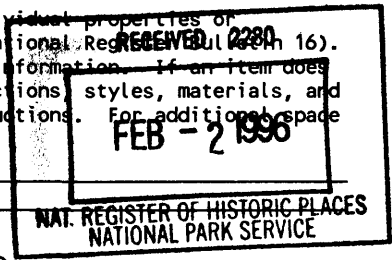


210

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.



1. Name of Property

historic name Thomas and Rae Epting Lustron House
other names/site number #2201

2. Location

street & number 1692 Brewer Blvd., SW
city, town Atlanta (n/a) vicinity of
county Fulton code GA 121
state Georgia code GA zip code 30310

(n/a) not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property:

	<u>Contributing</u>	<u>Noncontributing</u>
buildings	1	1
sites		
structures		
objects		
total	1	1

Contributing resources previously listed in the National Register: 0

Name of related multiple property listing: Lustron Houses in Georgia.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination 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 the National Register criteria. () See continuation sheet.

Mark R. Edwards

Signature of certifying official

1/26/96

Date

Mark R. Edwards
State Historic Preservation Officer,
Georgia Department of Natural Resources

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Carl O. Shell

3-18-96

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

Signature, Keeper of the National Register

Date

6. Function or Use

Historic Functions:

Domestic:single dwelling

Current Functions:

Domestic:single dwelling

7. Description

Architectural Classification:

Other:Lustron

Materials:

foundation	concrete
walls	metal:steel/enamel
roof	metal:steel
other	windows:aluminum

Description of present and historic physical appearance:

The Thomas and Rae Epting Lustron House is located at 1692 Brewer Blvd., Atlanta, Fulton Co., Georgia. The house was erected in 1950 and purchased by Thomas and Rae Epting. The house is #2201 of 2,498 that were produced by the Lustron Corporation and one of 22 built in Georgia. The building retains its complete structural and architectural integrity with only a few minor alterations.

The Epting house is an example of the Lustron Westchester Deluxe three-bedroom model and measures 1,209 square feet.

The house is a one-story, side-gabled ranch type erected on a concrete slab. The exterior porcelain-enameled steel panels are tan and measure two-feet square. Window frames are white. Porcelain-enameled dark blue, tile-like roof shingles remain. The roof overhangs slightly at the front and rear but is nearly flush at the gable ends. The two enameled-steel, exterior doors contain a single glass insert.

The front facade features two picture window groups, each consisting of four-light casements flanking a fixed picture window. The main picture window for the living room is a bay window; the bay being one of the upgraded features of the "deluxe" package. The other picture window is located in a front bedroom. The aluminum casement windows are all original. The gutters are also original.

The main entrance to the house and the dining room picture window are located on the northwest side facade. A decorative, enameled, zigzag trellis on the corner of the house remains.

The southeast side facade features two pairs of symmetrically placed aluminum casement windows.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7

The rear facade has a window group for the kitchen area, a single casement bathroom window, a rear door, and a picture window group for the rear bedroom. An enclosed rear porch was added in the late 1980s.

The interior of the house features a living room/dining room area, a kitchen, utility room, a bathroom, three bedrooms, and closet space. The interior is also covered with porcelain enameled steel panels measuring 2' x 8'. The panels are vertically scored to give a paneled appearance. The living room/dining room panels are light gray. Ceiling panels measure 4' x 4' and are also gray. Bedroom panels are gray; closet doors are tan. Panels in the kitchen, utility room, and bathroom are two-foot square. The bathroom panel colors are tan and light gray. The kitchen and utility room panels are tan and gray.

Design features include built-in steel wall furniture and closet space with sliding doors. The built-in unit between the living room and front bedroom contains a mirrored bookcase on one side and a mirrored vanity and counter top with drawers and doors for closet space on the other side. This unit also features sculpted lines.

Between the dining area and kitchen is a buffet with shelves and drawers on one side and kitchen cabinets with shelves and drawers on the other side, all finished in porcelain enameled steel. To assist in food serving, a counter pass-through is placed in this unit. The buffet is highlighted with sculpted horizontal and vertical lines and recessed door and drawer pulls.

Exterior and interior wall corners are rounded and contribute to the clean, streamlined look of the Lustron home.

The three bedrooms and bathroom have steel porcelain-enameled flush pocket doors which slide and roll on overhead tracks. There is no protruding hardware on these doors. All closet and storage doors are of the bypass sliding type.

The utility room features panels which conceal the phone service box and plumbing hook-ups for water and sewer. The Lustron identification plate indicating #2201 is located on the back wall.

The original stamped steel bathtub measuring 5' 1 1/2" remains. The bathroom toilet and wash basin have been replaced.

The kitchen features a single bowl sink and counter top. The enameled steel cabinets are original, however, the combination dishwasher/clothes washer was removed.

Additional changes made to the house have been mostly cosmetic. The original heating system has been replaced with central heat and air

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7

conditioning. Carpet and vinyl flooring cover the original asphalt floor tile.

A small, nonhistoric shed is located at the rear of the property. The house sits on a slight hill and the property is landscaped with mature trees and shrubs.

Of the ten Lustron homes constructed in the metro Atlanta area, seven have been located. One has been demolished; two others are still unknown.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture/Engineering

Period of Significance:

1950

Significant Dates:

1950

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

Roy Blass and Morris Beckman - Illinois architects (designed prototype for the Porcelain Products Company (later renamed Lustron Corporation)).

National Register of Historic Places
Continuation Sheet

Section 8

Significance of property, justification of criteria, criteria considerations, and areas and periods of significance noted above:

Narrative statement of significance (areas of significance)

The Epting Lustron House is significant in architecture and engineering as a good example of post-World War II prefabricated housing and an excellent and intact example of the "Lustron" type of prefabricated house. This innovative and unusual type of prefabrication employed porcelain-enamel baked on steel panels. Erected on a steel frame, easy to maintain, and supposedly well-priced, the Lustron house was touted as the technologically advanced prefab answer to the housing shortage after WWII.

The Lustron Corporation (a subsidiary of the Chicago Vitreous Co.) was formed by Carl Strandlund, an engineer who received a patent for his steel panel design. The Lustron prototype, designed by Illinois architects, Roy Blass and Morris Beckman, was developed to encourage Americans to adopt a new "domestic ideology," efficient and technologically advanced, but conducive to informal, family-centered activity. The floorplan and style were departures from the revival style homes which were thought to now be unsuited for the modern family. The Lustron was contemporary and functionally designed using more modern lines.

The Epting Lustron House retains much of its original historic fabric and is an excellent example of the Westchester Deluxe three-bedroom model. Features such as the front bay window, easy-care enameled steel panels, space-saving sliding doors, and built-in components such as the living room book shelves/bedroom vanity are some of the many architectural features used to create a comfortable and modern home. The Epting Lustron House with its many design features provides a glimpse into American domestic life in the 1950s.

The Lustron house represents an important type of prefabricated housing and is significant for its association with important developments in post-WWII prefabricated housing.

National Register Criteria

The Epting Lustron House meets Criterion A as an example of the type of innovative use of modern material technology (enameled steel) and marketing techniques (through demonstration homes and dealer franchises) that were used to meet the demands of a severe housing shortage following World War II. The Lustron House clearly contributes to the broad patterns of American history by its association with post WWII prefabrication efforts. It is also an

**National Register of Historic Places
Continuation Sheet**

Section 8

example of one of the most innovative efforts by a corporation to alleviate the severe housing shortage.

The Epting Lustron House meets Criterion C as an excellent example of the type of creative house design used for prefabricated housing during the late 1940s. The house featured a modern, ranch design with high-tech features. Besides the easy-care enameled steel panels, the house features space-saving sliding doors, good storage and closet space, and never fading exterior/interior wall colors. The Epting Lustron is a good example of the Westchester three-bedroom model manufactured by the Lustron Corporation. The Westchester model is defined in the Multiple Property Nomination Lustron Houses in Georgia, Section F, Associated Property Types.

Criteria Considerations (if applicable)

Criterion Exceptions

The Epting Lustron House meets Criterion G. It is a very intact example of a Westchester Deluxe three-bedroom model Lustron. Although the Lustron house type is less than 50 years old, the Lustron house has been the subject of recent research and sufficient information is available to allow for professional objectivity.

Period of significance (justification)

1950 - date the house was constructed.

Contributing/Noncontributing Resources (explanation, if necessary)

Contributing:

1 - Lustron House

Noncontributing:

1 - Shed

Developmental history/historic context (if applicable)

Refer to the Lustron Houses in Georgia, Multiple Property Documentation Form.

9. Major Bibliographic References

Coombs Lustron House, Porter Co. Indiana. National Register of Historic Places Registration Form, Sept. 17, 1992.

Interviews

Tom Fetters, Author, 1/5/95, 1/19/95, 1/27/95, 2/3/95.
Rae Epting, current owner, 2/21/95.

Wolfe, Tom and Garfield, Leonard, "A New Standard for Living: The Lustron House, 1946-50," Perspectives in Vernacular Architecture, 1989, The Curators of University of Missouri Press, Columbia, Missouri.

Previous documentation on file (NPS): (x) N/A

- () 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:

- (x) State historic preservation office
- () Other State Agency
- () Federal agency
- () Local government
- () University
- () Other, Specify Repository:

Georgia Historic Resources Survey Number (if assigned):

n/a

10. Geographical Data

Acreage of Property Less than one acre.

UTM References

A) Zone 16 Easting 739400 Northing 3732670

Verbal Boundary Description

The boundary is indicated by a heavy black line, drawn to scale on the attached tax map.

Boundary Justification

The Epting Lustron House property encompasses the intact 1950 Lustron house and one nonhistoric shed.

11. Form Prepared By

name/title Lisa Raflo, National Register Coordinator
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth Street, NW
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** 5/15/95

(HPS form version 10-29-91)

Name of Property: Thomas and Rae Epting Lustron House
City or Vicinity: Atlanta
County: Fulton
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: March 1995

Description of Photograph(s):

- 1 of 5. Front facade view; photographer facing northeast.
- 2 of 5. Front facade view; photographer facing northwest.
- 3 of 5. Rear facade view; photographer facing southwest.
- 4 of 5. View of dining room and buffet.
- 5 of 5. View of bedroom and closets.

Thomas and Rae Epting Lustron Hse.
Atlanta, Fulton Co., Georgia

Tax Map

Boundary: 

Scale: 1" = 250'

71.1	71.1	71.1	71.1	71.1	71.1
71.1	71.1	71.1	71.1	71.1	71.1
71.1	71.1	71.1	71.1	71.1	71.1
71.1	71.1	71.1	71.1	71.1	71.1
71.1	71.1	71.1	71.1	71.1	71.1
71.1	71.1	71.1	71.1	71.1	71.1
71.1	71.1	71.1	71.1	71.1	71.1
71.1	71.1	71.1	71.1	71.1	71.1
71.1	71.1	71.1	71.1	71.1	71.1
71.1	71.1	71.1	71.1	71.1	71.1

STEWART

104-3
14 TH

