

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 Lustron Home #02102
other names/site number Westchester 02 Deluxe model

2. Location

street & number 2009 Williams Blvd. SW not for publication N/A
city or town Cedar Rapids vicinity N/A
state Iowa code IA county Linn code 113 zip code 52404

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 statewide x locally. (See continuation sheet for additional comments.)

Rowell G. Sipe July 13, 2004
Signature of certifying official Date
IOWA HISTORICAL SOCIETY OF IOWA
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

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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): _____

Edson H. Beall 8/25/04
Signature of Keeper Date of Action

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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
__1__ __1__ buildings
____ ____ sites
____ ____ structures
____ ____ objects
__1__ __1__ Total

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

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(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
roof METAL/steel
walls METAL/steel
other METAL/aluminum

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

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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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

ca. 1950

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 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.

Significant Dates

ca. 1950

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lustron Corporation

Narrative Statement of Significance

(Explain the significance of the property on one or more 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 # _____

Primary Location of Additional Data

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

Name of repository:

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10. Geographical Data

Acreege of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	607657	4647143	3	_____	_____
2	_____	_____	_____	4	_____	_____

____ 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 Jan Olive Nash (with research by Don & Sheila Janda)

organization Tallgrass Historians L.C. date February 3, 2004

street & number 2460 S. Riverside Drive telephone 319.354.6722

city or town Iowa City state IA zip code 52246

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 the SHPO or FPO.)

name Donald J. & Sheila J. Janda

street & number 2009 Williams Blvd. SW telephone _____

city or town Cedar Rapids state IA zip code 52404

=====
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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7. Narrative Description

Lustron Home serial #02102 is located in a western Cedar Rapids suburban residential neighborhood that developed in the 1940s from a farm held in the Williams family since the nineteenth century. Growth of the city towards this farm was encouraged by the construction of Williams Blvd. as state highway #149 in 1934. Running on a northeast/southwest angle, the highway cut diagonally through the farm and a decade later prompted developers to plat several small, angled subdivisions. This house sits on Lot 103 (a 60 by 121-foot lot) of Westland Second Addition, filed in 1946 by Everett E. and Elsie I. Reynolds. To its northeast, a second, slightly altered Lustron house sits on Lot 104. Its neighbor to the southwest is a more traditional wood-frame Ranch of about the same scale and time period. No other Lustrons are visible from this place in the neighborhood. Behind Lustron Home #02102 is a more modern garage reached by a straight drive past the front door, along the northeast side of the building. The backyard, which slopes away from the house and an otherwise flat lot, is enclosed by a chain link fence. A narrow, concrete parking pad is adjacent to the driveway just in front of the entrance porch, suggesting both the busy nature of traffic and the parking prohibition on Williams Blvd. The property is in excellent condition and has had little altered since its erection on the site. Lustron Home #02102 is a single-story, rectangular shaped, steel Ranch Style residence, with a foot print measuring 31 by 35-feet, excluding the recessed front entryway porch at the north corner. Manufactured in 1949 or 1950 by the Lustron Corporation, the house sits on a concrete slab foundation, its long front wall facing Williams Boulevard, its side walls capped by a low gabled roof. The home's yellow walls are clad with porcelain enameled, 2 by 2-foot square steel panels; creamy-white vertical steel siding at the gable ends; and dark brown steel tiles on the roof. Windows are cased in creamy-white steel frames, with natural-color aluminum sashes. Fenestration includes four large windows flanked by small casement sashes, a configuration sometimes called "Chicago-style" windows but simply termed "picture" by the Lustron Corporation. Other windows are smaller single- and double-casement sashes, all framed with creamy-white enameled steel. The interior of the house reflects the same enameled steel materials, including steel built-in features in the living room, the master bedroom, and the kitchen and bath. Most of the interior steel surface is buff or beige colored.

Plans for this 1000 sq. ft. model of Lustron house (a Westchester Deluxe model 02) called for a concrete, wire-mesh, reinforced floor slab of at least three inches over a sub base of course gravel, with concrete footings where required by local code. Walls were made of a skeleton of steel studs, welded into large wall sections at the factory in Ohio, and shipped by tractor-trailer to the site where the skin of porcelain enamel steel panels was attached. Exterior and interior wall panels were sealed at the joints with extruded polyvinyl chloride. Steel roof trusses (4' on center) were handled similar to the wall sections, except covered with large steel tiles. The chimney, which was offset from center and to the rear, below the ridge line, was also of porcelain enamel with a flue liner. Attached to the steel porch column at the front corner and opposite rear corner of the house was a tubular-steel serpentine trellis, which narrowed from roof to ground and provided both aesthetic and actual support for the downspout that stretched between roof gutter and ground storm sewer tile.

Because the entrance and porch were at a corner, the Westchester model could be turned to fit both narrow and wide lots. Lustron Home #02102 was positioned with gabled ends to the sides and its recessed corner porch to the left from the perspective of a sidewalk pedestrian facing the home. Windows across the front were the two large picture windows of the living room (set in a slightly protruding bay) and of the master bedroom. Moving clockwise around the house from this front wall, around the corner the side wall contained the recessed front door and a third picture window for the dining room. Around the next corner to the rear of

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this Lustron house was the high double-sash casement window of the kitchen, then the back door, then the narrow single-sash casement bathroom window, and a fourth large picture window for the second or "guest" bedroom. Finally moving around one last corner, the second side or end wall contained the two identical double-sash casement windows of the guest and master bedrooms.

The serial and model numbers for this Lustron are stamped onto a small metal certificate (below) and screwed into the wall of the utility room. These numbers, plus the package of built-in features, indicate this Lustron is a Westchester model with Deluxe features, a slightly more expensive but overall the most popular of the Lustron models (Saxman-Rogers 1998:9; Feller 2002:71).



Model and serial plate from 2009 Williams Blvd., slightly reduced (from the collection of Don & Sheila Janda) .

The interior of Lustron Home #02102 largely reflects the original manufacturer's package (below). Floors are now largely carpeted where the original plans called for asphalt floor tile. Most appliances in the kitchen were never a part of the Lustron package and these have been updated over the years. The Lustron Corporation's exclusive Thor-brand combination dishwasher and clothes washer is gone. Hanging Lustron steel kitchen wall cabinets with shiny round pulls are extant, however, as is a pass-through cabinet separating the kitchen and the dining room, albeit not the original pass-through for this house. Removal of this cabinet was a common alteration in Lustron Westchester Deluxe models as growing families tried to gain space in the snug 1000 sq.ft. house. The current owners of Lustron Home #02102 have replaced their missing pass-through with one from a similar model. They drove to Columbus, Ohio, to buy the pass-through from Alex James, a former Lustron employee who obtained it from a Lustron in town.

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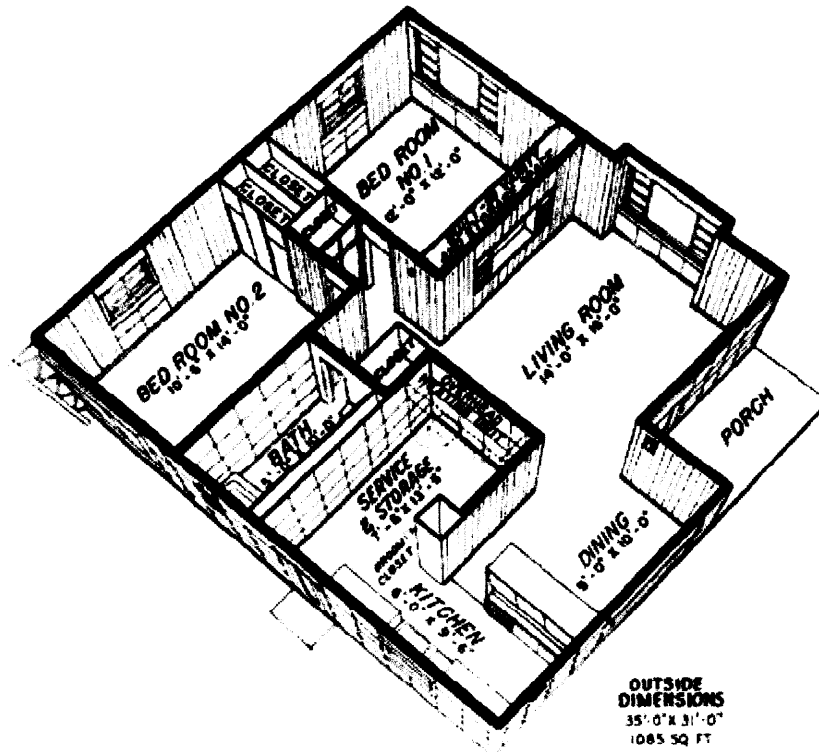
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The interior wall shared by the living room and master bedroom ("bed room no. 1") contains a built-in bookcase with a large recessed mirror and, around the corner in the bedroom, a companion built-in vanity dresser likewise features a very large recessed mirror. The vanity is flanked by two closets. Many of the



Floor plan of two-bedroom Westchester 02 Deluxe (from the collection of Don & Sheila Janda).

original bathroom fixtures are extant, including the factory-stamped tub and wall sconces. A newer furnace has replaced the original overhead heating unit in the utility room. Doors throughout the interior are the original sliding pocket doors. None of the interior walls are load bearing.

In summary, while the years since 1950 brought a certain amount of wear-and-tear to Lustron Home #02102, largely through lack of maintenance and minor but inelegant updates by some owners, the current owners have cleaned up, cleaned out, and rehabilitated the property with great care and attention to detail. They researched the manufacturer and other examples of Lustron homes, and interviewed a former Lustron Corporation employee, obtaining from him copies of both the erection manual and the architectural plans for the Westchester model Lustron house. Inside they have installed new kitchen appliances, base cabinet, and countertop, installed new carpeting throughout, and reinstalled the Lustron pass-through cabinet (seamlessly done in part because of the interchangeable nature of Lustron house parts). Outside, in addition to cleaning the house, tending the lawn, removing a storage shed, and expanding a one-stall garage in the backyard, perhaps the most visible improvement was the removal of room air conditioners from two windows (necessitating reglazing) and the removal of a new sheet-metal chimney stack that had been installed over the front corner of the house. These efforts have improved the appearance of the property dramatically and enhanced its historic integrity.

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8. Narrative Statement of Significance

Lustron Home #02102, erected in 1949 or 1950, is locally significant as one of the nine surviving Lustron Homes known to have been assembled in Cedar Rapids, Iowa. Statewide, it is one of 143 known examples erected in Iowa. Out of several million new homes built nationwide in the immediate post-World War II years, only 2680 Lustron homes *in total* were shipped out of the Lustron Corporation factory in Columbus, Ohio, between April, 1948 and May, 1950. The building is eligible under Criterion C as an example of the Lustron Corporation's innovative contributions to the prefabricated housing industry and its efforts to incorporate modern architecture and the latest domestic technologies into the lives of everyday Americans.

History of the Lustron Corporation within the Context of Postwar America

Lustron Home #02102 shares its manufacturing history with the other 2860 Lustron houses shipped from the Columbus, Ohio factory. At this point, this shared history has been well-studied and recited in earlier National Register multiple property listings completed for Lustrons in South Dakota (1998), Alabama (2000), and New Jersey (2000). Thomas Fetters' recent publication (see bibliography) is a nationwide study of Lustrons.

The housing shortage to which the Lustron Corporation responded in the late 1940s had roots at least as deep as the Great Depression of the '30s. At its peak in 1933 housing starts had dropped from 937,000 in 1925 to 93,000, and most of these "were houses or apartments for the well-to-do" (Wright 1981:240). With the start of World War II, new housing efforts were largely reserved for military families and defense workers. Two million government-built housing units were constructed as a part of the war effort, in locations with large-scale defense production facilities such as Los Angeles, Portland, Dallas, and Detroit (Wright 1981:242). When 10 to 13 million men and women were discharged from the military in 1945 and 1946, the nationwide lack of housing reached critical proportions. As many as 2.5 million reunited and newly-formed families doubled up with relatives; others sought shelter in trailers, Quonset huts, garages, and "even chicken coops" (*ibid.*). By some estimates, 3.6 million families lacked their own homes by the end of 1945 (Clark 1986:196). In Iowa, this shortage was apparent during the war in places like Middleton, where even rentals were so unavailable workers at the Iowa Ordnance Plant were forced to convert chicken coops and barns or camp and live in cars along side rural county roads, prompting frantic attempts to control the practice by enactment of special county zoning ordinances (Conard & Nash 1994:28-29; Stromquist 1993:130). In Iowa City, home of the State University of Iowa (now University of Iowa), Quonset hut parks with hundreds of units were established after the war near the westside campus to house ex-GIs turned students and their growing families (Nash personal observations, 1950s-1960s). It was within this context of a huge housing need and a national government that was decommissioning war production facilities, that the Lustron Corporation was born.

Federal Efforts to Subsidize Housing

The federal government's efforts in the 1940s and 50s to spur housing construction were not its first. The "downward slide" of housing construction experienced in the Great Depression had been stabilized by the passage of the Federal Home Loan Bank Act of 1932 (aimed at assisting savings and loan associations) and,

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especially, by the creation in 1934 of the Federal Housing Authority (FHA) as a part of the Federal Housing Act. The latter legislation marked "the first active government support for the housing industry" (Clark 1986:194). Involvement of the federal government in the lives of Americans would only continue to increase throughout and after World War II. The postwar Serviceman's Readjustment Act (the GI bill) created the Veterans Administration in 1944 and loaned funds or guaranteed the mortgages of servicemen to purchase, build, or improve their houses (Clark 1986:196; Wright 1981:242). Equally important, the Housing Act of 1949 "guaranteed builders and bankers more substantial profits on large residential developments," which together with FHA-backed mortgages prompted "Levittown" type developments all over the country and expanded the suburban fringes of cities and towns well beyond their prewar limits (Wright 1981:246). According to the well-regarded historian Kenneth Jackson, author of *Crabgrass Frontier: The Suburbanization of the United States*, in the years following the war the FHA and VA "revolutionized" the home finance industry by inducing lenders to invest in residential loans by providing them with mortgage insurance (Jackson 1985:204). Often, buying homes became more affordable than renting and millions of first-time homeowners were brought into the market. For the first 30 years of its existence, however, the FHA also patently redlined the districts it would insure and required racial covenants to be written into the mortgages in order to achieve stable neighborhoods (Jackson 1985:208; Wright 1981:247). This practice would not disappear until well into the 1960s.

The Lustron Corporation and Production of the Lustrons

The Lustron Corporation was a postwar attempt to respond to the national housing emergency using federal assistance that failed in a colossal and very public way. Led by Carl Strandlund, the Lustron Corporation "was the most heavily capitalized and industrialized of the 280 firms involved in the production of prefabricated housing" after the war (Saxman-Rogers 1998:3). Strandlund, an executive with the Chicago Vitreous Enamel Product Co. had gone to Washington in 1946 to secure the release of steel for the production of 500 steel gas stations. The Civilian Production Administration instead steered him towards the housing market. An affiliate of Chicago Vit-Porcelain Products Company (the name was subsequently changed to reflect its use of a coating material called Lusterlite)—was tagged for the project. The federal government not only loaned millions to the company through the Reconstruction Finance Commission (RFC) over the next four years, it also handed over the huge Curtiss-Wright aircraft plant in Columbus, Ohio to use for the manufacturing assembly line. Technical difficulties became insurmountable, however, and the Lustron Corporation went bankrupt in 1950, not long after it went into full production. Problems included retrofitting the plant and then gearing it up to produce, in a timely fashion, enough houses to meet a clamoring public; distribution difficulties associated with transporting a partially assembled steel house on a flatbed truck in pre-interstate days (the railroad freight charges would have spiked the cost of the house to unaffordable levels); and, often, the resistance of local officials and building codes untested against such innovative prefabricated buildings. Additionally, the Lustron Corporation sold all the houses through a network of dealers, some of which were given ill-defined or overly large territories, and it required the dealers to pay for each house before shipment. This shifted the burden of financing to the dealer who then often had to deal with hesitant local financial institutions. In the end, slightly over 2600 houses were shipped from the factory to states generally east of the Rocky Mountains.

Prefabricated Housing and Lustron's Contributions

Interchangeable and, relative to the times, mass-produced cast-iron architectural elements were introduced

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to the building trades as a part of the Industrial Revolution in England in the 1820s. Local smiths and small manufactories across the United States produced similar elements, as well as tin details like stamped cornices, throughout the second half of the nineteenth century for local consumers and for markets that expanded with the arrival of railroads. It was not until the end of World War I, however, when the desire for modern housing shaped by Progressive ideals intersected with the demand for affordable housing voiced by thousands of returning soldiers that the number of prefabrication technologies significantly increased. Among the best known ventures may be the pre-cut house kits available through catalog sources like Sears, Roebuck & Company and Aladdin Company.

Commercial construction used metal in prefabrication projects as well and may have a more direct link to the eventual establishment of the Lustron Corporation and its home design. "In 1928 L.W. Ray, the construction superintendent for White Castle's restaurant, pioneered a significant innovation in building design: the movable, all metal, porcelain-enameled steel-paneled building...this innovative and cost-effective solution to erecting restaurants throughout the northeast became the standard building form for the company" (Saxman-Rogers 1998:1). Efforts by the White Castle manufacturer and others working in the 1930s with porcelain-enamel buildings were hampered, however, by problems with insulation and corrosion (Saxman-Rogers 1998:2). These technical difficulties were just some of the challenges Lustron Corporation faced as it converted the assembly line in the Curtiss-Wright plant. Innovative processes were developed in response, such as "bonderizing" the steel frame like a car's to inhibit corrosion; creating a new method of effectively firing the porcelain at oven temperatures that were safe for the steel; and testing to find a vinyl plastic sealer to insulate and retard weather between the steel wall panels (Fetters 2002:55-66).

Conversion of the plant's two enormous buildings, which contained 107 acres and more than a million square feet of space, took place between late 1947 and the end of 1948. By the time the first house sold to the general public left the plant bound for Missouri, in January 1949, some \$12.5 million worth of equipment had been installed, \$1.2 million porcelain enamel ordered, and more than 500 ex-auto production workers hired "because they were familiar with this type of assembly-line work" (Fetters 2002:55). It was estimated each house would take 400 hours of labor and require 12.5 tons of steel to manufacture. The City of Columbus had run new bus routes to the plant to accommodate workers, and rail lines for receiving steel had been constructed into the plant's interior. Finding a cost-effective delivery method for the Lustron house package was solved by one manager who hired two "packaging engineers" to determine the weight and truck requirements for the load. Then, with the help of his shipping clerk and a borrowed flatbed trailer screened from view behind the plant, he packed and repacked a house onto the trailer until they struck a workable arrangement. Basically, the exterior wall sections became the sides of the trailer and held all the smaller parts and packages between them. Additional costly throw-away packaging or crates was thereby avoided. These flatbed trailers became both individual rolling warehouses for the finished houses and the transportation to get them to their sites (Fetters 2002:55-66).

Local History of Lustron Home #02102

When the yellow-enameled Lustron Home #02102 was packed onto a flatbed, rolled out of the factory, and hauled down the highway towards Cedar Rapids, it was headed towards a newly subdivided farm at the western fringe of town—not an unusual setting for a Lustron or any other newly built home in 1949 or '50. Cedar Rapids eventually had as many as 16 Lustrons, though locations of only 11 have been confirmed and at least two of these have been demolished recently. As a result of a detailed nationwide study of Lustrons, author Thomas Fetters believes the Lustron Corporation sold 16 homes to the local Cedar Rapids dealer, a

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man named Henry W. Siepman (Don Janda to Jan Olive Nash, January 21, 2004). Siepman lived next door to the "model" Lustron located at 2124 1st Ave. NE. On February 2, 1949, Siepman and his wife, Maybelle, purchased three lots—#s102, 103, and 104—in the Westland Second Addition from the developers, Everett and Elsie Reynolds. The latter had platted the subdivision in August 1946 after acquiring land in the area two years earlier, land that had been carved from the Williams family farm. Abstracts of title to parcels in this and the adjacent land section were complicated over the years because descendants of the original Williams family both moved out of state and, often, died without wills. It appears however that Johnson Williams and his wife Elizabeth, natives of Pennsylvania, established the farm before the Civil War near Kingston (unincorporated), later known as West Cedar Rapids (also unincorporated). Present-day landmarks such as the nearby Kingston Stadium, Williams Park across the street from Lustron #02102, and Williams Boulevard itself are testimony to the nineteenth- and early twentieth-century history of this neighborhood (Abstract of Title to 2009 Williams Blvd. SW [hereafter cited by abstract entry numbers]; *History of Linn County* 1878:680h).

As was not uncommon at mid-century, the Reynolds' 1946 subdivision, Westland 2nd, contained restrictive covenants that ran with the land and to which each lot owner agreed, at least theoretically. The plat's Exhibit A contained a number of restrictions intended to predetermine the type of neighborhood that would develop. Reading the restrictions together, it appears the developers envisioned a white, middle class residential neighborhood, comprised of free-standing houses occupied by single families. One restriction stated "that no building or other structure shall be placed or erected on the above described premises other than that constructed of a recognized form of permanent exterior construction, and shall not have an exterior of metal sheeting, tar or roofing paper or other similar cheap material..." (Abstract entry #435). Another required the value of the finished house to be at least \$5000. Apparently, the porcelain-enameled steel cladding of the Lustron was seen neither as too unconventional nor too cheap since Henry Siepman erected two steel houses side-by-side on his Williams Blvd. lots.

Other covenants were racially motivated and actually parroted the position of the FHA at the time. One stated that except for "domestic servants of a different race or nationality employed by an owner or tenant," no persons other than Caucasians were to reside in the homes of the subdivision (Abstract entry #435). The FHA, the federal agency underwriting or insuring so many of the new postwar mortgages, worried about the property values of integrated neighborhoods. "It feared that an entire area could lose its investment value if rigid white-black separation was not maintained" (Jackson 1985:208). Further, the FHA's underwriting manual before 1949 "openly recommended 'subdivision regulations and suitable restrictive covenants'" (Ibid.). Even as one arm of the federal government tried to regulate the race of those buying new homes, several cases were working their way through the judicial system that would challenge this blatant discrimination. The Supreme Court in its 1948 opinion for Kraemer v. Shelley (355 Mo. 814, 198 S.W. 2nd 679) essentially said that such racial covenants were not by themselves prohibited, but they *were* unenforceable by any state action. Thus, the white Missouri plaintiff who brought suit against the black couple who purchased property with a racial covenant could not expect the State of Missouri or its agents to enforce it. If the State did, it would be a violation of the 14th Amendment. While on its face this ruling seemed a watershed victory for civil rights, financial redlining and other more covert methods of controlling the property purchases of non-whites meant the issue was not settled until the passage in 1968 of the federal Fair Housing Act (Drake Law School professor Jerry L. Anderson to Eric Thomae, 4 February 2004).

Kraemer v. Shelley did have an impact on the FHA, however, which announced a year later that as of February, 1950, it would no longer insure mortgages that contained restrictive racial covenants (a notable lag of nearly two years from the Supreme Court's May, 1948 ruling). This announcement is reflected in the title to

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Lustron #02102 which, despite the prior race restriction, also records a subsequent conflicting mortgage provision in connection with the 1950 sale of the Lustron to its first residents. On June 1, 1950, Frank L. and Dorothea M. Wetzel purchased the move-in-ready Lustron #02102 and mortgaged its \$7000 price tag with the Iowa Securities Company, a local mortgage and loan business. That mortgage, which referenced the National Housing Act (FHA's organic legislation), directly conflicted with the lot title by expressly prohibiting the Wetzels from selling or renting their new Lustron with any racial restrictions (Abstract entry #445). The two conflicting instruments in the title to Lustron #02102 served as notice of the growing civil ferment over race relations after the war. Even as it was unenforceable, the effect of the racial covenant in the title would have been chilling to both a property owner wanting to sell to non-whites and to the mortgage lenders wanting to finance such a sale. They first needed to worry about their mortgage being "declared immediately due and payable," the latter needed to worry about securing FHA insurance for its loans (Abstract entry #445).

Whether or not the Lustron on Williams Blvd. was ever occupied by a non-white family is unknown, but the Wetzels did not stay long. They sold their new home just six months later. Dorothea Wetzel, now 80, still lives in Cedar Rapids. Her husband, Frank, now deceased, was at the time a Hudson car salesman for Wathan Motor Company. During the war, he had served as a bombardier on a B-24 in the Army Air Corps. When his bomber was shot down over water, he floated in a raft for four days before being picked up. He then spent a year as a prisoner of war in Italy. Frank and Dorothea were engaged while he was in the service and, upon his discharge, they married on July 22, 1945. After the first of their three children was born, they began to look for a new house to buy. Frank came home one day with news of the Lustron that Henry Siepman had for sale. Dorothea refers to Siepman their "realtor" and believes he may have been a Hudson customer of her husband's (Dorothea Wetzel to Jan Olive Nash, 1/30/2004). Dorothea's recollections of why they bought the Lustron included "because it was cute," it was available, and it promised to be easy to keep clean and require low maintenance. She discovered, however, that she did not like the tiled, concrete floors—she threw area rugs about to soften them—and one bedroom's floor seemed almost wet with moisture much of the time. They sold the house after six months to John B. and Lucille Fryrear, who lived in it for the next 15 years.

Mrs. Wetzel's memory of why they bought the Lustron echoes the advertising campaign conducted by the Lustron Corporation. By 1948, this campaign was well underway in popular national magazines. An ad in the July 12, 1948 issue of *Life* touted the Lustron house as "America's new standard of living." It promised "no redecorating, no repainting, no reroofing. The Lustron Home is porcelain enameled steel, fireproof, decay-proof. Sunlight, salt, water, or chemical fumes cannot stain or fade the beautiful finish." Other captions under photos of the interior promoted "easy on the eyes" colors throughout, "easy mealtimes with this wonderfully compact dining room," a "combination dishwasher-clotheswasher" in the kitchen, "ample" storage space, and the "most advanced type of radiant panel heating system in the ceiling of the home" leaving the home free of "dusty air currents."

The September 13, 1948 *Life* ad raised the level of superlatives to "Never before in America a house like this..." and explained:

This is your opportunity to enjoy the home of your own you have dreamed about all these years...A home of colorful beauty, spaciousness, lasting permanence. A home so easy to maintain and keep clean. A home you can be proud to own—and a welcome addition to the community...

Design—follows growing trend toward contemporary ranch-style architecture. Choice of colors

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for exterior and interior...

Maintenance—can be kept clean with damp cloth. Never needs repainting, redecorating, or reproofing...

Erection—The Lustron Home will be shipped f.o.b. Columbus to builder-dealer. It can be erected on the site in three to four days, from completion of the concrete foundation to putting key in the front door.

Somehow, somehow, you knew that modern engineering "know-how" would go to work in home construction just as it had in automobiles. The Lustron Home is the answer—with cost-saving volume-production techniques, unit assembly, and precision engineering applied to home building. Here is a new standard of living, a home of cheerful convenience with the beauty of porcelain and lifetime strength of steel.

This exuberance, optimism, and promise of the good life through middle-class homeownership were not only typical of Lustron Corporation advertisements, they were hallmarks of postwar America.

Cedar Rapids Lustron Homes

Research by homeowner Don Janda in Cedar Rapids city directories (1949-1951) and by author Thomas Feters indicates Lustrons were constructed at the addresses listed below. Janda's research also included the occupations of the homeowners in 1951, which included the manager of the accessory department at Killians, a local department store; a teacher at Polk School in Cedar Rapids; and employee of Halls Clothes; a professor at Coe College; an unemployed widow; a staff photographer for the Cedar Rapids *Gazette* newspaper; the owner of the "Chuck Wagon"; president of Tucker Manufacturing in Cedar Rapids; and a salesman for Iowa Tractor & Machinery. The owner of Lustron Home #02102, John B. Fryrear, was assistant manager for a men's clothing store called "The Syndicate."

1. 2124 1st Ave. NE, the "model" home next to the dealer's home (02 model, yellow color);
2. 2080 Eastern Blvd. SE (02 deluxe, yellow);
3. 2567 Meadowbrook Dr. SE (02 deluxe, yellow);
4. 1500 C Ave. NW (02 deluxe, yellow, remodeled, extent unknown);
5. 645 35th St. NE (033, gray);
6. 3610 1st Ave. NE (03 deluxe, gray, removed by church expansion);
7. 3634 1st Ave. NE (02 deluxe, gray, removed by church expansion);
8. 433 Dunreath Dr. NE (02 deluxe, gray);
9. 1941 B Ave. NE (02 deluxe, gray);
10. 2003 Williams Blvd. SW (02 deluxe, tan, neighbor to Lustron Home #02102);
11. 2009 Williams Blvd. SW (02 deluxe; yellow, the nominated Lustron Home #02102).

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Iowa Lustron Homes

The following table is taken from the appendix in *The Lustron Home* by Tom Fetters in which 143 addresses of Lustrons in Iowa are listed. The Iowa State Historic preservation database has records on 22 Lustrons.

City	Address	Model	Serial # or Feature (S=serial, G=garage)	Color
Alta	413 Cherokee	02		blue-green
Ames	2601 Hunt St.	03	basement	gray
Arcadia	South of Main St.	02		
Atlantic	1 Cass St.		S685/G1	tan
Atlantic	1108 Cedar St.		S1057/G2	gray
Atlantic	La Vista Place			
Atlantic	15 West 14 th @ Chestnut			
Bettendorf	937 Mississippi Blvd.	02		gray
Bettendorf	1109 Mississippi Blvd.	02		yellow
Boone	1308 First St.			
Burlington	2223 S. Main St.	02		yellow
Burlington	1809 Mason Rd.	023	SD3152	gray
Burlington	1622 Pine St.	02		yellow
Burlington	1737 Pine St.	02	S1556	yellow
Burlington	Sunnyside	02		blue-green
Carlisle	210 School St.	02		tan
Carlisle	South St.		S864	
Cedar Rapids	2080 Eastern Blvd. SE			yellow
Cedar Rapids	2567 Meadowbrook Dr. SE	02		yellow
Cedar Rapids	2003 Williams Blvd. SW	02		tan
Cedar Rapids	2009 Williams Blvd. SW	02	02102	yellow
Cedar Rapids	2124 First Ave. NE	02	MODEL	yellow
Cedar Rapids	3610 First Ave. NE	03		gray
Cedar Rapids	3634 First Ave. NE			gray
Cedar Rapids	1500 C Ave. NW	02	remodeled	yellow
Cedar Rapids	645 35 th St. NE	033	Newport	gray
Clarion	905 Central Ave. E			
Clinton	1101 N. Fourth St.	02	S1638/G2	blue-green
Coralville	708 11 th Ave.	02	S1096	gray
Council Bluffs	180 Linden Ave.			gray
Council Bluffs	257 Linden Ave.	02	S2397	blue-green
Council Bluffs	222 N. Second St.			gray
Creston	West Adams St.			
Dallas Center	305 Kellogg Ave.		S720	yellow
Davenport	1622 Broadlawn	02		tan
Davenport	4002 N. Division St.	02	G1	gray
Davenport	4018 N. Division St.	02	G1	tan
Davenport	4036 N. Division St.	02	S1759/G1½	gray
Davenport	7627 N. West Blvd.	02	S1711	tan

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City	Address	Model	Serial # or Feature	Color
Des Moines	1669 Beaver Ave.	02		gray
Des Moines	1703 Beaver Ave.	02	S701/G1	yellow
Des Moines	6610 Carpenter		S406	
Des Moines	4343 Chamberlain	02	S4/G1/MODEL	blue
Des Moines	Dickinson Road		S1617/G2	yellow
Des Moines	4504 Fleur Dr.	02	S1374	gray
Des Moines	5827 Kingman	02	G1	gray
Des Moines	6207 Pleasant		S35	
Des Moines	1136 Polk Blvd.	02	S2516/G2	gray
Des Moines	4111 Tonawanda Dr.		MSX/remodeled	gray
Des Moines	3322 University Ave.	02	S582/G1	blue-green
Des Moines	3408 Woodland	03		yellow
Des Moines	2826 38 th St.	02	S719	yellow
Des Moines	3706 53 rd St.	02	S545	gray
Des Moines	1437 57 th St.	02	S111/G1	blue-green
Des Moines	1314 63 rd St.		S694	yellow
Des Moines	1328 63 rd St.	02		yellow
Donaldson	816 University	03	S2410	yellow
Dubuque	2048 Avalon Rd.			
Dubuque	514 Cooper Place			
Dubuque	1460 S. Grandview Ave.	02		blue/painted white
Dubuque	887 W. Locust St.			blue-green
Elgin	909 N. Main St.	02		yellow
Fort Dodge	415 Loomis Ave.	02	S556	gray
Fort Dodge	102 S. First (moved to 3213 Fifth Ave.)			
Fort Dodge	927 N. Third	03		yellow
Fort Dodge	3213 5 th Ave.		basement	gray
Fort Dodge	1319 N. 16 th St.	02	S890/G1	tan
Fort Dodge	824 N. 20 th St.	02	S655	tan
Fort Madison	1832 Avenue D	03	S2016	tan
Fort Madison	2423 Avenue G	02	S1995	yellow
Glidden	407 Nevada St.	02	S2212	blue-green
Goldfield	206 N. Water	03	S2126/G1	tan
Graettinger	203 S. Brown	03	S1771/G2/bsmt	gray
Graettinger	311 S. Brown	03		tan
Grimes	209 N. Jacob	02	S2115/G2	gray
Grinnell	601 Tenth Avenue	02	G2	tan
Hampton	508 Federal St. S.			
Harlan	1310 Willow St.	02	S1875	tan

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City	Address	Model	Serial # or Feature	Color
Holstein	522 S. Main St.	02		yellow
Humboldt	204 Third Ave. N.			tan
Humboldt	504 Seventh Ave. N.			yellow
Hurleston	208 S. Eaton	02	S1708/G1	blue-green
Indianola	609 W. Salem	02	S1063/G1	gray
Indianola	1376 Highway 65/69 S.	02		yellow
Iowa City	705 Clark St.	02	S915	blue-green
Iowa City	709 Clark St.	02		gray
Iowa City	1815 E. Court St.	03	S2545/G2	gray
Iowa City	805 Melrose Ave.	02	S669	yellow
Iowa City	29 Prospect Place	02	S1430	gray
Iowa City	627 Third Avenue	02	S1428	gray
Iowa Falls	2017 Washington Ave.	02	S1237/G1½	yellow
Keokuk	400 Boulevard Rd.	02	S2349	gray
Keokuk	406 Boulevard Rd.	02	S1555	yellow
Keokuk	928 N. Twelfth St.	02	S1592	yellow
Knoxville	905 E. Montgomery St.	02	S1036/G1	gray
Lake City	320 E. Adams St.	03	S1734	gray
Lake City	215 N. Woodlawn		S945	blue-green
Laurens	327 S. Third St.	02	S1094	gray
Lowden	Route 30	02		yellow
Lynnville	402 Cross St.	02	G1	tan
Manchester	828 E. Union St.	03	S2428/G2	gray
Marengo	701 Court St.	02	S1235	yellow
Marshalltown	304 W. Boone	02	S523/G1	gray
Marshalltown	8 Edgeland Dr.	02		yellow
Marshalltown	619 Forest Blvd.	02	S172	blue
Marshalltown	1502 Kalsem Blvd.	02	S1275/G1	yellow
Marshalltown	1010W. State. St.	02	S442	yellow
Marshalltown	901 Innis Blvd.	02		yellow
Marshalltown	518 N. 15 th St.	02	G1	gray
Messervey	94 Minnesota St.	02		blue-green
Milo	1558 190 th Ave.			
Norwalk	903 Elm Ave.	02		blue-green
Paullina	304 S. Willow	03	S1619/G1½	yellow
Pella	223 S. Main St.			
Pella	1356 Main St.	02	S686	tan
Pomeroy	Caruga St.		S1247	
Red Oak	501 Coming			gray

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City	Address	Model	Serial # or Feature	Color
Sigourney	415 S. Main St.	02	S2184	yellow
Sioux City	3300 Dearborn	02		yellow
Sioux City	100 Midvale Ave.	02		yellow
Sioux City	3325 Nebraska St.			gray
Storm Lake	520 Barton St.	02	S2060	tan
Tama	611 Garfield St.	02	S689/G1	tan
Tipton	400 East St.	02	S2443	gray
Villisca	113 N. Fourth Ave.	03		gray
Vinton	306 E. 6 th St.			blue-green
Wall Lake	511 Ward St.	02	S946/G2	blue
Waterloo	153 E. Byron	02		yellow
Waterloo	205 E. Byron	02		blue-green
Waterloo	223 Cornwall Ave.	02	S1000	tan
Waterloo	220 Forest	02		tan
Waterloo	222 Kenilworth	02		blue
Waterloo	225 Kenilworth	02	S850	tan
Waterloo	715 E. Mitchell	02		blue-green
Waterloo	2020 W. Third St.	02	S1959	tan
Waukon	406 Rossville Rd	03	S2453	tan
Webster City	1503 Grove St.	02	S1602/G1½	yellow
Webster City	1520 Grove. St.	02	S1280/G1½	yellow
Webster City	912 Webster St.	02	S1313/G1½	blue-green
Windsor Heights	6901 Forest Ct.	02	S1020	gray
Windsor Heights	6903 Forest Ct.	02		yellow
Windsor Heights	1314 63 rd St.	02		yellow
Windsor Heights	1440 63 rd St.	02	S2437	yellow

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10. Geographical Data

Verbal Boundary Description

Lot 103, Westland Second Addition to the City of Cedar Rapids, Iowa

Boundary Justification

Lot 103 is the legal parcel of land that is historically associated with the property.

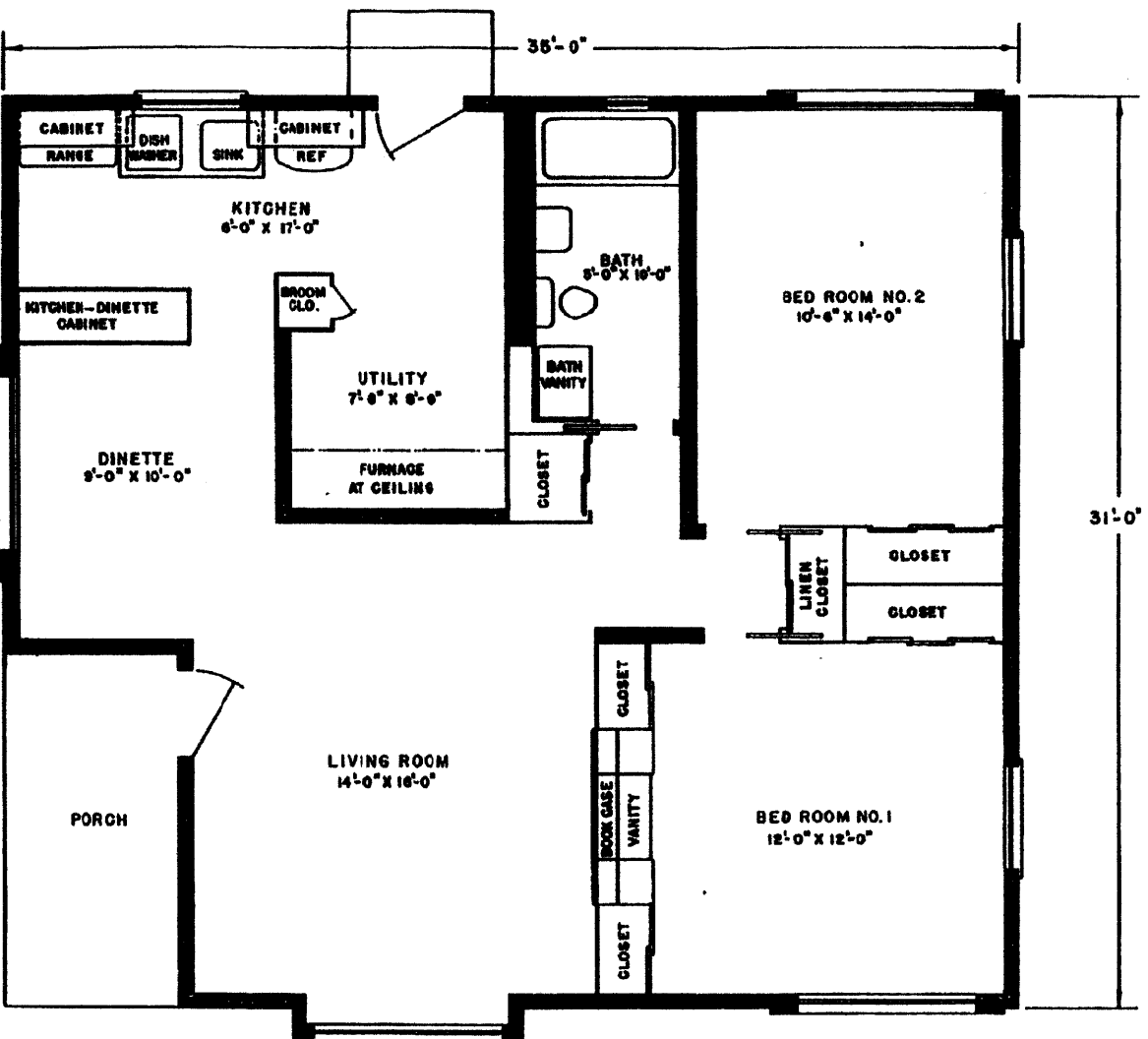
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Floor plan (Collection of Don & Sheila Janda)



This model 02 Westchester floor plan is accurate for the property with the exception of the kitchen appliances and the furnace, both of which have been replaced.

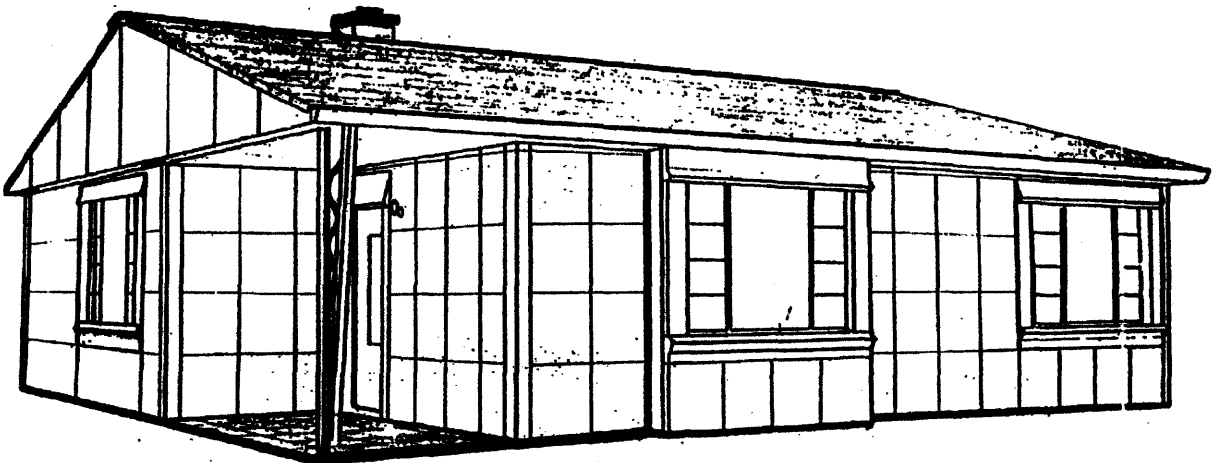
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Collection of Don & Sheila Janda.



02 MODEL

THE *L*USTRON HOME

DATE ISSUED _____
SERIAL N° _____

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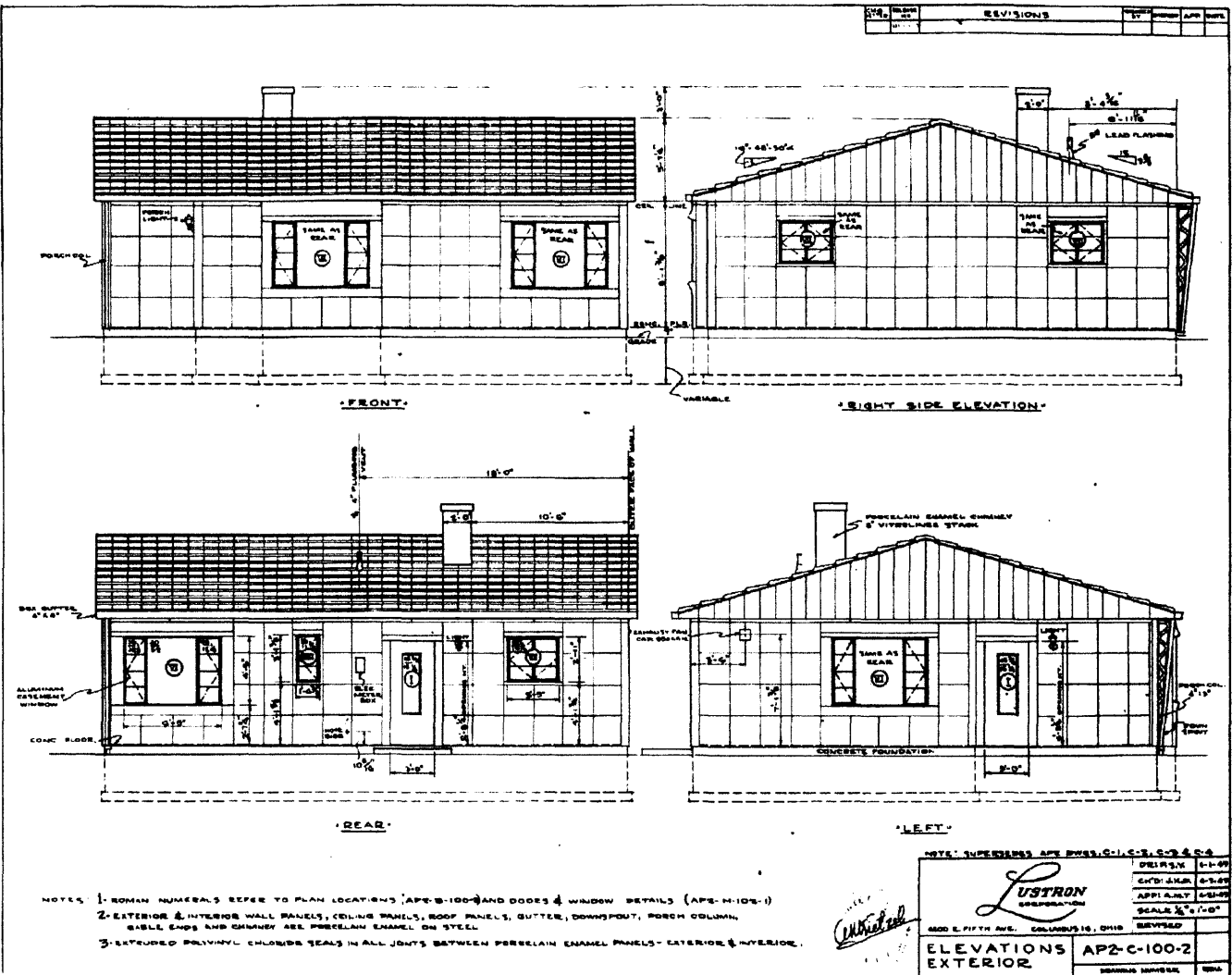
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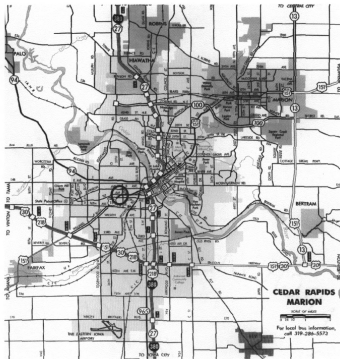
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City of Cedar Rapids with the general location of the property circled.



Source: IA DOT transportation map, 2002

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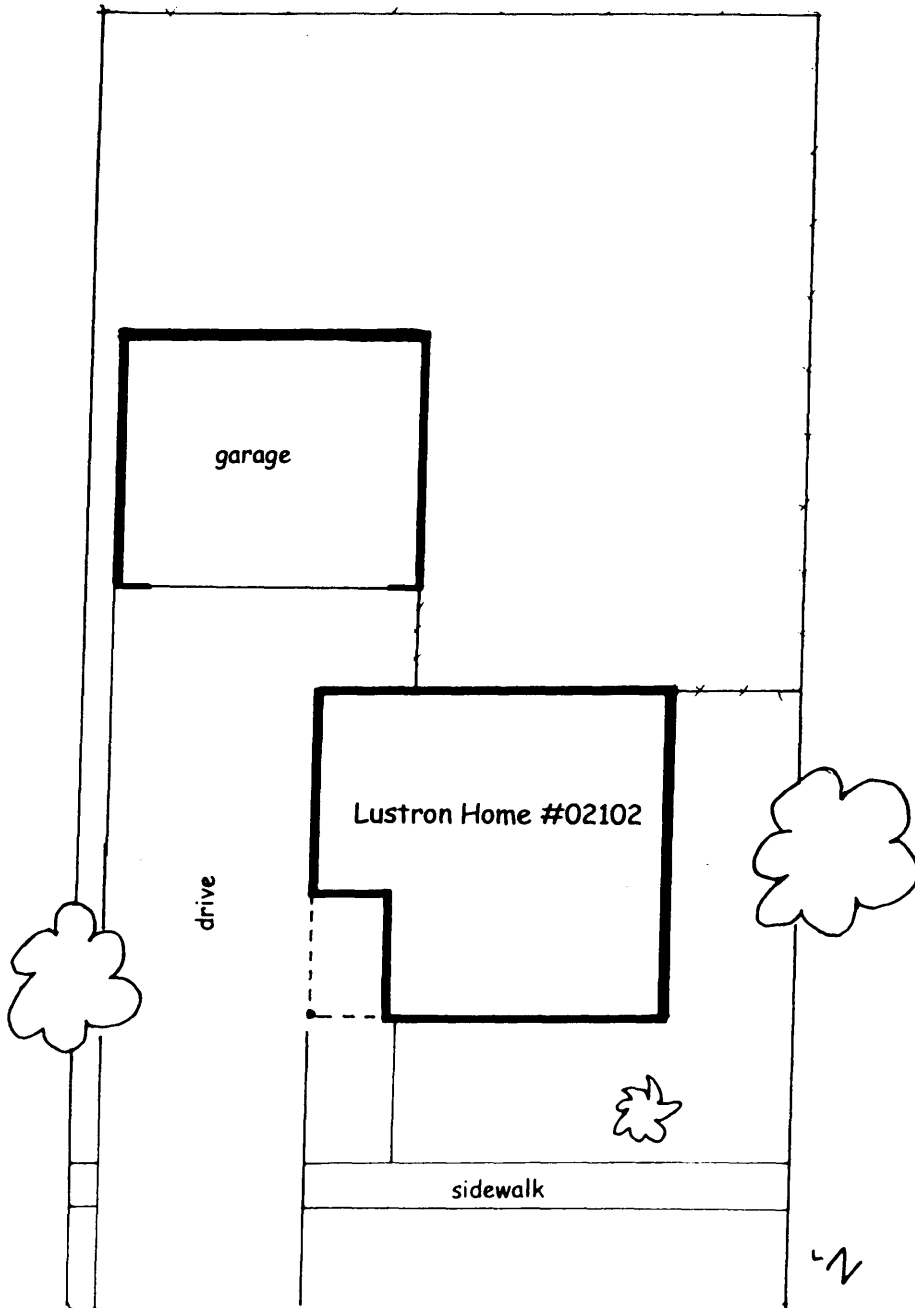
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Site Plan (not scaled)



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View of living room and built in bookcase, 13 November 2003 (J.O. Nash photo).

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View "dinette" and the kitchen beyond the buffet, 13 November 2003 (J.O. Nash photo).

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**View of the master bedroom, called "bed room no. 1," from the interior hallway,
13 November 2003 (J.O. Nash, photo).**

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View of "bed room no. 2" from the doorway, 13 November 2003 (J.O. Nash, photo).

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Condition of Other Cedar Rapids (IA) Lustrons: Ratings are based on a 1 to 12 scale with 12 representing the highest integrity (as pristine as when it was offloaded from the truck). The ratings *only* compare this group Cedar Rapids houses against each other. Lustron Home #02102 would rate a 10 on this scale.



Figure 1 Left: 2567 Meadowbrook Dr. SE (intact and well maintained, rating of 11);
Right: 1941 B Avenue NE (intact and well maintained, rating of 10)



Figure 2 Left: 433 Dunreath Dr. NE (intact, in need of maintenance, rating of 10);
Right: 2003 Williams Blvd. SW (altered porch, low impact and reversible, rating of 8)

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Condition of Other Cedar Rapids (IA) Lustrons:



Figure 3 Left: 2124 1st Ave. NE (Model House; replacement front/living room window, rating of 7);
Right: 645 35th St. NE (2 replacement windows in living room; wooden rear addition, rating of 6)



Figure 4 Left: 1500 C Ave. NW (prominent side addition of [apparently] Lustron materials including enameled panels and picture window, rating of 5); Right: 2080 Eastern Blvd. SE (painted a dark mustard yellow, starkly white replacement windows on front, rating of 4)

Oddly, the side addition to the house on the left in Figure 4 is far less visually disturbing than the paint and replacement windows in the house on the right. This distinction points to the important visual role played by both the surface texture of the enamel clad materials and to the limited combinations of pastel colors that were available.