

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 98001400

Property Name: Reynolds, Grant J., House

County: Minnehaha State: South Dakota

Lustron Houses in South Dakota
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Jonda McClelland December 2, 1998
Signature of the Keeper Date of Action

=====
Amended Items in Nomination:

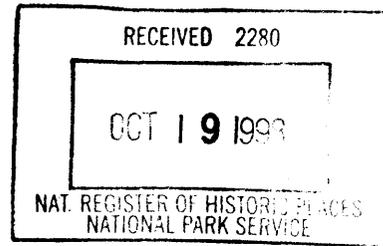
Section 8. Significance:

The period of significance is, hereby, amended to read "1950" to correspond to the property's date of construction.

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

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1400

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Grant J. Reynolds House
other names/site number Scott Van Diepen House

2. Location

street & number 800 S. Hawthorne St not for publication
city or town Sioux Falls vicinity
state South Dakota Code SD county Minnehaha code 099 zip code 57106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Jay D. Vogt
Signature of certifying official

10-05-98
Date

State or Federal agency and bureau

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

Signature of commenting or other official

Date

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet
 determined eligible for the National Register.
 See continuation sheet
 determined not eligible for the National Register
 removed from the National Register.
 other,
(explain:)

Signature of the Keeper

Date of Action

Linda McClellan 12/02/98

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) Lustrons in South Dakota

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Family

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Family

7. Description

Architectural Classification (Enter categories from instructions)

Other: Lustron Westchester

Materials (Enter categories from instructions)

foundation Concrete
roof Enameled steel
walls Enameled Steel
other _____

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

See Continuation Sheets

8. Statement of Significance

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

- A** Property is associated with events that have made a significant Contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack Individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Industry _____
Architecture _____

Period of Significance

1946-50 _____

Reynolds House
Name of Property

Minnehaha Co, South Dakota
County and State

Significant Dates 1950

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

Cultural Affiliation N/A

Architect/Builder Architects: Roy Blass & Morris Beckman
 Builders: Lead Construction Co.

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

See Continuation Sheets

9. Major Bibliographical References

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

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: South Dakota State Historical Society, Pierre, SD

Reynolds House
Name of Property

Minnehaha Co, South Dakota
County and State

Property Owner

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

name Scott Van Diepen
street & number 800 S. Hawthorne telephone _____
city or town Sioux Falls state SD zip code 57106

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Narrative Description:

The Grant J. Reynolds House was built in 1950 and is a two-bedroom Westchester Lustron, model number 02-02390. The house measures 31' x 35' and is constructed entirely of prefabricated porcelain enameled steel paneling. The rectangular blue enameled steel house with brown tile roof is entered directly from the 6' x 12' corner porch cutout. Located in Sioux Falls, South Dakota the house stands in a residential neighborhood surrounded by houses of a like age. The structural steel panels rest on a concrete slab foundation. The property retains a high degree of historic integrity and is in excellent condition.

The Westchester model was the most popular of all Lustrons manufactured and this is a good example of the most common two-bedroom type. The two-bedroom Westchester is distinguishable from all other Lustrons by the 6' x 12' cutout located on the gable front. The main entrance to the house is located under the cutout. The interior to the two-bedroom Westchester was originally constructed with kitchen built-in cabinets with pass-through to a china cabinet in the dining room. Other features were the built-in bookcase and cabinets in the living room, combination dishwasher-clothes washer in the kitchen, automatic water heater, built-in vanity and storage cabinets in the master bedroom, seven large closets and a radiant panel heating system. Most bathrooms in the Westchester and especially the three bedroom Westchester Deluxe model were outfitted with all essential elements for storage like a built-in (antennae like) projection for a washcloth in the shower, swiveling tooth-brush holder, and built-in tissue holder. All that was needed from the owner was a refrigerator, stove and furniture.

The interior doors are enameled steel, sliding pocket doors, which continues the streamline appearance and decreases the need for the space a swing door requires. The floor covering originally consisted of resilient asphalt tiles. Because of the durability of the enameled steel, the majority of the original features are still retained in the home today. Those that have been changed are the combination dishwasher-clothes washer, the bathroom sink, and the floor tiles have been removed and carpeting now covers the floors.

The most often changed item in a Lustron house is the heating system. The original system consisted of a small generator supplying radiant heat through the ceiling panels to waft pleasing rays down through the house with no uncomfortable forced air moving dust around. However, this was usually the first item to fail or act insufficiently in the house and as such this house has a new heating system.

There are two other structures located on the property. The first is a one-car garage, built in 1950. It is located on the north side of the property and is connected to the house by a concrete sidewalk. A light-wood interior frame is covered by wood siding. The exterior is painted blue

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with white trim, and the roof is covered with dark asphalt shingles. The garage rests on a concrete slab. The garage door is located on the west elevation. The second structure is a small sheet metal shed. Neither structure detracts historical importance from the Lustron house.

The exterior of the house contains very little ornamentation. However, the 2' x 2' blue enameled panels, the brown enamel tile roof, enameled steel panel chimney, and the bay window give this house its distinct appearance.

One common feature to the two and three bedroom Westchester houses is the single decorative spiral porch-roof support. The gabled ends are clad in 1' wide vertical cream-colored enameled steel panels. The front and back entry doors are the only ones that swing open. The interior doors are slide-pocket doors. The original windows contained all-aluminum sashes and were operated by small crank-type windows, with cream-colored enamel surrounds and curved lintels. All windows were replaced in the same style and with similar materials. The enamel surrounds and curved lintels were retained.

The interior floor plan to this Lustron follows that of all other two-bedroom Westchester homes. The entrance to the Reynolds House is on the north elevation under the 6' x 12' cutout. The entrance leads directly into the living room, which contains 8' x 2' dove grey, floor-to-ceiling, beveled panels. A large picture window with side casements on the west elevation gives the appearance and feeling of openness in this room. To the left is the open dining room. This room also contains one of the large picture windows. The dining room and kitchen are attached by a china cabinet, with pass through that allows for easier access between the kitchen and dining room. The kitchen contains one small window above the kitchen sink. The rear door is also located in this area, on the east elevation. A utility room is provided that contained the original heating unit and a space for a laundry. The bathroom is located down the hall from the living room on the left. Across from the bathroom is the master bedroom. This room contains built in drawers, cabinets, and floor-to-ceiling closets with sliding pocket doors surrounding a large vanity mirror. There is also a large picture window with side casements on the west elevation and a smaller window on the south elevation. The second bedroom is located across the hall from the master bedroom. It does not contain the built-ins. Its major features are the small windows along the south and east elevations, and pocket door closet. A linen closet is located between these two bedrooms. All ceilings in the house are 4' x 4' steel enamel panels. The bathroom and kitchen are the only rooms that are yellow in color. The original desert tan colored front and rear entrances with frosted glass panel and cream-colored enamel surrounds with curved lintels still exist today.

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Narrative Statement of Significance:

The Reynolds House, built in 1950, is significant under criterion "A" for its association with the mass production of post-World War II housing and construction method innovations. It is also significant under criterion "C" as an example of a new and innovative construction method for residential housing. The frame and body of these houses are constructed entirely from porcelain enameled steel, and includes a modern "ranch-type" design and open layout.

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

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

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

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

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

The prototype Lustron house designed by Blass and Beckman was known as the "Esquire." This design was never actually used in the construction of the houses. Instead a modified version classified as the Westchester model was adopted as the standard. The difference between the two was the removal of a rear jog in the Esquire that allowed the bathroom and rear bedroom to be enlarged.

The Lustron came in three models which were the Westchester (the most popular), the Newport and the Meadowbrook. The majority of the houses built were the two and three-bedroom Westchester and Westchester Deluxe models. The two-bedroom plan measures thirty-one by thirty-five feet on the exterior with a 6' x 12' entrance porch. The three-bedroom model measures thirty-one by thirty-nine feet and does not have a corner cutout porch. Instead the house is entered directly from the gable end under an attached canopy. This plan with built-in amenities, was later designated the Westchester Deluxe. Smaller, less expensive two and three bedroom Newport and Meadowbrook models were later offered. However, very few were produced. One-and-a-half and two-and-a-half car garages with connection breezeways were made available in 1949-1950, but only a minimal number were produced.

The Lustron Corporation operated from 1946 to 1950 before government loans were recalled and their business came to a halt. Unfortunately many outside factors affected the success of Strandlund's project. Pressure from lumber and concrete companies fearful of losing their business cast a negative light on the future of steel homes and competition for the loans became fierce. Also, by the time Lustron finally got production going the housing crunch began to abate. After only four years of production and approximately 2,500 houses manufactured the Lustron Company folded despite the technological advances in production and standard design ideas. These included built-in combination dishwasher-clothes washer, built-in cabinets, and construction methods that allowed the house to be erected in about one to two weeks (although this rarely occurred). All surfaces in the house

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

There are approximately thirty-eight Lustron houses in South Dakota, including two and three bedroom Westchester models and one Newport model. Not all of the Lustrons in the state are eligible for listing due to distracting alterations and additions; however, the Reynolds is a good example, retains a high degree of historic integrity and represents a typical two bedroom Westchester model. Architecturally the house is illustrative of the technological advancements in housing construction and the use of new building materials.

The Reynolds House is located in the largest town in South Dakota, Sioux Falls. During World War II and after, Sioux Falls felt the pressures of the housing shortage that the rest of the nation encountered. The problem in Sioux Falls was enhanced by the construction of Army Air Corps Technical Training School. The school was established to train soldiers as radio operators. The school trained nearly 50,000 servicemen in three-and-a-half years. In July 1942 soldiers arrived along with other family members. This growth in population stimulated and strained Sioux Falls' economy. Housing was already scarce when the war began and the war only permitted minimal civilian construction. In time virtually every house rented rooms, in some cases rooms were divided by temporary partitions. In 1938 the population in Sioux Falls was 33,362 by 1945 the population was approximately at 45,000. By this time families were eager to have there own home.

In 1950 Mr. Grant J. Reynolds, an accountant in Sioux Falls, purchased a Lustron home. He and his wife lived here until 1956. For a short time the house was rented out, until it was purchased in 1963 by Mr. J. Millard Gibson. Later, Mr. Gibson sold the house to his daughter and son-in-law, Scott Van Diepen. Mr. Van Diepen currently resides here. The Lustron dealer for the Sioux Falls area was Leader's Construction Company. Leader's Construction Co. was granted the authority to finish homes within a one hundred and fifty-mile radius of Sioux Falls. Although the Lustron Corporation folded in 1950, Leader's Construction Co. is still in business today.

Lustron houses are significant under Criteria "A" because of their association with broad trends in United States architectural development. The origination of the Lustron Corporation and houses were the direct result of the housing shortage after World War II. Although the Lustron Corporation was not as successful as other companies, such as Levitt & Sons, it played a major role in the development of post-war housing.

Lustron houses are also significant under Criteria "C." The Lustron home was an innovation in housing design that was born from necessity. It was developed to meet specific needs; low cost, quick production, and the employment of available post-war materials. The use of built-in cabinets, recessed drawer handles, and sliding pocket doors made more space

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available. This allowed a smaller, less expensive house to be built that retained a feeling of spaciousness. Contributing to this feeling was the architect's use of the open floor plan and large picture windows. Also important was the use of the assembly line to manufacture and package the total house for quick assemblage on site. Most important however, was the application of porcelain steel enamel to the construction of housing.

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

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Bibliography:

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The Lustron Home Informational Brochure.

Mitchell, Robert A. "What Ever Happened to Lustron Homes?" *APT Bulletin* vol. XXIII, Number 2, 1991.

Multiple Property Nomination. Lustron Houses in Georgia. Georgia State Historical Society, Atlanta, Georgia.

Multiple Property Nomination. Lustron Houses in South Dakota. South Dakota State Historical Society, Pierre, South Dakota.

Ohio Historical Society survey information regarding guidance for Lustron database.

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

Oral Interview with Mr. Scott Van Diepen, November 1997 and August 11, 1998.

Scupholm, Carrie. *Sioux Falls Historic Sites Survey, Summer, 1992*. Prepared for the Sioux Falls Board of Preservation, Sioux Falls, South Dakota and South Dakota Historical Preservation Office, Vermillion, South Dakota.

Sioux Falls Phone Directories, 1938-1950.

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Verbal Boundary Description:

The Grant J. Reynolds House is located on tract 10 with the north 20 feet of lot 14 in block 9 of the Prospect Hill Addition to Sioux Falls.

Boundary Justification:

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