

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: Stein Residence
Other name/site number: _____

2. Location

420 Cedar Street not for publication
Ashland vicinity
state Kansas code KS county Clark code 025 zip code 67831

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property meets does not meet the National Register criteria.
I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments.)

Richard D. Parkratz 12/6/00
Signature of certifying official Date

State or Federal agency and bureau

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

Signature of commenting or other official Date

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 Stein Residence

County and State Clark 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>2</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object		<input type="checkbox"/> objects
		<u>2</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

Materials
(Enter categories from instructions.)

Foundation CONCRETE

Walls METAL: Steel

Roof METAL: Steel

Other _____

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

Property Name Stein Residence

County and State Clark County, Kansas

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

1950

Significant Dates

1950

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Merlyn Weidenheimer, Kinsley, Kansas (builder)

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

Property Name Stein Residence

County and State Clark 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 Society; County Courthouse

Record # _____

10. Geographical Data

Acreage of property <1

UTM References

1	<u>1/4</u>	<u>4/3/2/2/1/0</u>	<u>4/1/1/4/7/6/0</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 Sydne Hess

street & number 420 Cedar Street telephone (316) 635-2149

city or town Ashland state KS zip code 67831

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

Stein Residence
Clark County, Kansas

DESCRIPTION

The Stein Residence is a one-story, three bedroom, front-gabled Lustron dwelling with a modified Westchester Deluxe Plan. The 31-foot by 47-foot house has "Surf Blue" walls with white trim and a dark brown 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.

Steel gutters run along the long (north and south) sides of the dwelling. One end of each gutter terminates in a downspout that is angled slightly toward the house. A wavy steel dowel 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 south and north elevations. An aluminum awning covers the tripartite window immediately north of the front (east) door.

Enameled steel-shingled awnings supported on pairs of simple triangular steel brackets top the doorways located in the east and west elevations. Both doors have aluminum storms 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 framing the windows, while the ceiling panels are eight feet square. Modern carpet and sheet vinyl cover the original asphalt tile flooring.

The living room-dining area occupies the southeast portion of the dwelling, with the kitchen and utility room filling out the southwest corner. The bathroom and three bedrooms are located off a central corridor. While the original metal cabinetry has been replaced in the kitchen, the dwelling retains the built-in china cabinet in the dining area with the pass-through between the kitchen and dining area. This latter feature distinguishes the dwelling as a Deluxe edition of the Westchester house model. Other built-in features characteristic of the Westchester Deluxe include bookshelves in the living room, the mirrored vanity in the master bedroom, and closets and overhead storage throughout the dwelling.

Garage

Adjacent to the dwelling is a three-car, south-facing side-gabled Lustron garage. Like the dwelling, the garage rests on a concrete slab foundation and is clad with the same variety of porcelain-enameled steel panels. However, the garage has wood rather than steel framing. Two panels on the rear of the garage appear to have been replaced with two-foot by two-foot metal panels that have a slight pyramidal shape. Fenestration includes a pair of casement windows in the east elevation and a single six-light glass block window in the north elevation.

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Stein Residence
Clark County, Kansas

Narrow, horizontal steel panels compose the original overhead doors in the structure's western two bays. The workshop that originally occupied the east end of the garage was converted to a bedroom with a bath by the original owners and is currently a beauty shop.

Site

This property occupies a lot at the northeast corner of Fifth Street and South Cedar. A concrete drive leads to the garage, and an adjacent concrete patio connects the driveway to the dwelling. A slightly curved concrete walk leads from South Cedar Street to the front door. A section of wood privacy fence connects the southwest corner of the garage and approximately the midpoint on the north wall of the dwelling. A second, short section of identical fencing heads south off the southeast corner of the dwelling.

The grassy lot is dotted with deciduous and evergreen trees as well as a few ornamental shrubs near the southeast corner of the dwelling.

INTEGRITY

Although *the Stein Residence* exhibits minor rusting and has a few dented exterior panels, it is in overall good condition as is the associated Lustron garage. The dwelling retains many of its original features, including the identification tag, windows, and built-ins. Alterations have been very minor, affecting only interior cosmetic features, such as the installation of carpeting over the original tile floor, replacement of the kitchen cabinetry, and installation of ceiling fans. These limited modifications do not diminish the overall integrity of the property and the original workmanship, materials, design setting, feeling and association of the property remain readily apparent.

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Stein Residence
Clark County, Kansas

STATEMENT OF SIGNIFICANCE

The Stein Residence is significant under National Register Criterion C for the area of ARCHITECTURE. It is an excellent example of the Lustron House property type, and it is one of only one hundred Lustron houses extant in Kansas. Although quite a few Lustrons remain extant in southwest and southcentral Kansas, this is the only Lustron in Clark County. This property is also distinguished by its plan, which expanded the standard size of a Westchester Deluxe Lustron. Lustron's concept of prefabrication minimized customization of house plans in order to maintain level costs and speed delivery and construction. This is the only documented example in Kansas of a Lustron house that was constructed with a plan that varied significantly from the standard corporate design.

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 sold for around \$10,000. Sales of Lustron homes never exceeded 250 units per month, 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

Dr. Cletus G. and Margaret J. Stein were the original owners of the Lustron house at 420 Cedar Street. Dr. Stein, known to his friends as Doc, moved to Ashland in 1937 after receiving the degree of Doctor of Dental Surgery at the Kansas City Western Dental College. That same year he married Margaret Jane "Janie" Jones. Dr. and Mrs. Stein raised four sons and two daughters, and both were very active in Ashland civic organizations. (Ashland Centennial Committee 1984; Stein 2000a).

On March 22, 1946 the Steins purchased four vacant lots with the intention of building a new home that offered the modern conveniences their older home could not provide. After learning about Lustron homes from an uncle who had visited an open house in Kinsley, the Steins visited a Lustron in Garden City. Impressed with the permanence and efficiency of the house, Dr. and Mrs. Stein contracted with the Kinsley Lustron dealer, Merlyn Weidenheimer, for the construction of a three-bedroom Westchester Deluxe dwelling and a three-car garage. The dwelling's serial number (#2465), as well as its construction in mid-1950, indicates that it was among the last

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Stein Residence
Clark County, Kansas

Lustrons built nationwide before the company ceased production. (Clark County Deeds 37:205; Stein 2000a; Stein 2000b).

At the request of the Steins, their three-bedroom Westchester Deluxe was built eight feet longer than the standard 31 x 39 ft. Westchester Deluxe Model and had a door from one bedroom to the back yard. This was highly unusual for a company that emphasized standardization as a means of increasing efficiency and maintaining lower costs. By paying an additional fee, however, the Steins persuaded Weidenheimer to build the additional square footage they needed to accommodate their large family. That construction of this dwelling commenced less than one month prior to the company's closing may also have been a factor in the Steins' ability to customize the design.

Concurrent with construction of the house, the Steins built a three-car Lustron garage perpendicular to kitchen-side of the house. Following the birth of two more children, the Steins finished the south end of the garage with a bedroom and bathroom for their two eldest sons. This additional living space gave the Stein's a total of 1,687 square foot, creating an exceptionally large Lustron.

The Stein family fit the profile of the typical buyer to whom Straⁿdlund marketed the Lustron house. Solidly middle-class with a growing baby boom family, the Steins were attracted to the modern conveniences and low maintenance offered by the Lustron. Mrs. Stein recalled that the Lustron was "a most practical and comfortable home to live in. [The] thick insulation ...[provided] a shield against cold, heat and outside noise.... There was no condensation and the heating was a dream. ... We all loved and enjoyed living in it" (Stein 2000b, p. 2). She concluded, "I feel it really WAS the home of the future & too bad politics destroyed it. I've never lived in a home I enjoyed as much and think the idea should definitely be re-considered at this time" (Ibid.).

Mrs. Stein continued to live in the Lustron following Dr. Stein's death in June 1960. The property has had three owners subsequent to the Steins. Mrs. Stein sold the Lustron in January 1981 to Lawrence A. Krier, a retired farmer and cattleman. The Krier family sold the property to Brenda Hess in 1990, and the current owner, Sydne Preisner, bought the Lustron in May 1995 (Clark County Deeds 48:66, 54:49, 57:340).

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Stein Residence
Clark County, Kansas

BIBLIOGRAPHY

Ashland Centennial Committee.

1984 *Ashland – the Story of the First 100 Years*. Ashland History Book Committee.

Clark County, Kansas

Deed Records. On file at the Clark County Courthouse, Ashland, Kansas.

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.

Stein, Margaret Jane.

[var.] Photographs of the Stein Residence. From the personal collection of Margaret Jane Stein, Fairfield, Iowa.

2000a Telephone interview by Dana Cloud, 17 February 2000.

2000b Letter to Dana Cloud, 20 March 2000.

VERBAL BOUNDARY DESCRIPTION

Lots 7 through 12, inclusive, Block 43, Original Town of Ashland.

BOUNDARY JUSTIFICATION

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

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Stein Residence
Clark County, Kansas

