NPS Form 10-900
OMB No. 1024-0018
(Rev. 10/90)

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: McFadden Residence

Other name/site number: _____

2. Location

315 West 5th Street _____ ____ not for publication

Holton _____ ____ vicinity

state Kansas code KS county Jackson code 085 zip code 66436

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. Pankratz 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

5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
X private	X building(s)	1	1 buildings
___ public-local	___ district	___	___ sites
___ public-State	___ site	___	___ structures
___ public-Federal	___ structure		___ objects
	___ object	1 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.)	Current Functions (Enter categories from instructions.)
DOMESTIC: Single Dwelling	DOMESTIC:Single Dwelling
DOMESTIC:Secondary Structure	DOMESTIC:Secondary Structure

7. Description

Architectural Classification (Enter categories from instructions.)	Materials (Enter categories from instructions.)
MODERN MOVEMENT	Foundation CONCRETE
NO STYLE	Walls METAL:Steel
	WOOD:Weatherboard
	Roof METAL:Steel
	ASPHALT
	Other

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

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.

_X_ 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.)	Period of Significance	Significant Dates
ARCHITECTURE	1949	1949

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Emery Construction, Topeka, Kansas (builder)

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

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 Record # _____

Primary location of additional data:

X State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

X Other

Specify repository:

Ohio State Archives (Columbus); County Historical Societies

10. Geographical Data

Acreage of property <1

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
1	1/5	2/6/4/5/8/0	4/3/7/1/7/1/0	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 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 Virginia Farmer

street & number 18329 O RD telephone _____

city or town Mayetta state KS zip code 66509

DESCRIPTION

The McFadden Residence is a one-story, two bedroom, side-gabled Lustron dwelling with a Westchester Deluxe Plan. The steel-frame structure is clad on the interior and exterior with porcelain enameled steel panels. The 31-foot by 35-foot house has "Dove Gray" walls with white trim and a dark green roof.

Resting on a concrete slab foundation, the dwelling has a nearly rectangular, east-facing 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-paneled chimney rises toward the east side of the south roof slope.

One end of each 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 each downspout and the dwelling wall to create a decorative trellis.

The front porch is recessed within the dwelling's rectangular footprint. The porch fills nearly half the width of the dwelling, and the front door is located in the east wall perpendicular to the street. A straight steel post supports the northeast corner of the roof at the front of the porch. It is here that the downspout drops from the north gutter at a slight angle to the post.

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 north wall of the building in a paneled steel surround west of the front porch; 2) tripartite windows of the same configuration but flush with the body of the dwelling pierce the dwelling's north, east and south elevations; and 3) three-light casements, arranged singly and in pairs, pierce the south, west and north elevations. An aluminum awning covers the tripartite window on the east elevation.

In addition to the front door in the east elevation, there is a back door nearly centered on the south elevation. Both doors appear to retain their original single light doors. An aluminum storm door has been added to the front door.

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 covers the original asphalt shingle flooring.

The living room-dining area occupies the northeast portion of the dwelling, with the kitchen and utility room filling out the southeast corner. The bathroom and two bedrooms are located off a central corridor at the west end of the dwelling.

The dwelling retains nearly all of its original steel kitchen cabinetry, as well as 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 Deluxe

Westchester include the bookshelves in the living room, mirrored vanity in the master bedroom and the closets and overhead storage throughout the dwelling.

Garage

Southeast of the dwelling, at the southeast corner of the parcel, sits a rectangular, gable-front wood-frame two-car garage. Resting on a concrete slab, clapboards sheath the walls and gable ends of the structure and asphalt shingles clad the roof. A paneled wood walk-through door is located at the southwest corner of the structure.

Site

This property occupies a mid-block lot on the south side of Fifth Street. A gravel alley runs immediately east of the property. A concrete driveway leads to the garage with a small walkway leading to the front door. A curved concrete walk connects the garage's walk through door to the back door on the south side of the dwelling. A chain link fence funs along the rear (south) property line.

Landscaping on the grassy lot includes a deciduous tree in the front yard and low shrubs along the foundation.

INTEGRITY

The McFadden Residence is an excellent example of a two-bedroom Westchester Deluxe Lustron 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", kitchen sink and base cabinets, and floor plan. Appropriate alterations in recent years include painting the interior enameled panels to match the original color and installing carpeting throughout the home. Minimal alterations have been made to the original design or materials. Modifications of materials have been limited to replacement of the original asphalt tile flooring with carpeting and the addition of a storm door at the main entrance. These 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 are readily apparent to the observer.

STATEMENT OF SIGNIFICANCE

The McFadden 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. Only a handful of Lustrons were built in eastern Kansas, and this is the only Lustron in Jackson County.

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

The McFadden Residence occupies the east half of Lot 56, in the Original Town of Holton. William McFadden purchased the property from Dewey Brown on October 12, 1949 (Jackson County, Kansas Deeds 109:402). William Clyde McFadden was born in Whiting, Kansas, fifteen miles northeast of Holton. In 1912 he married his first wife, Rosa Hawks, with whom he had two children, William and Jean. McFadden farmed and raised livestock near Whiting before moving to Holton in the mid-1920s where he embarked on a fifty-year career as the operator of Bender's Hardware Store located on Holton's town square (*Holton Recorder* 1978).

McFadden learned about Lustrons through his hardware business. Intrigued by the price and low-maintenance, the McFaddens drove to Topeka to see a demonstration home. They subsequently contracted Emery Construction to build their Westchester Deluxe. William McFadden was impressed by the speed with which the house was erected. It took only about one week after the components arrived. Rosa McFadden shopped for furniture and drapes in Kansas City to complement the dove gray interior. In late 1949 or early 1950, the McFaddens moved into their new Lustron. Sadly, Rosa died shortly thereafter in July 1952. (Ibid.; Falley 2000).

On October 19, 1955 William McFadden married widow Mabel Hug Bernard. Mabel Hug was a native of Mayetta, Kansas, nine miles south of Holton. She spent most of her life in the Holton area where she attended Campbell College and taught in Jackson County rural schools. In 1920 she married John F. Bernard, with whom

she had two children, Ruth and Robert. The Bernards owned and operated Bernard's Grocery Store in Holton. After her husband's death in 1949 Mabel continued to run the grocery (*Holton Recorder* 1987).

Approaching retirement at the time of construction, the McFaddens were slightly older than the typical baby-boom family that Stradlund geared his marketing toward. However, the McFadden's must have enjoyed modern conveniences and as they aged, the easy maintenance their Lustron offered. They lived in the house for the remainder of their lives. Jean McFadden Falley recalls that the dwelling was a "showpiece" that attracted attention from the community. Located not far from the town square, people often drove past the McFadden's Lustron to see the novel dwelling (Falley 2000).

The dwelling has had four owners since the McFaddens. Before moving to a Topeka retirement home Mrs. McFadden sold the property to Lela E. Stoeber in 1984. Four years later Ms. Stoeber sold the property to Frederick C. Eigenman. Mary Bowlus purchased the property on November 21, 1994, and finally, Ruth Drown purchased the home on September 23, 1997 (Jackson County, Kansas Deeds 143:246; 201:179; 243:184; 264:629). Like other Lustron owners, Mrs. Drown, a retiree, enjoys the maintenance-free qualities of her Lustron (Drown 1999; Drown 2000). Virginia Farmer acquired the property during the first half of 2000.

BIBLIOGRAPHY

Drown, Norma
2000 Telephone interview by Dana Cloud. February 24, 2000.

Drown, Ruth
1999 Personal communication with Dana Cloud. December 1999.

Falley, Jean McFadden
2000 Telephone interview by Jon Taylor. June 14, 2000.

Holton Recorder
1978 Obituary for William C. McFadden. 22 April 1978. On file at the Jackson County Historical Society.
1987 Obituary for Mrs. Mabel B. McFadden. [n.d.] On file at the Jackson County Historical Society.

Jackson County, Kansas
Deed Records. On file at the Jackson County Courthouse, Holton, 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.

VERBAL BOUNDARY DESCRIPTION

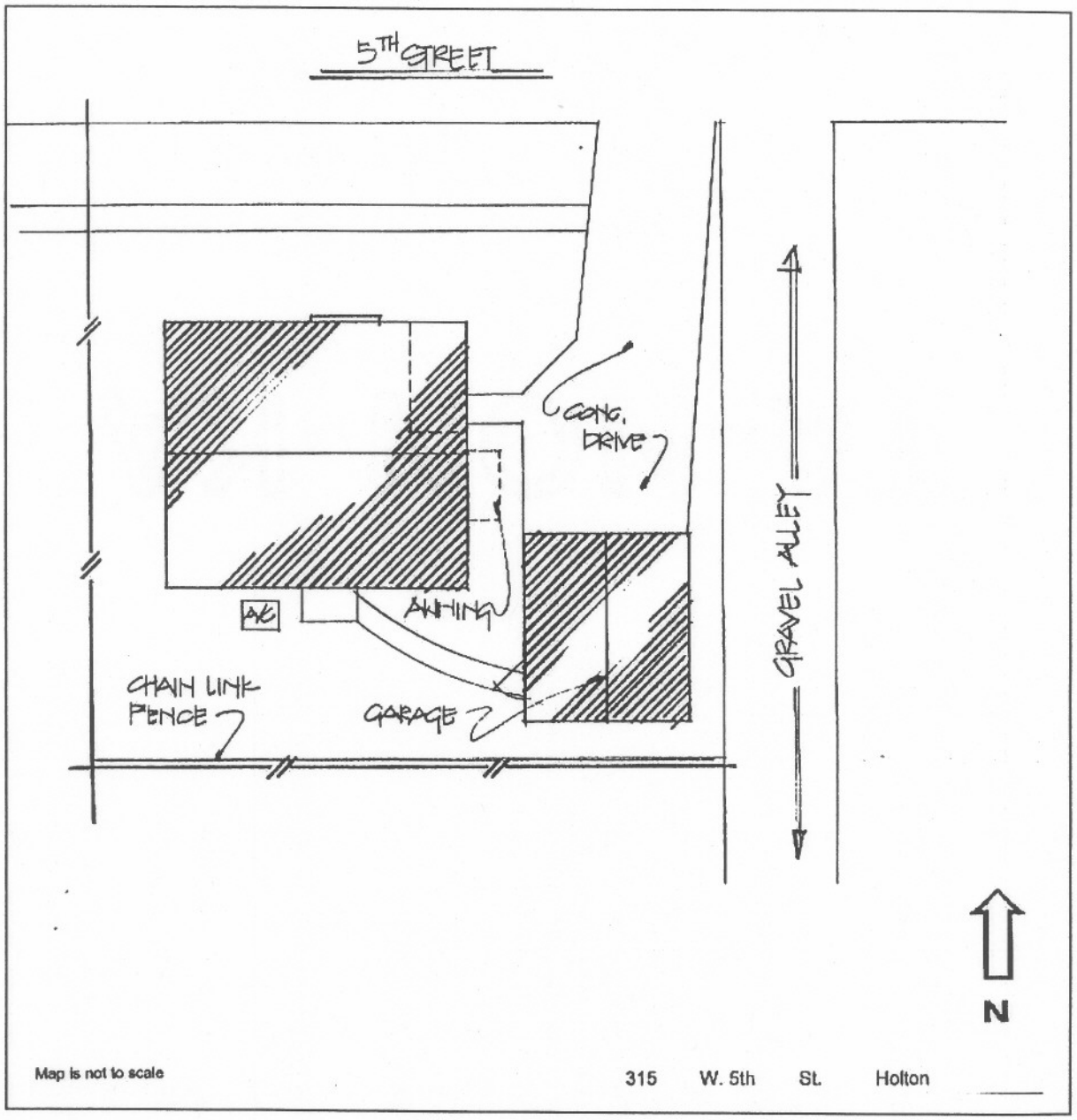
The East half of Lot 56, Original Town of Holton, Jackson County, Kansas.

BOUNDARY JUSTIFICATION

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

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

1) House and garage. View looking southwest.
2) North elevation of dwelling and garage. View looking south.
3) West and south elevations of dwelling. View looking northeast.
4) Front porch and bay window. View looking southwest.
5) South and west elevations of garage. View looking northeast.
6) Dining room with built-in china cabinet, looking toward kitchen. View looking southeast.
7) Kitchen. View looking east.
8) Bedroom closets. View looking north.


5TH STREET
CONC. DRIVE
AWNING
A/C
CHAIN LINK FENCE
GARAGE
GRAVEL ALLEY
N
Map is not to scale
315 W. 5th St. Holton