NPS Form 10-900
(Expires 5/31/2012)
Wisconsin Word Processing Format (Approved 1/92)

OMB No. 1024-0018

541

United States Department of Interior
National Park Service

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 an 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 Borton, Einar and Alice, House
other names/site number N/A

2. Location

street & number 1819 Lyndale Avenue N/A **not for publication**
city or town Eau Claire N/A **vicinity**
state Wisconsin **code** WI **county** Eau Claire **code** 035 **zip code** 54701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Signature of certifying official/Title — Date 5/30/13

State Historic Preservation Officer - Wisconsin

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 official/Title — Date

State or Federal agency and bureau

Borton, Einar and Alice, House	Eau Claire	Wisconsin
Name of Property	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.
  - ___ See continuation sheet.
- __ removed from the National Register.
- __ other, (explain:)

Edson H. Beall — 7-23-13

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)

- X private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

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

Number of Resources within Property (Do not include previously listed resources in the count)

contributing	noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)
DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)
DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
OTHER/Lustron

Materials
(Enter categories from instructions)

Foundation	Concrete
walls	Metal
roof	Metal
other	Metal

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for the 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.

X 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.)

Property is:

_ A owned by a religious institution or used for religious purposes.

_ B removed from its original location.

_ C a birthplace or 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 Significance

1949

Significant Dates

1949

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lustron Corporation

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

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):
- _ 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
- X Local government
- _ University
- _ Other

Name of repository:
___

10. Geographical Data

Acreage of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	15	620630	4962360
2			
3			
4			

☐ 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	Timothy F. Heggland				
organization				**date**	June 27, 2012
street & number	6391 Hillsandwood Road			**telephone**	608-795-2650
city or town	Mazomanie	**state**	WI	**zip code**	53560

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Description:

The one-story-tall, rectangular plan Einar and Alice Borton house is a fine, highly intact example of the Lustron Corporation's pre-fabricated Westchester Deluxe model two-bedroom single family dwelling. The Borton house has a steel frame, is clad in enameled steel panels, and was fabricated in 1949 at the Lustron Corporation's factory in Columbus, Ohio. Shortly thereafter, the house parts were shipped to Eau Claire, Wisconsin and assembled on its current site later in that same year. The first owners of the new house were Einar Borton and his wife, Alice, and their new house was located in what was then a new subdivision of the city that had been platted in 1945 near the end of World War II. Since that time, the Borton house has had several additional owners and it is now a rental property. Fortunately, none of the house's owners has done anything to change either its exterior or its interior and the Borton's Lustron house is still in very good, original condition and it continues to be used for its original purpose.

The Borton house is located on a suburban lot in Manthei's Third Addition. This subdivision comprises a part of the city of Eau Claire's Eastside Hill residential neighborhood, which is situated just to the east of the historic downtown portion of the city. The east half of this neighborhood (which includes the four Manthei additions) was mostly developed between 1920 and 1960.[1] The land in this part of the Eastside Hill neighborhood is flat, it is divided into a grid plan by a network of north-south/east-west running streets, and these streets encircle long rectilinear blocks, which are typically divided into either fourteen, eighteen, or twenty identical rectilinear lots. The main facade of the Borton house faces north onto the east/west-running Lyndale Avenue and its rectangular- plan parcel is landscaped with a mown lawn, while maturing deciduous shade trees are located on the wide parkway in front of it. The parkway is also landscaped with mown lawn and is edged with concrete sidewalks and gutters. Access to the house is via a very short, straight, concrete sidewalk that runs at a right angle between the house's entrance porch and a straight- run concrete driveway. The driveway leads south from Lyndale Avenue past the left (east) side of the house to a wood frame, clapboard-clad, Front Gable form one-car automobile garage. The garage is located to the rear of the house and is of a later date of construction. All of the other lots on this block and on the other blocks in the surrounding neighborhood also contain small one or one-and-one-half-story single family dwellings. These houses mostly date from the 1940s to the 1960s and are examples of either the Ranch style or else are later vernacular examples of the Colonial and Tudor Revival styles.

What was revolutionary about the Lustron house was its all-metal construction and the fact that the entire house, save only for its poured concrete foundation slab, was prefabricated at the Lustron

[1] The population of Eau Claire in 2010 was 63,902.

Corporation's factory and then shipped as a package to be assembled on site. In the three short years of the corporation's existence from 1948 to 1950, it produced 2680 houses in several different models. All of these models were closely related to each other and employed the same overall design, the same materials, and the same assembly procedures. In addition, the vast majority of these houses were two-bedroom Westchester Deluxe models that were identical to the Borton house save only, perhaps, for their exterior color schemes (there were four color choices available).

What follows is a general description of these houses that is applicable to all of the Lustron houses that were produced, regardless of the particular model. First, the exterior:

> The Lustron house goes directly onto a concrete slab which is poured before the parts of the house arrive via special trailer. The foundation must be absolutely level and poured to exact size. Otherwise the house won't fit the foundation and the walls won't be plumb. Bricklayers can make up a difference of an inch or so in a wall and it won't be noticed. Carpenters can shim up a foundation irregularity with a stray shingle. But steel cannot be stretched. As a result, contractors use transits to make sure that the foundation is level, and the corporation furnishes templates for guides in forming the foundation.
>
> The walls are taken from the truck in sections, which are bolted to the concrete slab. The roof supports come in truss form for rapid erection. Aluminum windows, already prefabricated, fit into openings in the wall. Two foot square wall panels, with fiberglass insulation securely fastened so that it will never droop or sag, fit over the walls. They are inter-locking, secured to the frame with concealed screws.
>
> Compressed between the panels is a permanent plastic sealing strip of koroseal. It forms a gasket assuring weather tight, air tight construction. … The roof "shingles" go on in sections, the asphalt tile goes down on the slab, and the interior panels are put in.[2]

Like the exterior of the house, the "interior panels" mentioned above were also prefabricated, as was the entire interior.

> The interior of the Lustron is all porcelain-enameled steel as well, but these panels are 2 feet wide by 8 feet high and beveled, much like standard paneling, to give the appearance of a conventional home. The design features an open floor plan with only the bedrooms and

[2] Newhouse, John. "Lustron Home Can Be Erected in Four Days." *Wisconsin State Journal*. February 15, 1949, p. 3. These roof tiles are made out of enameled steel and the asphalt floor tiles cover the concrete slab foundation.

bathroom having doors. The space is very efficiently planned, with plenty of storage, making the 1024 square feet seem like more. Built-in shelf, drawer and mirror areas are located in the dining room, living room, and master bedroom. The closets all have shelves in them as well.[3]

Additional features of the Lustron house's interior included the following:

The plumbing is pretty much preassembled in a plumbing partition. The plumber sets the fixtures and makes the simple connections to supply pipes, drains and vents in the plumbing panel. The electrician, when he arrives on the job, finds the boxes set and the BX cable threaded as far as it will go in the wall section of the origin, then coiled up for threading into adjacent sections. That done and the fixtures hung, there is little more for him to do.[4]

The heating unit, using either oil or gas, hangs from the ceiling of the utility room, which is roughly 8 by 8 feet square. The chimney is thus only a few feet long in its course from ceiling to roof, and is of porcelain enamel steel, as well, for economy of construction. There is roughly 5 feet of space under the heating unit providing space which can be used for storage or a deep freeze unit. No hot air enters the Lustron house. Instead, the heated air circulates in a space 6 inches deep between the ceiling and a plate above. The heated air is diverted by a series of baffles that lead the air through the "plenum" so that each room gets equal amounts. The baffles then return the air, cooled, to the burner for reheating.

Heating is by radiation from the warm panels of the ceiling so that no "dusty air" is brought into the house. A blanket of insulation 1½ inches thick is securely fastened to the wall panels. No air comes through the walls of the house since the porcelain enameled panels are impervious to air and the spaces between panels are sealed with a rubber-like plastic known as koroseal.

A closet wall is located between the two bedrooms. The master bedroom has a second closet wall between it and the living room containing a built in dressing table. The mirror has more than twenty square feet of reflecting surface. The only furniture needed in the room, because of

[3] Canaday, Tricia. "The Lustron Home." Madison: State Historical Society of Wisconsin, *Wisconsin Preservation.* Vol. XVI, No. 5, Sept/Oct. 1992, p. 8. The 4 x 8-foot interior wall panels in the public areas of the house are each divided into four 1-foot-wide by 8-foot-tall sections that are separated from one another by beveled vertical seams that are stamped into them.

[4] Newhouse, John. "Carpenters Do Most Work on New Lustron Houses, Reporter Finds." *Wisconsin State Journal.* February 16, 1949, p. 16.

the ample storage space are a bed and chair. The wardrobes and cabinets have sliding doors, and the drawers are of steel as well.

With the exception of the front and back doors and the door on the broom closet, all doors of the house slide into partitions, saving space. Bathroom and bedroom doors are self locking, but can be opened from the outside by inserting a coin or a finger nail file in a slot in the door. The front and back doors utilize the sealing principle of the refrigerator door, using a rubber weather strip that seals off possible drafts.

The house comes equipped with dishwasher-dishdrier as a part of the sink unit. A special tub which converts the dishwashing machine to a clothes washing and clothes drying machine is stored under the sink.

The house rests on a concrete slab so there is no basement. The electric hot water heater is in the utility room. Also in the utility room are hooks for clotheslines. There is no attic as such, for the structural members of the roof fill the space and there is little headroom. Additions cannot be made to the house. Window screens come with the house and storm doors may be obtained from the dealer as accessories. … Conventional accommodations are provided for curtains and draperies, and pictures are hung on walls by means of small suction cups. The cups may be coated with shellac for permanence, or, if the householder is particularly worried about some prize picture, he can drill a small hole in the enamel steel and use a toggle bolt. The hole can be filled and refinished by means of the repair kit which comes with the house.[5]

The kitchen in the Lustron houses came with a prefabricated sink unit and countertop, but the householders supplied their own stove and refrigerator. Kitchen storage space was located above the sink unit and in the partition wall opposite it that separated the kitchen from the dining area. Likewise, the bathroom came with a preassembled bath tub, vanity cabinet, toilet, and sink, an illuminated medicine cabinet, a towel bar, combination grab bar and soap dish over the tub, toilet paper holder, and curtain rod for the shower.

All of the features described above were originally present in the Borton house and almost all of them are still extant today.

[5] Newhouse, John. "Question-Answer Bee Probes New Lustron House." *Wisconsin State Journal.* February 17, 1949, p. 5.

Exterior

The Borton house is rectangular in plan and measures 35-feet-wide by 31-feet-deep. There is a notched open porch area clipped out of the front left corner of the building that measures roughly 12-feet-deep by 6-feet-wide, and sheltered by the roof of the house. This porch is a feature that is only found on the two bedroom Westchester model. The house has a side gable form and it rests on a poured concrete pad foundation, its exterior walls are clad in steel panels that are coated in "Maize Yellow" color porcelain enamel, and the roof that shelters these walls is clad in steel shingles that are coated in a dark grey porcelain enamel.[6]

The 35-foot-wide principal façade of the Borton house faces north towards Lyndale Avenue. Asymmetrical in design and three-bays-wide, its wall surface is clad in 2-foot-square enameled steel panels. The wall is sheltered by the slightly overhanging eave of the main roof, the entire lower edge of which consists of a built-in rain gutter. The left-hand bay consists of the inset open entrance porch. The floor of this porch is part of the house's poured concrete foundation slab, the porch is sheltered by the house's roof, and the porch's flat ceiling is covered in enameled steel panels. A vertical hollow metal post placed at the corner provides additional support for the porch roof and this post is attached to a second slanting hollow metal post that is actually the downspout for the rain gutter above. These two posts are connected to each other by a simplified zigzag pattern metal trellis that provides a touch of modernist ornament to the porch.

The second bay from the left consists of a shallow, projecting, rectangular plan bay window that contains a fixed, aluminum sash, one-light rectilinear picture window that is flanked on either side by a four-light operable aluminum sash casement window. This 8-foot-wide by 6-foot-tall window unit provides light to the living room and a second window unit of identical size and design is located in the façade's right-hand bay and provides light to the master bedroom.

The 31-foot-wide west-facing side elevation of the house is symmetrical in design and two-bays-wide and its wall surface is also clad in 2-foot-square enameled steel panels. Each of the two bays contains a single 4-foot-square rectilinear window unit that contains a pair of side-hinged, operable, three-light aluminum sash casement windows; the one on the left (north) provides light to the master bedroom and the one on the right to the second bedroom. The elevation is then crowned by its slightly overhanging gable end, which is clad in vertically placed one-foot-wide enameled steel panels.

[6] Four exterior colors were available from Lustron: Maize Yellow, Surf Blue, Dove Gray, and Desert Tan.

The 35-foot-wide rear elevation of the Borton house faces south is asymmetrical in design, four-bays-wide, with its wall surface clad in 2-foot-square enameled steel panels. This wall is sheltered by the slightly overhanging eave of the main roof, the entire lower edge of which also consists of a built-in rain gutter that empties into another slanting hollow post located at the extreme left (west) end of the elevation.[7] The left-hand bay contains another fixed, aluminum sash, one-light rectangular picture window that is flanked on either side by a four-light operable aluminum sash casement window, and this 8-foot-wide by 6-foot-tall window unit is identical in size and design to the ones on the main façade and provides light to the second bedroom. Placed to the right (east) in the second bay from the left is a 2-foot-wide by 4-foot-tall window unit that consists of a single three-light operable aluminum sash casement window that provides light to the bathroom. The third bay from the left (west) consists of a 4-foot-wide by 8-foot-tall unit that contains the original one-light metal rear entrance door and its associated aluminum screen door, while the fourth bay from the left contains another 4-foot-square window unit that contains a pair of side-hinged, operable, three-light aluminum sash casement windows, and this unit provides light to the kitchen. In addition, a 2-foot-square chimney is located on the south-facing slope of the main roof and this chimney is clad in 1-foot-wide steel panels and is crowned by a steel-clad cap.

The 31-foot-wide east-facing side elevation of the house is asymmetrical in design and two-bays-wide and its wall surface is clad in 2-foot-square enameled steel panels. The 19-foot-wide left-hand (south) bay contains another 8-foot-wide by 6-foot-tall window unit that contains a fixed, aluminum sash, one-light rectilinear picture window that is flanked on either side by a four-light operable aluminum sash casement window, and this window unit provides light to the dining area. The 12-foot-wide right-hand bay, meanwhile, consists of the inset front entrance porch and another 4-foot-wide by 8-foot-tall unit that contains the original one-light metal main entrance door and its associated aluminum screen door positioned on the far left (south) side of the porch's east-facing wall surface. In addition, this elevation is crowned by its slightly overhanging gable end, which is clad in vertically placed one-foot-wide enameled steel panels.

Interior

Like the exterior, the interior of the Borton house is highly intact and it is in excellent condition. The floors in all of the rooms were originally covered in asphalt tiles and these may still be extant, but the floors in every room in the house, save only for the bathroom, are now covered in dark grey wall to wall carpeting. Otherwise, the original enameled steel panels that cover the walls and ceiling of the

[7] This downspout is attached directly to the rear elevation's wall surface by another zigzag pattern metal trellis.

house are all intact, as are all the various partition walls that separate rooms and living areas from one another, several of which also contain built-in storage features.

One enters the house through the single light, steel front entrance door, which is accessed from the entrance porch. The entrance door opens directly into the 14 by 16-foot living room space, which, because the public living areas of the house have an open plan, blends into the dining area to the left. The entrance door is located on the east wall of the living room. Centered on the north-facing wall is the bay window with its triple window unit, while built-in bookcases are centered on the room's west wall.

The 9-foot by 10-foot dining area (called the "dinette" on the original plans) is located to the left of the entrance door and is lit by its own triple window group, which is centered on its east wall. The south wall of the dining area consists of a full height steel storage wall that also serves the adjacent kitchen space located on the opposite side. The dining area side of this wall contains two drawers and both open and closed shelving, and the lowest shelf of the open shelving also acts as an open pass-through to the kitchen.

The 6-foot-wide by 17-foot-long kitchen area is accessed by an open passageway from the dining area and is lit by a double casement window unit placed on the south wall of the kitchen. The north wall of the kitchen consists of the full-height steel storage wall described above, which, in this case, consists of four drawers placed to the left of shelving that is hidden by steel sliding doors. Placed on top of this is a countertop and above this is more storage space whose shelving is hidden by sliding steel doors. Wall-mounted hanging steel storage cabinets whose shelving is hidden by sliding steel doors are located on either side of the window unit in the kitchen's south wall. Below these are the kitchen's stove to the left, the sink unit in the middle, and the refrigerator to the right; all are modern replacements for the original appliances and the Lustron-built original sink unit. Interestingly, the east and south wall surfaces of the kitchen are clad in the same "Maize Yellow" 2-foot-square enameled steel wall panels used on the exterior of the house, and these same panels cover the walls in the adjacent utility area.

The 7.5-foot by 8-foot utility area adjoins the kitchen and it is accessed by an open passageway that both areas share. The south wall of the utility area contains the rear entrance to the house and both this wall and this area's other walls are all clad in the same "Maize Yellow" 2-foot-square enameled steel wall panels used in the kitchen and on the exterior of the house. A built-in broom closet is located at the south end of this area's east wall, while the north end of this space contains the house's original suspended hot air furnace, which is no longer used and which has been replaced by a modern gas-fired forced air furnace placed in the northeast corner of the room.

Access to the house's two bedrooms and its bathroom is via a short hall that extends to the west from the southwest corner of the living room. The first door to the left (south) in this hall provides access to the five-foot-wide by 10-foot-deep bathroom. One enters this room by first passing through an alcove that has closet space to the left hidden by sliding steel doors. The bathroom itself is then accessed by opening a sliding steel pocket door in its north wall. This room is lit by the single casement window located in the south wall over the built-in steel bathtub. The bathroom floor is covered in asphalt tiles, although it is not known if these are original, and the walls are clad in the same "Maize Yellow" 2-foot-square enameled steel wall panels used in the kitchen, the utility area, and on the exterior of the house. The bathroom's east wall retains its original vanity cabinet, illuminated medicine cabinet, toilet paper holder, built-in cup holders over the sink, the original combination grab bar and soap dish over the tub and the curtain rod for the shower. The bathroom's toilet and sink are modern replacements of the originals.

Located at the west end of the hall is a built-in linen closet. Behind this closet are two clothes closets, each of which is accessed from one of the two bedrooms. The second door on the left (south) side of the hall opens into the second bedroom (Bed Room No. 2) and this room is also accessed via a sliding steel pocket door located in its north wall. This bedroom is lit by a triple window group placed on its south wall, and by a double casement window unit placed on the west wall. The only other feature of this room is the built-in double closet located on the room's north wall, and having sliding steel doors. Additional storage space is located above these closets and also features sliding steel doors.

Access to the master bedroom (Bed Room No. 1) is via the door on the right (north) side of the hall and this room is also accessed via a sliding steel pocket door located in its south wall. This bedroom is lit by a triple window group placed on its north wall, and by a double casement window centered on its west wall. The south wall of this room also features a built-in double closet, also having sliding steel doors, and additional storage space is located above these closets with sliding steel doors. In addition, the entire east wall of this room consists of two more clothes closets of the same type as those in the room's south wall. These additional closets flank a built-in centered vanity that consists of two sets of three drawers placed on either side of a recessed space that was designed to house a chair. Placed above the drawers and the chair space is a countertop and a large recessed mirror, and additional hidden storage space is placed above both of the clothes closets and the vanity.

Exterior

The Borton house is rectangular in plan and measures 35-feet-wide by 31-feet-deep. There is a notched open porch area clipped out of the front left corner of the building that measures roughly 12-feet-deep by 6-feet-wide, and sheltered by the roof of the house. This porch is a feature that is only found on the two bedroom Westchester model. The house has a side gable form and it rests on a poured concrete pad foundation, its exterior walls are clad in steel panels that are coated in "Maize Yellow" color porcelain enamel, and the roof that shelters these walls is clad in steel shingles that are coated in a dark grey porcelain enamel.[6]

The 35-foot-wide principal façade of the Borton house faces north towards Lyndale Avenue. Asymmetrical in design and three-bays-wide, its wall surface is clad in 2-foot-square enameled steel panels. The wall is sheltered by the slightly overhanging eave of the main roof, the entire lower edge of which consists of a built-in rain gutter. The left-hand bay consists of the inset open entrance porch. The floor of this porch is part of the house's poured concrete foundation slab, the porch is sheltered by the house's roof, and the porch's flat ceiling is covered in enameled steel panels. A vertical hollow metal post placed at the corner provides additional support for the porch roof and this post is attached to a second slanting hollow metal post that is actually the downspout for the rain gutter above. These two posts are connected to each other by a simplified zigzag pattern metal trellis that provides a touch of modernist ornament to the porch.

The second bay from the left consists of a shallow, projecting, rectangular plan bay window that contains a fixed, aluminum sash, one-light rectangular picture window that is flanked on either side by a four-light operable aluminum sash casement window. This 8-foot-wide by 6-foot-tall window unit is called a Chicago window. It provides light to the living room and a second window unit of identical size and design is located in the façade's right-hand bay and provides light to the master bedroom.

The 31-foot-wide west-facing side elevation of the house is symmetrical in design and two-bays-wide and its wall surface is also clad in 2-foot-square enameled steel panels. Each of the two bays contains a single 4-foot-square rectilinear window unit that contains a pair of side-hinged, operable, three-light aluminum sash casement windows; the one on the left (north) provides light to the master bedroom and the one on the right to the second bedroom. The elevation is then crowned by its slightly overhanging gable end, which is clad in vertically placed one-foot-wide enameled steel panels.

[6] Four exterior colors were available from Lustron: Maize Yellow, Surf Blue, Dove Gray, and Desert Tan.

The 35-foot-wide rear elevation of the Borton house faces south is asymmetrical in design, four-bays-wide, with its wall surface clad in 2-foot-square enameled steel panels. This wall is sheltered by the slightly overhanging eave of the main roof, the entire lower edge of which also consists of a built-in rain gutter that empties into another slanting hollow post located at the extreme left (west) end of the elevation.[7] The left-hand bay contains another Chicago window (described in detail above), and this 8-foot-wide by 6-foot-tall window unit is identical in size and design to the ones on the main façade and provides light to the second bedroom. Placed to the right (east) in the second bay from the left is a 2-foot-wide by 4-foot-tall window unit that consists of a single three-light operable aluminum sash casement window that provides light to the bathroom. The third bay from the left (west) consists of a 4-foot-wide by 8-foot-tall unit that contains the original one-light metal rear entrance door and its associated aluminum screen door, while the fourth bay from the left contains another 4-foot-square window unit that contains a pair of side-hinged, operable, three-light aluminum sash casement windows, and this unit provides light to the kitchen. In addition, a 2-foot-square chimney is located on the south-facing slope of the main roof and this chimney is clad in 1-foot-wide steel panels and is crowned by a steel-clad cap.

The 31-foot-wide east-facing side elevation of the house is asymmetrical in design and two-bays-wide and its wall surface is clad in 2-foot-square enameled steel panels. The 19-foot-wide left-hand (south) bay contains another Chicago window, and this window unit provides light to the dining area. The 12-foot-wide right-hand bay, meanwhile, consists of the inset front entrance porch and another 4-foot-wide by 8-foot-tall unit that contains the original one-light metal main entrance door and its associated aluminum screen door positioned on the far left (south) side of the porch's east-facing wall surface. In addition, this elevation is crowned by its slightly overhanging gable end, which is clad in vertically placed one-foot-wide enameled steel panels.

Interior

Like the exterior, the interior of the Borton house is highly intact and it is in excellent condition. The floors in all of the rooms were originally covered in asphalt tiles and these may still be extant, but the floors in every room in the house, save only for the bathroom, are now covered in dark grey wall to wall carpeting. Otherwise, the original enameled steel panels that cover the walls and ceiling of the house are all intact, as are all the various partition walls that separate rooms and living areas from one another, several of which also contain built-in storage features.

[7] This downspout is attached directly to the rear elevation's wall surface by another zigzag pattern metal trellis.

One enters the house through the single light, steel front entrance door, which is accessed from the entrance porch. The entrance door opens directly into the 14 by 16-foot living room space, which, because the public living areas of the house have an open plan, blends into the dining area to the left. The entrance door is located on the east wall of the living room. Centered on the north-facing wall is the bay with a Chicago window, while built-in bookcases are centered on the room's west wall.

The 9-foot by 10-foot dining area (called the "dinette" on the original plans) is located to the left of the entrance door and is lit by a Chicago window, which is centered on its east wall. The south wall of the dining area consists of a full height steel storage wall that also serves the adjacent kitchen space located on the opposite side. The dining area side of this wall contains two drawers and both open and closed shelving, and the lowest shelf of the open shelving also acts as an open pass-through to the kitchen.

The 6-foot-wide by 17-foot-long kitchen area is accessed by an open passageway from the dining area and is lit by a double casement window unit placed on the south wall of the kitchen. The north wall of the kitchen consists of the full-height steel storage wall described above, which, in this case, consists of four drawers placed to the left of shelving that is hidden by steel sliding doors. Placed on top of this is a countertop and above this is more storage space whose shelving is hidden by sliding steel doors. Wall-mounted hanging steel storage cabinets whose shelving is hidden by sliding steel doors are located on either side of the window unit in the kitchen's south wall. Below these are the kitchen's stove to the left, the sink unit in the middle, and the refrigerator to the right; all are modern replacements for the original appliances and the Lustron-built original sink unit. Interestingly, the east and south wall surfaces of the kitchen are clad in the same "Maize Yellow" 2-foot-square enameled steel wall panels used on the exterior of the house, and these same panels cover the walls in the adjacent utility area.

The 7.5-foot by 8-foot utility area adjoins the kitchen and it is accessed by an open passageway that both areas share. The south wall of the utility area contains the rear entrance to the house and both this wall and this area's other walls are all clad in the same "Maize Yellow" 2-foot-square enameled steel wall panels used in the kitchen and on the exterior of the house. A built-in broom closet is located at the south end of this area's east wall, while the north end of this space contains the house's original suspended hot air furnace, which is no longer used and which has been replaced by a modern gas-fired forced air furnace placed in the northeast corner of the room.

Access to the house's two bedrooms and its bathroom is via a short hall that extends to the west from the southwest corner of the living room. The first door to the left (south) in this hall provides access to the five-foot-wide by 10-foot-deep bathroom. One enters this room by first passing through an alcove

that has closet space to the left hidden by sliding steel doors. The bathroom itself is then accessed by opening a sliding steel pocket door in its north wall. This room is lit by the single casement window located in the south wall over the built-in steel bathtub. The bathroom floor is covered in asphalt tiles, although it is not known if these are original, and the walls are clad in the same "Maize Yellow" 2-foot-square enameled steel wall panels used in the kitchen, the utility area, and on the exterior of the house. The bathroom's east wall retains its original vanity cabinet, illuminated medicine cabinet, toilet paper holder, built-in cup holders over the sink, the original combination grab bar and soap dish over the tub and the curtain rod for the shower. The bathroom's toilet and sink are modern replacements of the originals.

Located at the west end of the hall is a built-in linen closet. Behind this closet are two clothes closets, each of which is accessed from one of the two bedrooms. The second door on the left (south) side of the hall opens into the second bedroom (Bed Room No. 2) and this room is also accessed via a sliding steel pocket door located in its north wall. This bedroom is lit by a Chicago window placed on its south wall, and by a double casement window unit placed on the west wall. The only other feature of this room is the built-in double closet located on the room's north wall, and having sliding steel doors. Additional storage space is located above these closets and also features sliding steel doors.

Access to the master bedroom (Bed Room No. 1) is via the door on the right (north) side of the hall and this room is also accessed via a sliding steel pocket door located in its south wall. This bedroom is lit by a Chicago window placed on its north wall, and by a double casement window centered on its west wall. The south wall of this room also features a built-in double closet, also having sliding steel doors, and additional storage space is located above these closets with sliding steel doors. In addition, the entire east wall of this room consists of two more clothes closets of the same type as those in the room's south wall. These additional closets flank a built-in centered vanity that consists of two sets of three drawers placed on either side of a recessed space that was designed to house a chair. Placed above the drawers and the chair space is a countertop and a large recessed mirror, and additional hidden storage space is placed above both of the clothes closets and the vanity.

Automobile Garage (circa 1960, NC)

In addition to the house there is a separate one-car automobile garage located on this parcel. This Front Gable form building is located to the right (east) of and behind the house. It is accessed via a straight concrete driveway that runs from the street past the house to the garage's entrance door, which is located in the north-facing end elevation of the garage. This building has a concrete pad foundation, a wood frame, and exterior walls clad in wide clapboards. These walls are sheltered by the slightly overhanging eaves of garage's gable roof, which is sheathed in asphalt shingles. In addition, single windows are located in both the east and west facing side elevations of the garage. This garage is of a more recent date of construction than the house and it is considered to be a non-contributing resource for the purposes of this nomination.

Integrity

Because Lustron houses are prefabricated and use standardized components, all examples of a particular model are identical. Consequently, those examples having architectural significance will be the ones that retain the highest levels of integrity. The Borton house is believed to have the highest degree of integrity likely to be found today. The only changes made to the exterior of the house have been the attachment of a metal hand rail to the south wall surface of the entrance porch and the attachment of a porch light to the west wall surface of this porch. Otherwise, the exterior of the house is totally intact, as is its setting, and the house has been very well maintained and is in excellent condition.

Likewise, nearly all of the interior design features originally supplied by the Lustron Corporation are intact. The only original interior features in the house that have been altered are the original built-in kitchen sink and its associated dishwasher/dish drier unit, which have now been replaced with modern equivalents, and the built-in sink in the bathroom and the original toilet (which was not manufactured by the Lustron Corporation), both of which have been replaced with modern equivalents. In addition, the stove and the refrigerator in the kitchen are replacements for the originals, but it needs to be remembered that the originals were not supplied by the Lustron Corp. Instead, it was left to the original owners to supply models of their own choosing.

Significance:

The Einar and Alice Borton House was identified by the Eastside Hill and Westside Neighborhoods Intensive Survey in 2010 as being potentially eligible for listing in the National Register of Historic Places (NRHP) for its local significance under National Register (NR) Criterion C (Architecture).[8] Research to assess the house's potential for eligibility was undertaken using the NR significance area of Architecture, a theme that is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the house by utilizing the Contemporary section of the Architectural Styles study unit of the CRMP.[9] The results of this research are detailed below and demonstrate that the steel-clad Borton house is locally significant under NR Criterion C for being a very fine, highly intact example of a Westchester Deluxe model prefabricated two-bedroom single family dwelling manufactured by the Lustron Corporation.

The Einar and Alice Borton house was built in 1949 and was one of four prefabricated Lustron houses constructed in Eau Claire between 1948 and 1950. Although short-lived, the all metal Lustron houses produced by the Lustron Corporation were some of the most successful of the pre-fabricated houses developed just after World War II to meet the enormous post-war need for new housing. They are now the best known and most readily identifiable of these houses. Lustron houses were produced in a huge former airplane factory in Columbus, Ohio, and they were especially notable for being made entirely of steel and for being mass-produced on an assembly line.

In a 1992 article on these houses, Tricia Canaday wrote:

> Lustron homes are distinctive in their appearance, with two-foot-square, porcelain enameled steel panels on the exterior, usually colored yellow, beige, gray, or aqua. The roof is similarly made of steel, but these panels are sized and shaped to look much like standard shingles. Although several different models were planned, the vast majority—perhaps more than 90%—of those shipped from the factory were the original, two-bedroom Westchester model measuring 31 feet by 35 feet. This model has four picture windows, one in the dining room, one in each bedroom, and one in the living room, which is a bay window.
>
> The interior of the Lustron is all porcelain-enameled steel as well, but these panels are 2 feet wide by 8 feet high and beveled, much like standard paneling, to give the appearance of a

[8] Heggland, Timothy F. *City of Eau Claire Eastside Hill and Westside Neighborhoods Intensive Survey Report*. Eau Claire: City of Eau Claire, 2010, p. 40.
[9] Wyatt, Barbara (ed.). *Cultural Resource Management in Wisconsin* (3 vols.). Madison: State Historical Society of Wisconsin, Division of Historic Preservation, 1986, Vol. 2, p. 2-37 (Architecture).

> conventional home. The design features an open floor plan with only the bedrooms and the bathroom having doors. The space is very efficiently planned, with plenty of storage, making the 1024 square feet seem like more. Built in shelf, drawer and mirror areas are located in the dining room, living room and master bedroom. The closets all have shelves in them as well.[10]

Although a design and practical success, the Lustron House was a manufacturing and commercial failure and only some 2680 were made before the company closed its doors in 1950; approximately 150 were built in Wisconsin. These houses lived up to their claim of being practically maintenance free and termite and rodent-proof and they represented an important step forward in the history of pre-fabricated housing.

History

A detailed history of the Eastside Hill neighborhood of the city of Eau Claire and its built resources is embodied in the *City of Eau Claire Eastside Hill and Westside Neighborhoods Intensive Survey Report*, printed in 2010. In addition, the history of the Lustron Corporation and its products has been extensively chronicled in numerous magazine articles including, *The Lustron House, The History of a Postwar Prefabricated Housing Experiment*, written by Thomas T. Fetters and published in 2002 and *Suburban Steel: The Magnificent Failure of the Lustron Corporation, 1945-1951*, written by Douglas Knerr and published in 2004. There is also an excellent website established by the National Trust for Historic Preservation in 2007: www.lustronpreservation.org. Consequently, the historic context that follows deals in only a general way with the history of the Lustron Corporation and with the history of the area immediately surrounding the Borton house.

The end of World War II saw millions of returning young soldiers, veterans who wanted to put the war behind them and get started on building careers and families. The society they were reentering, however, had not yet had time to adjust to the end of the war economy and the needs of the new post-war one. One of the most urgent needs faced by the post-war United States was finding enough housing for its returning veterans. New housing starts in the United States had already been seriously disrupted by the Great Depression even before the war began and they had been still further disrupted by the war itself, which diverted both materials and workers to the war effort. As a result, by the end of the war in 1945, the federal government was estimating that as many as 3,000,000 new housing units would be needed immediately and as many as 12,000,000 would be needed by the end of the decade. The Chicago Vitreous Enameled Products Co. entered into the prefabricated housing business in an attempt to fill this need.

[10] Canaday, Tricia. Op. Cit., p. 8.

Thomas Fetters writes:

> Porcelain-enameled steel had been introduced originally in the 1930s by the Chicago Vitreous Enameled Products Company. "Chicago Vit" had developed a product line for manufacturing the gleaming white porcelain-coated steel panels that were used to enclose a framework of wood studs and framing to provide attractive and maintenance-free structures for commercial purposes. White Castle, Standard Oil of Indiana, Socony Mobil and many other companies had dozens of examples of these structures across the Midwest and Northeast with a number of other structures built here and there in other parts of the country.
>
> When the early war efforts in 1941 had eliminated the steel supply for their manufacturing line, Chicago Vit turned to producing other steel products vital to the war effort and made its valuable contribution to eliminating the Axis powers.
>
> With the war ended, Chicago Vitreous had turned again to thoughts of supplying a product that was unique to this company. Confident that he could present its case in a logical fashion, the company sent Carl Strandlund to Washington to obtain the steel it needed to get the line running again.[11]

It was Strandlund's intent to persuade officials in Washington to give Chicago Vitreous access to steel so it could once again begin building the gas stations and other commercial buildings that were its mainstay. Postwar needs, however, decided otherwise.

> In 1945, steel remained a controlled commodity under the authority of the Civilian Production Administration (CPA). As vice-president and general manager of Chicago Vitreous Enameled Products, Carl Strandlund adroitly aligned his company's interests—the production of steel enameled panels—with those of the U.S. government—the mass production of housing. The most critical policy in the administration's pipeline was the Veterans Emergency Housing Act, which when passed in 1946 allowed scarce resources to be diverted to the development of housing. Strandlund was able to use the potential of this policy (along with the public sentiment associated with returning veterans) as collateral to leverage political will, and established the independent Lustron Corporation in 1946.

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[11] Fetters, Thomas T. *The Lustron House, The History of a Postwar Prefabricated Housing Experiment.* Jefferson, NC: McFarland & Company, Inc., 2002, p. 4.

> Over the life of the company, he received approximately $40,000,000 in loans from the government's Reconstruction Finance Corporation—charged with supporting programs that addressed the emergency housing crisis—to produce housing on a large scale. By acquiring a one-million-square-foot plant (also facilitated by the by the federal government) in Columbus, Ohio, in 1947, the company planned to produce one hundred houses per day. The product was an all-steel, porcelain panel, one-story, gable-roof "ranch"-style house. While its aesthetic was conservative, many of its features (including radiant heating system and a combined clothes and dish-washing machine) were cutting edge.[12]

In effect, what Strandlund was proposing was that his Lustron Corporation would build prefabricated houses in a factory and on an assembly line in the same way that automobiles, refrigerators and stoves were produced. He was also proposing that Lustron's houses would be built completely out of steel and aluminum, both of which were revolutionary concepts at that time. In addition, he developed a distribution system that was modeled on the automobile industry.

> A unique factory system was devised with special semi-trailers designed to haul Lustron homes directly to their destination. The trailers moved through the plant and pieces of the house were loaded in reverse order, making on-site assembly easier. In addition, the trucks were designed to accommodate all the parts of the house without crating.
>
> Rather than selling the Lustron homes directly, Carl Strandlund devised a sales and distribution strategy to sell the houses to certified, franchised dealers who, in turn, sold and erected the homes. A training school was set up in Columbus to teach dealers and their construction teams how to assemble the houses. Assembly time could be brought down to 250-350 hours with practice, significantly shorter than the 1600 hours it took to construct a frame house.
>
> Strandlund announced that Columbus would become the "Detroit of the housing industry" and made grandiose predictions regarding the future of the Lustron home. Originally, Strandlund promised that his factory would be tuning out 400 houses per day by the end of 1947; at its peak, however, the plant never produced more than 30 houses per day. Production delays added to the company's problems. The size and magnitude of the operation made outfitting the plant very difficult. Special machinery had to be designed and built, which was no small task.

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[12] Fields, Darell Wayne. "Douglas Knerr, *Suburban Steel: The Magnificent Failure of the Lustron Corporation, 1945-1951* [book review]," *Journal of the Society of Architectural Historians* Vol. 64.3 (Sept. 2005): pp. 387-9.

By late 1948, the Lustron Corporation shipped its first houses but by then, it may have been too late. It was reported that the company was losing $1 million a month because of these delays. Purchasers were becoming resentful and discouraged by unmet expectations and unfulfilled promises or were impatient to receive the Lustron home ordered many months before. People felt that Standlund had been given every opportunity to succeed, from low interest government loans to a war surplus factory to operate in, and yet he was not doing what he claimed. Public sentiment began to grow against the Lustron executive and his company.

The Lustron Corporation continued to lag behind production schedules. By late 1949, the company's loans totaled more than $37,000,000 and the federal government was becoming uneasy. In addition, the construction and finance lobbies were pressuring the federal government and accusing the Reconstruction Finance Corporation (RFC), which awarded the loans, of favoritism towards Lustron. Around mid-July, the RFC began to pressure Lustron for better production and repayment of loans.

At the same time, the press picked up on the story and the company was the recipient of a significant amount of bad publicity. When the RFC announced in January 1950 that Lustron was in default of $22,000,000 in federal loans, many congressmen began to call for foreclosure against Lustron. Although the corporation worked fervently to restructure and secure more capital (including attempts to get another $25 million for the federal government, it was unsuccessful. The plant continued to produce houses until June 6, 1950, when the foreclosure sale was scheduled and the factory closed its door for good. [13]

In all, about 2680 Lustron homes were shipped from the factory in Columbus, Ohio, between late 1948 and 1950; three of these, including the Borton house, are located in the Eastside Hill neighborhood area in Eau Claire.

By the end of World War I, the Eastside Hill area was a well-established residential neighborhood. A fine new Collegiate Gothic Style Second Ward School had been built at 1105 Main St. in 1917 to serve the rapidly increasing numbers of school-age children in the area. The large new industries established in Eau Claire just before and after the war, such as the Northwestern Steel and Ironworks and the Gillette Rubber Company, created a new demand for affordable houses that rapidly filled the lots in the area's existing plats. This resulted in seven more plats being surveyed in the area between 1917 and 1930, most of which were located to the south and east of the existing plats.

[13] Canaday, Tricia. Op. Cit., pp. 9-10.

Not surprisingly, the Great Depression effectively put an end to new platting activities in the Eastside Hill area and to most house construction. By 1937, however, economic conditions were changing once more and that year saw two new plats recorded in the area: Manthei's First Addition, owned by Martin Manthei, and the Riverview Subdivision, owned by the Riverview Realty Co. Manthei's First Addition was bounded on the west by the east side of Margaret St., on the north, by Highland Ave., and on the south by Fenwick Ave., and it was the first of four additions he would plat that would, by 1945, extend east to Keith St., all of which would serve to extend the Eastside Hill area still further to the south.

As the economy continued to improve and as more workers moved into Eau Claire, still more platting was done in the Eastside Hill area, and by the beginning of World War II six more plats had been recorded. The start of World War II once again put a halt to platting activities in the Eastside Hill area and to almost all other non-war-related construction activities as well; but, by the time the war ended, platting activities in Eastside Hill had once again resumed in anticipation of post-war housing needs. Manthei's Third and Fourth Additions were both platted in 1945, Bergman's Addition was platted in 1946, Mato's Addition was platted in 1948, Brice's Addition was platted in 1949, and Bergh's Addition was platted in 1950. All of these new plats were located in the southernmost portion of the Eastside Hill area.

By 1950, the platting activity that created the Eastside Hill neighborhood had come to an end and by 1960 virtually all the lots in the area had been built upon. In the course of the one hundred year period that spanned the years between the establishment of the neighborhood's first plat and 1960, the neighborhood had spread steadily south and east from the earliest plat located in its northwest corner to Bergh's Addition located in its southeast corner. As a result, the area's oldest houses are located in the northwest portion along Dodge, Talmadge, Main and Barland streets and along E. Grand Ave. As one moves south and east from this portion, houses become steadily more modern in design with Progressive Style examples such as the Bungalow, American Foursquare and Craftsman styles being soon superseded by Period Revival style examples and these in turn by Contemporary Style ones, such as the Lustron homes.

It was on one of the lots in Manthei's Third Addition that the Borton house was built. Einar O. Borton was a teller at the American National Bank and Trust Co. in Eau Claire when he and his wife, Alice, decided to purchase one of the new Lustron houses in 1949. While no contemporary newspaper accounts regarding their house's construction have been found, it must have been the subject of much local interest and speculation, especially since an identical example was under construction just a block away at 1831 Badger Ave. during the same year. The demise of the Lustron Corporation in 1950 brought an end to the Lustron experiment in Eau Claire. The Bortons continued to live in their house for some years, while Emma Julin lived in her identical house on Fairway St. in the northeast part of the neighborhood until the 1980s.

Architecture:

The Einar and Alice Borton house is eligible for listing in the NRHP because it is a very fine, highly intact example of the prefabricated all-metal houses that were designed and built by the Lustron Corporation between 1948 and 1950. Up until the end of World War II, prefabricated houses in the United States had been largely confined to the pre-cut catalog houses sold by such companies as Sears-Roebuck, Aladdin, Montgomery-Ward, and others. The unprecedented need for housing at the end of the war made it necessary for the federal government to explore more innovative, even radical ideas in order to meet the needs of its millions of returning veterans. Of those that were actually realized, none was more modern or more innovative than the houses that were built by the Lustron Corporation. Lustron houses are basically small, either two or three bedroom, single-story Ranch Style houses that have steel frames, exterior walls of enameled steel panels, and simple, shallow-pitched gable roofs whose slopes are also sheathed in enameled steel shingles. Lustron interiors also feature walls of enameled steel panels and they also have numerous factory provided built-in steel storage spaces, as well as factory-supplied sinks and bathtubs. All of these elements are to be found in the Borton house, and its significance is considerably enhanced by its superb condition and by the high degree of integrity that is present in the fabric of the house today.

Creating a truly pre-fabricated house and replacing the traditional building materials used in house construction with more modern materials such as steel and aluminum were long-standing dreams within the housing industry and for architects. Steel had been proposed as a building material for use in house design as early as the end of World War I in England. In her article on Lustron houses Kimberly Alvarez writes:

> In England, a post World War I housing shortage and simultaneous steel surplus resulted in at least two successful factory-made metal houses—the "Weir" and the "Athol" models, both designed in 1924 and constructed with timber framing and clad in steel. The Dorlonco house of the 1920s eliminated wood in its construction and instead combined a steel frame with a skin of metal panels covered with cement. In America, Buckminster Fuller introduced his first Dymaxion House in 1927. In Germany, the Muche-Paulick steel house (1926) had a Bauhaus design with enameled steel wall panels with rubber gasket trim. Neither ever reached full production. … In 1932, Charles Bacon Rowley & Associates of Cleveland, Ohio, designed the first American prototype of a house with interlocking enameled steel panels as the exterior skin. That same year, the American Rolling Mills Company (ARMCO) and Ferro Companies produced in a cooperative effort, the Armco-Ferro house, a frameless structure built of load-bearing enameled steel. Other corporations tried their own experiments with prefabricated steel houses in the early 1930s

including General Houses, Inc. (Chicago), American Houses, Inc. (New York), and National Houses, Inc. (Lafayette, Indiana).

The 1933 Century of Progress Exposition in Chicago was one of the first fairs to popularize experimental demonstration houses to the public. Much of the focus during this fair was centered on the use of steel for housing stock. More than a dozen firms exhibited prefab steel houses, but only two-thirds of these prefab housing companies used steel as a major component of their products. Typically, technical problems such as condensation, corrosion, and insulation hindered their experiments and the resulting final products. In addition, the major investment needed for raw materials and equipment for mass production, as well as the critical lack of access to an organized distribution network drove the unit cost of each house too high to be attractive to potential buyers. At the same time, the experimental nature of these houses limited their corporate support.

Despite the number of prefabricated house designs making use of steel, or enameled modular panels, homebuyers still saw these metal houses as "out of the norm," too experimental, temporary, and ultimately, too expensive. Each company only built a few hundred houses because of these public conceptions and the fact that production and steel supplies came to an abrupt halt once the United States entered into World War II.[14]

The housing shortage in the United States at the end of World War II compelled the U.S. government to become an important new player in the housing market. The government's need for an immediate solution to the housing crisis, coupled with its successful prior experience with manufactured prefabricated factory-built buildings during the war, such as the Quonset Hut, led it to seek out solutions to the crisis from the prefab industry.

Under the stimulus of government support, nearly 300 companies entered the prefabricated housing industry in the late 1940s. Of these, only three were chosen to receive direct federal loans. Two of the three—General Panel Corporation (1942-1951) and the Lustron Corporation (1946-1950)—were subsidized to produce steel houses. Carl Strandlund, an engineer previously vice-president of the Chicago Vitreous Enamel Products Company, founded the Lustron Corporation. After developing a prototype house in Illinois, the Lustron Corporation won support

[14] Alvarez, Kimberly Konrad. "The Lustron House: The Endangered Species of the Post-World War Prefabricated Housing Industry." *Adirondack Architectural Heritage Newsletter*, Vol. 18, No. 2, Winter 2009, p. 2. Two of the best know experimental houses shown at the Century of Progress Expo were the Stran-Steel Corporation's Good Housekeeping-Stran-Steel House and Chicago architect Fred Keck's Crystal House.

> for its assembly-line produced porcelain enameled steel houses and a commitment of federal financing to cover the cost of the first 15,000 homes produced.[15]

The first prototype model was designed by Blass and Beckman, architects located in Wilmette, Illinois. It was built by the Chicago Vitreous Enameled Products Company and was called the "Esquire." Once completed in mid-1946, it was erected in the Hinsdale, Illinois, grounds of the Hinsdale Nursery, a large commercial supplier of trees and shrubs, where it was used to demonstrate to the federal government that such an all-steel house was both feasible and desirable.[16] With the exception of an offset on the rear elevation that was afterwards eliminated, this model was essentially identical to the Westchester model that subsequently became the Lustron Corporation's first production model and which accounted for 90% of all the Lustron houses built, including the Borton house. The Westchester came in both two and three bedroom editions, also available in deluxe and standard models, the principal difference between them being the number of built-ins inside and the lack of a front-facing bay window in the standard model.[17]

Once the production line in Columbus was operational, Strandlund then began an intensive marketing campaign.

> As part of the nationwide marketing efforts, demonstration homes were fabricated and erected in major cities all over the Midwest and the East coast. The first Lustron model home (Serial #1) was constructed and set up for exhibit in New York City on the northeast corner of 52nd Street and the Avenue of the Americas in Manhattan. This model was the newest design—the "Westchester" two-bedroom unit— and was furnished and decorated on the interior by McCall's magazine. Over 60,000 people toured the model house in the sixteen days it was open. This model proved to be highly effective in gaining recognition for the company's efforts to produce a high-quality, mass-produced house. After the public demonstration of the Lustron house in New York City, the company explained that the houses, similar to the auto industry would be sold through a network of authorized dealerships and announced its first three franchised dealers in the New York metropolitan area.[18]

In the months that followed, Lustron opened additional demonstrator houses in dozens of other cities and began a nationwide advertising campaign in the spring of 1948. Demand for the new houses (egged on by the nationwide housing shortage) was instantaneous and extended not only to individual homebuyers but

[15] Alvarez, Kimberly Konrad. Op. Cit., p. 3.
[16] Fetters, Thomas T. Op. Cit., p. 18. The architects were Roy Blass and M. H. Beckman.
[17] Unlike the two-bedroom model, the three-bedroom model did not have an inset entrance porch.
[18] Alvarez, Kimberly Konrad. Op. Cit., p. 3.

to the military as well, which saw them as being ideal for housing on its numerous new bases.[19] By the beginning of 1949, Lustron houses were being constructed throughout Wisconsin. A June 1949 article in the *Wisconsin State Journal* reported:

> All-steel homes — symbolizing the big-scale, production-line answer to the housing problem — are finding "good acceptance" in Madison and in Wisconsin, officials of the Lustron Corp. and their dealer in Madison report. Four Lustron homes have been completed in Madison, another is nearing completion, and a sixth is in the early stages of erection. Work on the concrete slabs of three more, a preliminary to erection, is underway.
>
> In the area covered by the Madison franchise, one house has been completed at Oregon, another is near completion at Marshall, one is in the process of erection at Mt. Horeb, and a floor slab has been started at Verona.
>
> As of June 1, there were at least 46 Lustron houses in the state, according to the parent corporation in Columbus, O. Milwaukee had 11 up or going up on that date, and Menasha had seven; Darlington, five; Green Bay, four; La Crosse, Geneva, and Portage, three; Kenosha and Eau Claire, two; and Janesville, one. Wisconsin, with 46 of the factory-built homes, had more than any other state in the nation, with the exception of Ohio and Illinois. Indiana was a close fourth, with 45.[20]

Indeed, the results of Strandlund's marketing campaign were almost too successful and created a demand that his factory, which was still not fully equipped, could not supply. By mid-1949, the shortfall in production and the rise in the price of the houses that accompanied it were beginning to have serious consequences for the Lustron Corporation. *Architectural Forum* reported:

> As the Lustron house came up for its decisive test in the hands of dealers, there were two strikes against it. One of these was time and the other was price. Lustron had missed the peak of the housing market: the back of the housing shortage has been broken and there were no longer six customers for every house-for-sale sign. What urgent market pressure remained was in the low cost bracket—and Lustron's price to the dealer, counting freight, was around $6,000. For the price to the customer, the cost of site labor, land and utilities had to be added. In Wisconsin, Lustron

[19] At one point the newly formed U.S. Air Force was contemplating buying as many as 2000 of the new houses and, in fact, the largest single quantity built at a single location was 60 houses that were built at the U.S. Marine base at Quantico, Virginia.

[20] "Steel Homes Are Winning 'Good Acceptance" in State.' Madison: *Wisconsin State Journal*, June 19, 1949, Sec. 4., p. 4.

> houses on lots were selling for $10,000, in Illinois for $11,000, in New York for $10,500, in Connecticut for $11,000. These were not low-cost houses.[21]

And yet, the demand for the new houses continued to be strong, helped to a large extent by the fresh new concept that the Lustron house embodied.

> Counterbalancing these two factors [time and price] was a simple and probably overriding fact: the Lustron house had enormous market appeal. Far from showing any dislike of the standardization of the machine-made house, well-heeled customers were taking to the house with something like the passion that Americans have given to automobiles. The porcelain enamel finish, which Standlund applies at a cost of 10 cents a sq. ft. (about the cost of two coats of paint) has a lot to do with the remarkable consumer acceptance which has greeted his steel house. This finish gives the steel permanent rust resistance and eliminates a large part of the $20 a month maintenance reserve usually figured for a house this size. But its appeal to the eye may be even more provocative to the customer. The handsome colors, the subdued gleam of the matte finish, the look of immaculate cleanliness and imperishable newness—these seemed to stir something very close to the American heart.[22]

In order to address the price issue, the Lustron Corp. developed several new, less costly models: the two and three-bedroom "Newport" and the two and three bedroom "Meadowbrook." But, by 1950 it was too late for these new models to have any effect on the outcome.

> While Strandlund intended to manufacture 30,000 houses a year, that goal was never reached. After four years, 1946—1950, the corporation folded with a final production of only 2680 houses. The Lustron Corporation made several business decisions that undermined the company's potential success. First, the company underestimated the time and money needed to achieve efficient mass-production. Second, it never established the proper distribution system to handle high volume sales. These miscalculations were critical. In addition to the 19 months it took to set up the plant and begin producing homes on a regular basis, the housing crisis had largely passed and this unusual house was competing in a rebounding market. Lastly, because production levels were low, the costs of each house steadily escalated.[23]

---

[21] "The factory-built house is here, but not the answer to the $33 million question: How to get it to market?" *Architectural Forum*, Vol. 90, No. 5, May, 1949, p. 108.
[22] Ibid.
[23] Alvarez, Kimberly Konrad. Op. Cit, p. 3.

Today, it is estimated that just 1850 of the houses built by the Lustron factory have survived and the overall number that are still extant in Wisconsin is unknown.

> A number of Lustrons were erected in Wisconsin. Lustron Corporation records show that approximately 150 Lustron homes were sent to franchised dealers in our state, with the largest single number sent to Findorff general contractors in Madison. Unfortunately, since these dealers have either gone out of business or disposed of company records from 40 years ago, no one is sure precisely where the homes are located.[24]

The above was written in 1992. Since then, the locations of 69 of Wisconsin's Lustrons have been confirmed and these are all listed in the Wisconsin Historical Society's Division of Historic Preservation's online AHI database. Four of these Lustrons were built in Eau Claire, and three of these were built in the Eastside Hill neighborhood. One of them, of course, is the Einar and Alice Borton house. The other two are the William and Azelie Roux house located at 1831 Badger Ave. and the John and Emma Julin house located at 1700 Fairway St. Both of these other two houses were also built in 1949 and they are also examples of the Westchester Deluxe two-bedroom model, but they have now been altered. Since integrity is the most important attribute of these otherwise identical houses, they are not considered to be eligible for listing in the NRHP.[25] That three of these Lustron houses were located in the Eastside Hill neighborhood is not surprising. The south and east portions of this neighborhood, where these three houses are located, were mostly platted just after the end of World War II and these portions, as well as the rest of the neighborhood, are exclusively residential and are and have been largely populated by those who work in the city's factories and businesses. Homes throughout the area are modest in size, although this has nothing to do with the quality of their design, they are well maintained and they continue to be single family residences and typically owner-occupied.

Today, the houses designed and built by the Lustron Corporation are recognized as being an important step in the evolution of the pre-fabricated housing and they are increasingly the object of both critical study and popular interest. In 2007, for instance, the National Trust for Historic Preservation established a website (http://www.lustronpreservation.org) whose purpose was to create an online community for Lustron house owners and aficionados and which features a history, photos, locations, preservation guidelines, and original construction drawings for Lustron homes. The following year, the Museum of Modern Art in New York put on an important exhibition entitled "Home Delivery: Fabricating the Modern Dwelling," which featured a chronological examination of factory-produced

[24] Canaday, Tricia. Op. Cit., p. 10.
[25] The fourth Eau Claire example is located outside the Eastside Hill neighborhood at ca.975 N. Hillcrest Parkway but this house has not yet been entered into the AHI database.

architecture from the 19th century to 2008. Besides the five modern pre-fabricated houses that were erected on an adjacent outdoor lot, the Museum also displayed a highly intact Westchester deluxe model two-bedroom house inside the Museum, which was temporarily moved from its home in Arlington, Virginia, and reassembled in the museum. In the accompanying catalog for the exhibition the authors had the following to say about the Lustron:

> The formal composition of the house was not particularly novel, but the material palette and remarkably fast assembly set it apart from anything built before it. In a sense, the Westchester was, along with [Fred] Keck's Crystal House and the Stran-Steel House, one of the first prefabricated houses whose form explicitly illustrated its means of construction. It was frankly and proudly an industrial product.[26]

Summary:

The Einar and Alice Borton house is eligible for listing in the NRHP at the local level of significance because it meets the test of Criterion C, which asks that a nominated property exhibit "Distinctive design or physical characteristics." The Borton house is an excellent and highly intact example of the Lustron Corporation's Westchester deluxe two-bedroom model pre-fabricated all-metal house. Several states, including New York and Georgia, have completed extensive state-wide surveys of their Lustron houses and have listed many of them in the National Register of Historic Places as part of Multiple-Property Designation nominations. The Multiple Property submission for the Lustrons in the State of Georgia states that in order to meet National Register registration requirements, "the house must be a one-story ranch-type Lustron with exterior two-feet-square, porcelain enamel steel panels and porcelain-enameled, tile-like roof shingles. The interior must retain a significant portion of the enameled steel ceiling and wall panels. The house must be manufactured by the Lustron Corporation and maintain a high degree of integrity by retaining most of its metal construction, an intact floor plan, aluminum casement windows, enameled steel, tile-like roof shingles and concrete slab foundation." The Borton house meets all of these criteria and its significance is further enhanced by the very fine physical condition of the building.

[26] Bergdoll, Barry and Peter Christensen. *Home Delivery: Fabricating the Modern Dwelling.* New York: Museum of Modern Art, 2008, p. 104.

Major Bibliographical Sources:

Publications:

Alvarez, Kimberly Konrad. "The Lustron House: The Endangered Species of the Post-World War Prefabricated Housing Industry." *Adirondack Architectural Heritage Newsletter*, Vol. 18, No. 2, Winter 2009.

New York: *Architectural Forum*, Vol. 90, No. 5, May, 1949.

Bergdoll, Barry and Peter Christensen. *Home Delivery: Fabricating the Modern Dwelling.* New York: Museum of Modern Art, 2008.

Canaday, Tricia. "The Lustron Home." Madison: State Historical Society of Wisconsin, *Wisconsin Preservation.* Vol. XVI, No. 5, Sept/Oct. 1992.

Fetters, Thomas T. *The Lustron House, The History of a Postwar Prefabricated Housing Experiment.* Jefferson, NC: McFarland & Company, Inc., 2002.

Fields, Darell Wayne. "Douglas Knerr, *Suburban Steel: The Magnificent Failure of the Lustron Corporation, 1945-1951* [book review]," *Journal of the Society of Architectural Historians* Vol. 64.3 (Sept. 2005.

Heggland, Timothy F. *City of Eau Claire Eastside Hill and Westside Neighborhoods Intensive Survey Report.* Eau Claire: City of Eau Claire, 2010.

Knerr, Douglas. *Suburban Steel: The Magnificent Failure of the Lustron Corporation, 1945-1951.* Columbus: Ohio State University Press, 2004.

Newhouse, John. *Wisconsin State Journal.* February, 1949. Newhouse wrote six consecutive articles in the *Journal* relating to the Lustron house during February of 1949.

Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin.* Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986.

Major Bibliographical Sources: Continued

Websites:

www.lustronpreservation.org.

Verbal Boundary Description:

Lot 4, Manthei's Third Addition to the City of Eau Claire.

Boundary Justification:

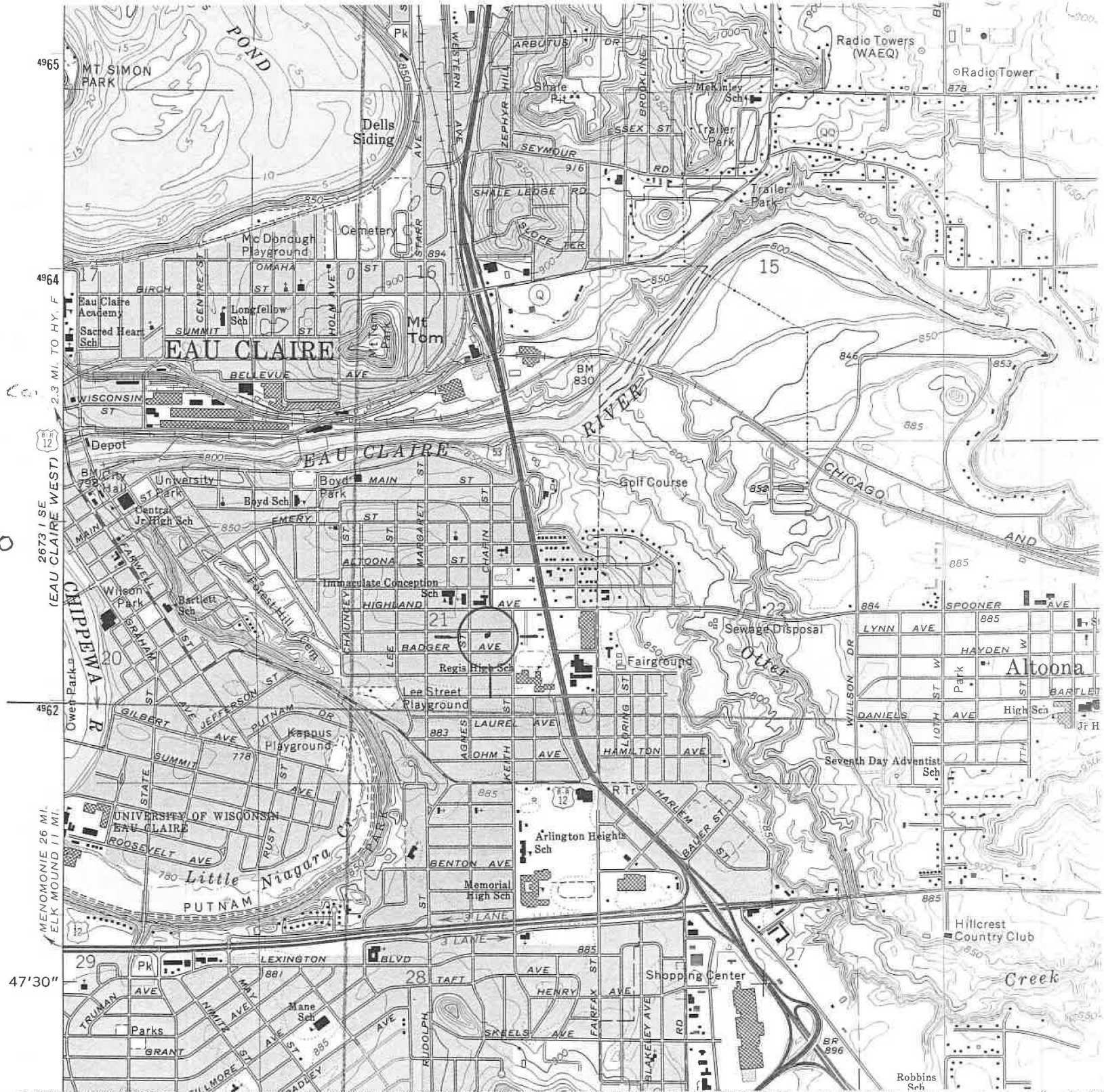
The parcel described above contains all the land that has historically been associated with the Borton house.

USGS Map indicating the property's location.

Lustron Corporation architectural drawings: floor plan, four elevation drawings, section drawing.

Einar & Alice Borton
House
Eau Claire, Eau Claire Co.
WI
UTM Co-ordinates

Z	E	N
15	620630	4962360



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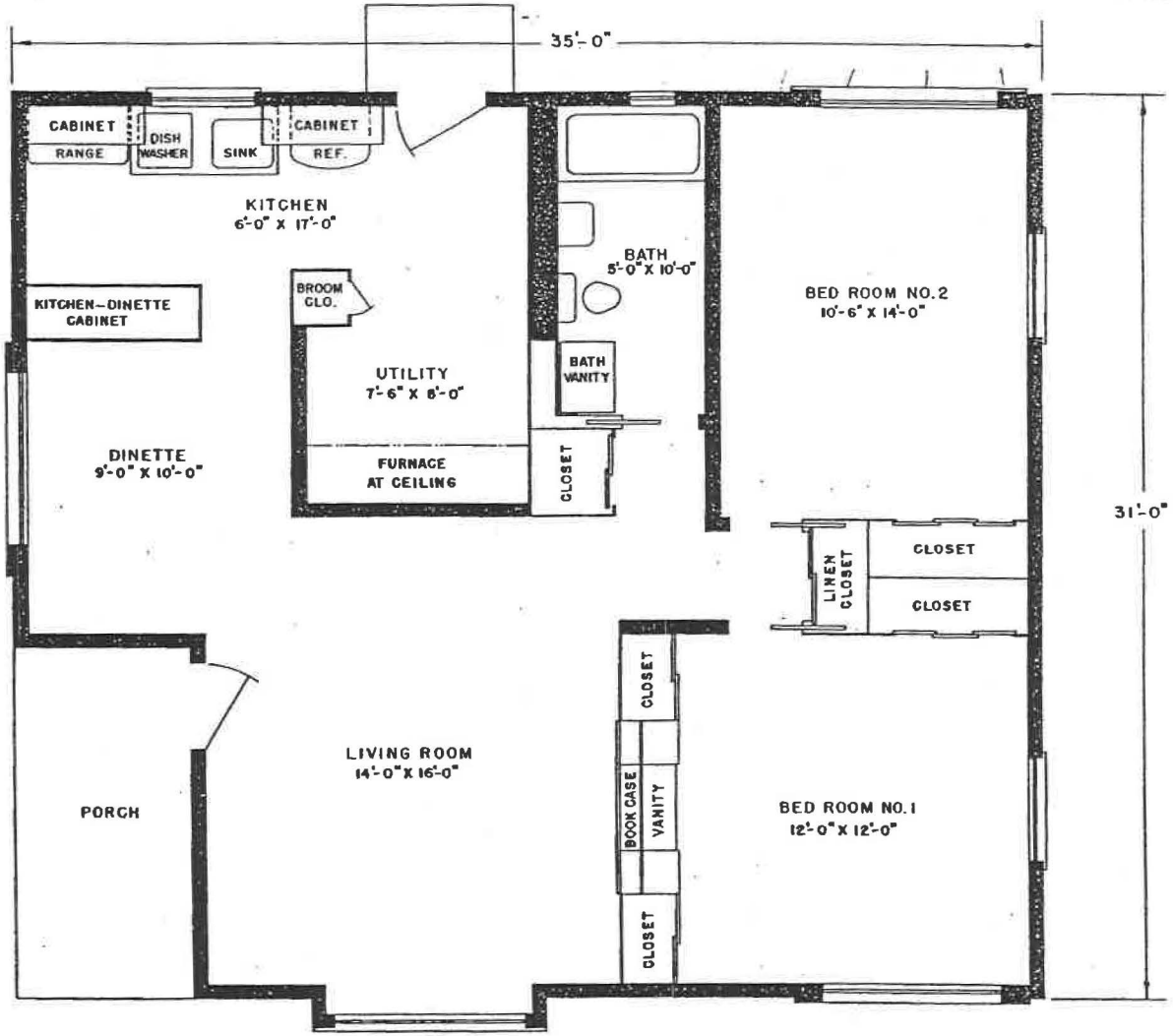


LUSTRON CORPORATION

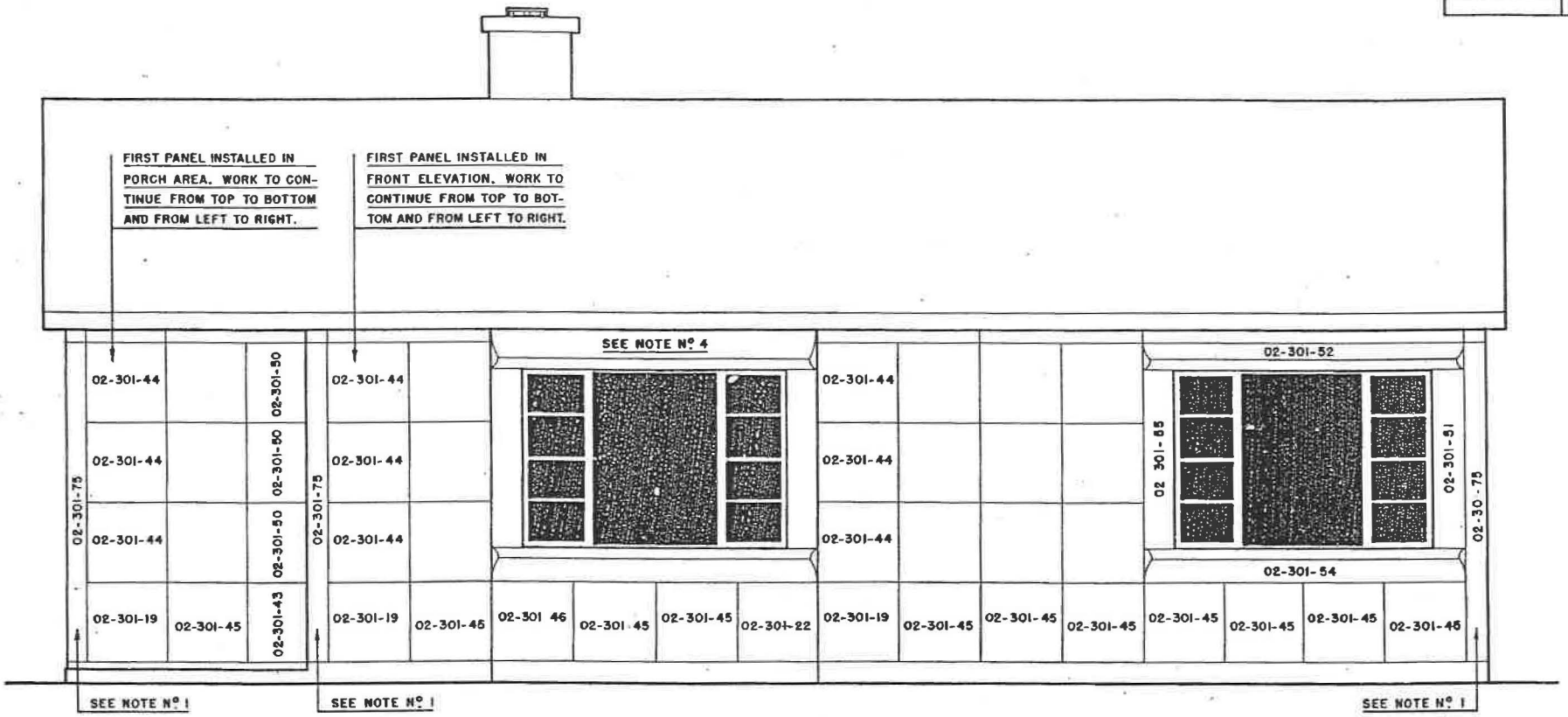
ERECTION MANUAL

TITLE

FLOOR PLAN

PREPARED BY	DATE	EFF. 426 THRU 3000
G.B.E.	4-21-49	DRAWING NUMBER EM-02-B-11.1

NP - 614	4-15-49



NOTES:

1. FOR LOCATION AND INSTALLATION OF CORNER PANEL CLIPS, SEE EM-02-L-51. THESE CLIPS MUST BE INSTALLED BEFORE PANELING IS STARTED.
2. UNLESS NOTED, ALL 24"X 24" PANELS SHOWN ARE 02-301-40.
3. ALL PANELS SHOWN ON THIS PAGE ARE TO BE INSTALLED WITH #8-15 X 5/8" SELF-TAPPING SCREWS, LS244-10B.
4. 02-301-41 BAY WINDOW WALL STRUCTURE ASSEMBLY INCLUDES BAY WINDOW HEADER, JAMBS, AND SILL.

LUSTRON CORPORATION

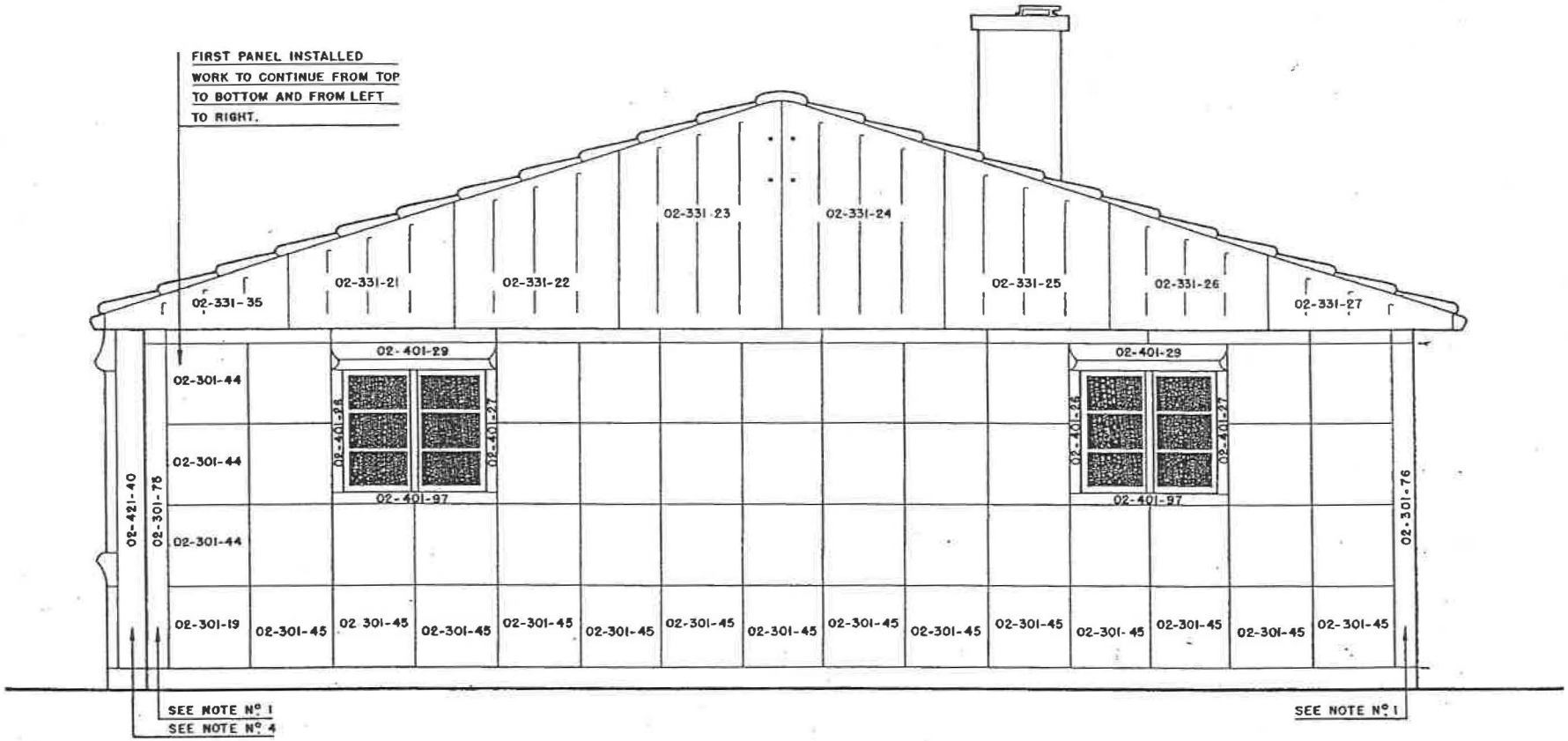
ERECTION MANUAL

TITLE

PANELS, EXTERIOR - FRONT ELEVATION

PREPARED BY	DATE	EFF. 511 & SUBS.
J B R	4-15-49	DRAWING NUMBER EM-02-L-41.1

RELEASE NO	DATE
NP-705	7-6-49



NOTES:

1. FOR LOCATION AND INSTALLATION OF CORNER PANEL CLIPS, SEE EM-02-L-51.1.

   THESE CLIPS MUST BE INSTALLED BEFORE PANELING IS STARTED.

2. UNLESS NOTED, ALL 24"X24" PANELS SHOWN ARE 02-301-40.

3. ALL PANELS SHOWN ON THIS PAGE ARE TO BE INSTALLED WITH #8-15X5/8" SELF-TAPPING SCREWS, LS244-108.

4. FOR INSTALLATION OF 02-421-40 BAY WINDOW SIDE PANEL, SEE EM-02-L-40.11.

LUSTRON CORPORATION

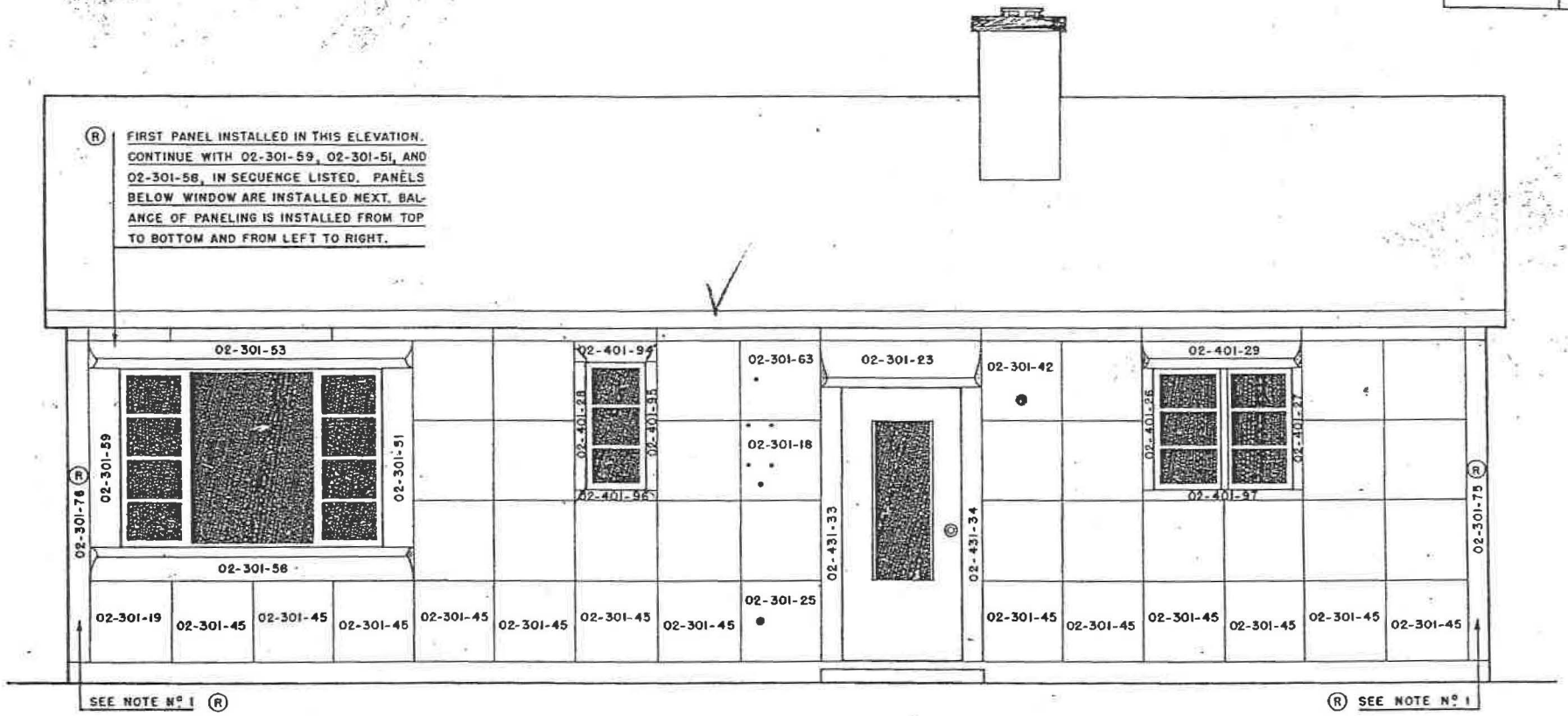
ERECTION MANUAL

TITLE

PANELS, EXT. — RIGHT SIDE ELEVATION

PREPARED BY	DATE	EFF. 1001 & SUBS.
J B R	7-5-49	DRAWING NUMBER EM-02-L-12.1

RELEASE NO.	DATE
NP-322	1-18-49
NP-615	4-15-49



Ⓡ NOTES:

1. FOR LOCATION AND INSTALLATION OF CORNER PANEL CLIPS SEE EM-02-L-51.1.

   THESE CLIPS MUST BE INSTALLED BEFORE PANELING IS STARTED.

2. UNLESS NOTED, ALL 24"X24" PANELS SHOWN ARE 02-301-40.

3. ALL PANELS SHOWN ON THIS PAGE ARE TO BE INSTALLED WITH #8-15X5/8" SELF-TAPPING SCREWS, LS244-108.

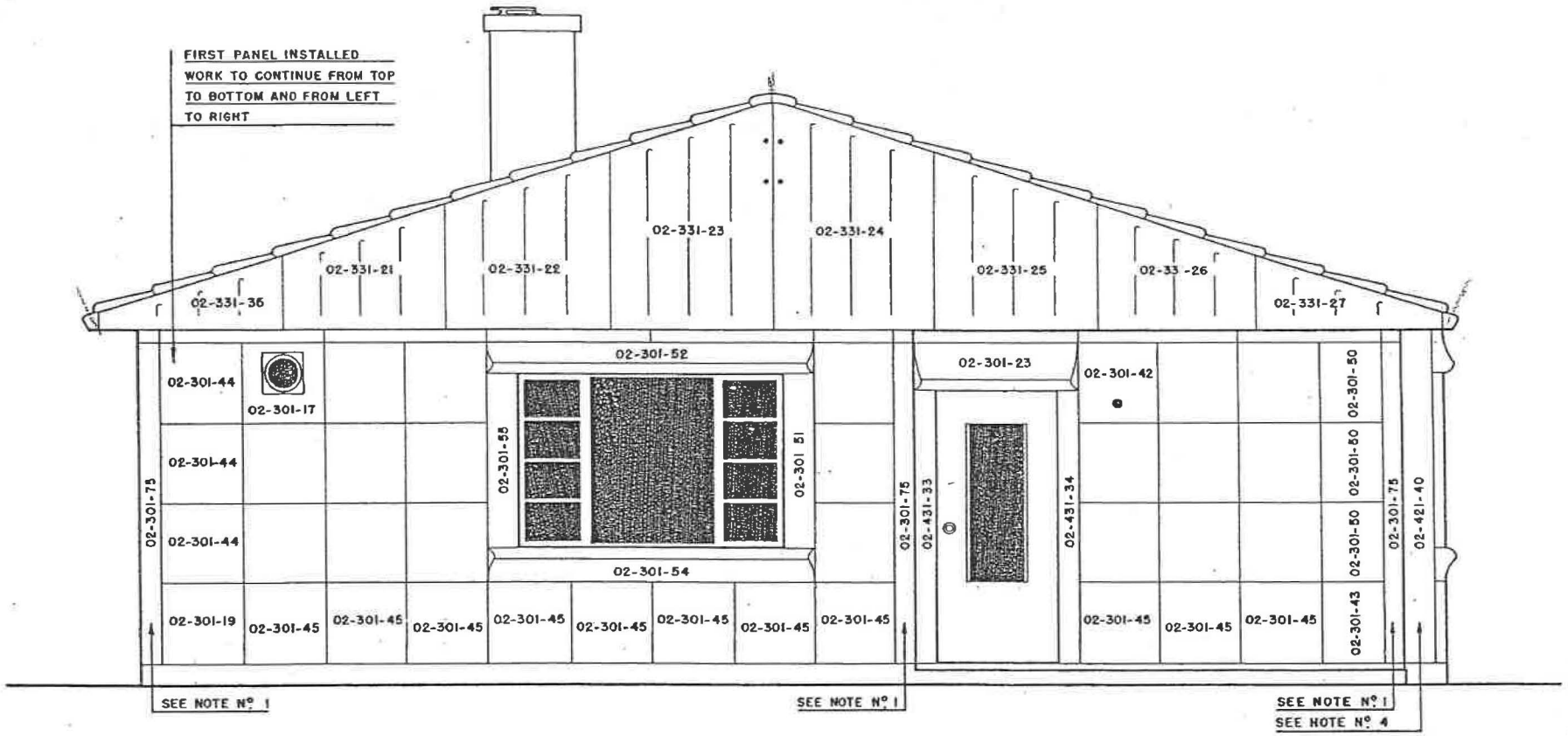
LUSTRON CORPORATION

ERECTION MANUAL

TITLE
PANELS, EXTERIOR — REAR ELEVATION

PREPARED BY	DATE	EFF.
WAC	1-11-49	511 & SUBS.
REVISED BY Ⓡ JBR	4-15-49	DRAWING NUMBER EM-02-L-20.11

RELEASE NO.	DATE
NP-705	7-5-49



NOTES:

1. FOR LOCATION AND INSTALLATION OF CORNER PANEL CLIPS, SEE EM-02-L-51.1.

   THESE CLIPS MUST BE INSTALLED BEFORE PANELING IS STARTED.

2. UNLESS NOTED, ALL 24"X 24" PANELS SHOWN ARE 02-301-40.

3. ALL PANELS SHOWN ON THIS PAGE ARE TO BE INSTALLED WITH #8-15 X 5/8" SELF-TAPPING SCREWS, LS244-108.

4. FOR INSTALLATION OF 02-421-40 BAY WINDOW SIDE PANEL, SEE EM-02-L-40.11.

LUSTRON CORPORATION

ERECTION MANUAL

TITLE
PANELS, EXT. — LEFT SIDE ELEVATION

PREPARED BY	DATE	EFF.
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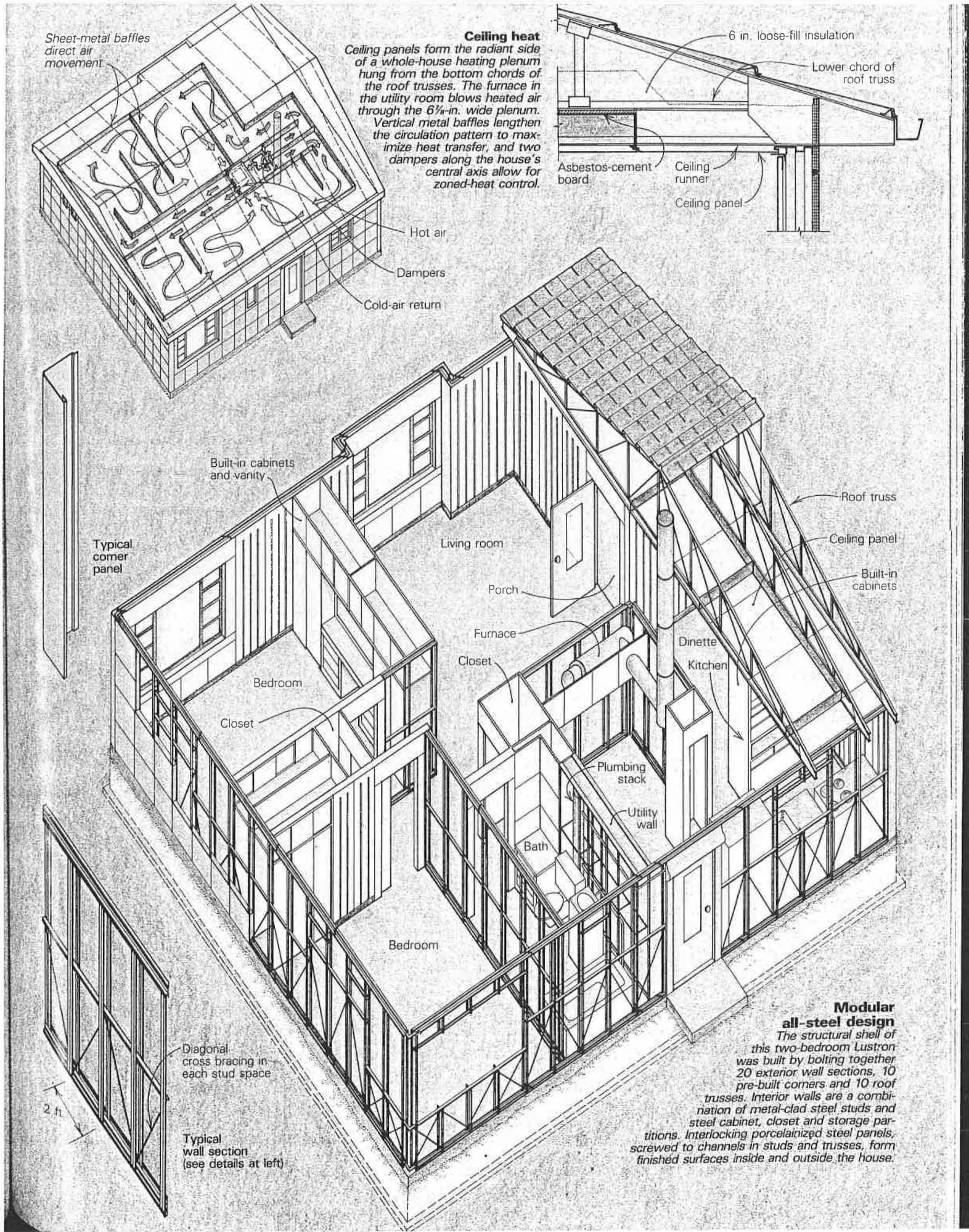
DRAWING NUMBER
EM-02-L-32.1



Ceiling heat

Ceiling panels form the radiant side of a whole-house heating plenum hung from the bottom chords of the roof trusses. The furnace in the utility room blows heated air through the 6⅞-in. wide plenum. Vertical metal baffles lengthen the circulation pattern to maximize heat transfer, and two dampers along the house's central axis allow for zoned-heat control.

Modular all-steel design

The structural shell of this two-bedroom Lustron was built by bolting together 20 exterior wall sections, 10 pre-built corners and 10 roof trusses. Interior walls are a combination of metal-clad steel studs and steel cabinet, closet and storage partitions. Interlocking porcelainized steel panels, screwed to channels in studs and trusses, form finished surfaces inside and outside the house.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Items a-d are the same for photos 1 - 18.

Photo 1
a) Borton, Einar and Alice, House
b) Eau Claire, Eau Claire County, WI
c) Timothy F. Heggland, May 24, 2011
d) Wisconsin Historical Society
e) General View, View looking WSW
f) Photo 1 of 18

Photo 2
e) General View, View looking SSW
f) Photo 2 of 18

Photo 3
e) Main Elevation, View looking S
f) Photo 3 of 18

Photo 4
e) General View, View looking SE
f) Photo 4 of 18

Photo 5
e) West-Facing Side Elevation, View looking SE
f) Photo 5 of 18

Photo 6
e) Rear Elevation, View looking N
f) Photo 6 of 18

Photo 7
e) General View, View looking SW
f) Photo 7 of 18

Photo 8
e) East-Facing Side Elevation, View looking SW
f) Photo 8 of 18

Photo 9
e) Living Room Detail and Main Entrance Door, View looking NE
f) Photo 9 of 18

Photo 10
e) Living Room, View looking NW
f) Photo 10 of 18

Photo 11
e) Dining Room Detail, View looking S
f) Photo 11 of 18

Photo 12
e) Dining Room Looking to Kitchen, View looking S
f) Photo 12 of 18

Photo 13
e) Kitchen, View looking E
f) Photo 13 of 18

Photo 14
e) Rear Entrance Door, View looking S
f) Photo 14 of 18

Photo 15
e) Living Room, View Looking W to Bedrooms
f) Photo 15 of 18

Photo 16
e) Bathroom Door, View looking N
f) Photo 16 of 18

Photo 17
e) Bathroom Detail, View looking NE
f) Photo 17 of 18

Photo 18
e) Master Bedroom Detail, View looking E
f) Photo 18 of 18

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

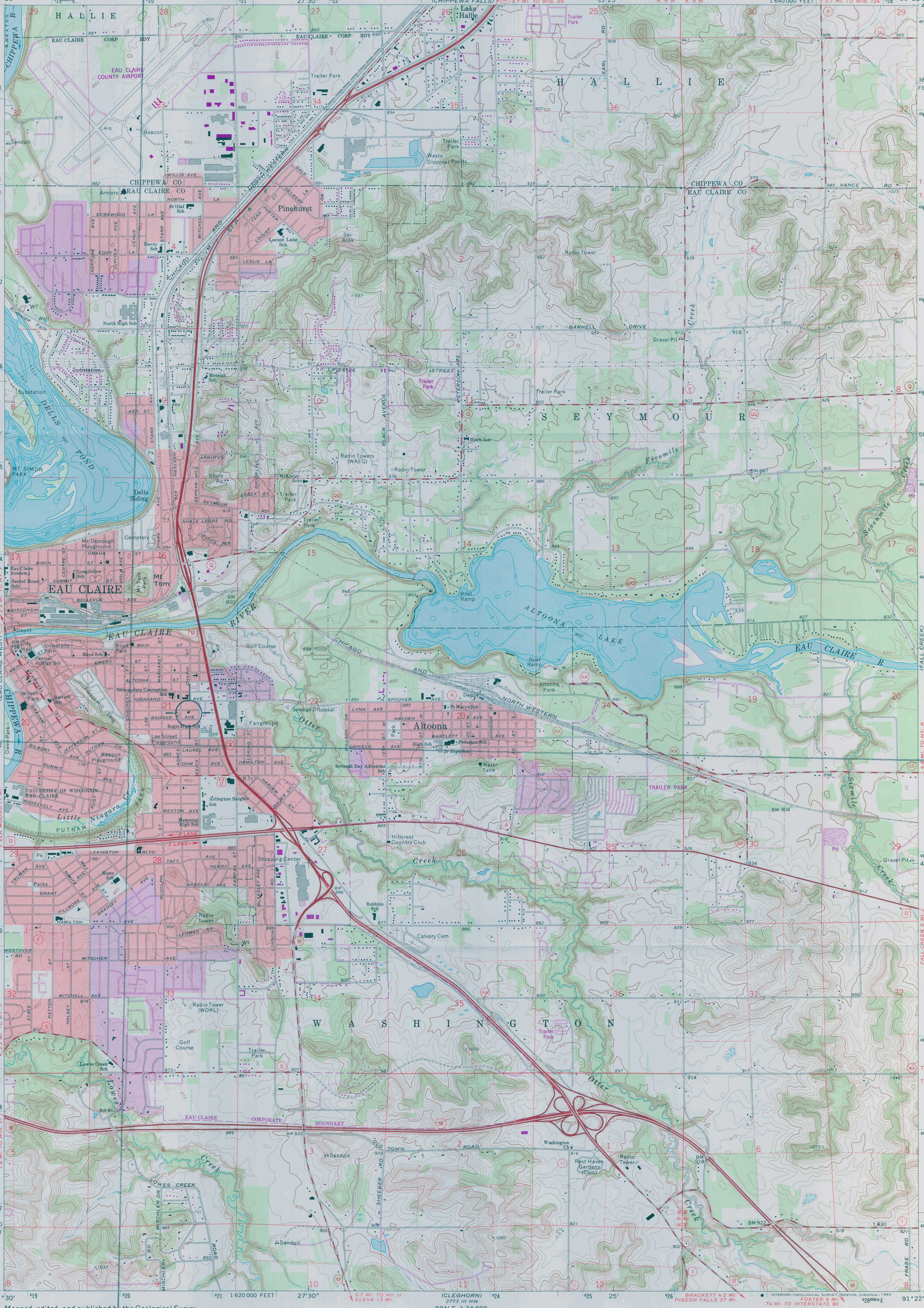
STATE OF WISCONSIN
STATE HIGHWAY COMMISSION
GEOLOGICAL AND NATURAL HISTORY SURVEY

EAU CLAIRE EAST QUADRANGLE
WISCONSIN
7.5 MINUTE SERIES (TOPOGRAPHIC)

2673 I NE (ALBERTVILLE)

2773 IV NE (LAKE WISSOTA)

Einar & Alice Borton
House
Eau Claire, Eau Claire Co.
WI
UTM Coordinates
Z E N
15 620630 4962360



(MONDOVI NE) 2673 II NE

(BRACKETT) 2773 III NE

Mapped, edited, and published by the Geological Survey in cooperation with the Wisconsin Highway Commission and Wisconsin Geological and Natural History Survey

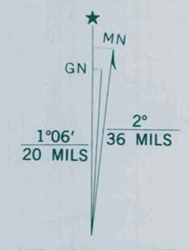
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1972. Field checked 1972

Hydrography compiled from information furnished by Wisconsin Department of Natural Resources

Projection and 10,000-foot grid ticks: Wisconsin coordinate system, central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue. 1927 North American datum

Red tint indicates areas in which only landmark buildings are shown
To place on the predicted North American Datum 1983 move the projection lines 7 meters north and 13 meters east as shown by dashed corner ticks



UTM GRID AND 1982 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
AND BY THE WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

WISCONSIN
QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1980 and other sources
This information not field checked. Map edited 1982

Purple tint indicates extension of urban area

ROAD CLASSIFICATION

Primary highway, hard surface
Light-duty road, hard or improved surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U. S. Route
State Route

EAU CLAIRE EAST, WIS.

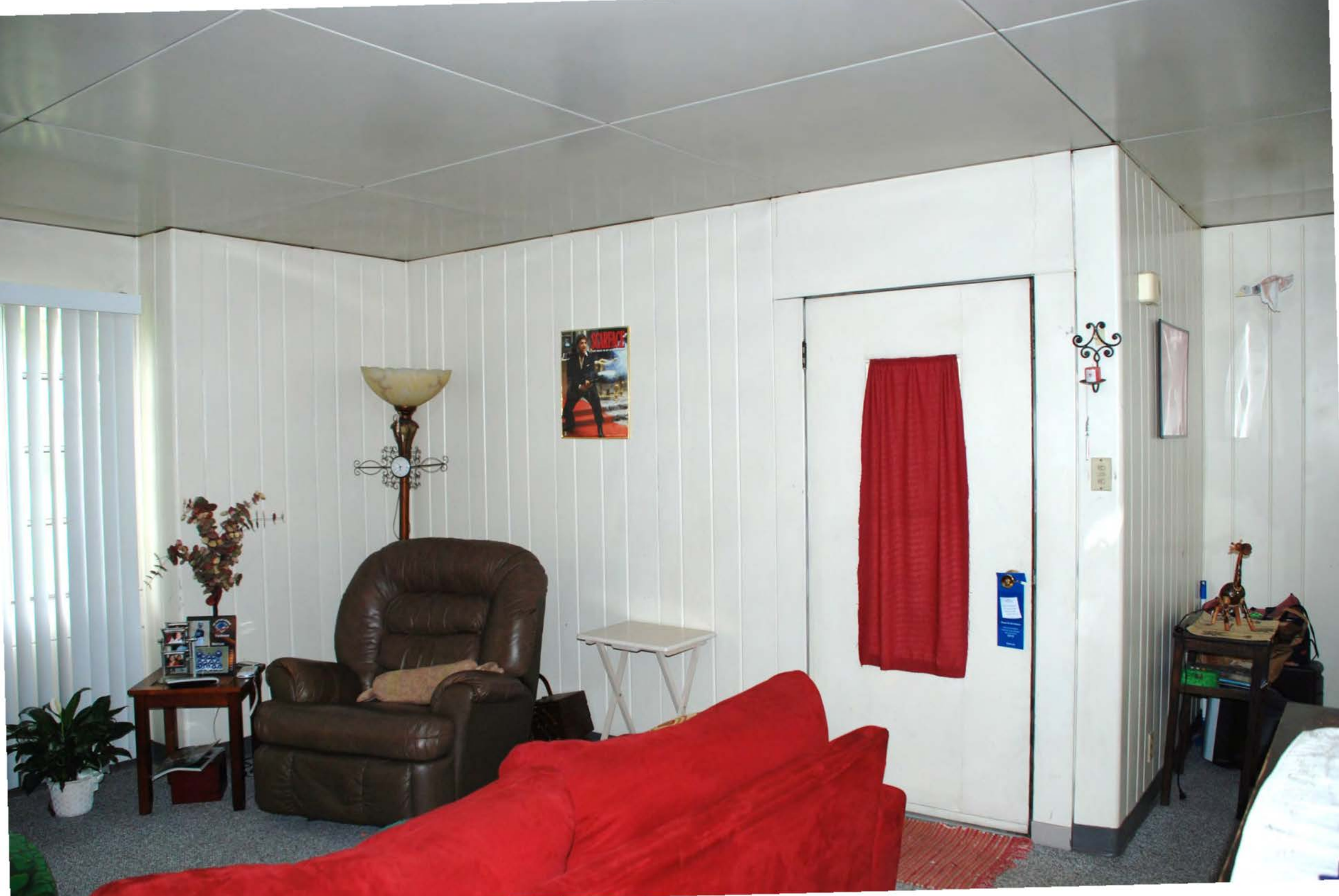
N4445—W9122.5/7.5

1972
PHOTOREVISED 1982
DMA 2773 IV SW—SERIES V861


1819


DIRECT


1819


SCARFACE


AL PACINO
SCARFACE
TV Y
Transmitido en Español en SAP


Mini
Teddy
Grahams


Nice


BARBIE BASICS
BARBIE BASICS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Borton, Einar and Alice, House

MULTIPLE NAME:

STATE & COUNTY: WISCONSIN, Eau Claire

DATE RECEIVED: 6/07/13 DATE OF PENDING LIST: 7/02/13
DATE OF 16TH DAY: 7/17/13 DATE OF 45TH DAY: 7/24/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000541

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 7-23-13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

CITY OF EAU CLAIRE

COMMUNITY DEVELOPMENT
Economic Development: (715) 839-4914
Inspections: (715) 839-4947
Planning: (715) 839-4914
Fax: (715) 839-4939

November 5, 2012

Daina Penkiunas
National Register Coordinator
State Historical Society of Wisconsin
816 State Street
Madison, WI 53706-1482

Dear Daina:

The Eau Claire Landmarks Commission has reviewed the National Register nomination for the Einar and Alice Borton House at 1819 Lyndale Avenue. The Commission adopted a motion at their October 1, 2012 meeting stating that they support the nomination and concur that the property is eligible for the National Register.

In addition, the Eau Claire City Council adopted a resolution at their October 23, 2012 meeting concurring with the Landmarks Commission that the property is eligible for the National Register. I have attached a copy of the Council's resolution.

Thank you for the opportunity to comment on this nomination. If you have any questions, please feel free to give me a call.

Sincerely,

Pat Ivory

Patrick J. Ivory, AICP
Senior Planner
Department of Community Development

No. 2012 - 467

RESOLUTION

RESOLUTION CONCURRING WITH THE ELIGIBILITY OF 1819 LYNDALE AVENUE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES.

WHEREAS, the Eau Claire Landmarks Commission has updated the City's Intensive Historic Survey and has been in consultation with the Wisconsin Historical Society regarding historic properties within the City; and

WHEREAS, 1819 Lyndale Avenue has been identified by the Wisconsin Historical Society as eligible for the National Register of Historic Places; and

WHEREAS, the City of Eau Claire coordinated with the Wisconsin Historical Society to have the National Register nomination prepared; and

WHEREAS, the Landmarks Commission has reviewed the nomination for 1819 Lyndale Avenue and agree with the findings that it is eligible for the National Register of Historic Places.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eau Claire that the City Council concurs with the Landmarks Commission that 1819 Lyndale Avenue is eligible for listing on the National Register of Historic Places.

BE IT FURTHER RESOLVED that copies of the nominations shall be made available for review at the Community Development Department and the L.E. Phillips Public Library.

Adopted,
October 23, 2012

(SEAL) _____
President Kerry J. S. Kincaid

(SEAL) _____
Interim City Manager Brian Amundson

(ATTESTED) _____
City Clerk Donna A. Austad

WISCONSIN HISTORICAL SOCIETY

TO: Keeper
National Register of Historic Places

FROM: Daina Penkiunas

SUBJECT: National Register Nomination
The following materials are submitted on this 30th day of May 2013, for nomination of the Einar and Alice Borton House to the National Register of Historic Places:

1 Original National Register of Historic Places nomination form

_____ Multiple Property Documentation Form

18 Photograph(s)

1 CD with electronic images

1 Original USGS map(s)

6 Sketch map(s)/figure(s)/exhibit(s)/

\ Piece(s) of correspondence

_____ Other: _____

COMMENTS:

_____ Please insure that this nomination is reviewed
_____ This property has been certified under 36 CFR 67
_____ The enclosed owner objection(s) do_____ do not_____ constitute a majority of property owners.
_____ Other: _____

WISCONSIN HISTORICAL SOCIETY

TO: **Keeper**
National Register of Historic Places

FROM: **Daina Penkiunas**

SUBJECT: **National Register Nominations – Missing Correspondence**

Please accept these correspondence documents on this 8th day of July 2013. The enclosed correspondence, which is in support of the following National Register nominations, was received and was inadvertently unsent when the two NRHP nominations were sent via FedEx to the National Park Service.

Einar and Alice Borton House, 1819 Lyndale Avenue, Eau Claire, Eau Claire County, Wisconsin.
NOTE: This nomination was sent to NPS on May 30, 2013.

Whitewater Passenger Depot, 301 W. Whitewater Street, Whitewater, Walworth County, Wisconsin.
NOTE: This nomination was sent to NPS on April 17, 2013. This property was listed 6/12/1913; NR number: 13000376.

X **Other:** **Please contact me if there are any questions. Thank you. Mary D. Georgeff, Survey and Registration Associate, Phone: 608-264-6498**

CITY OF EAU CLAIRE

COMMUNITY DEVELOPMENT
Economic Development: (715) 839-4914
Inspections: (715) 839-4947
Planning: (715) 839-4914
Fax: (715) 839-4939

November 5, 2012

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State Historical Society of Wisconsin
816 State Street
Madison, WI 53706-1482

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RESOLUTION CONCURRING WITH THE ELIGIBILITY OF 1819 LYNDALE AVENUE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES.

WHEREAS, the Eau Claire Landmarks Commission has updated the City's Intensive Historic Survey and has been in consultation with the Wisconsin Historical Society regarding historic properties within the City; and

WHEREAS, 1819 Lyndale Avenue has been identified by the Wisconsin Historical Society as eligible for the National Register of Historic Places; and

WHEREAS, the City of Eau Claire coordinated with the Wisconsin Historical Society to have the National Register nomination prepared; and

WHEREAS, the Landmarks Commission has reviewed the nomination for 1819 Lyndale Avenue and agree with the findings that it is eligible for the National Register of Historic Places.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eau Claire that the City Council concurs with the Landmarks Commission that 1819 Lyndale Avenue is eligible for listing on the National Register of Historic Places.

BE IT FURTHER RESOLVED that copies of the nominations shall be made available for review at the Community Development Department and the L.E. Phillips Public Library.

Adopted,
October 23, 2012

(SEAL) Kerry J. S. Kincaid
President Kerry J. S. Kincaid

(SEAL) Brian E. Amundson
Interim City Manager Brian Amundson

(ATTESTED) Donna A. Austad
City Clerk Donna A. Austad