



United States Department of the Interior
National Park Service

166

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: Coleman House

Other name/site number: _____

2. Location

408 Mead Street _____ not for publication
Newton _____ vicinity
state Kansas code KS county Harvey code 079 zip code 67114

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.)

Richard D. Parkrat
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. Elsa H. Beall
- 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:) _____

Joc
Signature of Keeper

3/2/01
Date of Action

Property Name Coleman House

County and State Harvey County, Kansas

Page 2

5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object		<input type="checkbox"/> 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 Dwelling

DOMESTIC:Secondary Structure

Current Functions
(Enter categories from instructions.)

DOMESTIC:Single Dwelling

DOMESTIC:Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT

NO STYLE

Materials
(Enter categories from instructions.)

Foundation CONCRETE

Walls METAL:Steel

WOOD:Weatherboard

Roof METAL:Steel

ASPHALT

Other _____

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

Property Name Coleman House

County and State Harvey County, Kansas

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.)

Period of Significance

Significant Dates

ARCHITECTURE

1949

1949

Cultural Affiliation

N/A

Significant Person

Architect/Builder

N/A

Stauffer Construction, Newton, Kansas (builder)

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

Property Name Coleman House

County and State Harvey County, Kansas

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 Data

Acreage of property <1

UTM References

1	<u>1/4</u>	<u>6/4/5/9/1/0</u>	<u>4/2/1/0/6/5/5</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<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>	<u>/</u>	<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 By

name/title Elizabeth Rosin, Partner, and Dana Cloud, Architectural Historian

organization Historic Preservation Services, LLC date June 30, 2000

street & number 818 Grand Boulevard, Suite 1150 telephone (816) 221-5133

city 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 Jim and Kelly Antonowich

street & number 322 North West Road telephone (316) 282-8464

city or town Newton state KS zip code 67114

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

Coleman House
Harvey County, Kansas

DESCRIPTION

The Coleman House is a one-story, two bedroom, side-gabled Lustron dwelling with a Westchester Deluxe Plan. The 31-foot by 35-foot house has "Dove Gray" walls with white trim and a dark green roof.

Resting on a concrete slab foundation, the dwelling has a nearly rectangular, west-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. Square "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 west end of the north 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 north-south width of the dwelling, and the front door is located in the west 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 south 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 north, west and south elevations; and 3) three-light casements, arranged singly and in pairs, pierce the south, east and north elevations.

In addition to the front door in the west elevation, there is a back door nearly centered on the north elevation. Both doors appear to retain their original single light steel doors. Aluminum storm doors have been added to each opening.

The interior of the dwelling retains most of its original Lustron materials and built-in features. Like the exterior, porcelain-enameled 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. Modern carpet covers the original asphalt shingle flooring.

The living room-dining area occupies the southwest portion of the dwelling with the kitchen and utility room filling out the northwest corner. The bathroom and two bedrooms are located at the east end of the dwelling.

The dwelling retains its original steel kitchen cabinetry, as well as 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 Westchester

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

Coleman House
Harvey County, Kansas

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

Garage

Adjacent to the dwelling is a one-car, south-facing, front-gabled frame garage. The garage rests on a concrete slab foundation and is clad with beaded clapboard siding. Asphalt shingles cover the roof. An overhead metal door fills the single opening in the south end. A small unfilled windows and two walk-through doors pierce the east side.

Site

This property occupies a mid-block lot on the north side of Mead Street. The house is located toward the east side of the lot. The garage is located slightly north of the dwelling. From Mead Street a concrete and gravel drive leads to the garage and a slightly curved concrete walk, scored with a rounded geometric pattern, leads to the front porch. Mature deciduous trees ring the lot.

INTEGRITY

The Coleman House is an excellent example of a two-bedroom Westchester Deluxe Lustron dwelling. With the exception of minor rusting on the exterior panels the Lustron remains in good condition. Distinctive features, including kitchen cabinetry, dining room pass-thru and storage areas, remain intact. Modifications of materials have been limited to replacement of the original asphalt tile flooring with carpeting and the addition of storm doors at each entrance. These limited modifications do not impact the overall integrity of the property and the original workmanship, materials, design, setting, feeling, location and association of 408 Mead Street remain readily apparent.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

Coleman House
Harvey County, Kansas

STATEMENT OF SIGNIFICANCE

The Coleman House is significant under National Register Criterion C for the area of ARCHITECTURE. It is an excellent example of the Lustron House property type and a rare example of a Lustron that provided rental housing when first built. One of only 100 Lustron houses extant in Kansas, it is the only Lustron in Newton and one of only two attributed to Lustron dealer/builder M.R. Stauffer. While 408 Mead is similar in style to the nearby dwellings in the World War II-era Parkview Heights Addition, it is distinguished by its all-steel construction.

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]." 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. While Stradlund intended the Lustron to ease the national demand for home ownership, the durable, affordable design also made it attractive rental property.

The Reconstruction Finance Corporation (RFC) 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 Lustron Corporation actively produced houses between summer 1948 and June 1950. However, nationwide 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.

Jean Coleman, manager of Stauffer's Lustron operation, believed that the design of the pre-fabricated Lustron home was created by "experts," as evidenced by the Lustron's ease of assembly. With dimensions given to 1/64 of an inch, the building plans were the most precise and meticulously drawn set of construction documents Coleman had ever seen. Coleman and his crew could erect a Lustron home, including the concrete slab, in approximately ten days. The only minor problem they encountered was with the pre-assembled copper plumbing pipes, which were not acceptable under Newton's building codes (Coleman 2000). While Lustrons sold in Kansas for around \$10,000, the plumbing changes required to meet Newton's building code added \$600 to the base price.

SITE HISTORY

Like many Lustrons in Kansas, the *Coleman House*, was initially owned by its builder, Jean Coleman, son-in-law of Mahlon R. Stauffer, the local Lustron dealer and manager of Stauffer's Lustron operation. Mahlon Stauffer, owned the construction firm M.R. Stauffer General Contractor, and was the dealer/builder of two Lustron homes in Newton and Emporia, Kansas (*Newton Kansan* 1973).

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

Coleman House
Harvey County, Kansas

With his commercial construction business thriving, in 1949 Stauffer ventured into the residential market with his Lustron dealership. Stauffer initially learned about the Lustron Corporation from a railroad employee named Clyde Worley. Worley had heard about Lustron homes and contacted Stauffer about building one for him in Emporia.¹ According to Jean Coleman, Stauffer came to him with the idea that Coleman manage the dealership and construction of the Lustron homes. Coleman, who was born in Atchison, Kansas, had been working for Stauffer since he moved to Newton from Wichita in 1945. As head of the Lustron dealership, Coleman also acted as foreman of the three-man construction crew (Coleman 2000).

Stauffer purchased Lot 7, Block B of the Parkview Heights Addition on August 10, 1949. Three and a half months later he sold the property to Jean and Virginia Coleman. The deed states that the sale was "with tenements" implying that the Lustron was erected in the intervening period. The Colemans utilized the dwelling as rental property until they sold it to Harry H. Sturdivant in April 1953 (Harvey County Deeds 103:447; 103:538; 107:377).

Harry Sturdivant and his wife, Hazel, moved to Newton in the late-1940s. Mr. Sturdivant was a telegraph operator for the Santa Fe Railway and a member of the Order of Railway Telegraphers. After his wife's death in 1978, Mr. Sturdivant lived in the home until 1983 when he moved to a nursing home (*Newton Kansan* 1986).

The Sturdivant's daughters sold the home in 1984. The Lustron had three subsequent owners before the current owner, Jim Antonowich, acquired the property in March 1992 (Harvey County Deeds 170:579; 185:242). The dwelling continues to serve as rental property.

¹ This dwelling remains extant.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9, 10 Page 5

Coleman House
Clark County, Kansas

BIBLIOGRAPHY

Coleman, Jean

2000 Telephone interview by Dana Cloud, 24 February 2000.

Harvey County, Kansas

Deed Records. On file at the Harvey County Courthouse, Newton, Kansas.

Newton, Kansas, *Kansan*.

1973 *Obituary for M.R. Stauffer*. 5 February 1973.

1986 *Obituary for Harry H. Sturdivant*. 7 March 1986. Page 5A.

VERBAL BOUNDARY DESCRIPTION

Lot 7, Block B, Parkview Heights Addition, Newton, Harvey County, Kansas.

BOUNDARY JUSTIFICATION

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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Photographs Page 6

Coleman House
Harvey County, Kansas

Photographer: Dana Cloud
Date of Photographs: October and December 1999
Location of Negatives: Kansas State Historical Society, Topeka, Kansas

- 1) South and west elevations of dwelling and south elevation of garage. View looking north.
- 2) North and east elevations of dwelling. View looking northwest.
- 3) South and west elevations of dwelling. View looking northeast.
- 4) Window detail.
- 5) South and east elevations of garage. View looking northwest.
- 6) Dining room with built-in china cabinet and kitchen. View looking north.
- 7) Kitchen. View looking west.
- 8) Hallway with linen closet. View looking east.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section -- Site Plan Page 7

Coleman House
Harvey County, Kansas

