

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

## 1. Name of Property

historic name Lustron House on Southside Drive

other names/site number JFSS 220

## 2. Location

street & number 7238 Southside Drive

NA
NA

not for publication

city or town Louisville

vicinity

state Kentucky code KY county Jefferson code 111 zip code 40214

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:  
**\_\_\_ national      \_\_\_ statewide      \_\_\_ local**

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency/bureau or Tribal Government \_\_\_\_\_

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

## 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Lustron House on Southside Drive  
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Jefferson County, Kentucky  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

Louisville, Kentucky Metropolitan Area Lustron Homes MPS

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

Residential/ Domestic: Single Dwelling

Residential/ Domestic: Single Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

Other: Lustron House

foundation: Concrete

walls: Steel

roof: Carbon Steel

other: \_\_\_\_\_

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## 7. Narrative Description

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### Summary Paragraph

The Lustron House at 7238 Southside Drive (JF-SS-220) in Louisville, Kentucky was built in 1950 and is one of only 15 homes produced by the Lustron Corporation and known to have been erected in the Louisville Metropolitan area between 1946 and 1950. Lustrons were a non-traditional response to the post-World War II housing crisis. The Southside Drive Lustron is a one-story two-bedroom Westchester model measuring 31' x 35' with approximately 948 square feet of living space. The house is in good condition and has had few alterations. On the lot there is a garage, a non-contributing building.

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### Narrative Description

#### Character of Lot and History of Ownership

This single-story dwelling is located on Lot 45 in Section 1 of the residential subdivision Kenwood Heights. It sits on the lot surrounded by trees and one-story homes of similar size. The lot of land was originally owned by W.M. Smock Incorporated, and was sold March 4, 1949 to Edna M. Gaines and George B. Gaines, the original owners of the house. Since its construction, the house has had six additional owners following the Gaines. The last exchange occurred March 7, 2001, on which the current owners, Daryl S. Benzel and Pamela S. Benzel inherited the house from the previous owner, Carolyn B. Benzel. Below is the complete list of owners from assemblage to present day.

Edna M. Gaines, George B. Gaines	March 4, 1949
James Floyd Jennings, Betty Sue Jennings	April 30, 1956
Wilner Cook	June 20, 1958
John G. Juras, Mary Elizabeth Juras	August 3, 1973
Frank J. Calandrino, Sharon A. Calandrino	September 26, 1977
Alfred W. Benzel, Carolyn B. Benzel	April 23, 1991
Daryl S. Benzel, Pamela S. Benzel	March 7, 2001

#### Exterior Description

The house's long side parallels the street, the exterior measures 31 feet in width and 35 feet in length, with a 6' x 12' corner recess that serves as an entrance porch. The exterior of the house is comprised of 2' x 2' porcelain enameled steel panels in the color Desert Tan. The steel framed structure sits on a concrete foundation and is capped with a gabled roof made of flat rolled carbon steel panels. The house has an entry door on the 12-foot porch wall and a side door that enters into the kitchen on the 35-foot wall opposite the wall that is parallel to the street.

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### **Interior Description**

Interior could not be viewed due to lack of owner consent.

### **Description of the Garage**

The unattached garage is not an original Lustron garage. The exterior is comprised of tan siding that matches the exterior of the house and the gable roof is red shingle. Although not part of the original construction the garage does not compromise the house's integrity because it is not attached and was designed to harmonize with the house's exterior color scheme.

### **Changes to the Site since the Period of Significance**

The original aluminum windows have been replaced, as have the carbon steel gutters. As stated, a garage was also built slightly behind the house but is not attached to the Lustron itself. Otherwise the house has maintained all other characteristics of its exterior integrity, including the original materials and color.

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**8. Statement of Significance**

**Applicable National Register Criteria**

**Areas of Significance**

- 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.

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1950  
\_\_\_\_\_

**Significant Dates**

1950  
\_\_\_\_\_  
\_\_\_\_\_

**Criteria Considerations**

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Significant Person**

NA  
\_\_\_\_\_

**Cultural Affiliation**

NA  
\_\_\_\_\_

**Architect/Builder**

Lustron Corporation, designer  
\_\_\_\_\_  
\_\_\_\_\_

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### Period of Significance

The Period of Significance for the Lustron on Southside Drive is 1950, its year of construction. This follows National Register conventions for properties said to meet Criterion C, significant for their design qualities.

**Criteria Considerations: NA**

## Statement of Significance

### Summary Paragraph

The Lustron House on Southside Drive (JF-SS-220) in Louisville, Kentucky, assembled in 1950, is significant in the area of Architecture, and stands as a good representative of the mass-produced prefabricated Lustron House, designed for cost and efficiency in response to the post-World War II housing crisis that continued until the 1950s. It meets the standards for National Register Criterion C in the area of Architecture because it has maintained its historic integrity. The house still possesses the majority of its original materials and is easily recognizable as a Lustron.

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### Abbreviated Historic Context

A lengthier discussion of Lustron House construction in Louisville, Kentucky, is found in Vaccaro's Multiple Property Documentation Form, from which this summary is derived.

By 1946, two of the most detrimental events in our nation's history, the Great Depression and World War II, had come to an end. Despite overcoming these challenges, America still faced another major crisis: the post-World War II Housing Shortage. The Depression had nearly halted housing construction and America was not equipped with the amount or quality of homes needed to house the estimated 2,900,000 veterans returning from the war. In February of 1946, the U.S. House of Representatives reported, "To meet the housing emergency there is an urgent need for some 3,000,000 moderately low-priced homes and apartments during the next two years," (quoted in "The lustron home," 2012). Congress issued the Veterans' Emergency Housing Act in response to the impending crisis. Programs that would increase the production of homes, in such ways as prefabrication and through the use of new materials, were underway.

In response, prefabricated houses were designed for cost efficiency as well as ease of construction and maintenance. The Lustron Corporation was one of the approximated ninety-two house prefabricator companies that designed housing solutions that matched the needs of veterans. Lustron homes were mass-produced steel structures that offered 1,000 square feet of living space for a relatively low price. In areas with urgent housing needs, such as Louisville, Kentucky, in which "47,000 members of the armed forces

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were due to be discharged between November 1, 1945 and the end of 1946” (Vaccaro, 2003), Lustrons offered one solution to the problem the city was facing.

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### **Evaluation of Significance of the Lustron House on Southside Drive within the Historic Context of Lustron Houses in Louisville, Kentucky**

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Of the 2,680 ever constructed, it is approximated that only fifteen Lustron houses were assembled in the Louisville area, and of the fifteen, one has not been identified and three are no longer recognizable as original Lustrons due to modifications. The Lustron home assembled in 1950 located at 7238 Southside Drive has maintained its original form and is associated with prefabricated, mass-produced construction methods that “gained limited popularity during the post World War II housing shortage in the Louisville Metropolitan Area” between 1946 and 1950 (Vaccaro, 2003). This and any Lustron House in Louisville which has those qualities is seen as significant.

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### **Evaluation of the Ability of the Lustron House on Southside Drive to Meet the MPS’s Registration Requirements**

Within this MPS, a historic building will qualify for nomination under Criterion C if it possesses integrity of materials, workmanship, and feeling. The integrity of a Lustron house must also have integrity of design, meaning it was constructed under the Lustron Corporation sometime between 1948-1950. The majority of the house’s character-defining features must remain, including the original metal wall-panels, metal roof, and interior walls, as well as any existing related out buildings. Minor changes can have occurred without compromising the integrity, including replacements of windows, soffits, gutters, and the majority of interior furnishings. Because the original replacement parts for Lustron houses are no longer in production, it is acceptable, to a certain degree, to have replaced sections of the building that have fallen into a state of disrepair. The building can still have integrity even if it has lost as much as 25% of its original material, but the majority of lost material should be from the interior rather than the exterior.

To meet Criterion C, the building must also have integrity of feeling. Integrity of feeling exists if the house has maintained integrity of design and materials. A Lustron’s integrity of feeling is present if the house still consists of the components designed by the Lustron Corporation, retains most of its original materials on the interior and exterior, maintains the original floor plan and layout, and has had no additions. If changes to any of these original characteristics have occurred, the building’s integrity is compromised.

Based on these qualifications above, the Lustron House on Southside Drive (JF-SS-220) in Louisville, Kentucky is eligible for nomination under Criterion C. The home was assembled at its existing location in 1950 and has maintained the majority of its original materials, including the roof and exterior panels. The only changes made to the building are replacement of the windows and gutters. These repairs have had little impact on the original design, particularly on the Lustron’s feeling as an unconventional approach to post-WWII housing needs. The house has retained the vast majority of its character-defining features and therefore, its integrity remains.

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Name of Property

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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Bornstein, W.S. (2001) *Deed and consideration certificate* (DN2001034970). Retrieved from website:  
<http://www.landrecords.jcc.ky.gov/records/S3DataLKUP.jsp>

Vaccaro, D.M. United States Department of the Interior, National Park Service. (2003). *National register of historic places multiple property documentation form*

*The lustron home.* (2012). Retrieved from <http://www.lustronpreservation.org>

**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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: Jefferson County Clerk's Office

Historic Resources Survey Number (if assigned): JF-SS-220

**10. Geographical Data**

**Acreage of Property** 0.267

**Louisville West Quad**

**Coordinates below expressed in NAD 1983**

**Coordinates in NAD 1927: Easting = 607 825 / Northing = 4223 031**

**UTM References**

1	<u>16</u>	<u>607819</u>	<u>4223251</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>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

Lot 45 as shown on the plat of Kenwood Heights Subdivision, Section 1, recorded in Plat Book 9, page 87 (Continuation Sheet 1, Figure 1). The front of the lot runs south to east for 81.75 ft paralleling Southside Drive. It then runs east to its northern corner for 145 ft; then north to west for 81.75 ft; then from west to south for 145 ft, completing the boundaries. These dimensions can be viewed on Continuation Sheet 4, Figure 4.

**Boundary Justification** (Explain why the boundaries were selected.)

The .267 acres of Lot 45 in Section 1 of the Kenwood Heights subdivision has been selected for listing as it contains the Southside Drive Lustron house (JF-SS-220) as well as the appropriate amount of setting in



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which to view and understand the house's architectural significance. This lot has been associated with the property since the house was constructed.

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**11. Form Prepared By**

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name/title Mary Unterreiner  
organization Eastern Kentucky University date \_\_\_\_\_  
street & number 10607 East Bend Rd. telephone (859) 409-0770  
city or town Union state Kentucky zip code 41091  
e-mail [mary\\_unterreiner@mymail.eku.edu](mailto:mary_unterreiner@mymail.eku.edu)

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**Photographs:**

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**Same information for each photograph**

**Name of Property:** Southside Drive Lustron  
**City or Vicinity:** Louisville  
**County:** Jefferson  
**State:** Kentucky  
**Photographer:** Amy Stephens  
**Date Photographed:** 2010

**Description of Photograph(s) and number:**

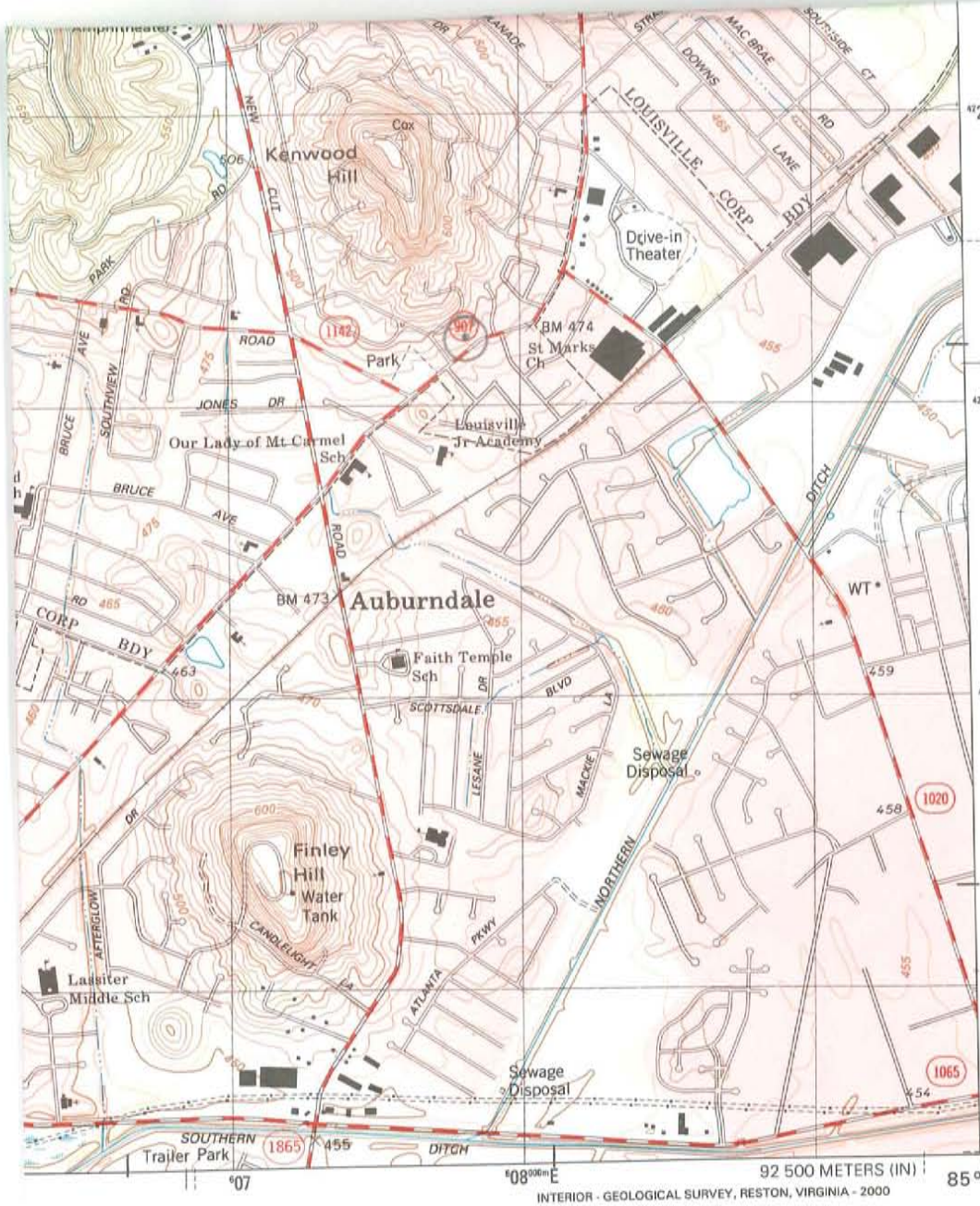
- 1 of 4: House exterior from street.
- 2 of 4: House exterior from street. Corner view of entrance porch.
- 3 of 4: House and garage front exterior from across street.
- 4 of 4: House front exterior from across street.

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**Property Owner:**

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name Daryl Benzel and Pamela Benzel  
street & number 1804 Boone Trail telephone \_\_\_\_\_  
city or town Louisville state Kentucky zip code 40245



Lustron House  
 on Southside Drive  
 Jefferson Co, KY  
 Zone 16  
 Easting: 607819  
 Northing: 4223251  
 Coordinates: NAD 83

320 000 METERS (IN)

38°07'30"  
 85°45'

INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 2000

**ROAD CLASSIFICATION**

- Primary highway hard surface .....
- Secondary highway hard surface .....
- Light-duty road, hard or improved surface .....
- Unimproved road .....

- Interstate Route
- U.S. Route
- State Route



QUADRANGLE LOCATION

2	3	1 Georgetown
		2 New Albany
		3 Jeffersonville
		4 Lanesville
	5	5 Louisville East
		6 Kosmosdale
7	8	7 Valley Station
		8 Brooks

JOINING 7.5' QUADRANGLE NAMES

**LOUISVILLE WEST, KY-IN**

1998

NIMA 3860 III NE-SERIES V853



Figure 1: Plat of Kenwood Heights Subdivision Section 1. Plat Book 9, page 87.

Lustron House on Southside Drive (lot 45, above)  
Louisville, Jefferson County, Kentucky

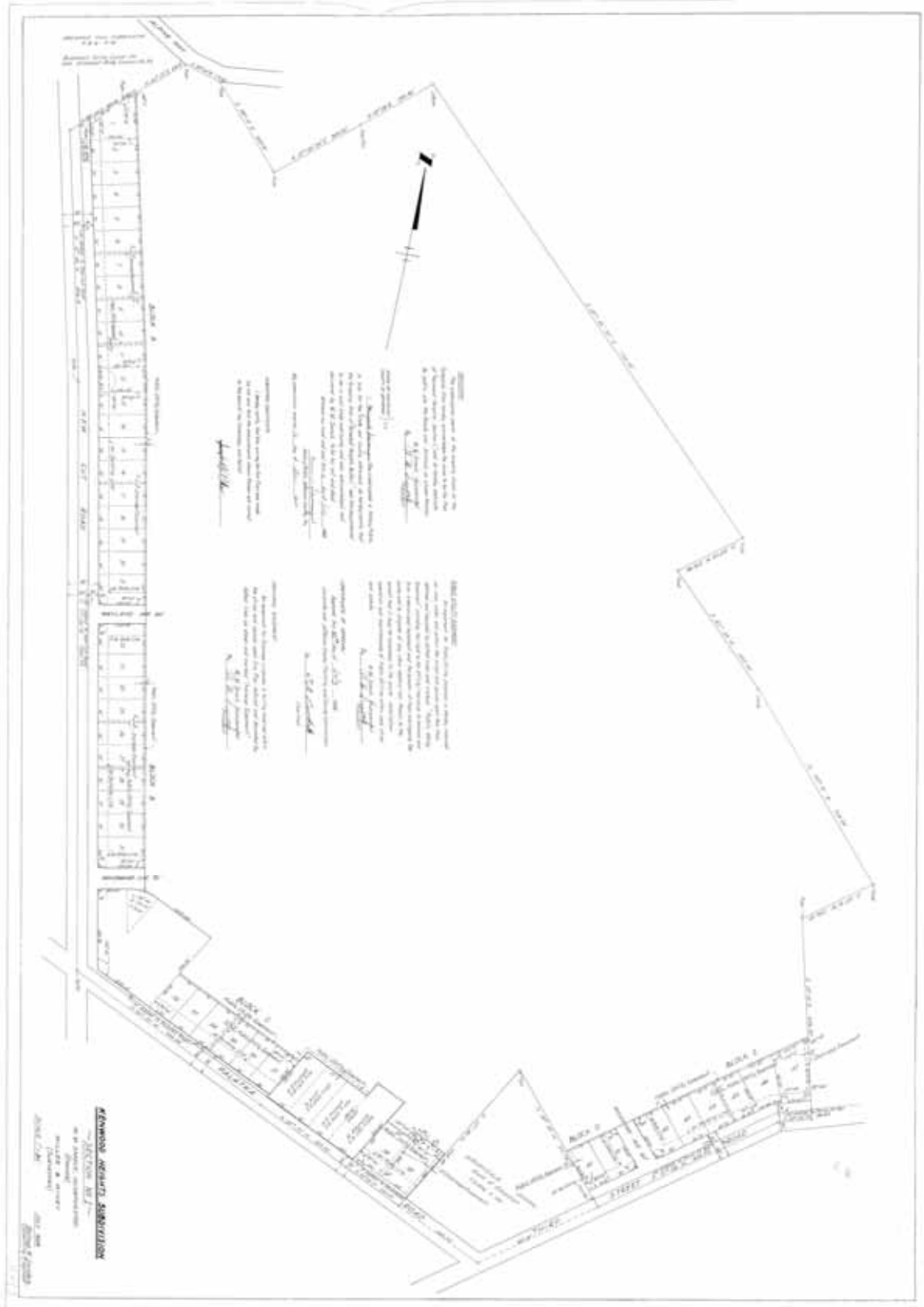




Figure 2: Aerial view of nominated property in relation to surrounding area.

Lustron House on Southside Drive, Louisville (Jefferson County) Kentucky





Figure 3: Aerial view of nominated property. Shows house in relation to garage and plot of land.

Lustron House on Southside Drive, Louisville (Jefferson County) Kentucky



Figure 4: Map denoting dimensions of nominated property lines.

Lustron House on Southside Drive, Louisville (Jefferson County) Kentucky

