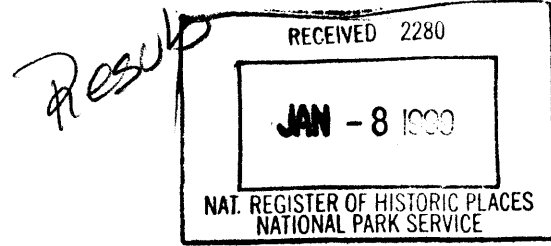


United States Department of the Interior
National Park Service

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 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 Peter Hansen House
other names/site number Victor and Dorothy Young House

2. Location

street & number 1123 E. Capitol St. not for publication
city or town Pierre Vicinity
state South Dakota Code SD county Hughes Code 065 zip code 57501

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. Voigt 12-21-98
Signature of certifying official Date

State or Federal agency and bureau

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

Signature of commenting or other official Date

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet

determined eligible for the National Register.
 See continuation sheet

determined not eligible for the National Register

removed from the National Register.

other,
(explain:)

Signature of the Keeper Date of Action

Linda McCallard 2/10/99

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>0</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>0</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 dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Modern Movement: Lustron Westchester
Deluxe

Materials (Enter categories from instructions)

Foundation Concrete
roof Porcelain-enameled steel tiles
walls Porcelain-enameled steel tiles

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

Peter Hansen House
Name of Property

Hughes County, South Dakota
County and State

Period of Significance

1949

Significant Dates 1949

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

Cultural Affiliation N/A

Architect/Builder Architects: Roy Blass and Morris Beckman

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 Library; South Dakota Historical Society Archives

Peter Hansen House
Name of Property

Hughes County, South Dakota
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(place additional UTM references on a continuation sheet.)

1	<u>14</u>	<u>393565</u>	<u>4913945</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
					<input type="checkbox"/>	See continuation sheet	

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

11. Form Prepared By

name/title Suzanne Julin, SHPO Intern;
Melissa Dirr and Mark Elliot, On
Site Photography and
Preservation

Organization On Site Photography and Preservation

Date August 1998

street & number PO Box 94627

Telephone 402/438-8093

city or town Lincoln

state Nebraska

zip code 68509

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)

Peter Hansen House
Name of Property

Hughes County, South Dakota
County and State

Property Owner

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

name Victor and Dorothy Young
street & number 1117 E. Capitol St. Telephone 605/224-4526
city or town Pierre state SD zip code 57501

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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National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Narrative Description

The Peter Hansen Lustron House is located in the state capitol of Pierre, on the Missouri River in central South Dakota. Built in 1949, this is a two-bedroom Westchester Deluxe Lustron. The house is in a neighborhood of houses of similar vintage; another two-bedroom Westchester Deluxe, which has been significantly altered, is next door, with a shared garage between the two houses. There are approximately 38 Lustrons in South Dakota; this house and the one adjacent to it are the only Lustrons in Pierre.

The 31' by 35' house, set on a concrete slab foundation, is clad in 2' by 2' gray porcelain-enameled steel panels; the lower quarter of the house and the entry area have been painted dark brown. Gable ends are 1' wide vertical cream-colored panels. The façade, which faces east, features a 6' by 12' cutout with the original entry door. A large fixed window replaces the original window on the façade. The north side of the house has two large fixed windows which are replacements; the window to the east is in the original bay. The rear of the house contains two small original casement windows; the south side has one new fixed window, two small original casement windows and an original entry door with replaced glass. All the doors and windows retain the original cream-colored surrounds and curved lintels. The front-gabled roof is covered with blue-green porcelain-enameled steel tiles. The original chimney has been removed. The two-car, detached, wood-frame garage is located to the west of the house.

The house is entered into the living room; the dining room, kitchen and utility area are to the left. A short hallway leads from the living room to the west end of the house; the master bedroom opens off the hallway to the right and another bedroom and the bath open off the hallway to the left. The interior porcelain-enameled panels are yellow in the bathroom and kitchen and gray in the remainder of the house. The living room contains the original built-in bookcase; the original enameled steel china cabinet with pass-through to the kitchen is in the dining room. The sink unit in the kitchen has been replaced, but the cupboards are the original porcelain-enameled steel. The clothes washer-dishwasher combination has been removed. The hallway contains a closet and storage units with enameled steel doors. The master bedroom contains a built-in vanity with large mirror as well as closets and storage units with enameled steel doors. The second bedroom also contains similar closets and storage units. The bathroom retains the original tub and sink, but the toilet has been replaced. All interior doors are original pocket doors. The houses were originally heated with radiant

Peter Hansen House
Name of Property

Hughes County, South Dakota
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ceiling heat; this house has been converted to electric baseboard heat. All the floors are carpeted except the bathroom floor, which retains the original asphalt tiles. The Peter Hansen house retains a high degree of historic integrity.

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Section number 8 Page 3

Statement of Significance

The Peter Hansen house is eligible for listing on the National Register of Historic places under Criterion A as an illustration of mass-produced post-World War II housing and government attempts to address the era's housing shortage. It is also significant under Criterion C as an innovative example of a new construction method for residential housing with its with its porcelain-enameled steel panel cladding over steel frame as well as its modern design and layout.

The Lustron Corporation existed from 1946 to 1950, designing and constructing mass-produced, enameled steel housing at its plant in Columbus, Ohio. There are approximately 38 Lustrons in South Dakota; most of them are Winchester Deluxe styles, as is the Hansen house. Peter Hansen, a widower and retired rancher, built this house in 1949 as a home for himself and his new wife. He built the Lustron next door and rented it at the request of Victor Young, who was moving to Pierre from Racine, Wisconsin and could not find housing due to the demand caused by construction of the Oahe Dam. In 1955, Mr. Hansen, who also had built at least two conventional houses in the neighborhood, sold both Lustrons to Mr. and Mrs. Young. The Youngs have continued to live in the Lustron to the west and have rented this house. Mr. and Mrs. Beryle Bessert have occupied it since 1974. The Hansen house is a good example of a three-bedroom Westchester Deluxe model and retains a high degree of historic integrity.

Historic context

The return of the World War II GIs precipitated a housing crisis in the United States. The shortage began developing in the early 1930s, when housing construction slowed due to the Depression and new families began outnumbering new housing starts. The year 1933 saw only 93,000 new units built, a marked decrease from a peak of 937,000 in 1925. By 1940, housing starts had increased to 603,000, but World War II restrictions brought them down to 141,800 by 1944. The veterans came home from the war ready to start families and begin living the American dream, one in which a single-family, detached home figured prominently. The lack of housing created an immediate problem, particularly in communities containing colleges and military installations, where large numbers of GIs were concentrated.

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The U. S. Government encouraged the development of mass-produced housing as a solution to the housing shortage. In 1946 President Harry Truman appointed Wilson W. Wyatt, a former mayor of Louisville, Kentucky, as housing expediter in the Office of War Mobilization and charged him with responding to the housing crisis. The office estimated a need for six to seven million housing units, and Wyatt supported mass-produced housing as one means of achieving these levels. The government offered loans to companies that would produce prefabricated housing.

This was the atmosphere in which the Lustron House was produced. When Carl Strandlund, the founder of the Lustron Corporation, was refused a loan for construction of enameled steel gas stations because the country did not need more gas stations at the time, he quickly converted his idea to apply to housing at the suggestion of the loan committee. Strandlund received federal loans designated for housing production and invested in state-of-the-art equipment and a manufacturing line set up in a former airplane hangar in Ohio.

The Lustron came in three models: the Westchester (the most popular, and available in a standard or Deluxe version), the Newport, and the Meadowbrook. The Newport and Meadowbrook models were a response to the desire for a less expensive model and very few were produced. Lustron also manufactured one-and-a-half and two-and-a-half car garages with connecting breezeways. All surfaces of the houses and garages were of the enameled steel, making them durable and easy to maintain and giving them a sleek, modern look. A ceiling radiant system heated the homes. Built-in features in the Westchester Deluxe included storage units, a master bedroom vanity, a china cabinet with a pass through from the kitchen, a combination dish and clothes washer, and a bay window. Prefabrication of the house components and construction methods developed by the company meant a Lustron could be built in one to three weeks. The ability to build houses rapidly was an important feature given the need for housing.

The post-war housing shortage in Pierre was exacerbated by the construction of the Oahe Dam, one of four Pick-Sloan plan dams constructed in South Dakota after the war. Construction on the dam began in 1948 and finished in 1953. An influx of workers increased Pierre's population from five thousand to ten thousand during the construction period, creating a need for housing and bringing a sudden prosperity to Pierre's businesses and industries. Pierre's two Lustron houses were built during this time.

Lustron's success was short-lived. After producing approximately 2500 homes, the Lustron Company went into bankruptcy and was sold at auction in June of 1950. Many outside factors

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contributed to its demise. Pressure from lumber and concrete companies fearful of losing their businesses reduced political support for mass-produced housing, its system of dealerships proved inefficient, potential buyers found financing difficult to obtain, and miscalculations of cost and production time slowed the manufacture and delivery of the houses.

Architecturally, the Hansen house is illustrative of the post-war technological advancements in housing construction and the use of new building materials. There are approximately 38 Lustron houses in South Dakota. Many of the Lustrons in the state are ineligible for listing due to alterations and additions; however, the Peter Hansen house is a good example of a typical three bedroom Westchester Deluxe model and retains a high degree of historic integrity.

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National Register of Historic Places Continuation Sheet

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Russell, Barry. Building Systems, Industrialization, and Architecture. London and New York: John Wiley and Sons, 1981.

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Young, Mr. and Mrs. Victor, August 12, 1998.

Peter Hansen House
Name of Property

Hughes County, South Dakota
County and State

NPS FORM 10-900-A
(6-86)

OMB Approval No. 1024-0018

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Verbal Boundary Description

The Hansen house is located on Lots 1 and 2, Block 9, Wells Addition in Pierre, South Dakota.

Boundary Justification:

The boundaries are defined by the legal description which includes the lots originally associated with the house.