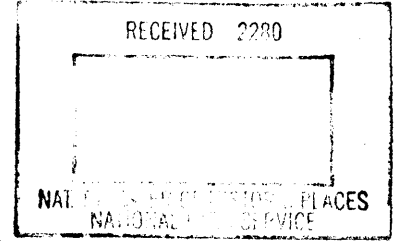


United States Department of the Interior
National Park Service

122



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 Welch, Laura M. House

other names/site number _____

2. Location

street & number 1218 South Willow Ave not for publication _____

city or town Sioux Falls Vicinity _____

state South Dakota Code SD county Minnehaha code 099 zip code 57106

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

01-11-2000
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 _____

Welch, Laura M. House
Name of Property

Minnehaha County, 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: Edson H. Beall
Date of Action: 3/7/00

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

1

1

Buildings

Sites

Structures

1

1

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

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

1949 _____

Welch, Laura M. House
Name of Property

Minnehaha County, South Dakota
County and State

Significant Dates 1949

Significant Person N/A

Cultural Affiliation N/A

Architect/Builder
Leader's Construction Company, Sioux Falls, SD

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: SD State Preservation Office, Pierre, SD

Welch, Laura M. House
Name of Property

Minnehaha County, 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>14</u>	<u>681813</u>	<u>4822465</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.) See Continuation Sheet

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

11. Form Prepared By

name/title Michelle C. Saxman Historic Preservation Specialist

organization SD SHPO date 6-16-1999

street & number 900 Governors Dr telephone 605-773-6296

city or town Pierre state SD zip code 57501

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)

Welch, Laura M. House
Name of Property

Minnehaha County, South Dakota
County and State

Property Owner

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

name William & Debra Dockstader
street & number 1218 South Willow Ave telephone 605-332-4579
city or town Sioux Falls state SD zip code 57105

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 1

Narrative Description:

The Laura M. Welch House was built in 1949 and is a two-bedroom Westchester Lustron, model number 02-01260. The house measures 31' x 35' and is constructed entirely of prefabricated porcelain enameled steel paneling. The rectangular yellow enameled steel house with brown tile roof is entered directly from the 6' x 12' corner porch cutout. Located in Sioux Falls, South Dakota the house stands in a residential neighborhood surrounded by houses of a like age. 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 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 were 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 panel heating system. Most bathrooms in the Westchester and especially the three 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, 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 continues the streamline appearance and decreases the need for the space a swing door requires. The floor covering originally consisted of resilient 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, the bathroom sink, and the floor tiles have been removed and carpeting now covers the floors.

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page # 2

usually the first item to fail or act insufficiently in the house and as such this house has a new heating system.

The exterior of the house contains very little ornamentation. However, the 2' x 2' yellow enameled panels, the brown 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 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 windows, with cream-colored enamel surrounds and curved lintels. All windows were replaced in the same style and 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 Welch 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', floor-to-ceiling, beveled panels. A large picture window with side casements on the west 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. A china cabinet attaches the dining room and kitchen, with pass through that allows for easier access between the kitchen and dining room. The kitchen contains one small window above the kitchen sink. The rear door is also located in this area, on the east elevation. A utility room is provided that contained the original heating unit and a space for a laundry. A partisan wall has been installed to conceal the utility room. 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 with side casements on the west elevation and a smaller window on the south elevation. The second bedroom is located across the hall from the master bedroom. It does not contain the built-ins. Its major features are the small windows along the south and east elevations, and pocket door closet. A linen closet is located between these two bedrooms. All ceilings in the house are 4' x 4' steel enamel panels.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 3

Statement of Significance

The Welch House, built in 1949, 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.

Historical Background

There are approximately thirty-eight Lustron houses in South Dakota, including two and three bedroom Westchester models and one Newport model. Not all of the Lustrons in the state are eligible for listing due to distracting alterations and additions; however, the Welch 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 Welch House is located in the largest town in South Dakota, Sioux Falls. During World War II and after, Sioux Falls felt the pressures of the housing shortage that the rest of the nation encountered. The problem in Sioux Falls was enhanced by the construction of Army Air Corps Technical Training School. The school was established to train soldiers as radio operators. The school trained nearly 50,000 servicemen in three-and-a-half years. In July 1942 soldiers arrived along with other family members. This growth in population stimulated and strained Sioux Falls' economy. Housing was already scarce when the war began and the war only permitted minimal civilian construction. In time virtually every house rented rooms, in some cases rooms were divided by temporary partitions. In 1938 the population in Sioux Falls was 33,362 by 1945 the population was approximately at 45,000. By this time families were eager to have there own home.

In 1949 Laura M Welch, worked for the V. A. Hospital in Sioux Falls, purchased a Lustron home. She lived here until 1981. The Lustron dealer for the Sioux Falls area was Leader's Construction Company. Leader's Construction Co. was granted the authority to finish homes within a one hundred and fifty-mile radius of Sioux Falls. Although the Lustron Corporation folded in 1950, Leader's Construction Co. is still in business today.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page # 4

Lustron houses are significant under Criteria "A" because of their association with broad trends in United States architectural 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 the development of post-war housing.

Lustron houses are also significant under Criteria "C." The Lustron home was an innovation in housing design that was 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, 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 the 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 however, was the application of porcelain steel enamel to the construction of housing.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page # 5

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 Society, 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.

Olson, Erik L. and Gary D. Olson. *Sioux Falls, South Dakota: A Pictorial History*. Norfolk, VA: Donning Co./Publisers, 1985.

Oral Interview with Mr. Scott Van Diepen, November 1997 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 Historical Preservation Office, Vermillion, South Dakota.

Sioux Falls Phone Directories, 1938-1950.

Welch, Laura M. House

Name of Property

Minnehaha County, South Dakota

County and State

NPS FORM 10-900-A
(8-88)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page # 6

Verbal Boundary Description:

North 24 feet of Lot 8, All of lot 9, of block 11 in the Wolf's subdivision of Rowlands 2nd Addition.

Boundary Justification:

The Welch House resides on the lot which has been historically associated with the building and originally purchased for the Lustron.