

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: Mann Residence
Other name/site number: 614 Oakdale

2. Location

614 Oakdale not for publication
Russell vicinity
state Kansas code KS county Russell code 167 zip code 67665

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. Parkutz 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 Mann Residence

County and State Russell 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)	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>1</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</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

Roof METAL: Steel

Other METAL: Iron

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

Property Name Mann 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

1949c.

Significant Dates

1949c.

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 Mann Residence

County and State Russell 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>5/1/2/8/7/0</u>	<u>4/3/0/3/7/5/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing	Zone	Easting	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, 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 Bobby L. Schulz

street & number 126 North Grant, PO Box 151 telephone (785)483-3586

city or town Russell state KS zip code 67665

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

Mann Residence
Russell County, Kansas

DESCRIPTION

The Mann Residence 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 brown roof.

Resting on a concrete slab foundation, the dwelling has an east-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 north wall of the building in a paneled steel surround just west of the dwelling's northeast corner; 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) single and paired three-light casements pierce the west and south elevations.

The front porch is recessed below the front gable at the northeast corner of the dwelling, with the front door in the east elevation perpendicular to the street. The back door is approximately centered in the south 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 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 at the west end of the dwelling.

This dwelling retains much of its original 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 that characteristic of Deluxe Westchesters include book shelves in the living room, mirrored vanity in the master bedroom and closets and overhead storage throughout the dwelling.

Carport

Immediately behind the dwelling is a concrete pad on which rests a flat-roof carport supported on eight wrought iron posts.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Mann Residence
Russell County, Kansas

Site

This property occupies a mid-block lot on the south side of Oakdale Street. A gravel alley runs behind (south of) the dwelling. A curvilinear walk leads from Oakdale to the front door. A straight concrete driveway leads to the parking pad with a short concrete walk linking the carport to the back door. Chain link fencing runs along the west property line and the south half of the east property line. A number of mature deciduous and evergreen trees dot the grassy yard.

INTEGRITY

The Mann Residence is in good condition. Although it suffers from minor rusting at the downspouts, base panels, and bay window, 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. From the exterior, the property is an excellent example of the Lustron property type. The non-Lustron carport is appropriately placed next to the dwelling, set back slightly behind the plane of the dwelling's main elevation. Its materials differentiate it from the original dwelling. Overall, the property retains integrity of materials, design, workmanship, feeling, association, location and setting.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 8 Page 3

Mann Residence
Russell County, Kansas

STATEMENT OF SIGNIFICANCE

The Mann 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 one of four Lustrons extant in Russell. The property is also an excellent example of the Westchester Deluxe Lustron, the original and most popular Lustron model.

Russell, Kansas, experienced a major economic boom following the discovery of oil in the county in 1923. From a population of 2,300 in 1923, the city grew to 5,513 residents in 1948. The City continued to grow during the following decade, reaching a population of 7,143 in 1955. Accompanying the growth in population was the development of new residential neighborhoods and community infrastructure. The community dedicated two new elementary schools in 1952 and built five new churches between 1950 and 1955. Also in the second half of the post-war decade the local hospital doubled in size with a \$400,000 addition. The Theron Addition, where all four of Russell's Lustron houses are located, was platted in 1938. The majority of dwellings in the Theron Addition, including the Lustrons, are typical of suburban expansion that occurred in communities across the country during and immediately after World War II. However, while similar in style to its neighbors, its all-steel construction distinguishes the Mann Residence (Rocky Mountain Directory Company 1948, 1952; ConSurvey 1955).

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. Dan Brack, the Great Bend dealer who built the Mann's Lustron, sold the two bedroom Westchester Deluxe for \$10,500.

The Mann's fit the profile of buyers that Stradlund hoped to attract. Solidly middle-class, the Manns were likely 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.

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Mann Residence
Russell County, Kansas

property. The family owned the Lustron for nearly twenty-five years. James, an oil driller, died in April 1970. His wife, Lena, died in April 1972, almost two years to the day after her husband (Rocky Mountain Directory Company 1951; Russell County Deed Records 67:34; Russell County Probate Records 144:74).

Following Mrs. Mann's death, her grandchildren inherited the property, and sold it to the current owners Bobby L. and Lorraine L. Schultz in October 1973 (Russell County Deed Records 93:321). The Schultzes have used the dwelling as a rental property since then.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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Mann Residence
Russell County, Kansas

BIBLIOGRAPHY

ConSurvey

1955 *Russell, Kansas, City Directory*. Vol. 1. ConSurvey: Chillicothe, Ohio.

Harris, James C.

2000 Telephone interview by Jon Taylor, June 13, 2000.

Rocky Mountain Directory Company

1948 *Russell, Kansas, City Directory*. Rocky Mountain Directory Company: Colorado Springs, Colorado.

1952 *Russell, Kansas, City Directory*. Rocky Mountain Directory Company: Colorado Springs, Colorado.

Russell County, Kansas

Deed Records. On file at the Russell County Courthouse, Russell, Kansas.

VERBAL BOUNDARY DESCRIPTION

Lot 17, Block 5, Theron Addition, City of Russell, Russell County, Kansas.

BOUNDARY JUSTIFICATION

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

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number Photographs Page 6

Mann Residence
Russell County, Kansas

Photographer: Dana Cloud

Date of Photographs: October and December 1999

Location of Negatives: Kansas State Historical Society, Topeka, Kansas

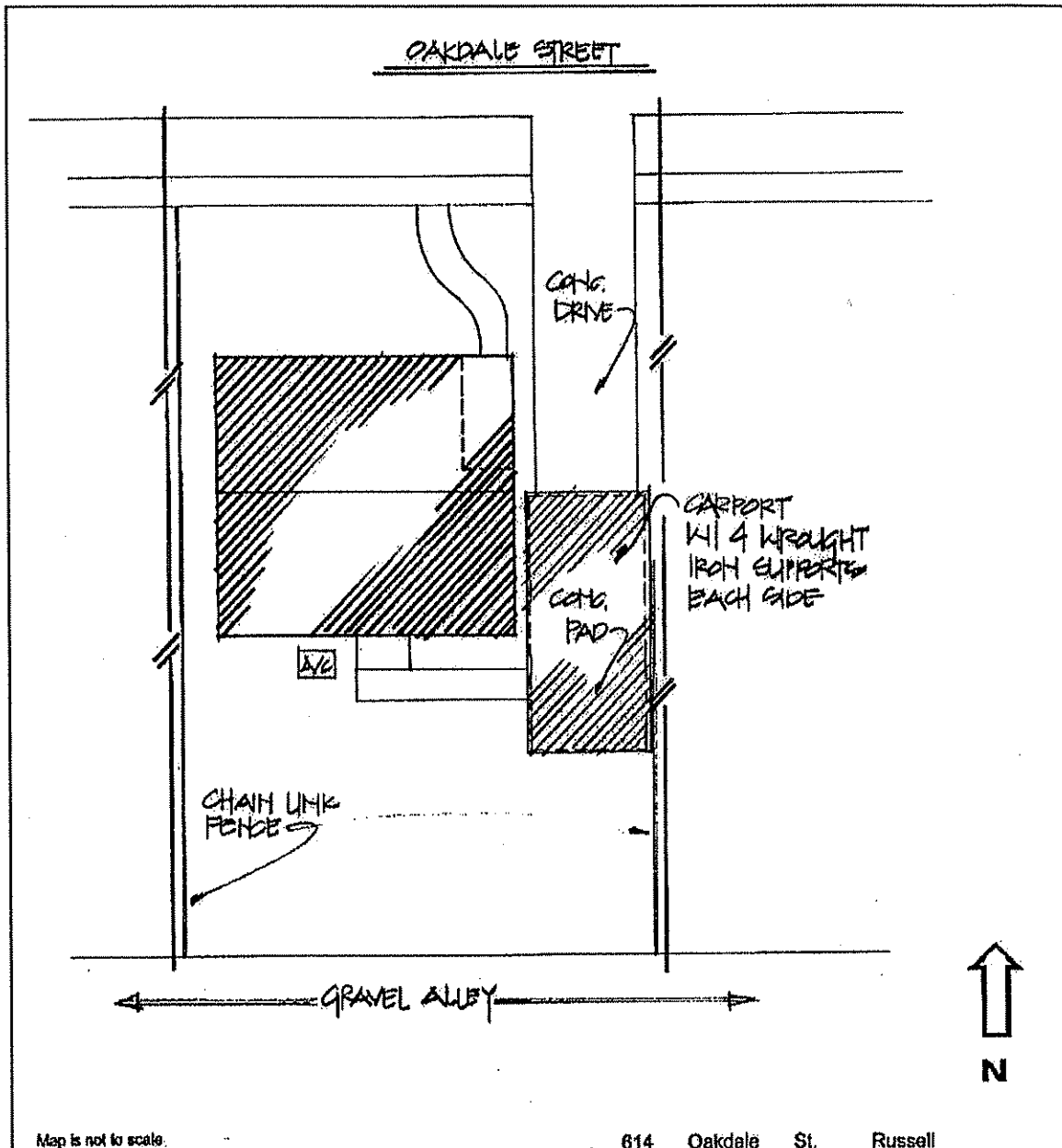
- 1) North and east elevations of dwelling and carport. View looking south.
- 2) East and north elevations of dwelling. View looking southwest.
- 3) South elevation of dwelling. View looking north.
- 4) Dining room china cabinet. View looking south.
- 5) Bathroom. View looking south.
- 6) Bathroom cabinet.

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Section -- Site Plan Page 7

Mann Residence
Russell County, Kansas



Map is not to scale.

614 Oakdale St. Russell