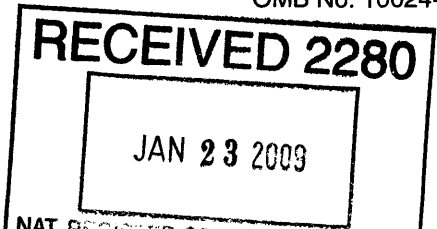


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

080



This form is for use in nominating or requesting determination for individual properties and districts. See instruction 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 1554 SW Rogers

other names/site number Lustron House

2. Location

street & number 1554 SW Rogers [N/A] not for publication

city or town Bartlesville [N/A] vicinity

state Oklahoma code OK county Washington code 147 zip code 74003

3. State/Federal Agency Certification

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

Signature of certifying official/Title State Historic Preservation Officer Date 1-20-09

Oklahoma Historical Society
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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
determined eligible for the National Register
determined not eligible for the National Register
removed from the National Register
other, explain

Signature of the Keeper Date of Action 2/23/09

1554 SW Rogers
Name of Property

Washington County, Oklahoma
County/State

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

(Do not count previously listed resources.)

	Contributing	Noncontributing	
	1	0	buildings
	0	0	sites
	0	1	structures
	0	0	objects
	1	1	Total

Name of related multiple property listing.

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

Lustron Houses of Oklahoma

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(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	

Narrative Description

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

1554 SW Rogers

Name of Property

Washington County, Oklahoma

County/State

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.)

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.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

Architecture
Engineering

Periods of Significance

1949

Significant Dates

1949

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Blass and Beckman, architects/ John Hubbell
Homes, builder

9. Major Bibliographical References

Bibliography

(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:

Oklahoma Historical Society/SHPO

1554 SW Rogers
Name of Property

Washington County, Oklahoma
County/State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1. 14 768757 4070048
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] 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 Kelli E. Gaston, survey coordinator

organization OK/SHPO

date July 31, 2008

street & number 2401 N. Laird

telephone 405-522-2713

city or town Oklahoma City

state OK

zip code 73105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name KKA Real Estate, c/o Chris Dizmang

street & number 3400 E. Mountain Rd.

telephone 918-331-7469

city or town Bartlesville

state OK

zip code 74003

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 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 Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

1554 SW Rogers
Washington County, Oklahoma

Section number 7 Page 1

SUMMARY

The Lustron house located at 1554 SW Rogers in Bartlesville, Washington County, Oklahoma was built in 1949 by the Pawhuska Lustron dealer, John Hubbell Homes. Located within the West Sunset Addition to the city of Bartlesville, the residence is situated on property originally owned by the Phillips Petroleum Company that was purchased by John Hubbell Homes in 1949. The residence is located on the east side of SW Rogers Avenue, between Lannom Place and West 16th Street. The neighborhood is characterized by smaller, minimal traditional cottages built in the 1940s and 1950s. There are no sidewalks in the area.

Narrative Description

1554 SW Rogers is a typical, two-bedroom Westchester model Lustron (see appendices). The Westchester model was the most popular Lustron model constructed across the country and is the only model found in Oklahoma. 1554 SW Rogers features maize yellow exterior wall panels with brown roof panels. This single story residence features a side gabled roof clad in porcelain enamel coated steel panels designed to emulate shingles. The exterior walls are clad in 2'X2' porcelain enamel coated steel panels and the gable ends have brown, vertical porcelain enamel coated steel panels. The house measures approximately 31' X 35' on the exterior with a 6' X 12' corner recess on the northwest corner that serves as an entrance porch (1,085 square feet). The porch is supported on the northwest corner by metal posts. The two-bedroom Westchester is distinguishable from other Lustron models by this corner recess. The Lustron at 1554 SW Rogers retains most of its original steel casement picture windows. White and brown metal awnings have been installed above the front picture windows on the west side of the house.

There is a non-contributing, single car, front gabled detached garage located to the south and west of the Lustron. The garage is clad in horizontal siding and has a modern, metal garage door.

The interior of the Westchester Lustron was designed to offer maximum storage and efficiency. This can be seen in the use of metal pocket doors and built-in metal cabinetry throughout the space. In terms of layout, the Westchester Lustron featured a fairly open plan, with the entry opening to the main living, dining, and food preparation space, with the bedrooms and bathroom located off a small hallway in the middle of the home. The interior walls and ceiling were also clad with porcelain enamel steel panels. Innovative for its time, the house originally featured a radiant heating system and a large interior laundry and workroom.

Alterations/Additions

The Lustron House at 1554 SW Rogers is in need of some maintenance and repairs, but retains a fairly high degree of historical and architectural integrity. The residence is currently a rental property and it was not possible to access the interior. However, according to the current owner, there have been few interior alterations beyond the application of wood paneling to some of the interior walls. The original metal wall and ceiling panels remain in place, although some have been covered. The most notable alteration to the exterior is the replacement of one of the original steel casement picture windows on the west façade. Two, 1/1 aluminum windows have been installed to replace the original steel casements located to the right of the entryway. An additional alteration is the modification of the dining room window on the east to allow for the installation of a window air conditioning unit.

In order to be eligible for listing in the National Register of Historic Places as part of the *Lustron Houses of Oklahoma* Multiple Property Cover document, a Lustron must meet the following requirements: All associated Lustrons must retain their original porcelain enamel steel exterior wall and roof panels, as well as the majority of the original steel casement windows. Additions to the original home must not be easily visible from the street and should not obscure or overwhelm the original form. The interior should retain a significant portion of the original enamel steel ceiling and wall panels. Updates to heating and air systems or replacement of functionally obsolete items, such as the combination dishwasher/clothes washer do not detract from the overall integrity of a Lustron. Because most Oklahoma Lustrons are currently rental properties, it may difficult to assess the integrity of the

**National Register of Historic Places
Continuation Sheet**

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

1554 SW Rogers
Washington County, Oklahoma

Section number 7 Page 2

interior. For that reason, if sufficient exterior integrity remains, the house will be considered eligible for listing in the National Register of Historic Places.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

1554 SW Rogers
Payne County, Oklahoma

Section number 8 Page 3

SIGNIFICANCE

The Lustron House located at 1554 SW Rogers in Bartlesville, Washington County, Oklahoma is eligible for listing in the National Register of Historic Places as part of the Lustron Houses of Oklahoma Multiple Property Cover document. The Lustron house is significant in the areas of architecture and engineering for its association with important developments in post-World War II prefabricated housing. Lustrons are an excellent example of an innovative and unusual type of prefabrication employing assembly line production of all-steel building components including porcelain enamel steel panels, as well as for their early adaptation of the modern, gabled-roof ranch design. The Lustron house was a technologically advanced prefabricated answer to the housing shortage after the war. Lustron houses in Oklahoma are eligible for inclusion in the National Register of Historic Places under Criterion C, as a regionally rare and early example of a metal, prefabricated house designed to help alleviate the housing crisis in the post World War II era.

The Lustron Corporation operated between 1946 and 1950, offering a mass-produced, all-metal solution to the Post World War II housing crisis. There are nine known Lustrons in Oklahoma, all of which are the two-bedroom Westchester model. The Lustron at 1554 SW Rogers was built in 1949 by the Lustron dealership of John Hubbell Homes. This dealership operated out of Pawhuska and was Oklahoma's most prolific Lustron builder. Between 1949 and 1950, court records indicate that John Hubbell Homes constructed three Lustrons in the Tulsa (1713 N Harvard) and Bartlesville area (1554 SW Rogers and 1574 SW Rogers). According to Mr. Hubbell's son who worked on the construction crew, John Hubbell Homes also sold and built the Lustron at 519 SE Comanche in Bartlesville. 519 SE Comanche is believed to have been the first Lustron completed by John Hubbell Homes, but the court records for that property are incomplete and the current owner cannot locate the abstract. An additional Lustron in Bartlesville was apparently demolished several years ago. According to the dealer's son, the houses on SW Rogers were built in cooperation with Phillips Petroleum, who transferred the property to Mr. Hubbell in 1949. The house is located in an addition developed by Phillips Petroleum and containing a school named after Frank Phillip's wife. 1554 SW Rogers was originally purchased by Mr. Ernest Harper in 1949 and has subsequently changed ownership many times. It is currently a rental property.

HISTORIC CONTEXT

The Lustron house emerged in the 1950s as a practical, prefabricated solution to the post-World War II housing crisis. However, the concept of prefabricated housing is not new. Prefabricated building elements have been used in house construction since the beginning of the Industrial Revolution and in the early to mid nineteenth century, companies in England and in the United States were producing components for metal housing that were shipped around the world. These metal housing units were considered temporary, cheap, and completely inappropriate for long-term, single-family residences. World War II and the post war period, however, forced builders to reexamine the role of metal prefabrication in the production of single-family homes. Government estimates in 1946 announced that nearly 3,000,000 moderate and low priced units were needed to house returning veterans, with 10,000,000 units needed over the next decade. Traditional homebuilders simply were not equipped to meet such demand and prefabricated housing became a peacetime priority.

In response to public demand and outcries from veteran's groups, the federal government became actively involved in the private housing market. The Veteran's Emergency Housing Act of 1946 was passed to ensure that builders had adequate materials, factory space and financing. For buyers, the Veteran's administration and the FHA guaranteed mortgages for veterans and other low-income individuals. Under the stimulus of government support, nearly three hundred firms entered the prefab housing industry in the late 1940s. The Lustron Corporation was the most "successful" of these prefabricated housing companies and extant Lustrons remain a lasting, recognizable, and popular example of this attempt at metal prefabricated housing.

Lustron houses were the brainchild of Carl Strandlund, an immigrant and self-taught engineer. Working with architects Blass and Beckman of Illinois, Strandlund lobbied Congress and the president to gain support and financing for his pet project. His model houses were well received by the public and production estimates

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

1554 SW Rogers
Payne County, Oklahoma

Section number 8 Page 4

indicated that his prefabricated metal homes could efficiently and cost effectively be produced to help alleviate the housing shortage. Strandlund was eventually successful and production began in a former aircraft plant in Columbus, Ohio.

Strandlund crafted his business model on the automobile industry. He developed a nationwide dealer network and developed several different house models with a few different features designed to meet the varying needs of the public. There were three basic models: the Westchester, the Newport, and the Meadowbrook. Lustron also developed a detached garage to match the houses. The houses were metal framed with all interior and exterior surfaces covered with enameled steel panels, making them durable, easy to maintain, and sleek and modern in appearance. The houses came with numerous innovative features, like built in cabinetry, a radiant heating system, and combination dishwasher/clotheswasher. And best of all, the house could be built on site in one to three weeks.

The all-metal Lustron house offered a modern alternative to traditional housing in the Bartlesville area. During and following World War II, Bartlesville experienced tremendous population growth as the headquarters for the ever expanding Phillips Petroleum Company. Phillips Petroleum continued to increase its drilling and refining capacity, while diversifying into different petroleum related products. This led to increasing numbers of employees and their families, and subsequently the development of new residential areas to the south, east, and west sides of town outside the historic core of Bartlesville. The majority of post war housing consisted of small, traditional style frame houses. The style of the Lustrons built by John Hubbell Homes allowed them to blend in well with these new residential areas of town, despite their use of non-traditional materials. According to the dealer's son, there was demand for additional Lustrons to be built, but corporate problems for Lustron made that impossible.

The appeal of the Lustron did not translate into economic success. Supply could not keep up with demand and the company sank further and further into debt. Without additional government loans, the company could not continue to function. After producing fewer than 3000 homes, the Reconstruction Finance Corporation, the government agency financing the company, took control of Lustron, forcing the company into receivership and bankruptcy. Lustron's assets were eventually offered at public auction.

Despite its financial failure, the houses designed and built by the Lustron Corporation and its dealer network that remain today are a living legacy to Carl Strandlund and his innovative solution to the post World War II housing crisis. The Lustron house is significant in architecture and engineering for its association with important developments in post-World War II prefabricated housing; as an excellent example of an innovative and unusual type of prefabrication employing assembly line production of all-steel building components including porcelain enamel steel panels; and for its modern gabled-roof ranch design. The Lustron house at 1554 SW Rogers in Bartlesville, Oklahoma is a well-preserved example of a two-bedroom Westchester Lustron built by the Lustron dealership of John Hubbell Homes.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

1554 SW Rogers
Washington County, Oklahoma

Section number 9 Page 5

BIBLIOGRAPHY

- Architectural Forum*. "The Factory-Built House is Here, But Not the Answer to the \$33 Million Question: How to Get It To Market?" May 1949.
- Cushing Daily Citizen
- Fetters, Tom. *Lustron Home: The History of a Postwar Prefabricated Housing Experiment*. Jefferson, N.C.: McFarland, 2002.
- James, Alex. *An Employee's Perspective of the Lustron Home: the Real Reason Why Lustron Failed*. Columbus: privately printed, 2003.
- Jandl, H. Ward. "Lustron: The All-Metal Dream House" in *Houses of Yesterday's Tomorrow*. Washington, D.C.: Preservation Press, National Trust for Historic Preservation, 1991.
- Keister, Kim. "Showing Its Metal." *Historic Preservation: The Magazine of the National Trust for Historic Preservation*. January-February 1995.
- Kelly, Burnham. *Prefabrication of Houses: A Study by the Albert Farwell Bemis Foundation of the Prefabrication Industry in the United States*. New York: Technology Press of Massachusetts Institute of Technology and Wiley, 1951.
- Knerr, Douglas. *Suburban Steel: The Magnificent Failure of the Lustron Corporation, 1946-1951*. Columbus: Ohio State University Press, 2004.
- Lustron Corporation. *Lustron Dealer Performance Report of 1950*. Columbus.
- Mitchell, Robert A. "What Ever Happened to Lustron Homes?" *APT Bulletin* vol. XXIII, No. 2, 1991.
- Niedermeier, Lynn E. "A House Like a Ford: The Prefab Porcelain-Steel Lustron Home, 1946-1950." MA thesis, Middle Tennessee State University, 1992.
- Burley, Ray H. "Stillwater's Lustron Homes Still Shine." *Payne County Historical Review* vol. 1, no. 1, 1980.
- Riaflo, Lisa. *Lustron Houses in Georgia Multiple Property Nomination*. Atlanta: Historic Preservation Division, Georgia Department of Natural Resources, 1995.
- Saxman-Rogers, Michelle C. *Lustron Houses in South Dakota Multiple Property Nomination*. Pierre: South Dakota State Historic Preservation Office, 1998.
- Stillwater News Press
- Wolfe, Tom and Leonard Garfield. "A New Standard for Living: The Lustron House, 1946-1950." *Perspectives in Vernacular Architecture*. Columbia: The University of Missouri Press, 1989.
- Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. New York: Pantheon Books, 1981.

**National Register of Historic Places
Continuation Sheet**

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

1554 SW Rogers
Washington County, Oklahoma

Section number 10 Page 6

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lot 24, Block 8 of the West Sunset Addition to Bartlesville

BOUNDARY JUSTIFICATION

The boundary includes the property historically associated with 1554 SW Rogers.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**1554 SW Rogers
Washington County, OklahomaSection number ___ Page 7**PHOTOGRAPH LOG**

The following information pertains to photograph numbers 1 & 2 except as noted:

Photographer: Kelli Gaston
Date of Photographs: March 1, 2007

No.	Subject	Dir.	Date
0001	West Façade	E	03/01/2007
0002	North and West Elevations Façade	SE	03/01/2007