

United States Department of the Interior
National Park Service

**National Register of Historic Places
Registration Form**

184
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: Gallagher Residence

Other name/site number: _____

2. Location

310 E. 20th Street _____ not for publication

Hays _____ vicinity

state Kansas code KS county Ellis _____ code 051 zip code 67601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register criteria.

I recommend that this property be considered significant nationally statewide X locally.

(See continuation sheet for additional comments.)

Golson W. Beall
Signature of certifying official

12-6-00
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

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this 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): _____

Golson W. Beall

Jam
Signature of Keeper

3/2/01
Date of Action

Property Name Gallagher ResidenceCounty and State Ellis County, KansasPage 2**5. Classification**

Ownership of Property

- private
 public-local
 public-State
 public-Federal

Category of Property

- building(s)
 district
 site
 structure
 object

No. of Resources within Property

contributing	noncontributing
<u>1</u>	<u>1</u> buildings
—	— sites
—	— structures
—	— objects
<u>1</u> Total	

Name of related multiple property listing:
 (Enter "N/A" if property is not part of a
 multiple property listing.)

Lustron Houses of Kansas

No. of contributing resources previously
 listed in the National Register:

0**6. Functions or Use**

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single DwellingDOMESTIC:Secondary Structure

Current Functions

(Enter categories from instructions.)

DOMESTIC:Single DwellingDOMESTIC:Secondary Structure**7. Description**

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENTNO STYLE

Materials

(Enter categories from instructions.)

Foundation CONCRETEWalls METAL:SteelCONCRETERoof METAL:Steel

Other

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

Property Name Gallagher ResidenceCounty and State Ellis County, KansasPage 3**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.)

ARCHITECTURE

Period of Significance1949**Significant Dates**1949**Cultural Affiliation**N/A**Significant Person**N/A**Architect/Builder**Dreiling Implements, Hays, Kansas (builder)

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

Property Name Gallagher ResidenceCounty and State Ellis County, KansasPage 4**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

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Specify repository:

Ohio State Archives (Columbus); County Historical Societies

Record # _____

10. Geographical DataAcreage of property <1

UTM References

1	<u>1/4</u>	<u>4/6/9/9/8/5</u>	<u>4/3/0/3/1/2/0</u>	3	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>
Zone	Easting	Northing	Zone	Easting	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.)

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

11. Form Prepared Byname/title Elizabeth Rosin, Partner, assisted by Dana Cloud and Jon Taylororganization Historic Preservation Services, LLC date July 31, 2000street & number 818 Grand Boulevard, Suite 1150 telephone (816) 221-5133city or town Kansas City state Missouri zip code 64106**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.)

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

name Frederick Koernerstreet & number 310 E. 20th Street telephone (785) 625-9070city or town Hays state KS zip code 67601

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

Gallagher Residence
Ellis County, Kansas

DESCRIPTION

The Gallagher Residence is a one-story, two bedroom, side-gabled Lustron dwelling with a Westchester Deluxe Plan. The steel-frame structure is clad on the interior and exterior with porcelain enameled steel panels. The 31-foot by 35-foot house has "Desert Tan" walls with white trim and a dark gray roof.

Resting on a concrete slab foundation, the dwelling has a nearly rectangular east-facing plan. Porcelain enameled steel panels clad all exterior surfaces. Two-foot by two-foot panels sheath the dwelling's four walls. Narrower, vertical panels, approximately one-foot wide, cover the gable ends. "Shingles" approximately one-foot square cover the roof. The eaves of the front-gabled roof overhang slightly on all sides of the dwelling. A Lustron-paneled chimney rises toward the east side of the south roof slope.

One end of each gutter running along the long (north and south) sides of the dwelling terminates in a downspout that is angled slightly toward the house. A serpentine steel rod fills the space between each downspout and the dwelling wall to create a decorative trellis.

The front porch is recessed within the dwelling's rectangular footprint. The porch fills nearly half the width of the dwelling, and the front door is located in the east wall perpendicular to the street. A straight steel post supports the northeast corner of the roof at the front of the porch. It is here that the downspout drops from the north gutter at a slight angle to the post.

Openings asymmetrically pierce the walls of the dwelling. The steel windows have enameled steel surrounds and appear in three configurations: 1) a tripartite bay window, featuring a large plate of fixed glass flanked by four-light aluminum casements, projects slightly from the north wall of the building in a paneled steel surround west of the front porch; 2) tripartite windows of the same configuration but flush with the body of the dwelling pierce the dwelling's east and south elevations; and 3) three-light casements, arranged singly and in pairs, pierce the south west and north elevations. Aluminum awnings cover the tripartite windows on the south elevation.

In addition to the front door in the east elevation, there is a back door nearly centered on the south elevation. Both doors appear to retain their original single light doors. Aluminum storm doors have been added to both openings and the back stoop also has a flat roofed porch whose front corners are supported on decorative wrought iron posts.

The interior of the dwelling retains most of its original Lustron materials and built-in features. Like the exterior, porcelain-enamede steel panels clad the interior walls and ceilings. The wall panels typically measure two-feet by eight feet, with some larger panels below windows, while the ceiling panels are eight feet square. The walls are Dove Gray, with the exception of the kitchen and bath, which are yellow. Modern carpet has replaced the original tile flooring.

The living room-dining area occupies the southeast portion of the dwelling, with the kitchen and utility room filling out the southwest corner. The bathroom and two bedrooms are located off a central corridor. While some of the original metal cabinetry has been replaced in the kitchen, the dwelling retains the built-in china cabinet in the dining area with the pass-through between the kitchen and dining area. This latter feature distinguishes the dwelling as a Deluxe edition of the Westchester house model. Other built-in features characteristic of the Deluxe

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

Gallagher Residence
Ellis County, Kansas

Westchester include the bookshelves in the living room, mirrored vanity in the master bedroom and the closets and overhead storage throughout the dwelling.

Shed

Directly behind the dwelling along the alley at the rear of the lot sits a small, square concrete block shed. A wood door with recessed panels and single glazing and a nine-light window pierce the walls of this flat-roofed outbuilding.

Site

This property occupies a mid-block lot on the south side of East 20th Street. The dwelling is located on the west side of the lot with a large side yard to the east. A small gravel parking area is located at the southeast corner of the property and the small concrete block structure is located near the middle of the south property line. A straight concrete walk leads from the sidewalk to the front porch and encircles the dwelling connecting the front porch, rear stoop, and shed.

A large evergreen tree covers the west half of the north side of the dwelling. A few shrubs dot the foundation, and an ornamental deciduous tree is located near the southwest corner.

INTEGRITY

The Gallagher Residence is an excellent example of a two-bedroom Westchester Deluxe Lustron. Well maintained since its construction, it is in excellent condition and retains most of its original features, including windows, exterior and interior doors, kitchen "pass-thru", bookshelves, vanity, and floor plan. Appropriate alterations in recent years include installing new carpeting and a new heating system, and partial replacement of the kitchen cabinetry. The shed at the back of the property is appropriate in its placement, scale, massing and materials to not distract from and to be compatible with the features of the Lustron dwelling. Therefore, the changes to the property have only minimally effected the original design and materials, and do not impact the overall integrity of the property. The original workmanship, materials, design, setting, location, feeling, and association of the property remain readily apparent.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

Gallagher Residence
Ellis County, Kansas

STATEMENT OF SIGNIFICANCE

The Gallagher Residence is significant under National Register Criterion C for the area of ARCHITECTURE. It is one of only one hundred Lustron houses documented in Kansas, and an excellent example of the Westchester Deluxe Lustron model. Of the seven Lustrons currently extant in Hays, six, including the Gallagher Residence, are located in the Fairview Addition. The dwellings in Fairview, including the Lustrons, represent the spectrum of residential construction that occurred from the late 19th century past the end of World War II.

In an effort to solve the post-World War II housing crisis, the Lustron Corporation, lead by Carl Stradlund, applied porcelain-enameled steel technology to residential design, producing a pre-fabricated dwelling that was "...fireproof, ratproof, decay-proof, [and] termite proof. Will never deteriorate or stain, never fade, crack or peel, never need painting, refinishing or reroofing [sic]" (Lustron Corp). Available in two-and three-bedroom models, these dwellings resembled typical, wood-frame post-war dwellings. However, their steel frames clad on the interior and exterior with porcelain enamel-coated steel panels distinguished Lustrons from more traditional contemporary residential construction.

The Reconstruction Finance Corporation rewarded Stradlund's efforts with \$32.5 million in federal aid, plus the lease of a vacated airplane factory in Columbus, Ohio, for production of the dwelling components. Stradlund applied the tenets of automobile assembly-line mass-production to the Lustron. At the factory all of the components for each dwelling were loaded on a specially designed truck trailer and delivered to the building site, where company-trained builders erected the dwelling following the Lustron instruction manual. The company actively produced Lustron houses between summer 1948 and June 1950. In Kansas Lustrons sold for around \$10,000. However, sales of Lustron homes never exceeded 250 units per month, far short of the 17,000 units per year that the company promised. The RFC filed foreclosure in March of 1950, and the company ceased production in June of that year having shipped fewer than 2500 of these unique all-steel dwellings nationwide.

SITE HISTORY

Leo J. Dreiling purchased Lots 12 and 14, Block 2 in the Fairview Addition in December 1949. Dreiling, an oil producer and businessman, was also owner of Dreiling Implements, the local Lustron dealership. It is believed that Dreiling constructed this two-bedroom Westchester Deluxe as a model house. Dreiling owned the property only a few months (Ellis County Deeds 78:483, 79:101, *Hays Daily News* 1982).

In January 1950 Lawrence J. "Skeets" Gallagher and his wife, Felicitus, purchased the property (Ellis County Deeds 79:143). Mr. Gallagher had a varied career. He worked as an ore miner and later owned a café and a liquor store. In their early fifties when they purchased the property, he and his wife were probably empty-nesters who were attracted by the Lustron's low maintenance (Bissing 2000).

Upon his death, the property passed to Mr. Gallagher's nephew, Donald Bissing (Ibid.; Ellis County Deeds 159:448). Bissing sold the property to the current owner, Frederick L. Koerner, in 1983 (Koerner 2000).

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9, 10 Page 4

Gallagher Residence
Ellis County, Kansas

BIBLIOGRAPHY

Bissing, Donald
2000 Personal communication with Dana Cloud, 23 February 2000.

Ellis County, Kansas
Deed Records. On file at the Ellis County Courthouse, Hays, Kansas.

Hays Daily News
1982 Obituary for Leo J. Dreiling. 18 October 1982. On file at the Ellis County Historical Society.

Koerner, Mr. and Mrs. Frederick
2000 Personal communication with Dana Cloud, December 1999.

Lustron Corporation.
[n.d.]c *The Lustron Home*. Lustron Corporation Archives. Box 1, Folder 1. On file in the Archives of the Ohio Historical Society, Columbus, Ohio.

VERBAL BOUNDARY DESCRIPTION

Lot 12 and Lot 14, Block 2, Fairview Subdivision, City of Hays.

BOUNDARY JUSTIFICATION

The boundary includes the city parcel on which the house and outbuilding are located.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photographs Page 5

**Gallagher Residence
Ellis County, Kansas**

Photographer: Dana Cloud

Date of Photographs: October and December 1999

Location of Negatives: Kansas State Historical Society, Topeka, Kansas

- 1) North and west elevations of dwelling. View looking southwest.
- 2) South elevation of dwelling. View looking north.
- 3) Shed. View looking southeast.
- 4) Dining area with built-in china cabinet. View looking southeast.
- 5) Living room with built-in bookshelves. View looking north.
- 6) Kitchen. View looking east.
- 7) Bathroom. View looking north.
- 8) Linen closet. View looking west.
- 9) Master bedroom with built-in vanity and storage. View looking east.
- 10) Master bedroom storage, looking toward linen closet and second bedroom. View looking south.
- 11) Bedroom. View looking southwest.
- 12) Bedroom storage. View looking east.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section -- Site Plan Page 6

Gallagher Residence
Ellis County, Kansas

