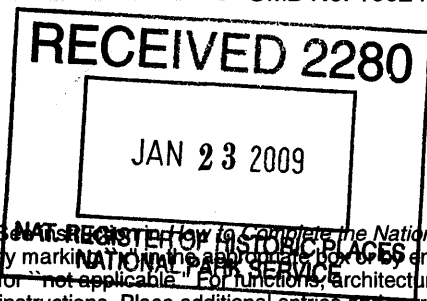


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

078



This form is for use in nominating or requesting determination for individual properties and districts. See the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking 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 Reifsnnyder, Josephine, Lustron House

other names/site number

2. Location

street & number 2119 Sherwood [N/A] not for publication

city or town Stillwater [N/A] vicinity

state Oklahoma code OK county Payne code 119 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
[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 [X] statewide [ ] locally. ( [ ] See continuation sheet for additional comments.)

Signature of certifying official/Title

State Historic Preservation Officer

1-20-09
Date

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:

- [X] 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.

Signature of the Keeper

Date of Action

2/23/2009

Reifsnyder, Josephine, Lustron House  
Name of Property

Payne County, Oklahoma  
County/State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not count previously listed resources.)

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

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

|  |  | Contributing | Noncontributing |            |
|--|--|--------------|-----------------|------------|
|  |  | 1            | 0               | buildings  |
|  |  | 0            | 0               | sites      |
|  |  | 1            | 0               | structures |
|  |  | 0            | 0               | objects    |
|  |  | 2            | 0               | Total      |

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

**Number of contributing resources previously listed in the National Register.**

Lustron Houses of Oklahoma

0

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

Domestic: single dwelling

Domestic: secondary structure: garage

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Domestic: single dwelling

Domestic: secondary structure: garage

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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.)

Reifsnnyder, Josephine, Lustron House  
Name of Property

Payne 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/Hall and Abercrombie, builders  
\_\_\_\_\_

**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  
\_\_\_\_\_  
\_\_\_\_\_

Reifsnyder, Josephine, Lustron House  
Name of Property

Payne County, Oklahoma  
County/State

## 10. Geographical Data

Acreeage of Property less than one acre

### UTM References

(Place additional UTM references on a continuation sheet.)

1. 14 672600E 3999002.7N  
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

organization OK/SHPO

date 7/31/2008

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 Samuel and Sandra Cohlma

street & number 2807 S. Sangre Rd.

telephone 405-372-6416

city or town Stillwater

state OK

zip code 74074

**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**Reifsnnyder, Josephine, Lustron House  
Payne County, OklahomaSection number 7 Page 1**SUMMARY**

The Josephine Reifsnnyder Lustron house located at 2119 W. Sherwood in Stillwater, Payne County, Oklahoma was built in 1949 by the local Lustron dealership of Hall and Abercrombie. The house is located on the south side of West Sherwood, between South Western Road and South Willis Street, just to the south of the Oklahoma State University Campus. This residential area is characterized by smaller minimal traditional style houses built in the 1940s and 1950s.

This Lustron is one of two Lustrons identified in the Stillwater area, but it is the only Stillwater Lustron associated with the Hall and Abercrombie dealership and it is the only Stillwater Lustron with a detached, single car Lustron garage.

**Narrative Description**

The Lustron House located at 2119 W. Sherwood is a typical Westchester model 2-bedroom Lustron (see appendices). The Westchester model was the most popular Lustron model constructed across the country and is the only model found in Oklahoma. The house is dove gray in color with a green roof. 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 off-white, vertical steel panels. The house measures approximately 31' X 35' on the exterior with a 6' X 12' corner recess on the northeast corner that serves as an entrance porch (1,085 square feet). The porch is supported on the northeast corner by metal posts. The two-bedroom Westchester is distinguishable from other Lustron models by this corner recess. The single car, detached Lustron garage is located to the south and east of the residence. The garage features porcelain enamel clad steel wall and roof panels to match the house. The original garage door has been replaced with a modern, raised panel metal 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. The interior of the Lustron at 2119 Sherwood is typical of this model. The layout has not been altered. The original materials remain, except for items specifically mentioned below in alterations/additions.

**Alterations/Additions**

The Lustron House at 2119 W. Sherwood in Stillwater has been very well maintained and retains a high degree of architectural and historic integrity. Notable alterations include the partial removal of an exterior wall panel to accommodate the installation of a wall mounted air conditioning unit on the front façade, to the right of the entry porch, as well as the installation of storm windows and metal awnings over the large picture windows. These changes are reversible. The current owner has installed central heating and air and hopes to use parts from salvaged Lustrons to replace the modified front wall panel that holds the air conditioning unit. The interior of this Lustron has experienced only minor alterations. These changes include the replacement of the interior metal pocket doors, the removal and/or replacement of several original metal closet doors, and replacement of the original metal cabinetry with modern wooden cabinetry. The original asphalt tile has also been covered with more modern materials. The changes made to this particular Lustron do not significantly diminish its architectural significance.

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

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Reifsnyder, Josephine, Lustron House  
Payne County, OklahomaSection number 7 Page 2

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

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Reifsnyder, Josephine, Lustron House  
Payne County, Oklahoma

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**SIGNIFICANCE**

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 Josephine Reifsnyder Lustron at 2119 Sherwood was built in 1949 by the Lustron dealership of Hall and Abercrombie. This dealership operated out of Cushing and Stillwater in north central Oklahoma, building two houses in Cushing after constructing this first Lustron in Stillwater in 1949. The house at 2119 Sherwood was purchased by Josephine Reifsnyder in November 1949. Ms. Reifsnyder was an Avon products distribution manager and she lived in the property until her death in 1963. After 1963, the house changed hands several times, before being purchased by the current owner in 1982. The Reifsnyder Lustron has been a rental property in the Oklahoma State University campus area for many years.

**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 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

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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 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 Josephine Reifsnyder Lustron in Stillwater, Oklahoma is a well-preserved example of a two-bedroom Westchester Lustron with detached Lustron garage.



# National Register of Historic Places Continuation Sheet

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Reifsnnyder, Josephine, Lustron House  
Payne County, Oklahoma

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**United States Department of the Interior  
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Reifsnyder, Josephine, Lustron House  
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**GEOGRAPHICAL DATA**

**VERBAL BOUNDARY DESCRIPTION**

Block 5, Lots 11-12 of the Sunset Heights Addition to Stillwater

**BOUNDARY JUSTIFICATION**

The boundary includes the property historically associated with 2119 W. Sherwood.

**National Register of Historic Places  
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Reifsnyder, Josephine, Lustron House  
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**PHOTOGRAPH LOG**

The following information pertains to all photographs:

Photographer: Kelli Gaston  
Date of Photographs: 01 March 07  
Negatives: OK SHPO