakota
County and State

Property Owner

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

name Gonzalo T. Torres
street & number 101 E Quincy telephone _____
city or town Rapid City state SD zip code 57701

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 Reduction Project (1024-0018), Washington, DC 20503.

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Narrative Description:

This Westchester Deluxe Lustron porcelain-enameled steel house, built in 1950, rests on a concrete slab foundation. The one-story, rectangular house measures 31 by 39 feet and has a matching detached two and one-half car garage. The house, surrounded by low hills on the east and south, is located at the end of E. Quincy Street, in Rapid City, South Dakota, on the last block before the landscape returns to its natural state. Rapid City is in western South Dakota, in the foothills of the Black Hills.

The house is clad in 2' by 2' gray enameled steel panels; the gable ends are clad in 1' wide vertical cream-colored enameled steel panels. The façade faces north and features an original entry door of lavender metal with a frosted glass panel and a cream-colored enamel surround with a curved lintel. An attached metal awning is located directly above the door. The façade also contains a fixed window with casement sidelights. The western elevation has two fixed windows with casement sidelights, with a smaller window without sidelights between them. The window to the north is a bay window. The south elevation has two small casement windows and a retractable clothesline holder. The east elevation features another lavender metal door with frosted glass panel, cream-colored surround and lintel, two small windows, and one larger window with casement sidelights. All windows have cream-colored enamel surrounds with curved lintels. The front-gabled roof is covered with dark gray enameled steel tiles. An enameled steel panel chimney is located on the east slope of the roof.

The detached Lustron garage is also clad in gray enameled steel panels with cream colored vertical tiles on the gable ends. Double garage doors on the west side, a person door on the north side, and single windows on the north side and the east side have been replaced with wooden doors and wooden window sashes. The north elevation carries the receiver for the retractable clothesline. The roof is covered with dark gray enameled tiles.

The interior of the house features porcelain enameled panels, which are yellow-brown in the bathroom and kitchen and gray in the remainder of the house. The main door on the façade (north elevation) opens into the living room, which contains built-in bookshelves and a built-in china cabinet with a pass-through to the kitchen. The kitchen and utility rooms are to the east of the living room. The kitchen retains its original enameled steel cupboards and what may be the original sink unit. An appliance the owner identified as a combination clothes washer and dryer has been removed. An outside door opens off the kitchen-utility area. Non-original wooden cupboard units are placed on the wall between the door and the utility area. The original heating system was replaced with a new furnace about two years ago.

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A hallway extends from the living room south to the end of the house and contains a closet and storage spaces with enameled porcelain enameled doors. Two bedrooms open off the hallway to the west; the northern room contains a built-in vanity with mirror and surrounding storage spaces with enameled steel doors. A number of the doors have fallen off. The southwest bedroom was not accessed. A bedroom and bathroom open off the hallway to the east. The bedroom, on the south end, contains storage spaces with enameled steel doors. The bathroom holds the original bathtub and toilet; the sink has been replaced. All the interior doors are sliding pocket doors. The floors are carpeted except in the bathroom, which retains the original asphalt tiles. The Maurice Nelson House retains a high degree of historic integrity.

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Narrative Statement of Significance:

The Maurice Nelson House, manufactured by the Lustron Corporation, is significant under criterion A as a representation of the mass production of post-World War II housing. It is also significant under criterion C as an 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 existed from 1946 to 1950, designing and constructing mass-produced, enameled steel housing at its plant in Columbus, Ohio. Nelson Implement Company of Rapid City, owned by Maurice Nelson and his brother Miles, was designated as the Lustron dealer in the Black Hills area of South Dakota in January of 1950. Maurice lived in this house from 1950 to 1980, with his first wife, Nettie, and then his second wife, Peggy. The house served as a rental from 1980 until 1986, when the Nelson family sold it to the present owners. The Nelson House is a good example of a three-bedroom Westchester Deluxe model and retains a high degree of historic integrity. There are approximately 38 Lustrons in South Dakota; three of them are located in Rapid City, all constructed by the Nelson Implement Company.

Historic context

The return of the World War II GIs precipitated a housing crisis in the United States. The shortage began developing in the early 1930s, when housing construction slowed due to the Depression and new families began outnumbering new housing starts. The year 1933 saw only 93,000 new units built, a marked decrease from a peak of 937,000 in 1925. By 1940, housing starts had increased to 603,000, but World War II restrictions brought them down to 141,800 by 1944. The veterans came home from the war ready to start families and begin living the American dream, one in which a single-family, detached home figured prominently. The lack of housing created an immediate problem, particularly in communities containing colleges and military installations, where large numbers of GIs were concentrated.

The U. S. Government encouraged the development of mass-produced housing as a solution to the shortage. In 1946 President Harry Truman appointed Wilson W. Wyatt, a former mayor of Louisville, Kentucky, as housing expediter in the Office of War Mobilization and charged him with responding to the housing crisis. The office estimated a need for six to seven million housing units, and Wyatt supported mass-produced housing as one means of achieving these levels. The government offered loans to companies that would produce prefabricated 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

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construction of enameled steel gas stations because the country did not need more gas stations at the time, he quickly converted his idea to apply to housing at the suggestion of the loan committee. Strandlund received federal loans designated for housing production and invested in state-of-the-art equipment and a manufacturing line set up in a former airplane hangar in Ohio.

The Lustron came in three models: the Westchester (the most popular, and available in a standard or Deluxe version), 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 produced. Lustron also produced one-and-a-half and two-and-a-half car garages with connecting breezeways. All surfaces of the houses and garages were of the enameled steel, making them durable and easy to maintain and giving them a sleek, modern look. A ceiling radiant system heated the homes. Built-in features in the Westchester Deluxe included storage units, a master bedroom vanity, a china cabinet with a pass through from the kitchen, a combination dish and clothes washer, and a bay window. Prefabrication of the house components and construction methods developed by the company meant a Lustron could be built in one to three weeks. The ability to build houses rapidly was an important feature given the need for housing.

Rapid City suffered a particularly acute housing shortage. In 1946 the government placed the Rapid City Army Air Corps Base, built in 1942, on inactive status, but Cold War pressures led to its reactivation in 1947. The influx of airmen to the base, the return of the GIs, and the renewed post-war commercial and tourism trade created fast growth in Rapid City which lasted into the 1950s. By March of 1950, Rapid City's two banks and its savings and loan association had ceased to make Veterans' Administration or FHA housing loans offering low-interest, long-term mortgages, in part because housing prices were so high agency appraisers usually refused to approve such loans. At the same time, four hundred more men arrived at the air base, many with families. The Air Force requested that anyone with an apartment or house for rent contact the base to offer it to the airmen.

The housing scarcity in Rapid City created a certain amount of sprawl and undisciplined growth; it also inspired builders to offer low-cost, quickly erected housing. On January 1, 1950, Nelson Implement Co. announced its designation as the Lustron dealer for the Black Hills area. Dealers offered the Lustron as a total package with pre-planned site layouts available for the maximum success in developing the setting of the house. Nelson Implement Co. built the three Lustron houses in Rapid City.

Unfortunately, the Rapid City dealership was short-lived because the Lustron Company failed. Many outside factors contributed to its demise. Pressure from lumber and concrete companies fearful of losing their businesses reduced political support for mass-produced housing, the system

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of dealerships proved inefficient, potential buyers found financing difficult to obtain, and miscalculations of cost and production time slowed the manufacture and delivery of the houses. After producing approximately 2500 houses, the Lustron Company went into bankruptcy and was sold at auction in June of 1950.

Architecturally, the house is illustrative of the post-war technological advancements in housing construction and the use of new building materials. There are approximately 38 Lustron houses in South Dakota, including one identified Newport model, also built by Nelson Implement Co. in Rapid City. Many of the Lustrons in the state are ineligible for listing due to alterations and additions; however, the Maurice Nelson House is a good example of a typical three bedroom Westchester Deluxe model and retains a high degree of historic integrity.

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Bibliography:

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Hayden, Dolores. Redesigning the American Dream: The Future of Housing, Work, and Family Life. New York: W. W. Norton and Co., 1984.

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.

O'Neill, William. American High: The Years of Confidence, 1945-1965. New York: The Free Press, 1986.

Pennington County Register of Deeds records.

Polk Directories, 1950-1986.

Rapid City Daily Journal. January 1, 1950. March 9, 1950. March 19, 1950. March 24, 1950.

Russell, Barry. Building Systems, Industrialization, and Architecture. London and New York: John Wiley and Sons, 1981.

Torres, Marilyn (Mrs. Gonzalo T. Torres). Interview, July 28, 1998.

Wilson W. Wyatt Oral History Collection. 870H0 WWW04. University of Kentucky Oral History Program, Division of Special Collections and Archives, University of Kentucky Libraries.

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Verbal Boundary Description:

The boundary of the Maurice Nelson House includes the lot it currently resides including land up to the sidewalk and including the garage. Legally, the house resides on lots 15,16, 17, 18 of block 7 of Denman's Addition to Rapid City.

Boundary Justification:

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