

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: Abel Residence

Other name/site number: _____

2. Location

2601 Paseo _____ not for publication
Great Bend _____ vicinity
state Kansas code KS county Barton code 009 zip code 67530

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.)

Richard D. Parkratz
Signature of certifying official

12/6/00
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

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:) _____

Signature of Keeper

Date of Action

Property Name Abel Residence

County and State Barton County, Kansas

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5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object		<u> </u> objects
		<u>1</u> Total	

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

Lustron Houses of Kansas

No. of contributing resources previously listed in the National Register:

0

6. Functions or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

Current Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT

NO STYLE

Materials
(Enter categories from instructions.)

Foundation CONCRETE

Walls METAL: Steel

CONCRETE

Roof METAL: Steel

ASPHALT

Other

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

Property Name Abel Residence

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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.

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.)

ARCHITECTURE

Period of Significance

1949

Significant Dates

1949

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Brack Implements, Great Bend, Kansas (builder)

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

Property Name Abel Residence

County and State Barton County, Kansas

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

Primary location of additional data:

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

Specify repository:

Ohio State Archives (Columbus); County Historical Societies

Record # _____

10. Geographical Data

Acreage of property <1

UTM References

1	<u>1/4</u>	<u>5/1/9/8/7/5</u>	<u>4/2/4/7/5/2/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<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>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>

____ 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 Elizabeth Rosin, Partner, assisted by Dana Cloud

organization Historic Preservation Services, LLC date July 31, 2000

street & number 818 Grand Boulevard, Suite 1150 telephone (816) 221-5133

city or town Kansas City state Missouri zip code 64106

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 Vernon Hayes

street & number 304 Point Drive telephone (316) 793-8524

city or town Great Bend state KS zip code 67530

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

Abel Residence
Barton County, Kansas

DESCRIPTION

The Abel Residence is a one-story, two bedroom, front-gabled Lustron dwelling with a Westchester Deluxe Plan. The 31-foot by 35-foot house has "Surf Blue" walls with white trim and a gray roof.

Resting on a concrete slab foundation, the dwelling has a west-facing, rectangular plan. Porcelain enameled steel panels clad all exterior surfaces. Two-foot by two-foot panels sheath the dwelling's four walls. Narrower, vertical panels, approximately one-foot wide, cover the gable ends. Square "shingles", approximately one-foot square, cover the roof. The eaves of the front-gabled roof overhang slightly on all sides of the dwelling.

One end of each gutter running along the long (north and south) sides of the dwelling terminates in a downspout that is angled slightly toward the house. A serpentine steel rod fills the space between the downspout and the dwelling wall to create a trellis.

Openings asymmetrically pierce the walls of the dwelling. The steel windows have enameled steel surrounds and appear in three configurations: 1) a tripartite bay window, featuring a large plate of fixed glass flanked by four-light aluminum casements, projects slightly from the wall of the building in a paneled steel surround just east of the dwelling's southwest corner; 2) tripartite windows of the same configuration but flush with the body of the dwelling pierce the dwelling's south, west and north elevations; and 3) pairs of three-light casements pierce the east and north elevations.

The front porch is recessed below the front gable at the southwest corner of the dwelling, and the back door is approximately centered in the north elevation. Both openings appear to retain their original doors as well as aluminum storm doors of a modern vintage.

The interior of the dwelling retains most of its original Lustron materials and built-in features. Like the exterior, porcelain-enameled steel panels clad the interior walls and ceilings. The wall panels typically measure two-feet by eight feet, with some larger panels below windows, while the ceiling panels are eight feet square. Modern carpet and sheet vinyl cover the original asphalt shingle flooring.

The living room-dining area occupies the southwest portion of the dwelling, with the kitchen and utility room filling out the northwest corner. The bathroom and three bedrooms are located off a central corridor at the east end of the dwelling. Each bedroom has the requisite built-in closets.

This dwelling retains much of its original kitchen cabinetry as well as the built-in china cabinet in the dining area with a pass-through to the kitchen. This latter feature distinguishes the dwelling as a Deluxe edition of the Westchester house model. Other built-in features that characteristic of the Deluxe Westchester include living room bookshelves, the mirrored vanity in the master bedroom, and closets and overhead storage throughout the dwelling.

Garage

A short distance north of the dwelling, at the northeast corner of the property, is a one-car concrete block garage. The front gabled structure rests on a concrete slab. It has clapboard siding in the gable ends and an asphalt shingle roof. The blocks that at the corners of the structure have rounded corners.

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Abel Residence
Barton County, Kansas

Site

This property occupies an irregularly shaped, curved lot at the northeast corner of Coronado Street and Paseo. The front walk leads from Paseo to the front door making a right angle a short distance in front of the dwelling. A concrete driveway leads to the garage. A concrete pad and short wall link the garage to the back door. A concrete drive leads to the garage and an adjacent concrete patio connects the driveway to the dwelling. A chain link fence encloses the yard between the garage and dwelling. Several mature deciduous trees dot the grassy yard.

INTEGRITY

The Abel Residence retains exceptional integrity due to the good care provided by its owners. It exhibits only minor rusting at the front window and gutters. Nearly all of its original features remain intact, including the windows, exterior and interior doors, kitchen cabinetry, and built-ins. Alterations have been very minor, affecting only interior cosmetic features, such as the installation of carpet over the original tile flooring and replacement of two interior doors. The non-Lustron garage is appropriately placed next to the dwelling, set back slightly behind the plane of the dwelling's main elevation. Its massing and roof shape and slope are compatible with the Lustron's proportions, and its materials differentiate it from the original dwelling. The limited modifications do not impact the overall integrity of the property, and the original workmanship, materials, design, setting, location, feeling, and association of the property remains apparent to the observer.

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Abel Residence
Barton County, Kansas

STATEMENT OF SIGNIFICANCE

The Abel Residence is significant under National Register Criterion C for the area of ARCHITECTURE. It is one of only one hundred Lustron houses documented in Kansas, and an excellent example of the two-bedroom Westchester Deluxe Lustron model. Seventeen Lustrons are extant in Great Bend, although the Abel Residence is the only Lustron located in the Hacienda Addition, platted in 1948. The dwellings in the Hacienda neighborhood, including the Able Lustron, are typical of suburban expansion that occurred in communities across the country following the end of World War II.

In an effort to solve the post-World War II housing crisis, the Lustron Corporation, lead by Carl Stradlund, applied porcelain-enameled steel technology to residential design, producing a pre-fabricated dwelling that was "...fireproof, ratproof, decay-proof, [and] termite proof. Will never deteriorate or stain, never fade, crack or peel, never need painting, refinishing or reroofing [sic]" (Lustron Corp). Available in two-and three-bedroom models, these dwellings resembled typical, wood-frame post-war dwellings. However, their steel frames clad on the interior and exterior with porcelain enamel-coated steel panels distinguished Lustrons from more traditional contemporary residential construction.

The Reconstruction Finance Corporation rewarded Stradlund's efforts with \$32.5 million in federal aid, plus the lease of a vacated airplane factory in Columbus, Ohio, for production of the dwelling components. Stradlund applied the tenets of automobile assembly-line mass-production to the Lustron. At the factory all of the components for each dwelling were loaded on a specially designed truck trailer and delivered to the building site, where company-trained builders erected the dwelling following the Lustron instruction manual.

The company actively produced Lustron houses between summer 1948 and June 1950. In Kansas Lustrons typically sold for around \$10,000. Dan Brack, the Great Bend dealer, sold the two bedroom Westchester Deluxe for \$10,500. The Abels, post-war newlyweds, fit the profile of the typical buyer to whom Stradlund marketed the Lustron house. As Stradlund hoped, the Lustron's easy upkeep and availability in a tight housing market attracted the Abels to the home (Abel 2000). While Stradlund intended the Lustron to ease the national demand for home ownership, the durable, affordable design also made it attractive rental property.

The higher than expected sales costs, lack of a national dealer network, and production problems contributed to national sales that never exceeded 250 units per month. This was far short of the 17,000 units per year that the company promised. The RFC filed foreclosure in March of 1950, and the company ceased production in June of that year having shipped fewer than 2500 of these unique all-steel dwellings nationwide.

SITE HISTORY

On August 24, 1949, less than one year after it was platted, Great Bend Lustron dealer Dan E. Brack purchased Lot 37 in the Hacienda Addition on the north edge of Great Bend to build a Lustron model home. Brack most likely chose this highly visible and sweeping corner lot to show off the new Lustron home (Barton County Deeds 96:570; Barton County 1948).

Walter and Betty Abel purchased the house three months later in November 1949 (Barton County Deeds 99:168). Walter native of Hominy, Oklahoma, married Betty Kerbs in 1947. Mr. Abel worked for the Rural Electric

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Abel Residence
Barton County, Kansas

Authority. The couple later owned Abel Dirt Construction in Larned. Mr. Abel managed work in the oil fields, while Mrs. Abel managed the office until they retired in 1970. The Abels learned about Lustrons from Dan Brack, Mrs. Abel's uncle. They liked the "low upkeep" and wanted something built quickly, both of which the Lustron afforded. Their house was only the third in their subdivision. Mrs. Abel remembers that the Lustron was well accepted because two others had already been erected in Great Bend. They later added the garage to the property. The Abels lived in the Lustron until 1952, when they moved to Liberal. Mrs. Abel especially appreciated how easy the Lustron was to clean and thought the heating and cooling systems were excellent (Abel 2000).

For the next decade the Abels rented the Lustron to Lloyd Smith. They sold the property in 1963 to Fred Schrepel. A retired farmer, Mr. Schrepel speculated in real estate. He also used the Lustron as rental property. Mr. Schrepel also owned a Lustron in the 400 block of Broadway that he used as rental property. Upon Mr. Schrepel's death in 1974, the property passed to his sister, Lola Schrepel Pope. Vernon Hayes purchased the property from his aunt in 1986. The Abel residence has provided rental housing for all but three years of its existence. Ironically, the current tenant, Delores Brack Frick, is the daughter of Lustron dealer Dan Brack (Abel 2000; Barton County Deeds 138:281,143:30, 174:295, 212:339; Hayes 2000; Frick 2000).

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Abel Residence
Barton County, Kansas

BIBLIOGRAPHY

Abel, Betty Kerbs

2000 Telephone interview by Jon Taylor, 15 June 2000.

Barton County, Kansas

Deed Records. On file at the Barton County Courthouse, Great Bend, Kansas.

1938 Aerial Map of Great Bend, Kansas. On file at the Barton County Maps Collection, Great Bend, Kansas.

1948 Plat of the Hacienda Addition. On file at the Barton County Courthouse, Great Bend, Kansas.

1957 Aerial Map of Great Bend, Kansas. On file at the Barton County Maps Collection, Great Bend, Kansas.

Frick, Delores

2000 Telephone interview by Dana Cloud, 16 February 2000.

Great Bend Daily Tribune

2000 Obituary for Walter F. Abel. 13 March 2000.

Hayes, Vernon.

2000 Telephone interview by Dana Cloud, 17 February 2000.

Lustron Corporation.

[n.d.] *The Lustron Home*. Lustron Corporation Archives. Box 1, Folder 1. On file in the Archives of the Ohio Historical Society, Columbus, Ohio.

VERBAL BOUNDARY DESCRIPTION

Lot 3, Hacienda, Great Bend.

BOUNDARY JUSTIFICATION

The boundary includes the city parcel on which the house and garage are located.

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Section number Photographs Page 6

Abel Residence
Barton County, Kansas

Photographer: Dana Cloud
Date of Photographs: October and December 1999
Location of Negatives: Kansas State Historical Society, Topeka, Kansas

- 1) West and south elevations of dwelling with garage at rear. View looking northeast.
- 2) South and east elevations of dwelling. View looking northwest.
- 3) North and west elevations of dwelling. View looking southeast.
- 4) Window detail.
- 5) Garage and north elevation of dwelling. View looking southeast.
- 6) Dining area and kitchen with built-in china cabinet. View looking north.
- 7) Kitchen. View looking west.
- 8) Master bedroom with built-in vanity and storage. View looking west.

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Abel Residence
Barton County, Kansas

