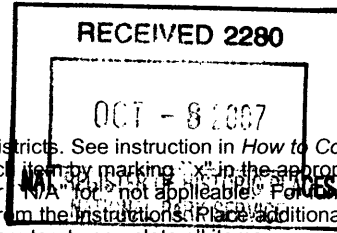


United States Department of the Interior National Park Service National Register of Historic Places Registration Form



1211

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 questions, 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 Jones, Mack House

other names/site number Vaughn, Mary Alice House

2. Location

street & number 315 E 3rd Ave [] not for publication

city or town Miller [] vicinity

state South Dakota code SD county Hand code 059 zip code 57362

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.)

Jay D. Vogt State Historic Preservation Officer 09-19-2007
Signature of certifying official/Title Date

South Dakota State Historic Preservation Office
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
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register
 - See continuation sheet.
- other, explain
 - See continuation sheet.

Edson H. Beall
Signature of the Keeper

Date of Action 11.19.07

Jones, Mack House
Name of Property

Hand County, South Dakota
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	1	buildings
0	0	sites
0	0	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.)

Lustrons in South Dakota

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)

Modern: Lustron Westchester

Materials

(Enter categories from instructions)

foundation Concrete
walls Porcelain-enameled steel
roof Porcelain-enameled steel
other

Narrative Description

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

See continuation sheets

Jones, Mack House
Name of Property

Hand County, South Dakota
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.) See continuation sheets.

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

Areas of Significance
(Enter categories from instructions)

Industry _____

Architecture _____

Periods of Significance

1946-1950 _____

Significant Dates

1949 _____

Significant Person(s)

(Complete if Criterion B is marked above).

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

Roy Blass _____

Morris Beckman _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Jones, Mack House
Name of Property

Hand County, South Dakota
County/State

10. Geographical Data

Acreeage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 14 501278 4929518
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 Leigh Raderschadt, SHPO Intern

organization South Dakota State Historical Preservation Office date 08/07/07

street & number 900 Governors Dr telephone 605-773-3458

city or town Pierre state SD zip code 57501

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 Mary Alice Vaughn

street & number 315 E 3rd Ave telephone 605-853-3756

city or town Miller state SD zip code 57362

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**Jones, Mack House
Hand County, South DakotaSection number 7 Page 1**DESCRIPTION**

The Jones house is located in the small town of Miller in central South Dakota and is a two-bedroom Westchester Lustron model. There is one other Lustron house in Miller; however this house has not undergone any major changes since it was built in 1949. It is in excellent condition and retains a high degree of historical integrity. Mary Alice Vaughn, the current owner, has lived there since 1962.

The predominately rectangular dove gray house measures 31' x 35'. The house is entered on the gable end through the 6' x 12' cut-out forming the porch corner. This cut out is what distinguishes the popular two bedroom Westchester from the other Lustron models. The exterior is clad in 2' x 2' porcelain-enameled steel panels and green roof tiles and rests on a concrete foundation. The entrance is on the south elevation with a large picture window to the left. There are two picture windows on the East main façade of the house with one being a bay window. All the picture windows are flanked by four pane sidelights. The north elevation has two six pane windows and the west elevation has a picture window, a six pane window, one three pane window as well as a second exterior door. Other features of the Westchester model include a built in vanity in the bedroom, built in bookcase in the living room and a pass-through counter between the kitchen and dining room.

The entrance leads directly into the living room; the dining room, kitchen and utility area are to the left. A short hallway from the living room leads to the two bedrooms. The two bedrooms and the bathroom are located at the back of the house. All the interior doors are enameled steel pocket doors.

Most often, the original radiant ceiling heating systems have been replaced, but the Jones house still has the original system. There is no insulation and is somewhat hard to heat, but there is little maintenance required of the Lustron house.

There is a non-contributing garage on the property.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Jones, Mack House
Hand County, South DakotaSection number 8 Page 2**SIGNIFICANCE**

The Mack Jones Lustron house is eligible for listing on the National Register of Historic places under criterion A for its contribution to the mass production of post-World War II housing contributing to the history of housing in the US. It is an example of the post WWII era housing shortage solution, although it is one of fewer than 2,500 of its type. It is also eligible under criterion C as an important example of the innovative materials (porcelain-enameled steel), method of construction (prefabrication with the use of assembly lines) and its modern design and layout. Thirty-eight Lustron homes were constructed in South Dakota, most of which are of the Westchester model. The Jones house was constructed by the Weisenburger Construction company franchise out of Huron, SD.¹ Many Lustron houses are not eligible for listing on the register due to alterations; however the Jones house is a fine example and retains a high degree of historical integrity with no major changes to the exterior or interior.

The Lustron Corporation was founded by Carl Standlund and existed from 1946 to 1950 in Columbus Ohio, dealing in the production of prefabricated all-steel housing. Towards the end of WWII there appeared the need for more housing as the influx of returning soldiers flooded the country, South Dakota was no exception. There was a shortage of available and affordable housing for these men and their new families. It was estimated that 15 million new homes would need to be provided. This led to the government subsidization of many prefabricated housing companies to build a lot of houses in the shortest amount of time possible. Of all the companies producing prefabricated houses, the Lustron Company was the most heavily capitalized and industrialized. In the end, however, there was a shortage of materials, the funding ran short, and the factory was slow to start up and left many orders unfilled. There were also many outside factors as well. Pressure from lumber and concrete companies fearful of losing business due to all-steel housing made it difficult to find funding and acceptance. Fewer than 2,500 houses total were shipped before the company declared bankruptcy and was sold in 1950.²

The Lustron house is identified by a one story gabled roof ranch with enameled steel panels bolted to a steel frame on a concrete foundation. These building materials are permanent and therefore provide little room for ornamental finishes. There were only four color choices for the exterior and the interiors were all neutral and pastel. Lustron homes are ultra modern. They included a galley kitchen including a dishwasher (which was innovative at the time) and clothes washer in one, built-in bookshelves and vanities, and sliding doors rather than swing doors except the entrances. Ceiling radiant heat was fired by either a gas or oil furnace.³

¹ Multiple Property Nomination. *Lustron Houses in South Dakota*. South Dakota State Historical Society. Pierre, South Dakota, 10.

² Ibid, 1-2.

³ Saxman, Michelle C. *The Lustron Home: An Experiment in Steel*. South Dakota History vol. 36, No. 4 Winter 2006, p 340, 347.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Jones, Mack House
Hand County, South DakotaSection number 8 Page 3

Architecturally, the house is illustrative of the technological advancements in housing construction and the use of new building materials. This concept of mass production in this manor was relatively new at the time especially concerning houses utilizing this process of manufacture. The modern, sleek and unique design contributed to its popularity. The Lustron was offered as a total package distributed through a dealer with pre-planned site layouts intended to maximize the setting of the house. The Lustron house is especially important as it exemplified the need to be handicap accessible with wide doorways and sliding doors and cabinets to best utilize the space for disabled persons.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Jones, Mack House
Hand County, South DakotaSection number 9 Page 4

BIBLIOGRAPHY

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

Saxman, Michelle C. *The Lustron Home: An Experiment in Steel*. South Dakota History vol. 36, No. 4 Winter 2006.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Jones, Mack House
Hand County, South DakotaSection number 10 Page 5

GEOGRAPHICAL DATA**VERBAL BOUNDARY DESCRIPTION**

The boundary follows the legal description of the property. The south 75 feet of Lots 1-4 inclusive, Block 13 of the North addition to the city of Miller, Hand County, South Dakota.

BOUNDARY JUSTIFICATION

The boundary follows the tract of land historically associated with the property as defined by the legal description.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Jones, Mack House
Hand County, South DakotaSection number 11 Page 6

PHOTOGRAPH LOG

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

Name of Property: Mack Jones Lustron House
County, State: Hand County, South Dakota
Photographer: Jason Haug
Date of Photographs: July 2007
Location of Original: South Dakota State Historic Preservation Office, Pierre, SD

Photo No.	Photographic Information
-----------	--------------------------

- | | |
|----|---|
| 1. | South and east elevations, facing northwest |
| 2. | North and east elevations, facing southwest |

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 8 Page 5Meade County, South Dakota

gas stations, while the smaller tourist courts began to disappear. As the highway system began to develop, function and not visual quality dominated roadside planning, which evolved into the standardized commercial strips popular in the second half of the 20th century.⁹

During the 1950s the mom and pop tourist courts were slowly being squeezed out by larger franchised motel chains. The centralized highway system created under Federal Highway Act of 1956 and post war affluence tended to steer travelers toward the larger operators, which greatly crippled the small tourist court industry. In the 1950s, a motel with 50 or more units needed 50% occupancy to break even, while the average motel of 20 units needed 70% or more.¹⁰ New entrepreneurs no longer started modestly and built their way up, but instead franchised larger more well known chains such as Holiday Inn and Marriots.¹¹ Once travelers stayed at one franchise and had a good experience, the instant name recognition would bring them back. Franchises counted on this recognition and continued to add more amenities to compete with other franchises.

The 1950s was a golden age for franchising in America, and the motel industry was no exception. As a consequence, the small tourist camps slowly disappeared to the point of near extinction. Many shut down and sold off their units piecemeal. Today, the few surviving camps in South Dakota operate much as they did in the past, offering modest and unique lodging.

The Covered Wagon Resort is eligible under Criterion A as a fine example of the type of roadside structures built in the first half of the 20th century as a result of the mass production of the automobile.

⁹ Jakle, 133.

¹⁰ Ibid, 170.

¹¹ Ibid, 171.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 9 Page 6 Meade County, South Dakota

BIBLIOGRAPHY

Bellasco, Warren James. *Americans on the Road: From Autocamp to Motel, 1910-1945*. John Hopkins University Press, Baltimore: MD, 1997

Honerkamp, John. *At the Foot of the Mountain*. Argus Printers, Stickney: South Dakota 1978.

Jakle, John A. *The Tourist: Travel in Twentieth-Century North America*. University of Nebraska Press, Lincoln: NE, 1985.

Pomeroy, Earl. *In Search of the Golden West: The Tourist in Western America*. Alfred Knopp Inc., New York: NY, 1957.

Van Doren, C.S. *The Motel Industry of South Dakota*. University of South Dakota, Vermillion: SD, 1959.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Section number 10 Page 7Meade County, South Dakota

GEOGRAPHICAL DATA**VERBAL BOUNDARY DESCRIPTION**

The boundary is an imaginary rectangle that starts ten feet off the southeast corner of Cabin 11 and runs west two hundred feet. The line then runs north to a point 10 feet off the corner of Cabin 15. The line then runs east two hundred feet. The line then runs south to the original starting point.

BOUNDARY JUSTIFICATION

The boundary includes the area traditionally associated with the Covered Wagon Resort. The boundary includes the historic structures and features associated with the Covered Wagon Resort.

**National Register of Historic Places
Continuation Sheet**

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

Section number ___ Page 8

Meade County, South Dakota

PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-__ except as noted:

Photographer:
Date of Photographs:
Negatives:

Photo No. _____ Photographic Information _____
