

**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: 98001406

Property Name: Hayward, Orlan A., House

County: Minnehaha 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.

	<u>December 2, 1998</u>
Signature of the Keeper	Date of Action

=====
Amended Items in Nomination:

Section 8. Significance:

The period of significance is, hereby, amended to read "1948" to correspond to the property's date of construction.

Michelle Saxman-Rogers of the South Dakota State Preservation Office was notified of this amendment.

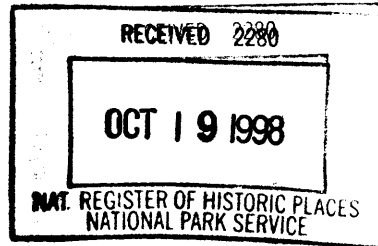
DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1406



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 Hayward, Orlan A. House
other names/site number Brad Thompson House

2. Location

street & number 1509 South Glendale not for publication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. Voat 10-05-98
Signature of certifying official 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:
- 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 Jana McCullark Date of Action 12/2/98

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	
<u>2</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	_____	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

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 _____

Significant Dates 1948

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

Cultural Affiliation N/A

Architect/Builder Architects: Roy Blass & Morris Beckman
Builder: Leader's Construction Company

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

Property Owner

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

name Brad Thompson
street & number 1509 S Glendale Ave telephone _____
city or town Sioux Falls state SD zip code 57506

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

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CONTINUATION SHEET**Section 7 Page 1**Narrative Description:**

The Orlan Hayward House was built in 1949 and is a two bedroom Westchester Lustron model number 02-01500. The rectangular grey enameled steel house measures 31' x 35' and rest on a concrete slab. This property is unusual, in that it contains a matching Lustron 1 1/2 car garage. Located in Sioux Falls, South Dakota the house resides in a residential neighborhood with other buildings of like age. The property retains a high degree of historic integrity and is in excellent condition. This Sioux Falls neighborhood is densely settled since originally platted in 1947, and contains curvy streets and mature trees along the roadside. Most houses date from the similar period as the Lustron and are also small in scale and simple in detail.

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 side. 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 are 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, and the floor tiles have been covered with carpeting.

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, these were the first items to fail or act insufficiently in the house and as such this house has a new heating system.

The other structure located on the property is a rare Lustron garage. The grey steel-panel garage, measuring 15' x 23', is located on the south side

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of the house. It contains the same 2' x 2' exterior panels and 1' cream-colored panel on the gable ends. The roof consists of the blue-green tiles used on the house. The single garage door is located on the east elevation and has four small permanent windows along the top. There is a swing-open door and a six-paned window located on the north elevation. Unlike the Lustron home, the 2' x 2' grey panels are attached directly on a wooden frame. The entire structure rests on a concrete slab.

The exterior of the house contains very little ornamentation. However, the 2' x 2' grey enameled panels, the blue-green 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 house retains the original crank-type handle windows with enameled cream-colored surrounds and curved lintels.

The interior floor plan to this Lustron follows that of all other two-bedroom Westchester homes. The entrance to the Hayward house is on the south elevation under the 6' x 12' cutout. The entrance leads directly into the living room, which contains 8' x 2' floor-to-ceiling, beveled, dove grey panels. A large picture window with sidelights 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. The dining room and kitchen are attached by a china cabinet, 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 west elevation. A utility room is provided that contained the original heating unit and a space for a laundry. 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 doors surrounding a large vanity mirror. There is also a large picture window with side casements on the east elevation and a smaller sliding window on the north 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 sliding windows along the north and west elevation, and pocket-door closet. A linen closet is located between these two bedrooms. All ceilings in the house consists of 4' x 4' steel enamel panels.

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CONTINUATION SHEET**Section 8 Page 3**Narrative Statement of Significance:**

The Hayward House, built in 1950, is significant under Criteria "A" for its association with the mass production of post World War II housing and construction method innovations. It is also significant under Criteria "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 enameled steel, and includes a modern "ranch-type" design and open layout.

The Lustron Corporation was formed in response to the growing national demand for increased affordable housing in the United States. In some areas demand was generated before the war ended. Often these demands were concentrated in areas where production for war materials or military schooling was located. Housing was crowded and rents became inflated. To counter this problem the War Production Administration placed priced controls on housing cost. Other reasons for scarcity of housing was the decrease of building projects in the 1930s due to the depression. Also, during the war, materials that could have been used for housing were reserved by the government for war related needs. For almost seventeen years housing production came to a standstill.

After the war, returning GIs needed affordable housing for themselves and their new families. The United States government tried to ease the situation by continuing price controls, offering low interest housing loans and encouraging the development of moderate priced housing. The government estimated that over three million new housing units would be needed at the end of the war, with an additional twelve million needed within a ten year period. To deal with the problems of housing, the Veterans' Emergency Housing Program was established with Wilson Wyatt appointed Housing Expediter in January 1946. To quickly expand housing production the Veterans' Emergency Housing Act was passed to set up a program to increase housing production by utilizing surplus war plants. It also guaranteed markets for new types of materials and prefabricated buildings, set aside materials to be allocated to residential construction efforts, and guaranteed loans to finance new projects under the Reconstruction Finance Corporation.

It was in this atmosphere that the Lustron Corporation was formed. In 1946, Carl Gunnar Strandlund, vice-president and general manager of Chicago Vitreous Enamel Products Company went to Washington, D. C. to request steel to produce all-steel gas stations for the Standard Oil Company. Strandlund's plan was rejected on the basis that materials were needed go toward housing and not gas stations. He was encouraged by Wyatt to develop a plan for a house instead. Later that year, Strandlund returned with plans for an all-steel house designed by Illinois architects Roy Blass and Morris Beckman. Not only could the house be constructed of available

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materials, the manufacture time and price was well within acceptable range. It was estimated that one hundred houses could be produced per day within nine months at a retail price of \$7,000. Finally, in late 1946 the Reconstruction Finance Corporation committed a \$12.5 million dollar loan to production. The location for the production of the new Lustron houses was a vacant Curtiss-Wright factory near Columbus, Ohio. Strandlund invested in state-of-the-art equipment and based production on the automobile assemble line. This was supposed to make manufacturing more time and cost efficient.

The major design element of the Lustron house was the all-steel parts, which included studs, trusses, wall frame assemblies, exterior walls, roof shingle panels, rain gutters, window and door frame panels. Wall and ceiling panels were entirely encased in porcelain enamel, as were sliding doors, built-in cabinets, closets and every other surface. The concrete slab floor was covered in resilient asphalt tiles.

The prototype Lustron house designed by Blass and Beckman was known as the "Esquire." This design was never actually used in the construction of any of the houses. Instead the Westchester model, which contained slightly more living space by removing a jog in the rear wall which enlarged the bath and a bedroom, was used.

The Lustron came in three models which were the Westchester (the most popular), the Newport and the Meadowbrook. The majority of the houses built were the two and three-bedroom Westchester and Westchester Deluxe models. The two-bedroom plan measures thirty-one feet by thirty-five feet on the exterior with a six-foot by twelve feet entrance porch. The three-bedroom model measures thirty-one by thirty-five feet with no corner cutout and is entered directly from the gable end under an attached canopy. This plan with built-in amenities, was later designated the Westchester Deluxe.

Smaller, less expensive two and three bedroom Newport and Meadowbrook models were later offered. However, very few were produced. One-and-a-half and two-and-a-half car garages with connection breezeways were made available in 1949-1950, but only a minimal number were produced.

The Lustron Corporation operated from 1946 to 1950 before its government loans were recalled and their business came to a halt. Unfortunately many outside factors affected the success of Strandlund's project. Pressure from lumber and concrete companies fearful of losing their business cast a negative light on the future and competition for the loans became fierce. After only four years of production and approximately 2500 houses manufactured the Lustron Company folded despite the technological advances in production and standard design ideas. These included built-in combination dishwasher-clothes washer, built in cabinets, and construction methods that allowed the house to be erected in about one to two weeks.

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All surfaces in the house were made of the same enameled steel, which made them durable and gave them a singular look.

There are approximately thirty-eight Lustron houses in South Dakota, including two and three 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 Hayward 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 Hayward House is located in the largest town in South Dakota, Sioux Falls. During World War II and after, Sioux Falls felt the pressure of the housing shortage that the rest of the nation encountered. The problem in Sioux Falls was enhanced by the construction of the 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. Restrictions on building materials made new construction almost impossible for civilians. In time virtually every house rented rooms, in some cases rooms were divided by a temporary partition. 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 their own home.

It is unclear who owned the house between Mr. Orlan Hayward and Mr. Brad Thompson. 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.

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

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architects' 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.

Although the Lustron houses have not yet met the fifty year criteria, its exceptional importance as a contributing component in United States post-war history should make it eligible under Criteria Considerations "G."

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CONTINUATION SHEET**Section 9 Page 7**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./Publishers, 1985.

Oral Interview with Mr. Brad Thompson, November 1997.

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.

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CONTINUATION SHEET**Section 10 Page 8**Verbal Boundary Description:**

The Hayward House resides on a small plot of land in a residential neighborhood surrounded by like houses. The boundaries include the house and the garage, with land approximately ten feet surrounding each building. Legally the house resides on lot 16 of Block 24 of the Park Ridge Addition to Sioux Falls.

Boundary Justification:

The Hayward House resides on the lot historically associated with and originally purchased for the house.