

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: Drees Residence

Other name/site number: _____

2. Location

100 E. 19th Street not for publication

Hays vicinity

state Kansas code KS county Ellis code 051 zip code 67601

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. Kankowitz 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 Drees Residence

County and State Ellis County, Kansas

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)	<u>1</u>	<u> </u> buildings
<u> </u> public-local	<u> </u> district	<u> </u>	<u> </u> sites
<u> </u> public-State	<u> </u> site	<u> </u>	<u> </u> structures
<u> </u> public-Federal	<u> </u> structure	<u> </u>	<u> </u> objects
	<u> </u> object	<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

Current Functions
(Enter categories from instructions.)

DOMESTIC:Single Dwelling

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 Drees Residence

County and State Ellis 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

1949

Significant Dates

1949

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Dreiling Implements, Hays, Kansas (builder)

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

Property Name Drees Residence

County and State Ellis 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

Acreeage of property <1

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>1/4</u>	<u>4/7/1/7/6/5</u>	<u>4/3/0/3/1/1/0</u>	3	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>
2	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>	4	<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, Architectural Historian

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 Nancy Sevier Madden

street & number 2900 Connecticut Avenue, N.W. #332 telephone (202) 667-3246

city or town Washington state DC zip code 20008

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

Drees Residence
Ellis County, Kansas

DESCRIPTION

The Drees Residence is a one-story, three bedroom, front-gabled Lustron dwelling with a Westchester Deluxe Plan. The 31-foot by 39-foot house has "Dove Gray" walls with white trim and a dark green roof.

Resting on a concrete slab foundation, the dwelling has a north-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. A Lustron-panel clad chimney rises from the east roof slope north of center.

One end of each of the gutters 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 south of the dwelling's northwest corner; 2) tripartite windows of the same configuration but flush with the body of the dwelling pierce the dwelling's west, east and north elevations; and 3) pairs of three-light casements pierce the east, west, and south elevations.

Doors are located in the north and west elevations. An enameled steel-shingled awning supported on pairs of simple triangular steel brackets tops the front door, located just west of center in the north elevation. An aluminum awning supported on angled, spear-topped pickets shelters the west door and stoop. 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 below windows, while the ceiling panels are eight feet square. Notably this Lustron retains its original square asphalt tile flooring.

The living room-dining area occupies the northwest portion of the dwelling, with the kitchen and utility room filling out the northeast corner. The bathroom and three bedrooms are arranged off a corridor at the south end of the dwelling. The dwelling retains much of its original kitchen cabinetry as well as the built-in china cabinet in the dining area with the pass-through to the kitchen. This latter feature distinguishes the dwelling as a Deluxe edition of the Westchester house model. Other built-in features characteristic of the Deluxe Westchester include book shelves in the living room, a mirrored vanity in the master bedroom, and closets and overhead storage throughout the dwelling.

Site

This property occupies a lot at the southeast corner of Main and 19th streets. An alley runs behind (south of) the property. The property has no driveway, but does have a straight concrete walk that leads directly from the street to the front door. A low concrete retaining wall runs along the east property line. A wood fence encloses the

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Drees Residence
Ellis County, Kansas

south (rear) portion of the yard. At the southeast corner of the lot it joins a wire fence adjacent to (west of) the retaining wall that runs the length of the house. The grassy lot has minimal landscaping.

INTEGRITY

The Drees Residence is an excellent example of a Lustron dwelling. Other than minor rusting, the addition of an awning over the side entrance and addition of aluminum storm doors comprise the sole alterations to the exterior of the dwelling. Well maintained since its construction, it is in excellent condition and retains many of its original features such as windows, exterior and interior doors, kitchen "pass-thru", floor tiles, and floor plan. Alterations have minimally effected the original materials, and have not altered the design and workmanship. Modifications of materials have been limited to partial replacement of kitchen cabinetry. These very 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 remain readily apparent to the observer.

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Drees Residence
Ellis County, Kansas

The Drees 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 Westchester Deluxe Lustron model. Of the seven Lustrons currently extant in Hays, six, including the Drees Residence, are located in the Fairview Addition, platted in [1949]. The dwellings in Fairview, including the Lustrons, represent the spectrum of residential architecture from the late 19th through the post-World War II era.

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. The Drees fit the profile of buyers that Stradlund hoped to attract. Solidly middle-class with a growing baby boom family, the Drees were probably attracted to the modern conveniences and low maintenance offered by the Lustron. However, sales of Lustron homes never exceeded 250 units per month, far short of the 17,000 units per month 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

The lot occupied by the *Drees Residence* was once part of a twenty-one acre parcel owned by William Joseph and Marena Madden. Located at the edge of town, only a small portion of the parcel was located within the city limits. The only buildings on the property included the c. 1905 Madden family home and barn. The remainder of the land was rented to tenant farmers. The barn is no longer extant, but the family house still stands at 1800 Main Street, across the alley immediately south of the Drees Residence. After William Madden passed away in 1933, Edward F. Madden, eager to capitalize on Hays' growth, persuaded his stepmother to sell the twenty-one acres (Madden 2000).

On April 1, 1949, Henry J. Drees purchased Lots 2 and 4 in the Fairview Addition from Fred Weisner, who in 1948 had purchased Lots 2,4,6, and 8 from Edward Madden (Ellis County Deeds 78:213; 75:429). Drees contracted Leo J. Dreiling, the local Lustron dealer, to build the house. A lifelong resident of Hays, Drees and his wife, Agnes, were married in San Francisco in 1940. Agnes was a native of Centralia, Illinois and a registered nurse. The couple raised three children in the Lustron (*Hays Daily News* 1988). Active in civic affairs, Henry

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Drees Residence
Ellis County, Kansas

Drees served as a city commissioner and later as mayor of Hays. His tenure as mayor in 1957 coincided with his ownership of the Lustron (*Hays Daily News* 1968).

Regretful that she had sold the family acreage, Marena Madden purchased Lots 2 and 4 from Henry Drees on May 1, 1959 (Ellis County Deeds 97:461). The Madden family retains ownership of the Lustron and uses it as rental property (Madden 2000).

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Drees Residence
Ellis County, Kansas

BIBLIOGRAPHY

Ellis County, Kansas

Deed Records. On file at the Ellis County Courthouse, Hays, Kansas.

Hays Daily News

- 1968 Obituary for Henry J. Drees. 27 May 1968. On file at the Ellis County Historical Society.
1980 Obituary for Marena Madden. 18 August 1980. On file at the Ellis County Historical Society.
1988 Obituary for Agnes Dress. 15 September 1988. On file at the Ellis County Historical Society.

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.

Madden, Nancy Sevier

1991 Telephone interview by Dana Cloud, 21 February 2000.

VERBAL BOUNDARY DESCRIPTION

Lot 2 and Lot 4, Block 5, Fairview Subdivision, City of Hays.

BOUNDARY JUSTIFICATION

The boundary includes the city parcel on which the house is located.

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Section Photographs Page 6

Drees Residence
Clark County, Kansas

Photographer: Dana Cloud and Robert Wilhelm
Date of Photographs: October 1999 and July 2000
Location of Negatives: Kansas State Historical Society, Topeka, Kansas

- 1) North and west elevations of dwelling. View looking southeast.
- 2) North and east elevations of dwelling. View looking southwest.
- 3) South and west elevations of dwelling. View looking northeast.
- 4) Northwest corner of dwelling (detail). View looking southeast.
- 5) Detail of windows. View looking southeast.
- 6) Dining area with built-in china cabinet, looking toward kitchen. View looking east.
- 7) Kitchen cabinetry with pass-through. View looking northwest.
- 8) Living room with built-in bookshelves. View looking southwest.
- 9) Hallway. View looking south.
- 10) Master bedroom with built-in vanity and overhead storage. View looking northwest.
- 11) Bathroom. View looking east.
- 12) Lustron identification tag.

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Drees Residence
Ellis County, Kansas

