

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: Grimes House

Other name/site number: _____

2. Location

214 Park Street _____ not for publication

Smith Center _____ vicinity

state Kansas code KS county Smith code 183 zip code 66967

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. Lanckey
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 Grimes House

County and State Smith County, Kansas

Page 2

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>1</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> 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

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

METAL: Aluminum

Roof METAL: Steel

ASPHALT

Other

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

Property Name Grimes House

County and State Smith 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

Attwood Implements, Smith Center, KS (builder)

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

Property Name Grimes House

County and State Smith 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>5/1/9/0/4/0</u>	<u>4/4/0/3/1/0/0</u>	3	<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>

____ 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, and Dana Cloud, Architectural Historian

organization Historic Preservation Services, LLC date June 30, 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 Lisa Jackson

street & number 214 Park Street telephone (785)282-3971

city or town Smith Center state KS zip code 66967

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

Grimes House
Smith County, Kansas

DESCRIPTION

The Grimes House is a one-story, two bedroom, front-gabled Lustron dwelling with a Westchester Deluxe Plan. The 31-foot by 35-foot house has "Desert Tan" walls with white trim and a dark green 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 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 south 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. An aluminum awning covers the bay window and the tripartite window immediately north of the front (west) door.

The front porch is recessed below the front gable at the southwest corner of the dwelling, with the front door in the west elevation facing the street. 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. The interior is Dove Gray with the exception of the kitchen and bathroom, which are yellow. 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 two bedrooms are located at the east end of the dwelling. Each bedroom retains the requisite built-in closets.

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.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

Grimes House
Smith County, Kansas

Garage

Adjacent to the dwelling is a three-car, west-facing front-gabled garage. The frame garage has aluminum siding and an asphalt shingle roof. A single, extra wide overhead door fills the double bay at the north end of the garage. A second overhead door fills the single bay immediately north of the dwelling.

Site

This property occupies a mid-block lot on the east side of Park Street. A concrete drive leads to the garage with a small perpendicular walk to the front door. A small area at the rear (east) of the dwelling is enclosed with a wire mesh fence. The grassy lot is dotted with mature deciduous trees, and some evergreen and flowering shrubs line the foundation near the entrance.

INTEGRITY

The Grimes House is an excellent example of a two-bedroom Westchester Deluxe Lustron dwelling. Well maintained since its construction, it is in excellent condition and retains the majority of its original features such as windows, exterior and interior doors, dining room "pass-thru", living room book shelves, kitchen sink and base cabinets. Appropriate alterations in recent years include painting the interior enameled panels a color that matched the original, installing carpeting and sheet vinyl over the original flooring, and installing exterior storm doors and window awnings. These limited modifications do not impact the overall integrity of the property and the original workmanship, materials, design setting, feeling and association of the property are readily apparent.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

Grimes House
Smith County, Kansas

STATEMENT OF SIGNIFICANCE

The Grimes House 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. It was one of two Lustrons built in Smith Center on adjacent lots in the Morningside Addition. Locals popularly referred to this area, platted in 1920, as "the Prairie" (Attwood 2000). Development of residential subdivisions, such as Morningside, and the dwellings constructed in these new areas, including the Lustrons, are typical of suburban expansion that occurred in communities across the country during the inter-war period and especially following World War II. While the Grimes Residence is similar in style to nearby dwellings in the Morningside Addition, it is distinguished by its all-steel construction.

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. Attwood Implements in Smith Center sold the two-bedroom Westchester Deluxe for \$9,500 cash, including a \$1,000 down payment. However, national 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

Robert D. and Frances Grimes were the original owners of the Lustron at 214 Park in Smith Center. Robert Grimes served in the United States Air Force during World War II. He returned home in 1945 to marry his wife, Frances, and to finish his Master's degree on the GI Bill at Kansas State University. The couple moved to Smith Center in 1946, where Mr. Grimes taught English and journalism at the local high school. Two daughters completed the Grimes family (Grimes 2000).

Three years after moving to Smith Center, the Grimes were eager to build a new home and purchased two and one-half lots in the Morningside Addition in July of 1949. The Grimes learned about Lustrons through an ad in the local paper and in conversations with their friends, James and Grace Martyn. Attracted by its modern conveniences and affordable price, they contracted the Attwood Implement Company of Smith Center to

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

Grimes House
Smith County, Kansas

construct their two-bedroom Westchester Deluxe model (Smith County Deeds 58:348; Grimes 2000). The serial number (#00843) of the Grimes' Lustron suggests that it was one of the earliest built in the state of Kansas.

The Grimes family fit the profile of the typical buyer to whom Stradlund marketed the Lustron house. Solidly middle-class with a baby boom family, the Grimes were attracted to the modern conveniences and low maintenance offered by the Lustron. Mrs. Grimes decorated her new home in an oriental theme with grass-cloth rugs and ornaments placed in the built-in book shelves in the living room. The Grimes' friends, the Martyns, owned the Lustron on the neighboring lot. With children the same age, the neighbors shared a swing set and sandbox in the backyard. With the exception of a few minor inconveniences, such as warm summer months and the loss of a couple of roof shingles during a windstorm, the Grimes enjoyed their Lustron home. They regretted leaving the house when Mr. Grimes' work required the family move to Manhattan, Kansas in 1952 (Grimes 2000).

After the Grimes sold the property in March 1953, the Lustron had two subsequent owners before William Hawes, a druggist, and his wife, Jean, purchased it in April 1956. The Hawes owned the property for twenty-nine years. They sold it to Otto and Fern Muhsman in 1985. The current owner, Lisa Jackson, purchased the property in 1997 for \$20,000 (Smith County Deeds 60:500; 63:144-46; 112:247; 140:606). Like the original owners, Ms. Jackson enjoys the quality construction and easy care of the dwelling (Jackson 1999).

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9, 10 Page 5

Grimes House
Smith County, Kansas

BIBLIOGRAPHY

Attwood, Lyman.

2000 Telephone interview with Dana Cloud. 21 February 2000.

Grimes, Robert and Frances

2000 Telephone interview with Dana Cloud. 24 February 2000.

Jackson, Lisa D.

1999 Personal Communication with Dana Cloud. October 1999.

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.

Smith County, Kansas

Deed Records. On file at the Smith County Courthouse, Smith Center, Kansas.

VERBAL BOUNDARY DESCRIPTION

The South ½ of Lot 5, and all of Lots 6 and 7, Block 2, Morningside Addition, City of Smith Center, Smith County, Kansas.

BOUNDARY JUSTIFICATION

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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section -- Photographs Page 6

Grimes House
Smith County, Kansas

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

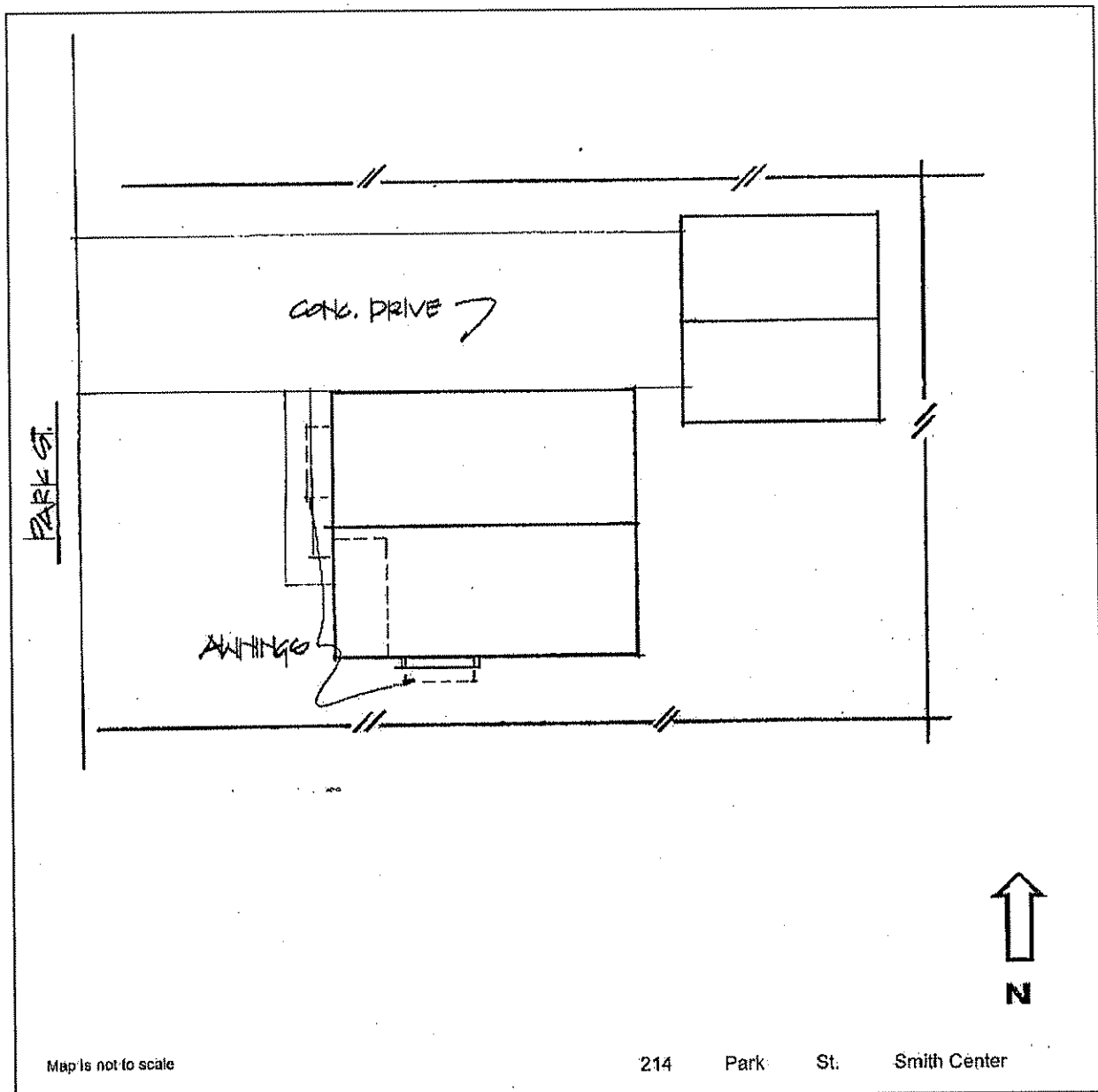
- 1) West and north elevations of dwelling and garage. View looking southeast.
- 2) West and south elevations of dwelling. View looking northeast.
- 3) West and south elevations of dwelling. View looking northwest.
- 4) West elevation of garage and north elevation of dwelling. View looking southeast.
- 5) Dining room with built-in china cabinet, looking toward kitchen. View looking north.
- 6) Kitchen. View looking west.
- 7) Living room with built-in bookshelves, looking toward hallway and linen closet. View looking east.
- 8) Bathroom. View looking north.
- 9) Master bedroom with built-in vanity and storage. View looking southwest.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section -- Site Plan Page 7

Grimes House
Smith County, Kansas



Map is not to scale

214 Park St. Smith Center