

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Sunflower Village Historic District

Other names/site number Clearview City

Name of related Multiple Property Listing N/A

2. Location

Street & number 36000 103rd Street

--

 not for publication

City or town DeSoto

--

 vicinity

State Kansas Code KS County Johnson Code 091 Zip code 66018

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 Applicable National Register Criteria: A B C D

SEE FILE

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date _____

Kansas State Historical Society
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 _____

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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.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
145	11	buildings
1		sites
4		structures
		objects
156	11	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: institutional housing

COMMERCE/TRADE: business, specialty store,
and restaurant

SOCIAL: meeting hall and civic

GOVERNMENT: post office

RECREATION/CULTURE: auditorium

EDUCATION: school

Current Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

COMMERCE/TRADE: business, warehouse

RELIGION: church

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th and EARLY 20th CENTURY AMERICAN
MOVEMENTS: Commercial Style

OTHER: Utilitarian

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: CONCRETE

STUCCO

roof: ASPHALT

other: WOOD SIDING

BRICK TILE/VENEER

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

Sunflower Village is a 78-acre housing development that sits across old Kansas Highway 10 (currently West 103rd Street) north of the former Sunflower Ordnance Works (SOW) plant near DeSoto, Kansas. Located in northwestern Johnson County, the Village was built on a former agricultural field in 1943 to address the immediate housing need for war workers at the adjacent munitions plant. Sunflower Village was built in phases, with two additions constructed within one year following completion of the original Village. The two additions were removed in the 1950s. The nominated site is the original Village comprised of the only extant portion of the housing development. The only deviation from the original project boundaries is the exclusion of a parcel at the SW corner of the property on which a privately-owned gas station was built in 1945 and remains in operation as a private business today; and utility easements at the NE corner and east-central portions of the property on which common utilities were located in the early 1960s and remain today.

Designed by landscape architects Hare & Hare, the layout of the Village embraced principles of the Garden City movement resulting in a self-reliant community designed to provide a safe and healthy environment. Incorporating characteristics from Hare & Hare's earlier cemetery and park designs, the plan is organized around a series of roads that form a hierarchy of circulation paths, separating pedestrian and vehicular traffic in the Village. Sunflower's layout combined curvilinear roads with a traditional grid creating multiple neighborhood clusters within an over-riding community identity. The fronts of homes faced each other across a central green space between the rear alleys or lanes. The layout of Sunflower Village incorporates green space and landscaping within and surrounding the residential areas, complete with recreational facilities including ponds and school play-grounds.

The physical layout of the Village is historically significant as a planned housing development and the site itself is largely unaltered. Over 90% of the original buildings are in place with no contemporary construction. The buildings that have been lost were located outside of the outer loop road therefore the impact of their loss is minimal on the layout and massing of the primary neighborhood clusters and the overall community plan. The Sunflower Village Historic District retains a high degree of integrity of location, neighborhood design, setting, feeling, and association. The physical characteristics that comprise the original neighborhood design are remarkably intact. Key character-defining features including the vehicular and pedestrian traffic patterns, the unique combination of curvilinear primary roads and traditional grid-pattern neighborhood clusters, green space within and surrounding the development, and specific landscape features such as the two ponds, are all extant. The property maintains a strong cohesive neighborhood feeling.

In addition to the 852 dwelling units, the original plan for Sunflower Village included commercial and community buildings designed to meet the immediate needs of Village residents; all original non-residential buildings except the school and child care center are in place. The individual buildings are utilitarian in style and function. Distinguished in large part by their uniformity and simplicity, the original design and finishes reflected their war-time construction, the rapid construction period, and the presumption that the buildings would have a limited life span. The concrete block buildings utilized little metal and minimal wood; in the apartments for example, cabinets were open shelves and no doors were placed on closets. The residential buildings are all one-story rectangular boxes with side-facing gable roofs pierced by multiple chimneys, the number of which indicates the original number of apartments per building. Four original building types included four to six apartments per building ranging in size from two-room efficiencies to five-room family apartments. The number and size of the apartments per building was the distinction among the original building types. Ninety percent (157 of 175) of the original residential buildings remain in place at Sunflower Village. The primary modification is the number of apartments per building, now reduced by more than half. Interior and exterior finishes generally reflect an early-1970s remodeling that provided overdue maintenance and extended the life of these buildings that were built as temporary structures with gypsum board roofs and exposed concrete floors and walls. Composition shingles have been installed on roofs and textured stucco was applied to the exterior of most buildings as well as to the interior apartment walls. Front porches were added to the residential units but the primary apartment entrances are original and a number of the original stoop-canopies remain at side and rear entrances. On approximately half of the residential buildings, the central portion has been repurposed as garages for dwelling units on each end of the building. Replacement doors are in place at most apartment entrances and garage doors are in place generally on the rear facades. Some residential buildings retain their original 1/1 double-hung wood windows although most units have replacement aluminum units, matching the original style. Fewer than ten of the residential buildings have replacement vinyl windows. The alterations have compromised the integrity of building design, materials, and workmanship. However, the buildings generally retain their original form,

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massing, and the pattern of door and window openings; they continue to define the spatial organization that is critical to the overall community plan and neighborhood context.

Cultural geographer Chris Post notes that the physical layout of Sunflower Village was one of its most distinctive features.¹ When viewed as a district, the changes to individual buildings do not significantly impact the neighborhood design or feeling of the community as a whole. The high level of integrity of location, setting, neighborhood design, feeling and association far outweighs the loss of integrity in individual building design, materials and workmanship. Designed by renowned Kansas City landscape architects and city planners Hare & Hare, the original plan of Sunflower Village is largely intact and stands as an excellent representative of a Garden City planned community.

Elaboration

Site and Setting

Sunflower Village is located in northwestern Johnson County, two miles west of DeSoto, Kansas. Built during World War II to house the workers of Sunflower Ordnance Works (later renamed Sunflower Army Ammunition Plant), Sunflower Village was constructed on the north side of old Kansas Highway 10 (now 103rd Street), across the highway from the plant on an 80-acre agricultural field.² Original development plans for the munitions plant did not include housing but a greater than expected work force and war-time rationing mandated the provision of housing if the plant was going to attract workers. By late 1942, the federal government began planning Sunflower Village on a site north of the plant where workers could literally walk to work.

The Sunflower Ordnance Works plant newsletter published a rendering of the proposed housing development, designed by Hare & Hare, in April, 1943 [Figure 1]. The article noted that “thousands of trees and bushes will lend beauty to the 175-building site. The housing units will be 40 feet apart with a variety of sizes of units ranging from two to five bedrooms, providing a total of 852 dwelling units. An overpass from the plant across Highway 10 will lead into the project’s entrance [not built] where the town’s stores and community buildings will be located. The project was scheduled to be completed by the latter part of May, allowing a 90-day construction period.”³

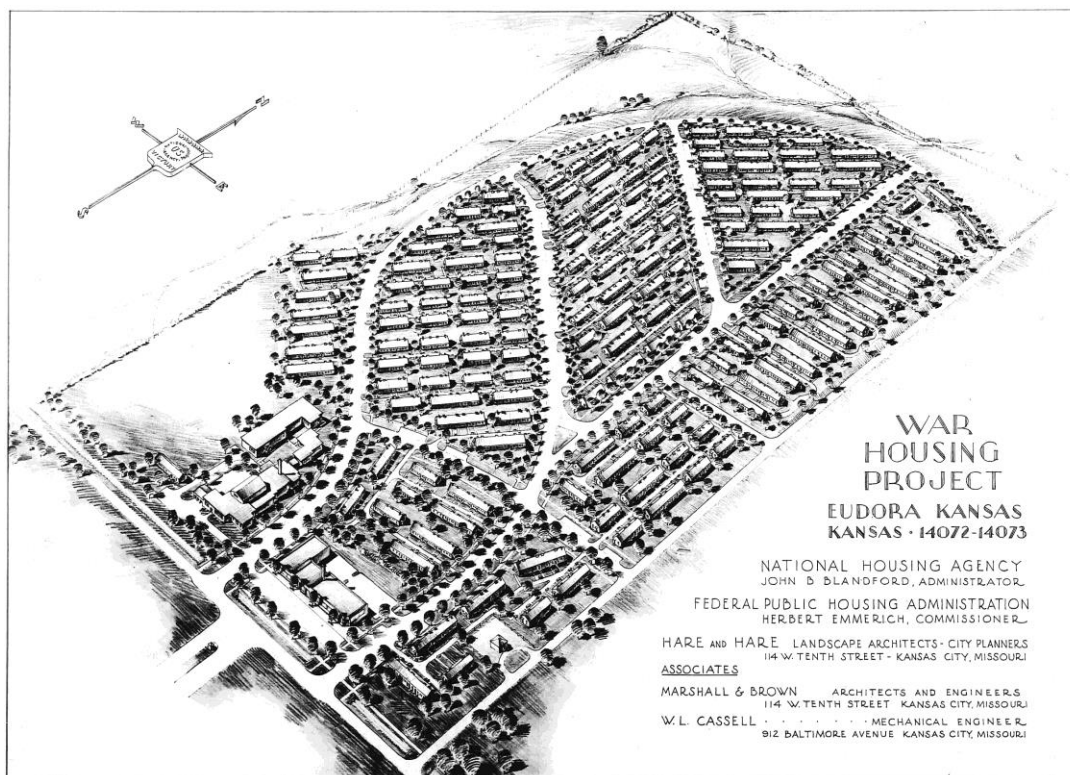


Figure 1 – Original rendering by Hare & Hare c. 1942, Harkins Commercial Photo (Courtesy Johnson County Museum)

¹ Chris Post, “Company Town Culture: Sunflower Village, Kansas, in the 1940s,” *Material Culture*, 37: 2 (2005) 44.

² See plat map at end of the nomination. The current parcel is 78 acres with a gas station and utility parcel excluded from the original 80-acre plot.

³ “Air View of Housing Unit at Completion,” *Sunflower Sentinel*, April 23, 1943.

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Kansas City landscape architects and community planners Hare & Hare designed the layout of the housing project. The plan was organized on a hierarchy of roads that featured an outer loop road with radiating curved secondary roads dividing the development into four residential clusters. Each residential building was comprised of four to six dwelling units and laid out on a typical grid pattern, within each cluster. The orientation of the grid varied in each section, set perpendicular to the curving secondary roads. Parallel rows of homes faced one another with sidewalks and a central green space absent of intervening roads between neighbors.⁴ A narrow alley or lane, behind the buildings (wide enough to accommodate one 1940s car), provided vehicular access to each building [Figure 2]. A unique feature of the original construction was concrete coal bins that lined the alleyways behind the homes. Parking areas were provided along secondary roads. These utilitarian, auto-related amenities reinforce the planned separation of personal autos and delivery vehicles from the pedestrian areas in front of the homes.

Commercial and community buildings were located in the southern section of the Village along the highway directly across from the plant. The site featured landscaping with trees along the major roads and trees, bushes and flowers landscaping the front lawns – the band of green space between each two rows of homes. Throughout, sidewalks provided pedestrian paths, separate from vehicular roadways. Also incorporated into the original design was green space in the form of ponds (presumably extant when site was selected), and space for recreational opportunities including a community garden used during war years as a victory garden. The large garden was located immediate west of the residential neighborhoods (no longer extant). Two ponds are located immediately northwest of the concentration of residential neighborhoods in the original Village and two other ponds are located east of the original Village (north of the former housing additions that were removed in the 1950s).

Figure 2 at Right – Lane A, looking north.
FPHA photo by Harkins Commercial Photo shortly after construction (Courtesy of Johnson County Museum)

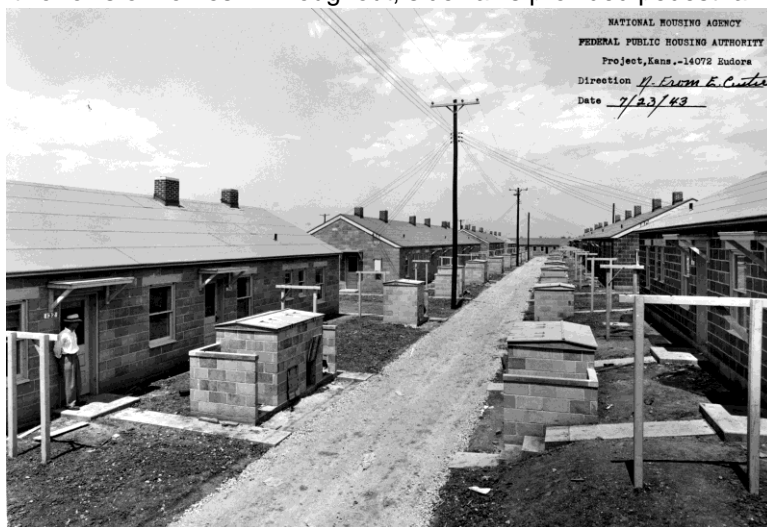


Figure 3 – Left: Central green space with sidewalk between each facing row of homes;
Right: Ponds northwest of residential areas in original Village. (Photos by Spencer, March 2014)

The design provided a cohesive, self-contained community with landscaping and amenities unexpected in a federal housing project for war workers. The plan clearly illustrates Hare & Hare's background in cemetery and park design and Herbert Hare's legacy of designing communities in a park-like setting. Clearly exhibiting the basic Garden City principles, cultural-geographer Chris Post notes that Sunflower Village may well be the first modern suburb in Kansas, distinguished by the use of curvilinear roads combined with a traditional grid in a rural setting.⁵

⁴ Chris Post, "Company Town Culture: Sunflower Village, Kansas, in the 1940s," *Material Culture*. 37: 2 (2005), 44.

⁵ Ibid.

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The selection of a former agricultural site and its location on the Kansas prairie mandated the provision of basic goods and services and contributed to a self-contained, planned community design with a buffer of open green space. Hare incorporated a hierarchy of circulation paths, separating pedestrian and vehicular circulation to provide a safe and pedestrian-friendly environment. And, the residential units were clustered around small lanes, bringing the scale of this large 800+ unit project down to a more intimate neighborhood level. Post states the layout of Sunflower Village was one of its most distinctive features⁶ and that remains the case today. The rows of monotonous box-like buildings are defined by their setting, their groupings in neighborhood clusters. Sunflower Village retains the spatial configuration, the neighborhood layout and the feeling of its original Garden City design.



Figure 4 – Additional Views of the original Sunflower Village shortly after construction.
FPHA photo by Harkins Commercial Photo shortly after construction (Courtesy of Johnson County Museum)
Top: Looking north on Village Drive just south of intersection with Strawberry Avenue
Center: Looking northeast just west of Village Drive at south end of property behind Commercial Center
Bottom: Looking northeast on West Sunshine Drive w/ Lane M on left

⁶ Ibid.

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The first residents moved in to Sunflower Village on August 1, 1943. Throughout the war years, the Village was a bustling community. A 1946 feature article in *Kansas Magazine* described Kansas' newest housing development.

Today the hundreds of four-to-six apartment buildings stretch along the streets. The colored roofs add attraction to the little town. The streets are paved and sidewalks border the streets. Lawns are grass covered and many of the tiny yards are gay through the summer with flowers. Victory Gardens produced food for many a Village family and furnished a communal gathering spot besides, situated as they were in one large space reserved for that purpose.⁷

The historic context in Section 8 details the development of Sunflower Village and its evolution through the years. Sunflower Village entered into the second phase of its history with few changes other than the makeup of its residents. As the need for munitions powder diminished in the post war years, the plant transitioned to fertilizer production for the Allies resulting in a significant reduction in the work force. Post-war housing shortages led the government to open the Village to returning veterans and Sunflower Village literally became, "the dormitory on the plains."⁸ By the late 1950s, the federal government decided to get out of the war-housing business and announced the sale of Sunflower Village. The Village came under private ownership in 1960.

The nominated parcel is comprised of the original Sunflower Village site or the west half of the property. The 1959 sale however, was a 176-acre parcel containing the original Sunflower Village with residential units, commercial, and community buildings excluding only the Sunflower Grade School on the original Village site. The auctioned parcel included "New Village," land east of the original Village on which the 2nd and 3rd additions had been constructed in 1945 and then removed in the mid-to late-1950s. At the time of the government auction, two buildings remained on the east half of the property – a 15,000 square foot recreation hall and a second school building called the "annex." The east school building was built in 1953 and turned over to the local school district, with Sunflower Grade School in the original Village, in 1954. Today, the east school building remains in place and is used by USD 232 as a central kitchen.⁹ Built in 1945, the recreation hall closed in 1957. The first private owner of the housing project, Louis H. Ensley, leased the recreation building to a moving and storage company for use as a warehouse in the 1960s¹⁰ and the building was later demolished (c.1990s). Ensley, as well as subsequent owners, explored a variety of options for the east half of the property including selling individual lots for single-family home construction. None of these endeavors succeeded and the land remains vacant today.

Louis Ensley owned and operated Sunflower Village as a low-income housing project from 1960-1971. This period continues to be represented by some physical attributes today. Previously, phone booths were scattered throughout the Village; the residences did not have private phone service. During the period in which students lived at the Village in the late 1940s, one resident recounted that, "Outsiders could reach residents by calling Sunflower and paying extra to have a 'runner' fetch your party and call them to the phone."¹¹ Even after selling the property, the government still provided the water supply for the houses from the plant but Ensley worked with local utilities to enhance infrastructure throughout the development. Bell Telephone Co. installed telephones (with buried lines) and Union Gas Co. connected all residences in the Village to a central propane tank.¹² These improvements not only enhanced living conditions for residents but had

physical implications as well. Burying of the telephone lines resulted in removal of the telephone lines and poles dominant and the change from coal to propane heat led to the eventual removal of the concrete coal bins lining the alleys behind the residential units.



Figure 5 – See phone booth at end of house on right (Photo published in February 3, 1946 *Kansas City Star*)

⁷ Gertrude Pearson, "Introducing Sunflower Village," *Kansas Magazine*, (1946) 42.

⁸ "Sunflower Village, a Dormitory on the Kansas Prairie," *Kansas City Star*, May 23, 1948.

⁹ Sunflower Grade School, located in the original village, was used by the local school district into the 1970s but was demolished in the late 1980s.

¹⁰ Jerry M. Russell, "Community Emergence: A Case Study of Sunflower Village, Kansas," [Unpublished Master's Thesis, Department of Social Work, University of Kansas, 1961] 133.

¹¹ "Sunflower Village, a Dormitory on the Kansas Prairie," *Kansas City Star*, May 23, 1948.

¹² Russell Thesis, 104.

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By November 1960, under Ensley's ownership the population of the Village had reached 1280¹³ and owner Louis Ensley worked to create and support recreational activities for residents, most of which were programmatic endeavors. However, one physical addition dates to 1963 when Ensley built an in-ground swimming pool behind the commercial center at the southern end of the Village.¹⁴ The pool was in place for nearly 50 years, infilled by the current owner in 2012; the only remnant is a small frame structure that housed restrooms and storage for the pool.

Other physical components dating to the period of Ensley's ownership in the 1960s are religious resources on the site. Given the Village church congregations' former use of the community building and school for meeting space, the establishment of the existing church building in the Village was likely precipitated by the government's turning the school buildings over to the local school district in the mid-1950s. Following the sale of the housing project by the federal government in 1959, Ensley rented one of the former dwelling units (135 Lane N – Figure 5) to a group of Village residents for the purpose of establishing a church. The lease was signed in November 1960 by a district representative of the Nazarene Church; the church was to be called Sunflower Village Community Church and remains in operation today (2014).¹⁵ Since the establishment of the Village in 1943, the local "church" has been an integral component of Village life. In 1962 after creation of the new church building, the congregation totaled 92 members with over 80 attending Sunday school on a regular basis; throughout, the church sponsored the local Boy Scout Troop and other community activities.¹⁶

Village residents also attended various local churches in the nearby communities of DeSoto and Eudora throughout the years. Ensley donated one acre of land on the east half of the Village (the "New Village" where the dwellings were removed in the 1950s) to the Methodist Church in 1966.¹⁷ They built a church on that property which remains in place today. The Methodist Church and the DeSoto School Annex are the only existing buildings on the east half of the property (not included in the nomination).

In 1971, Ensley sold the property to Kansas City developer Paul Hansen who embarked on the most extensive remodeling of the property's history. In addition to remodeling the housing units themselves (discussed below), Hansen implemented a general facelift involving work on the grounds and the surrounding lakes. Some improvements to the complex were clearly related to perception and safety. A 1973 article in the local DeSoto newspaper provided details of Hansen's improvements.

The remodeling was started last fall (1972) and could be another 18 months to finish. Hansen announced that several buildings already remodeled inside and out. Hansen said that a large amount of fencing had been installed and that lighting would be placed at the front of each unit. Several areas were designed for planters where flowers will go... Adjacent to the housing, part of the development is a series of lakes and open space. The small lakes were being cleaned and were to be stocked with fish. A picnic area was planned around the lakes and trees along the road were to be trimmed to allow a view of the water.¹⁸

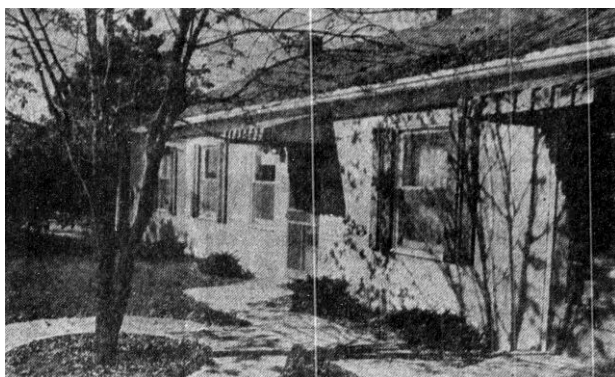


Figure 6: Top - Village Church at 135 Lane N converted from former four-plex residential unit in 1960 (Photo by Spencer, December, 2013) Bottom: Early 1970s view of front lawn after landscaping and improvements by Hansen (*Kansas City Star* November 1, 1973)

¹³ Joseph A. Rooney, "Community Emergence: A Study of the Third Year of Development of Sunflower Village, Kansas," [Unpublished Master's Thesis, Department of Social Work, University of Kansas, 1963] 38.

¹⁴ Rooney Thesis, 46.

¹⁵ Russell Thesis, 146.

¹⁶ Rooney Thesis, 34.

¹⁷ E.K. Huddleston, "Community Emergence: A Study of the Sixth Year of Development of Sunflower Village, Kansas," [Unpublished Master's Thesis, Department of Social Work, University of Kansas, 1966] 39-40.

¹⁸ "Sunflower Village Changing Its Name Along with Image," *DeSoto News*, August 29, 1973.

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During Sunflower Village's history as a private housing development, the owners invested in the property with improvements to the public space and public amenities in order to attract residents. These improvements embraced and enhanced the Village's original design and were consistent with the Village's intended function as a self-reliant community offering a safe and healthy environment. None of the alterations significantly impacted the layout of the community or its overall function. Sunflower Village retains its basic plan configuration with few modifications, including the common green areas and ponds, as well as most of the original community and commercial facilities.

Four "site" resources are contributors to the historic district.

1. Site Contributing
Designed by landscape architects and community planners Hare & Hare, the physical layout of Sunflower Village is one of its most distinguishing features. The housing development clearly conveys its original design and layout reflecting the basic principles of Garden City planning. Significant features of the plan include the pedestrian and vehicular pathways including the hierarchy of curved and grid-pattern roadways, the alleys or "Lanes" behind each row of homes, and pedestrian sidewalks throughout. Other significant features include the four neighborhood clusters comprised of parallel rows of homes framing a central green space. The site itself is a significant resource to the historic district.
2. West Pond Contributing
3. Stone Culvert at North end of the West Pond Contributing
4. East Pond Contributing
Two ponds are included in the nominated site, located northwest of the residential neighborhoods, north of Lake Shore Drive – the outer loop road. The west pond has a small native stone culvert on the north side. No information was found regarding construction of the ponds. Based on the physical attributes including earthen dams, the ponds are clearly man-made and are presumed to have been extant when the government purchased the agricultural land for construction of the housing development. Throughout the housing development's history, the ponds played an important role in recreational facilities for Village residents. The ponds were stocked with fish by the private owners in the 1960s and reportedly included picnic areas. No evidence remains of the former picnic areas but the ponds and stone culvert are in place and are significant features contributing to the natural green space surrounding the housing development.

The architect's original rendering of Sunflower Village and the first site plan of the Village included non-residential amenities such as the Community Center, the Commercial Center, a Grade School and Child Services Building. These facilities were constructed immediately after the dwellings were completed in 1943. The school and child care center were inadequate before they opened their doors and additions were added to both of these buildings within the first year. The non-residential buildings are discussed in more detail at the end of this section, following the individual building descriptions. The residential resources are detailed below.

Dwelling Units

As it was designed, the housing project included four building types identified merely as "A", "B", "C", and "D" [Map 1]. The buildings ranged in size from 24' x 118' to 24' x 72' with square footage of 1,700 to 3,000.¹⁹ Based on original building addresses, the Type A units were four-plexes with all others being six-plexes [Map 2]. There was only one Type "B" building and it is one of the buildings that has been modified so its original configuration is unknown. The Type "C" and "D" buildings differ in size, with "C" buildings smaller in square footage than "Type D" buildings reflecting smaller central apartments.

The original plans indicating building types and addresses reveal that there were 175 buildings constructed comprised of 852 dwelling units, a total that matches press reports at that time [Maps 1 & 2]. The available living units reportedly included two, three, four, and five-room units with rent being charged by the number of units. The size apartment a family was permitted to occupy was dependent upon the size of family. The specifics apartment layouts remain unknown because floor plans have not been located but existing physical clues confirm the basic building types.

The residential buildings are all one-story concrete block structures with a side-facing gable roof. One primary distinguishing feature was the number of chimneys which corresponded to the number of apartment units (ranging from four to six units per building). Although some chimneys have formerly been removed, most buildings retain at least some chimneys, confirming the original building type. The door openings are the other primary indicator of the original number of

¹⁹ SOW Village is Sold Today during Auction," *Lawrence Journal World*, December 10, 1959.

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apartments per building. A distinguishing feature of both the four- and six-unit buildings was the presence of stoop canopies on each end of the building marking the entrance to small two-room efficiency apartments. Four-unit buildings originally had two apartments on the primary facade accessed by front and rear doors and the small efficiency apartment on each end of the building which were accessed by a single door on the end facades. The six-unit buildings had four apartments on primary facades accessed by front and rear doors and the efficiency apartments on each end. It appears that the distinction among the six-plex unit building types, was the size of the four central apartments that varied from three to five rooms per apartment. The rear apartment doors faced the lane between two rows of buildings and were distinguished by a small shed stoop canopy. Originally, there were no porches or canopies at the primary apartment entrances on the front facades of buildings.



*Figure 7 –
Four-plex and Six-
plex residential
buildings (L to R)
seen shortly after
construction - prior
to block being
painted - June 24,
1943 FPHA photo
by Harkins
Commercial Photo
(Courtesy of
Johnson County
Museum)*

As noted above, the housing project was not included in the original plans for at Sunflower Ordnance Works (SOW). Sunflower Village was designed and built as temporary housing for the workers at SOW. The design of the homes is indicative of three overriding factors: the immediate housing need and thus the short construction time, war-time construction materials shortages, and the fact that the homes were never intended to be permanent. Initial announcements of the housing project illustrate these facts. The project was estimated to cost \$2,400,000, not including the community building, commercial center, or school buildings [Figure 8 at the end of the document].²⁰

...The Federal Public Housing Administration (FPHA), like any private builder, must obtain priorities for critical materials, principally metal items and soft lumber, from the War Production Board... The project will not be a thing of beauty. Before plans are completed, it can be safely said that it will consist of a group of box-like structures, unadorned and probably with flat roofs. The latest housing project in Wichita is of wood, but the Sunflower buildings will be erected with masonry walls as the result of the soft lumber shortage. The dwelling units will be modern but they will be considerably below the standards prescribed for low-rent housing before the war. Individual coal stoves will be used... The project will be war housing to meet a temporary need, and it will be designed to meet present material situations under the full expectation that it will be removed when the war is over.²¹

The design of the dwellings at Sunflower Village clearly reflected its war-time construction, first by its masonry construction but also in other design details. The roofs were comprised of two layers of gypsum board with a rolled asphalt covering due to the shortage of wood. Perhaps most indicative of war-time material shortages was the kitchen. Kitchen cabinetry, including the ice-box, was particle/ composition board illustrating the shortage of available metal. Cabinets were open shelves and closets were built without doors, to minimize the wood used. Two sink trays (kitchen), and the lavatory, stool and tank in the bathroom were vitreous china.

These war-time units lacked many of the amenities that workers were accustomed to in their former homes, but these dwellings provided efficient and convenient accommodations close to the plant at reasonable rents. The apartments were reportedly "cool in the summer and warm in the winter because of the cinderblock walls."²² "The heat was furnished by a coal stove in the living room of each apartment with concrete coal bins shared by two apartments, located in back along the lanes between the buildings. Prospective tenants were given a choice from a small efficiency unit without separate

²⁰ The cost estimate for the original construction is provided under "Additional Documentation" at the end of the nomination.

²¹ "Box-like Buildings Supplying Minimum Living Quarters to Meet Wartime Need," no source/date. *M. Dwight Brown Papers*. State Historical Museum of Missouri Research Center, University of Missouri Kansas City,

²² Gertrude Pearson, "Introducing Sunflower Village," *Kansas Magazine*, (1946) 42.

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bedrooms to three-bedroom apartments with rental rates ranging from \$29 to \$36.50 including utilities, coal, and garbage removal. Originally, the units were unfurnished except for ice boxes, heating stoves and gas ranges.”²³

As residents began to move into the completed apartments, articles in Lawrence and Kansas City papers described some of the apartments’ unique features.

...Wartime restrictions have generally resulted in omissions or substitutions in the building of Sunflower Village. An Ersatz kitchen in which substitutes have been used whenever possible for metal, the ice box looks like a metal refrigerator but it is built practically of composition board. The sink cabinet is built of wood, while the kitchen faucet and handles are plastic. The drain board can be shifted to provide a flat surface or removed entirely to reveal the laundry tub.²⁴



The new one-story housing units are constructed of masonry blocks and have heavy insulation on both the ceiling and outer walls. To make the Village more attractive, the exterior walls of the buildings are painted in four color groups: green, cream, slate, and tan. The housing project is connected to the water treatment plant of the SOW and drinking water is piped to each units. Gas heaters provide hot water for washing, shaving, and showers. Heat for the homes is provided by circulator coal heaters.²⁵

Less than one year after the first residents moved into Sunflower Village, the population had reached 1650 people, 459 families. Management announced that 25 of the two room apartments were being furnished to accommodate workers who were not moving their families to the Village.²⁶

Figure 9 (Upper Left) – Kitchen in original apartments shortly after construction July 23, 1943 FPHA photo by Harkins Commercial Photo (Courtesy of Johnson County Museum)

Figure 10 (Lower Left) – Photo of furnished living room Lawrence Journal World, November 23, 1943.

Increasing demand for propellant for the war effort meant more workers at SOW and a critical shortage of available housing only one year after Sunflower Village had opened with 852 dwelling units. In late 1944 the government announced the emergency expansion to Sunflower Village, followed by another addition in early 1945. The plan for the addition was laid out by the same team – Hare & Hare, with Marshall and Brown Architects - and involved two distinct sections [Map 3 at end of nomination and Figure 10 below]. Similar in many ways to the original Village plan, each section used a combination of curvilinear outer streets and a hierarchy of vehicular and pedestrian paths, with recreational and educational facilities at the outer edges of the residential areas surrounded by open space. The additions were called the 2nd and 3rd additions or referred collectively as the New Village, or East Village. The biggest distinction in comparison to the original Village was that within each of the two additions, every dwelling unit was identical. Due to the size – all units had three or four rooms – and finishes that included a wood floor compared to concrete floors in the original Village homes, the dwellings in the New Village were initially more popular and quickly filled to capacity. The expansion was built

²³ “It’s Moving Day,” *Kansas City Star*, August 1, 1943.

²⁴ *Ibid.*

²⁵ “Housing Units at Sunflower Filled – Cold Weather Inspires Workers to Stay at Plant Overnight,” *Lawrence Journal World*, November 24, 1943.

²⁶ “Modern Village Shows Increase in Population,” *Sunflower Sentinel*, May 5, 1944.

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on land controlled by the War Department but was transferred to Federal Public Housing Authority, the government agency who managed Sunflower Village.²⁷



Figure 11 at right – Aerial view of Sunflower Village with 2nd and 3rd additions in place c. 1945 (courtesy of David Rhodes, Clearview Village, Inc.)

While the homes in the original Village were concrete, they were built as temporary housing. The units in the two additions really were temporary housing, in every sense of the word. They were pre-fabricated units, dismantled and moved from a housing project in Niagara Falls, New York, brought to Sunflower and reassembled. Each building contained two apartments. The homes in the 2nd addition were built on concrete foundations while homes in the 3rd addition were built on pilings.²⁸ Sheetrock, with a tar coating like the roofs on dwellings in the original village, was later installed on the exterior of the homes in the 3rd addition while homes in the 2nd addition received “an attractive outside covering of shingles” (c. mid to late 1940s). Homes in the 3rd addition did not wear well and were in poor condition by 1950. Between 1951 -1955, only six years after their original construction, the homes in the 3rd addition were removed. By the mid-to late-1950s, the plant’s employment had peaked and the federal government wanted out of the housing business. In 1957 all of the houses in the 2nd addition were sold by the government. The prefabricated buildings were purchased by Louis H. Ensley a developer from Oklahoma, who sold the houses and removed them from the site. It was the same Ensley, who in 1959 bought the housing project when the government auctioned the entire property.²⁹ The housing additions on the east half of the property were all removed by the late 1950s and therefore the east half of the property is not included in the nomination.

As originally constructed, Sunflower Village was comprised of 175 residential buildings including 99-Type “A” units, 1-Type “B” unit, 25- Type “C” units, and 50-Type “D” units [Map 1]. Type A homes were four-plexes while all others were six-plexes providing a total of 852 dwelling units. The precise number of apartments or dwelling units varied throughout the years. Following construction of the two additions east of the original Village (380 in 2nd addition and 300 in the 3rd addition), there would have been 1532 available dwellings ranging from two to five rooms in size. However, among the original 852 units, 350 were the small two-room efficiency apartments without a separate bedroom. While this style of unit attracted single workers or married workers who did not move their families to Sunflower when they came to work at the

²⁷ “The Story of a Two Year Old,” *The Villager*, July 27, 1945.

²⁸ “Closing of 3rd Addition is Near,” *The Villager*, February 24, 1955.

²⁹ Russell Thesis, 71.

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plant, it was the larger three- to five-room apartments that were in highest demand. The variations in the reported numbers of dwelling units suggest that at least some of the two-room units were combined with adjacent units to provide larger apartments early in the project's history.

During the post-war years half of the Village's population was children. During and following this baby-boom, the Village became home to an even greater number of families and to larger families. Federal Public Housing Authority (FPHA) records from March 1950 list a total of 1385 units, 87% (1214) of which were occupied. This included the following breakdown of units:³⁰

Original Village

272 – 2-room; 168 occupied, 104 unoccupied
114 – 3-room; 113 occupied, 1 unoccupied
214 – 4-room; 214 occupied, 0 unoccupied
166 – 5- room; 166 occupied, 0 unoccupied
765 total units

New Village/East Additions

168- 3 room units; 137 occupied, 31 unoccupied
451 - 4 room units; 416 occupied, 35 unoccupied

619 total units

In 1955, after the homes in the 3rd addition had been removed, the available dwellings reportedly totaled approximately 1000, noting that numerous "conversions" had been made in the original Village.³¹ By 1959 when the government sold the remainder of the housing project, there were 174 residential buildings with 601 dwelling units. The breakdown of dwelling units included the following:³²

109 – 0 bedrooms (2 rooms with bath)
54 – 1 bedroom
155 – 2 bedroom
183 – 3 bedroom
58 – 4 bedroom
42 – 5 bedroom

From its original construction through 1950, the number of efficiency apartment units was reduced by approximately 20% (from 350 to 272). During the period between 1950 and 1959, the number of efficiency units was further reduced from 272 to 109 confirming that sixteen years after its construction, nearly 70% of the original efficiency units had been combined with adjoining apartments to form larger, more marketable apartments.

No specific documentation has been found regarding the early remodeling. The expansion in the size of the original apartments (thus reducing the number of dwelling units) appears to be the primary change in residential units during the first twenty years of the Village's history. Management notices dating to the early 1960s remind residents that the roofs were gypsum board (and nothing should be attached to them) confirming that roofs had not been replaced by that time.³³ Photographs dating to the 1960s illustrate few physical changes when compared to early photos of the Village.



Figure 12 on Right—
c.1950s photo showing
few changes in
residential dwellings
since original
construction (Courtesy
Eudora Historical
Museum)

³⁰ Hugh Wesley Gibson, "A Study of Community Organization Process for meeting the social welfare needs of a public housing projects, Sunflower Village, Kansas." [Unpublished Master's Thesis, Department of Social Work, University of Kansas, 1956] 9.

³¹ "Closing of 3rd Addition is Near," *The Villager*, February 24, 1955.

³² Russell Thesis, 235.

³³ Russell Thesis, 198.

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Sunflower Village's history as a federally-owned and operated housing project, first serving war workers and then returning veterans, came to an end in 1959, sixteen years after its construction in 1943. Louis H. Ensley of Quickway Homes in Lawton, Oklahoma was the first private developer to own and operate Sunflower Village.

At the time of his purchase in December 1959, all but nine dwelling units in which maintenance employees of the plant were living, were boarded up and were said to be in varying degrees of disrepair. All needed painting and many needed repairs to windows, doors, and other fixtures.³⁴

Ensley took possession of the property in April 1960 and announced that he intended to paint the houses, repair them, and put on new roofs beginning with the structures nearest the highway and gradually working toward the back of the town thus emphasizing the attractiveness of the Village from the highway. "Before all I did was tear down" but now I'm going to rebuild and make this Village into a choice place to live. Low rent is the secret." Ensley began removing boards from windows and making minimum repairs and soon after, the first tenants began to move in.³⁵ By November 1960, the population of the Village had reached 1280³⁶ suggesting that Ensley's strategy of maintaining low rents was successful and that clearly, there was still a demand for reasonably-priced housing in the area.

Records are sparse but it does not appear that Ensley embarked upon any major remodeling during the 12 years he owned the property but again, the number of dwelling units changed during this time. One source suggested that some apartments were converted to larger units and such changes later reversed. In 1959-1960, there was little demand for the two-room units. Some apartments were enlarged, increasing the number of bedrooms thus decreasing the number of apartments to 486 from 601 when Ensley purchased the property. Later revisions made a capacity for 550 families. Following the plant's reactivation in the mid-1960s during the Vietnam conflict, Ensley reported a number of requests for small apartments for married men working at plant who were not planning to move their families to Sunflower (suggesting that he again made the small efficiency units available).³⁷

Despite the early changes in the apartment configurations and number of units, the physical appearance of the residential buildings generally dates to a major remodeling by the Village's second private owner. Ensley sold the housing project to Paul Hansen, a Kansas City developer, in 1971. By that time, Sunflower Village had been operated as low-income housing for a decade and had achieved a less than desirable reputation, described in one newspaper article as Johnson County's little-known secret.

The article noted that only about 25% of Village residents work at plant (during Vietnam reactivation), the rest of Sunflower's tenants are probably there for one simple reason – living is cheap. The housing units are sturdy if not tremendously appealing. The floors and walls are made of concrete block with sheets of curling vinyl keeping the cold underfoot in some units. The heat comes from old-fashioned gas stoves and the narrow clothes closets are doorless.³⁸

Hansen invested significantly in the property and worked hard to change the image of the community. An article in the local DeSoto newspaper provided details of Hansen's improvements:

...Some 100 apartments which were out of service have been or are being remodeled and put back into use. The 560 dwelling units range from studios to three bedroom and rent at the present time from \$50 to \$110 per month. Exterior work includes a textured finish on the buildings, installation and painting of new trim and color-coordinated shutters and door trim.³⁹

Metal slat awnings were installed at rear windows and doors. Hansen's work did not stop at the exterior; he implemented comprehensive interior remodeling of the apartments, described below in a 1973 feature article in the *Kansas City Times*. Interior walls were sprayed with a textured material to blend brick, concrete block and pasteboard walls to a single finish. Once visible pipes were hidden and pull-cord lights were rewired to wall switches. New finishes included carpet in the living and bedrooms and tile in kitchens and bathrooms. Combination tub and shower units were installed to replace the showers in the two- and three-bedroom apartments. Custom cabinets replaced open storage shelves and doors were installed at pantry and closet openings. New light fixtures, new concrete

³⁴ Russell Thesis, 70.

³⁵ "Rebirth is Due at Village, New Population Now More Than 125," Lawrence *Journal World*, April 25, 1960.

³⁶ Rooney Thesis, 38.

³⁷ Huddleston Thesis, 16.

³⁸ Susan White, "Everyone in Johnson County Isn't Rich," *The Squire*, July 23, 1970.

³⁹ "Sunflower Village Changing its Name Along with Image," *DeSoto News*, August 29, 1973.

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entranceways and four floor plans round out the remodeling. Three- and four-bedroom units were reduced to two and three bedrooms by enlarging kitchens and living rooms.⁴⁰

Population of the Village declined from 1800 when Hansen bought it to 1100 during Hansen's first two years of ownership due in part to the construction work but also due to the enlargement of the apartments, this time expanding kitchens and bathrooms thereby reducing the number of bedrooms in some units.⁴¹ Hansen was the first to make substantial modifications in the 30-year old housing that had been built as "temporary" quarters for war workers. His improvements extended beyond changes in the apartment configuration and required maintenance.

Following Hansen's initial renovations in the early 1970s, he began studying retirement communities and made the decision to convert Sunflower Village to a retirement Village. By the fall of 1975, Hansen was leasing exclusively to seniors. Sunflower Village had been renamed Clearview City and was well on its way to becoming an entirely senior citizen community.⁴²

Some alterations to the residential buildings such as the addition of garages may be a result of the decision to convert the Village to a retirement community.⁴³ Hansen offered "life-endowment" options to prospective residents and marketing suggests that homes could be customized (to a degree) for tenants under these agreements. Additionally, to combat one of the primary shortfalls of these homes – the lack of storage - it is believed that Hanson converted some of the residential buildings to storage units and made them available to residents, separate from the dwelling units.



Figure 13 – Current views of residential buildings with exteriors dating to early 1970s remodeling by Hansen including: stucco finish on concrete block walls, porch added at front entry and shutters installed at windows. Some homes retain the metal slat awnings also installed in the early 1970s. (Spencer December 2013 and March 2014)

Top: 117-119-121-123 Lane B

Center: 219-223 Lane P

Bottom: 135-137 Lane O

⁴⁰ "Sunflower Village Changing its Name Along with Image," *DeSoto News*, August 29, 1973 AND "Wartime Housing Project Bears New Name, Image," *Kansas City Star West*, November 1, 1973.

⁴¹ "Wartime Housing Project Bears New Name, Image," *Kansas City Star West*, November 1, 1973.

⁴² Cecile Culp, "History of Clearview City," *DeSoto History [Self-published, 1994]* 149.

⁴³ Some existing features such as the garages were not mentioned in the detailed descriptions of Hansen's improvements when he first bought the property in 1971. The garages in particular seem like logical additions for his revised target of senior residents but no specific documentation has been found. Many of the existing garage doors appear to date to the 1970s period.

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Paul Hansen did not live to see his dream become reality. He was a victim of the Kansas City Hyatt Regency skywalk collapse in 1981 and died without a will throwing the property into years of uncertainty. The property was managed for a short time by Hansen's children and ultimately sold by his estate. It was purchased by Jim Bush or Triad Clearview of Kansas, Inc. (Clearview City, Inc.) in 1988 and then by the current owner, David Rhodes of Clearview Village Inc. in 2001.⁴⁴

It was during Bush's ownership that the development reverted back to general rentals for all ages and families. Bush reportedly made some minor improvements including new finishes such as carpet, new bathroom fixtures and electrical work on the apartment interiors, and replacement of some roofs.⁴⁵ Since 2001 Rhodes has completely remodeled a few select units. The two most recent owners have not made development-wide alterations on the scale of Hansen's changes in the early 1970s. Clearview City was annexed by the city of DeSoto in 2001 and currently has a population of approximately 500.

The appearance of the existing homes generally date to the 1970s remodeling although the site and buildings' form and massing clearly reflect the project's original 1943 design. The exterior of most buildings is a textured stucco finish and composition shingles have been installed on most roofs. The early-1970s modifications described above were not implemented on every building. Although there are numerous minor variations and a few unique configurations, there are standard apartment configurations dating to the former remodelings. The original six-plexes are now primarily comprised of either four or two larger apartments typically combining the original efficiency apartments on the ends of the building with adjacent apartments to create larger central apartments. The same configuration applies to most of the four-plexes; these buildings now housing two larger apartments. The primary exceptions are a few the original buildings that have been converted to three apartments, retaining an efficiency unit on one end.

Most of the residential buildings were not simply divided evenly. In many of the six-plexes and even some of the four-plexes, garages were added at one or two apartments, typically in the center bay on the rear facades. Despite the variations, the exterior of the residential buildings is generally symmetrical with two or four front and rear entrances corresponding to the number of apartment units. The original doors on the ends of the buildings continue to serve as an entrance where the efficiency units remain.

Aside from the addition of the stucco texture on the concrete block, the primary exterior change was the addition of porches on the front of the buildings. Six-plexes received two porches, each serving one or two apartment entrances, and four-plexes received a single central porch serving as the front entrance to two apartments. The porches correspond to the original apartment entrances. Whether on the ends of the buildings, or on the front facades, in most cases the original entrances are still discernible, even if the openings were infilled. Brick veneer was added to the exterior wall at the front porches and the veneer was extended as a base across the front facade on a handful of buildings throughout the Village. When six-plexes were converted to two apartments, the abandoned original front entrances were often converted to windows on the front porch. However, when the end efficiency units were incorporated into adjacent apartments, the original door openings were often infilled with stucco, a "patch" that remains obvious on most buildings.

Although very few remain, it appears that the original doors were single-light over two-panel wood doors at each apartment entry. Side and rear entrances had a shed stoop canopy. Gabled-stoop canopies were later installed at many of the entrances to the efficiency apartments on the ends of the buildings. Some of both styles of canopies remain throughout the complex. Most existing doors are former replacements in varying styles. The original windows were simple 1/1 double-hung wood units in varying sizes. The original windows are in place on many of the units although most are in poor condition. A number of units received metal replacement units (also 1/1 DH units) at an unknown date, a change that is difficult to discern from the exterior of the building. A few buildings (less than ten), received vinyl replacement windows in a 2002 remodeling project. As noted above, shutters were installed at windows in the 1970s remodeling and remain in place on many buildings. Aluminum storm windows and doors are in place on most buildings. Window and door openings have been altered in some instances on apartment units, such as where garages were added, and original openings are infilled on buildings or units that are now used for storage. In these instances, some openings are infilled with stucco obscuring the original pattern of openings but others are boarded with wood within the masonry opening and the windows are actually in place and visible from the interior. The openings were boarded to discourage vandalism of offline and storage units.

⁴⁴ Continental Title Company, *Chain of Title Report for Sunflower Village/Clearview City* (2014), provided by current owner, David Rhodes.

⁴⁵ Cecile Culp, "History of Clearview City," *DeSoto History* [Self-published, 1994] 150.

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Figure 14 (Top): Four-plex and Six-plex residential buildings (R to L), looking E at west end of Lane L shortly after construction August 23, 1943 FPHA Photo by Harkins Commercial Photo (Courtesy of Johnson County Museum)

Figure 15 -
2nd Row Left: 211-213-215 Lane P – Four-plex was converted to two apartments; Right: 109-113-117-119 Lane Q – Six-plex converted to four apartments

3rd Row Left: 109-113-115-117 Lane P – Six-plex was converted to four apartments; Right: 25-29-33 Lane O Six-plex converted to three apartments

Bottom: 111 Lane N – Original single-light over two-panel wood door and original stoop canopy in place at rear entrances (Spencer March 2014)

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The existing residential buildings generally reflect the massing, form, and fenestration of the original 1943 construction. The apartment configuration, stucco texture and porches with brick veneer date to the early-1970s remodel thereby compromising integrity of building design, materials, and workmanship.

Ninety percent of the original residential buildings remain on the site. When the government sold the project in 1959, it was reported that there were 174 residential buildings representing 601 dwelling units. Presumably, one of the original residential buildings that had been converted to a laundry was not counted among the residential buildings. Removal of the first ten residential buildings (in two small groupings) likely dates to the early 1970s when Hansen Development purchased the property and embarked on a comprehensive remodeling of the entire complex. Eight residential buildings located outside the outer loop (Lake Shore Drive) on the west side of the property were removed, as well as two buildings on the north side of Lane J in the northeast corner of the original Village. Eight additional residential buildings that were in severely deteriorated condition were removed by current owner David Rhodes, in the early 2000s.

Today, 157 of the original 175 residential buildings are extant. These buildings include a total of 358 "units" comprised of 232 dwelling units, 70 storage units, and 7 used by management for administration, maintenance and/or storage. Forty-nine (13.7%) of the units are offline/not in use due to their deteriorated condition, primarily disrepair of masonry walls, slab, or the roof. *Map 1* at the end of the document illustrates the original building types and *Map 4* illustrates the current use of each building. Following are descriptions of each existing building noting the current use, primary alterations, and whether the building is contributing or non-contributing to the Sunflower Village Historic District. Physical characteristics common to all of the residential units are described above. The first number is the original building type (corresponding to *Map 1*) and the second number is the address illustrated on *Map 2*.

The period of significance spans from 1943-1959, the period of federal ownership including the site's function as war housing and veteran housing in the post-war years. Given the primary importance of the overall community layout and the neighborhood design over the design of individual buildings, most of the former modifications to individual buildings do not adversely impact the character-defining features of the community so as to render the buildings non-contributing. The basic criteria for contributing status of individual buildings were character-defining features that contribute to the overall community plan. These features include massing, form, the patterns of door and window openings, and basic utilitarian design. The non-contributing resources are generally those with permanently infill door and window openings (stucco) thereby disrupting the regular pattern of door and window openings (*Map 6*).

Descriptions of Residential Buildings

5. A-20 100 – 102 Lane A Contributing
This original four-plex was formerly converted to two apartments; the south unit is now used as storage. Front and rear apartment doors are extant and a garage door has been added on the south end of rear/east facade for the south apartment. The four original chimneys are extant.
6. A-17 110-112 Lane A Contributing
The four-plex was formerly converted to two apartments. Front and rear apartment doors are extant and the four original chimneys are in place.
7. D-12 118-124 Lane A Contributing
This six-plex was formerly converted to two apartments. Two front doors are in place at each porch, the other having been infilled with brick veneer. Two rear doors remain and the original rear stoop canopy is in place at the north apartment. A sliding glass door with a flat metal canopy is in place at the south rear door and garage doors have been added on the rear at each apartment. Two of the original six chimneys are in place.
8. A-19 103-105 Lane A Contributing
The original four-plex was formerly converted to two apartments. Front and rear apartment doors are extant. A flat metal canopy and wood deck have been added at the rear door on the east facade of the south apartment. Three of the original four chimneys are extant.
9. A-18 111-113-115 Lane A Non-Contributing
This four-plex was formerly converted to three storage units, two of which are currently offline/not in use due to deteriorated condition. All openings have been infilled with stucco (not distinguishable), including doors and windows. Three garage doors have been added on the west/rear facade. East facade has trees and brush along the foundation and there are holes in the roof. Three of the original four chimneys are in place.

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10. D-11 119-125 Lane A Contributing
This original six-plex was formerly converted to two apartments. Front porches are in place; the wall at the front porch is stucco versus brick veneer on most units. Two front doors are in place; one is infilled and one is now a sliding glass door. Rear doors are sliding glass doors each with a flat metal canopy. A garage door is in place on rear/W facade, at the south apartment. One of the original six chimneys is extant.
11. A-10 131-133 Lane A Contributing
The original four-plex was formerly converted to two apartments but both units are now offline/not in use due to deteriorated condition. Openings are boarded around the building. Rear doors remain and a garage door has been added on north end of the west/rear facade. Vertical wood siding is extant in the gable-ends and two of the original four chimneys remain.
12. D-7 202-208 Lane A Contributing
This six-plex was formerly converted to two apartments. Front porches are in place and wood siding has been installed over the brick veneer. Matching wood siding is also in place at the gable ends. Front doors are in place, two at each porch. Two rear doors are extant at the south apartment; one is extant at the north apartment. A wood-frame screened-porch with shed roof was formerly added at the rear of the north apartment. Garage doors have been added at both apartments on the rear. A small gable-roofed addition has been formerly constructed on the south end, used as a garage bay and accessed from rear/east side. Three of the original six chimneys are in place.
13. D-4 214 – 220 Lane A Contributing
This six-plex was formerly converted to two apartments. Front porches are in place and wood siding has been installed over the brick veneer. Matching wood siding is also in place at the gable ends. Front doors are in place, two at each porch. Two small garage bays have formerly been added to the front facade. The original entry is extant on north end (former studio apartment). Two rear doors are in place at the south apartment with a flat wood canopy. Two rear doors, with original wood stoop canopies, are in place at the north apartment. Two of the six original chimneys are in place.
14. D-3 224-226-228-230-232-234 Lane A Contributing
This original six-plex was formerly converted to six storage units. Front porches are in place and wood siding has been installed over the brick veneer. Matching wood siding is also in place at the gable ends. Front doors are in place, two at each porch. The original entrance is also extant place on the north end (former studio apartment). Two single doors and three garage doors are in place on the east/rear facade. All window openings have been infilled with wood and all of the chimneys have formerly been removed.
15. C-6 203 – 209 Lane A Contributing
The original six-plex was formerly converted to two apartments. One door is in place at each front porch. Wood siding has been installed at the gable ends. Rear doors are now sliding glass door and a flat wood canopy has been installed at the rear door of the south apartment. Two garage doors were formerly added on the rear facade. Two of the original six chimneys are extant.
16. A-5 215 – 217 Lane A Contributing
The original four-plex was formerly converted to two apartments. Wood siding has been installed at the gable ends. Front and rear doors are in place and two garage doors have been added on the rear facade. All chimneys were formerly removed.
17. TELEPHONE BUILDING 221 Lane A Contributing
This building retains its original concrete block exterior walls with red brick trim and a hipped roof. A small flared metal canopy is extant over a door in the center of the east facade. A garage bay is in place on the north half of the front/east facade and a single door is located in center of the south half of the front facade. There are no openings on the north, south, or west facades and there are no apparent modifications except the replacement doors.
18. A-2 231 – 233 Lane A Contributing
This four-plex was formerly converted to two apartments but both units are currently offline/not in use due to deteriorated condition. Front and rear doors are extant as is the end door on the south facade. Wood siding has been installed at the gable-ends. Window openings have been infilled with wood on the north, south, and west/rear facades. The original four chimneys remain in place.

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19. D-1 245 Lane A Contributing
The original six-plex was formerly converted to two apartments; the unit on the east end is currently offline/not in use due to deteriorated condition. On the east end, openings have been infilled with wood and a garage door has been installed on the east facade. Front porches are extant. The west half retains one of two front and rear apartment doors. One front door was formerly infilled with brick veneer and a garage door has been installed on rear facade. Three of the six original chimneys are in place.
20. A-22 102-104 Lane B Contributing
This four-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition. Front and rear doors are extant. Window and door openings on the south & east/rear facades are infilled on the south apartment; the windows are extant on interior. Three of the four original chimneys are in place.
21. A-15 110-112 Lane B Contributing
This four-plex was formerly converted to two apartments. Front porches are in place and wood siding has been installed over the brick veneer. Front and rear doors are in place and the original four chimneys are extant.
22. D-14 118-124 Lane B Contributing
The original six-plex was formerly converted to two apartments. Two front doors are extant at each porch. One rear door and one garage door is in place at each apartment on the rear/E facade. A flat metal canopy has been installed at the rear door of the north apartment. Two of the six original chimneys are in place.
23. A-21 103-105 Lane B Contributing
The original four-plex was formerly converted to two apartments. Front and rear doors are extant and three of the four original chimneys are in place.
24. A-16 111-113 Lane B Contributing
This four-plex was formerly converted to two apartments. Front and rear doors are extant and three of four original chimneys are in place.
25. D-13 119-121-123-127 Lane B Contributing
The six-plex was formerly converted to four apartments. Front and rear doors provide access to each of the four apartments. All six original chimneys remain in place.
26. A-8 129-131 Lane B Contributing
This four-plex was formerly converted to two apartments. One unit is currently used for storage and one is offline/not in use due to deteriorated condition. Roof has visible open holes and all chimneys have formerly been removed. Front porch is extant but wood siding has been installed over brick veneer and at door and window openings. Windows remain exposed on balance of front/south facade but are infilled with wood on the north, west and east facades.
27. A-26 4-6 Lane C Contributing
The original four-plex was formerly converted to two apartments both of which are currently offline due to deteriorated condition. There are through-wall cracks in the block walls. Front and rear doors are extant; most window openings are infilled with wood. Three of the four original chimneys are in place.
28. D-25 12-18 Lane C Contributing
The six-plex was formerly converted to two apartments. Front and rear doors are in place. Wood porch canopies have been added at rear doors on both apartments and garage bays have also been added on the rear facade. Two of the six original chimneys are in place.
29. A-23 3-5 Lane C Contributing
This original four-plex was formerly converted to two apartments. Front and rear doors are extant. A shed wood canopy had been added at the west rear door. Three of the four original chimneys are in place.
30. D-24 9-17 Lane C Contributing
The original six-plex was formerly converted to two apartments. Front and rear doors are in place. A wood porch enclosure with a shed roof has been installed at the rear door of the west apartment. Three of the four original chimneys are in place.

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31. A-30 D4-6 Lane D Contributing
This four-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition. Front and rear entrances are in place and one garage door has been added to rear facade. Door and window openings on the east half of the building are generally infilled with wood; a few of the openings have stucco infill. All four original chimneys are in place.
32. D-29 12-18 Lane D Contributing
This six-plex was formerly converted to two apartments. Front porches are in place with two entrances on each porch. Two rear entrances are in place and two garage doors have been added on the rear facade. Three of the original six chimneys are extant.
33. A-27 3-5 Lane D Contributing
The original four-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition. Front and rear entrances are in place. The former entrance on the west end is extant but infilled with wood and the canopy has been removed. The four original chimneys are in place.
34. D-28 11-17 Lane D Contributing
This six-plex was formerly converted to two apartments both of which are currently offline/not in use due to deteriorated condition. Front porches are in place with two entrances on each porch and two rear entrances are extant. A flat metal canopy has been installed at the west rear entrance and two garage doors have been added on the rear facade. Three of the original six chimneys are extant.
35. A-34 4-6 Lane E Contributing
The original four-plex was formerly converted to two apartments, both of which are currently offline/not in use due to deteriorated condition. Front and rear entrances are in place. A garage door has been added on the rear facade and a flat metal canopy has been installed at the west rear door. The door and window openings on the east half of the building generally have stucco infill. The four original chimneys are in place.
36. D-33 12-18 Lane E Contributing
This six-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition of masonry walls and/or slab. Front porches are in place with two entrances each. Openings on the west half of the building have been infilled with stucco or wood. A sliding glass door has been installed at one rear entry and a garage door added on the rear facade. Four of the original six chimneys are extant.
37. A-31 3-5 Lane E Contributing
The original four-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition. Front and rear entrances are in place and a garage door has been added on the rear facade. Door and window openings on the east half of the building are generally infilled with wood; some window openings have stucco infill. The four original chimneys are in place.
38. D-32 11-17 Lane E Contributing
This six-plex was formerly converted to two apartments. Front porches are in place with one entrance each (one entry was formerly infilled). Sliding glass doors have been installed at two rear entrances and a flat wood canopy has been installed at the east rear entry. Two garage doors have been added on the rear facade. Two of the original six chimneys are in place.
39. A-38 4-6 Lane F Contributing
This original four-plex was formerly converted to two apartments. Front and rear entrances are in place. A garage door has been added on the rear facade and a flat wood canopy is in place at the west rear entrance. Three of the four original chimneys are extant.
40. A-35 3-5 Lane F Contributing
This four-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition. Front and rear entrances are in place and all four of the original chimneys remain.
41. D-36 11-17 Lane F Contributing
The original six-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition. Front porches are in place with two entrances each. Openings on the west half of the building have been infilled with stucco or wood. A sliding glass door has been installed at one rear entry, a garage door added

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on the rear facade, and a flat metal canopy added at the east rear entrance. Three of the original six chimneys are extant.

42. A-42 4-6 Lane G Contributing
This four-plex was formerly converted to two storage units. The front porch has formerly been removed and door openings are infilled with wood. Rear entrances are in place. All chimneys have formerly been removed.

43. D-41 12-18 Lane G Contributing
The original six-plex was formerly converted to two apartments, both of which are currently offline/not in use due to deteriorated condition. Front porches have formerly been removed as has the brick veneer formerly installed at those porches. Removal of the brick veneer reveals the original block walls (at porches only). Each former porch had a single entrance, now infilled with wood. Window openings around the building have also been infilled with wood. There are two garage doors and a single door on the rear facade. The six original chimneys remain in place.

44. A-39 3-5 Lane G Non-Contributing
The original four-plex was formerly converted to two storage units. The front porch is in place but openings have been infilled with wood. Window openings have stucco infill around the building. Two rear entrances are in place and two garage doors have been added on the rear facade. All chimneys have formerly been removed.

45. D-40 11-17 Lane G Contributing
This six-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition. Front porches are in place with one entrance on each (one entry formerly infilled). Window openings on the east half of the building have stucco infill. A sliding glass door has been installed at one rear door and a garage door has been installed on the east end of the rear facade; other rear entrances are infilled. All chimneys have formerly been removed.

46. A-46 4-6 Lane H Contributing
This four-plex was formerly converted to two apartments, both of which are currently offline/not in use due to deteriorated condition. Front porches have been removed as has the brick veneer formerly installed at those porches revealing the original block walls (at porches only). Front and rear entrances are boarded as are all window openings. All chimneys have formerly been removed.

47. D-45 10-12-14-16-18-20 Lane H Contributing
The original six-plex was formerly converted two apartments and is now used as six storage units. The front porches have been removed as has the brick veneer formerly installed at those porches revealing the original block walls (at porches only). Door and window openings are boarded. Six garage doors have been installed on rear facade. All chimneys have formerly been removed.

48. A-43 3-5 Lane H Contributing
The original four-plex was formerly converted to two apartments, one of which is now used as storage. The front porch is in place with two entrances. One rear entrance has been infilled with stucco; one rear entry remains and two garage doors have been installed. Window openings on the west half of the building are boarded and all of the chimneys have formerly been removed.

49. D-44 11-17 Lane H Contributing
This six-plex was likely formerly converted to apartments but the altered configuration is unclear. The building is currently offline/not in use due to deteriorated condition. There is no evidence of porches having formerly been added then removed therefore; porches may not have ever been added. The building may not have been altered from its original six-apartment configuration. Openings remain at all six original apartment entrances. All door and window openings are currently boarded. All six of the original chimneys are in place.

50. A-47 3-5 Lane Contributing
The original four-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition. Front and rear entrances are extant. All chimneys have formerly been removed.

51. D-48 17 Lane I Contributing
This six-plex appears to have formerly been converted to two apartments and is now used as single large storage unit. Front porches have been removed as has the brick veneer formerly installed at those porches revealing the original block walls (at porches only) with one former entrance per porch. All door and window openings are boarded with the

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exception of a single door on the rear facade. A garage door has been installed on the rear facade. Five of the original six chimneys remain in place.

52. A-51 3-5 Lane J Contributing

The original four-plex was formerly converted to two apartments, both of which are currently offline/not in use due to deteriorated condition. Front and rear entrances are in place and a garage has been added on the rear facade. All four of the original chimneys are in place.

53. D-174 202 Lane K Contributing

This six-plex was likely formerly converted to four apartments and is now used as a Maintenance Building. Front porches are in place with two former entrances per porch (now boarded). Window openings are generally infilled with stucco or wood. Garage doors have been installed on the east end of the building and on the rear/south facade. All chimneys have formerly been removed.

54. D-175 203 Lane K Contributing

This six-plex was likely formerly converted to four apartments and is now used as a Maintenance Building. The front porches are in place with two entrances per porch. Windows on the front/south facade are generally in place; some windows on the west end of the front facade are boarded. The original entrance on the east end of the building is in place but the canopy was formerly removed. A single garage door has been installed on the rear/north facade. All other openings on the rear of the building are boarded and all of the chimneys have formerly been removed.

55. A-173 214-216 Lane K Contributing

The original four-plex was formerly converted to two storage units. There is no evidence of a front porch having formerly been installed and removed; stoops remain at the former front entrances. Original entrances are also in place on the rear and ends of the building. A single garage door has been added on the rear facade. Two of the four original chimneys are in place. Some openings on the east half of the building are boarded.

56. C-172 220-230 Lane K Contributing

This six-plex was converted to the Laundromat early in its history. The Laundry is located in the south half and the north is current used for storage (a former workshop). Two porches remain on the front/west side of the building but the porch on the north half is a small gabled canopy different from the typical larger front porches. The openings on the front facade have been altered with enlarged windows on the south half of the building where the laundry is located. Horizontal wood siding has been installed on the front and sides of the building. The rear of the building is stucco and the openings on the south half of the building have been infilled. The north half of the rear facade retains the basic apartment fenestration with a single door and multiple windows. Two of the original six chimneys are in place.

57. D-170 203-209 Lane L Non-Contributing

The original six-plex was formerly converted two apartments and is now used for storage. Front porches are in place with a single entrance on each and wood siding has been installed over the brick veneer. Two garage doors have been installed between the front porches providing access to the storage units. Windows on the west half of the building are boarded; openings remain exposed on the east half of the front facade. All openings on the rear facade have stucco infill and all of the chimneys have formerly been removed.

58. A-171 213-217 Lane L Non-Contributing

This original four-plex was formerly converted to two apartments one of which is now used as storage. The front porch is in place with two entrances. All openings have stucco infill on the east half of the building with the exception of a single garage door on the rear facade. One rear entrance is extant and a garage door has been added on the west half of the rear facade. All chimneys have formerly been removed.

59. D-169 202-208 Lane L Non-Contributing

This six-plex was formerly converted to four apartments and is now used as two storage units. Front porches are in place with two former door openings per porch (now infilled with wood). All window openings on the front facade have been infilled with stucco. Garage doors have been added to the east and west ends of the building. All door and window openings on the rear facade have stucco infill and all of the chimneys have formerly been removed.

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60. A-168 L214-216 Lane L Contributing
The original four-plex was formerly converted to two apartments one of which is now used as storage. The front porch is in place with two entrances. Wood siding has been installed over the brick veneer. Two rear entrances are in place and a flat metal canopy has been installed at the west rear entrance. Three of the four original chimneys are in place.
61. C-167 220-230 Lane L Non-Contributing
This six-plex was formerly converted to two or four apartments and later converted to a beauty parlor and resident wood shop. The building is now used as a Maintenance Workshop. The front porches are in place but two former door openings are infilled with stucco. A single door has been added near the south end of the west/front facade. The original entrance is in place on the north end of the building and one rear entrance is extant. A garage door has been added on the rear facade. All other openings on the rear facade have stucco and all chimneys have formerly been removed.
62. D-118 203-205-207-209 Lane M Contributing
This original six-plex was formerly converted to four apartments. Front and rear doors are extant; the end doors have formerly been infilled. Small metal slat awnings are extant at two of the rear doors. Five of the six original chimneys are in place.
63. A120 202-204 Lane M Contributing
This four-plex was formerly converted to two apartments, one of which is now used for storage. Front and rear doors are extant and the original entrance is extant at the former studio apartment on the east end but the stoop canopy has formerly been removed. A garage door has been added in the center of the rear facade. All four of the original chimneys remain.
64. D-119 210-216 Lane M Contributing
The original six-plex was formerly converted to two apartments. Front porches are extant with wood siding over former brick veneer and one door is in place at each porch. The original entrance at the studio apartment on the south end is extant but the opening is infilled with wood. One rear door is in place at each apartment. A shed metal canopy has been added at the rear door on the south apartment; the north rear door has a shed wood canopy. Garage doors have been added for each apartment on the rear facade. Two of the original chimneys are in place.
65. C-121 203-205 Lane N Contributing
This six-plex was formerly converted to two apartments, one of which is now used for storage. The front porches are extant and wood siding has been installed over the brick veneer. Two front doors are in place at each porch. The west unit is used for storage and window openings are infilled with wood. One rear door is in place for each unit and two garage doors have been added in center bays of rear/north facade. Two of the original six chimneys are in place.
66. A-123 227-229 Lane N Contributing
This four-plex was formerly converted to two apartments. Front and rear doors are in place and the former entrance on the west end is extant but infilled with wood. Wood siding has been installed over the brick veneer at front porch. A flat wood canopy has been added at the west rear door. Two of the original four chimneys are in place.
67. A-127 202-204 Lane N Contributing
This four-plex was formerly converted to two apartments, both of which are now used for storage. The front porch is extant with two doors; the window openings have been infilled with stucco. Two single doors and two garage doors are the only openings on the rear facade. All chimneys were formerly removed.
68. A-125 216-218-220 Lane N Contributing
The original four-plex was formerly converted to three apartments, one of which is currently offline/not in use due to deteriorated condition. The front porch is in place with two doors and wood siding has been installed over the brick veneer. The original entry on the east end is extant and provides access to the east apartment which is currently offline. Two doors are in place on the rear/south facade and all four of the original chimneys are in place.
69. A-124 226-228-230 Lane N Contributing
This four-plex was formerly converted to three apartments. The front and rear doors are in place as are openings on both ends. The original entrance on the west end provides access to the end apartment. The former entry on the east end has wood infill. Wood siding has been installed over the brick veneer on the front porch. All four original chimneys are extant.

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70. A-129 215 Lane O Contributing
The original four-plex was formerly converted to large storage unit. Unlike most buildings, this one retains its original concrete block finish on the exterior. The front porch has formerly been removed and the void patched on the roof. All chimneys have formerly been removed. The building is used for storage and all openings have been infilled with wood. All door openings remain – two on the front and rear facades and one on each end. Wood siding is extant in the gable-ends.
71. A-130 219-221-223 Lane O Contributing
The original four-plex was formerly converted to three apartments. Front and rear entrances are in place as is the original entry with a gabled stoop canopy on the west end. All four of the original chimneys remain.
72. A-131 227-229 Lane O Contributing
This four-plex was formerly converted to two apartments, both of which are now used for storage. The front porch is in place with wood siding over the brick veneer. Used as storage, all window and door openings on the front and side facades have been infilled with wood. Two rear entrances remain and two garage doors have been added on rear/south facade. All of the chimneys were formerly removed.
73. A-135 202-204 Lane O Contributing
This four-plex was formerly converted to two apartments. The front and rear entrances are extant and all four of the original chimneys are in place.
74. A-134 208-210-212 Lane O Contributing
The original four-plex was formerly converted to three apartments, one of which is offline/not in use due to deteriorated condition. Front and rear entrances are in place as is original entrance on the east end (former studio apartment). The east end is not in use and the window openings are boarded. Three of the four original chimneys are in place.
75. A-133 218-220 Lane O Contributing
This four-plex was formerly converted to two apartments. Front and rear entrances are extant. A flat wood canopy has been installed at the west rear entry. All four of the original chimneys remain.
76. A-132 226-228 Lane O Contributing
The original four-plex was formerly converted to two apartments, both of which are now used for storage. The front porch is in place with wood siding over the brick veneer. Used as storage, all window and door openings on front and side facades have been infilled with wood. Two rear entrances remain and two garage doors have been added on the rear/south facade. All chimneys were formerly removed.
77. A-136 203-205 Lane O) Contributing
The original four-plex was formerly converted to two apartments. The front and rear entrances are in place and three of the four original chimneys remain.
78. A-137 211-213 Lane OO Contributing
This four-plex was formerly converted to two apartments. The front and rear entrances are extant and all four of the original chimneys are in place.
79. A-138 219-221 Lane OO Contributing
The original four-plex was formerly converted to two apartments, both of which are offline/not in use due to deteriorated condition. Front and rear entrances are in place but all window and door openings are infilled with wood. All four of the original chimneys remain.
80. A-139 227-229 Lane OO Contributing
This four-plex was formerly converted to two apartments. The front porch is in place and wood siding has been installed over the brick veneer. Front and rear entrances remain and three of the four original chimneys are in place.
81. A-143 202-204 Lane OO Contributing
This four-plex was formerly converted to two apartments. Front and rear entrances remain. A flat wood canopy has been added at the rear entrance of each apartment. Three of the four original chimneys are in place.

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82. A-141 218-220 Lane OO Contributing
The original four-plex was formerly converted to two apartments. Front and rear entrances are extant and three of four original chimneys are in place.
83. A-140 226-228 Lane OO Contributing
The original four-plex was formerly converted to two apartments. The front porch is in place and wood siding has been installed over the brick veneer. Front and rear entrances are extant and all four of the original chimneys are in place.
84. A-144 203-205 Lane P Contributing
This four-plex was formerly converted to two apartments. Front and rear entrances are extant and three of four original chimneys are in place.
85. A-145 211-213-215 Lane P Contributing
This four-plex was formerly converted to three apartments. Original front and rear entrances are in place as is the original entry on the west end (former studio apartment) although the canopy has been removed. The four original chimneys are all in place.
86. A-146 219-223 Lane P Contributing
The original four-plex was formerly converted to two apartments. Front and rear entrances are extant. Original door openings on the east and west ends of the building (original studio apartments) are in place but infilled with wood. A flat metal canopy has been added at the west rear entry. The four original chimneys are in place.
87. A-147 227-229 Lane P Contributing
This four-plex was formerly converted to two apartments. The front porch is in place and wood siding has been installed over the brick veneer. Front and rear entrances are extant and three of the four original chimneys are in place.
88. A-150 202-204 Lane P Contributing
The original four-plex was formerly converted to two apartments. Front and rear entrances are extant and two of the four original chimneys are in place.
89. C-149 210-212-214-216 Lane P Contributing
This six-plex was formerly converted to four apartments, one of which is offline/not in use due to deteriorated condition. The building retains all original entrances, including those on ends at former studio apartments with gabled stoop canopies. The efficiency apartments on each end were formerly combined with adjacent apartment but both original apartment entrances remain. The original six chimneys are in place.
90. C-148 226-228-230 Lane P Non-Contributing
The original six-plex was formerly converted to three apartments, now all used for storage. The front porches are in place and wood siding has been installed over the brick veneer. Front and side entrances are extant including gable stoop canopies on ends of building. Two rear doors are in place and two garage doors have been added on the rear facade. Original window openings generally have stucco infill and all chimneys have formerly been removed.
91. A-151 203-205 Lane Q Contributing
This four-plex was formerly converted to two apartments. Front and rear entrances are in place and the former door opening on the east end (original studio apartment) is in place, infilled with wood. Three of the four original chimneys are extant.
92. A-152 211-213-215 Lane Q Contributing
The original four-plex was formerly converted to three apartments. Front and rear entrances are in place as is the original opening on the west end with a shed stoop canopy. All four chimneys are extant.
93. C-153 219-225 Lane Q Contributing
This six-plex was formerly converted to two apartments. Front porches are in place and wood siding has been installed over the brick veneer covering one former door opening on each porch. Two rear entrances are in place. The east door has been replaced by a sliding glass door and a flat wood canopy has been installed. Two garage doors have been added on the rear facade. Two of the six chimneys remain.

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94. D-155 202-206 Lane Q Contributing
The original six-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition. Front and rear entrances are extant although one door opening on each front porch is infilled with wood. Flat metal canopies have been added at two rear entrances and a flat wood canopy has been installed at one rear entrance. All six of the original chimneys are in place.
95. C-154 214-220 Lane Q Contributing
The original six-plex was formerly converted to two apartments. Front porches are in place but appear to have been reconstructed with hipped roofs in contrast to the typical gable porch roof. Wood siding has been installed over the brick veneer covering one former door opening on each porch. Two rear entrances are in place and two garage doors have been added on the rear facade. Two of the six chimneys are in place.
96. A-156 203-205 Lane R Contributing
This four-plex was formerly converted to two apartments. Front and rear entrances remain and three of the four original chimneys are in place.
97. A-157 211-213 Lane R Contributing
The original four-plex was formerly converted to two apartments, both of which are currently offline/not in use due to deteriorated condition. The front porch is in place and wood siding has been installed over the brick veneer. Front and rear entrances are extant. A flat wood canopy has been installed at the east rear door. All four of the original chimneys are in place.
98. A-158 204 Lane R Non-Contributing
This four-plex was formerly converted to a single apartment. The front porch appears to have been reconstructed now having a shed roof. Wood siding has been installed over the brick veneer covering one of the former entrances. The former entrance on the east end is extant but infilled with wood. A gabled-roof garage bay has been added on the west end with a garage door on the west facade of the addition. A wood porch enclosure with a shed roof has been installed on the west half of the rear facade and a shed wood canopy has been installed over a wood deck on the east half of the rear facade. All chimneys have formerly been removed.
99. A-117 103-105-107 Lane N Contributing
The original four-plex was formerly converted to three apartments. Front and rear entrances remain. The front porch has wood siding over the brick veneer. Rear entrances retain original shed canopies over doors. The original entrance on the west end is also in place with the gabled stoop canopy extant. The four original chimneys are in place.
100. C-116 111-113-115-117-119 Lane N Contributing
This original six-plex was formerly converted to two apartments, two storage units, and one unit that is currently offline/not in use due to deteriorated condition. The front porches have presumably been reconstructed and were built with shed roofs. Wood siding has been installed over the brick veneer. Four front and rear entrances remain as do the former entrances on each end. The gabled stoop canopy is extant on the north end but has been removed on the south end. The original shed stoop canopy is extant at one of the rear entrances. All chimneys have formerly been removed.
101. D-115 123-127-129 Lane N Contributing
This six-plex was formerly converted to three apartments. Front entrances are in place and wood siding has been installed over the brick veneer on the front porch. Three of the four rear entrances are in place and one garage door has been installed. A flat metal canopy has been added at the north rear entry. Four of the six original chimneys are in place.
102. A-114 135 Lane N Contributing
The original four-plex was converted to the Village Church in 1960. The building retains its original concrete block finish on exterior walls. Vertical wood siding has been installed in the gable end and on a portion of the south facade (covering the former door opening on the south). The door opening remains on the north end. One of the two door openings has been infilled on both the east and west sides of the building; the shed canopies are extant at both original entrances on the west side. The remaining entrance on the east side has a reconstructed gable awning that extends out to the sidewalk and marks the primary entrance to the church. Two of the four chimneys remain.

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103. A-110 102-104 Lane N Contributing
The original four-plex was formerly converted to two apartments. Front and rear entrances remain. A flat metal canopy has been installed at the east rear entrance. Three of the four original chimneys are in place.
104. C-111 110-112-114-116-118 Lane N Contributing
This six-plex was formerly converted to five apartments, one of which is currently offline/not in use due to deteriorated condition. All original building entrances on the front, rear and end facades are in place. The gabled stop canopies are in place on both ends of the building and the six original chimneys are extant.
105. D-112 122-124-126-128 Lane N Contributing
This original six-plex was formerly converted to four apartments. Front and rear entrances are in place; the former entrances on each end of the building were formerly infilled. Two large flat metal canopies have been installed over paired entrances on the north and south halves of the rear facade. The six original chimneys remain in place.
106. A-113 134-136 Lane N Contributing
The original four-plex was formerly converted to two apartments. Front and rear entrances are in place and three of the four chimneys are extant.
107. A-109 103-105 Lane O Contributing
This four-plex was formerly converted to two apartments. Front and rear entrances remain and the four original chimneys are in place.
108. C-108 111-117 Lane O Contributing
This original six-plex was formerly converted to two apartments. Front porches are in place with one entrance on each porch (one entry formerly infilled on each porch). Two rear entrances are extant but a sliding glass door has been installed at the north entry. Two garage doors have been added on the rear facade. The gabled stoop canopy is extant at the south end but the opening has been infilled. Two of the original six chimneys are in place.
109. D-107 123-125-127-129 Lane O Contributing
The original six-plex was formerly converted to four apartments, one of which is currently offline/not in use due to deteriorated condition. Front and rear entrances are in place and all six of the original chimneys remain.
110. A-106 135-137 Lane O Contributing
The original four-plex was formerly converted to two apartments. Front and rear entrances are in place and three of the original four chimneys are extant.
111. A-102 102-104 Lane O Contributing
This four-plex was formerly converted to two apartments. Front and rear entrances are in place and three of the original four chimneys remain.
112. C-103 110-116 Lane O Contributing
This six-plex was formerly converted to two apartments. Front porches are in place with one entrance each; one entry was formerly infilled at each porch. Two rear entrances are in place and two garage doors have been added on the rear facade. The gabled stoop canopy is extant on the north end but the door opening has been infilled. Two of the original chimneys are in place.
113. D-104 120-124-126-128 Lane O Contributing
This six-plex was formerly converted to four apartments. Front and rear entrances remain and all six of the original chimneys are in place.
114. A-105 134-138 Lane O Contributing
This four-plex was formerly converted to two apartments and one storage unit. A gabled garage bay has been constructed on the south end with the garage door on the south facade of the addition. Front and rear entrances are in place and three of the original four chimneys remain.
115. A-101 103-105 Lane P Contributing
This four-plex was formerly converted to two apartments. Front and rear entrances are in place and a garage door has been added on the rear facade. All four of the chimneys are extant.

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116. C-100 109-113-115-117 Lane P Contributing
This original six-plex was formerly converted to four apartments. All original entrances on the front, rear, and end facades are in place including the gabled stoop canopies at the original efficiency units on the ends of the building. A small flat metal canopy has been added at one of the rear entrances. All six original chimneys are extant.
117. D-99 123-129 Lane P Contributing
The original six-plex was formerly converted to two apartments. Front porches are extant with two entrances each. The former entry on the north end is in place but the opening has been infilled with wood. Two rear entrances are in place and two garage doors have been added on rear facade. Two of the six original chimneys remain.
118. A-98 135-137 Lane P Contributing
This four-plex was formerly converted to two apartments. Front and rear entrances are in place. Vinyl windows have formerly been installed with 6/6 simulated divided lights. All of the chimneys have been removed.
119. A-94 102-104 Lane P Contributing
The original four-plex was formerly converted to two apartments, one of which is currently used for storage. Front and rear entrances are in place and two garage doors have been added on the rear facade. The former entry is in place on the south end of the building but the opening has been infilled with wood. All four of the original chimneys are in place.
120. C-95 110-116 Lane P Contributing
This six-plex was formerly converted to two apartments. Front porches are in place with one entrance each; one former entry has been infilled on each porch. Two rear entrances are extant. A sliding glass door and a flat metal canopy have been installed at the north rear entry and two garage doors have been added on the rear facade. Two of the original six chimneys remain.
121. D-96 122-128 Lane P Contributing
The original six-plex was formerly converted to two apartments. Front porches are in place with two entrances each. Two rear entrances are extant and two garage doors have been added on the rear facade. Four of the six original chimneys are in place.
122. A-97 134-136 Lane P Contributing
The original four-plex was formerly converted to two apartments, one of which is currently used for storage. Front and rear entrances are in place. All chimneys have formerly been removed.
123. C-92 109-113-117-119 Lane Q Contributing
This six-plex was formerly converted to four apartments, one of which is currently offline/not in use due to deteriorated condition. Front porches are in place with two entrances each. The original entrances with gabled-stoop canopies are in place on both ends of the building. Two former entrances have been infilled on the rear facade – the apartments use the entrances on ends of building (former efficiency units) for access. Four of the six chimneys remain.
124. A-90 135-137 Lane Q Contributing
This original four-plex was formerly converted to two apartments, one of which is currently offline/not in use due to deteriorated condition. The front porch is in place with two entrances. All other openings on the north half of building have stucco infill. Three of the four original chimneys are in place.
125. A-86 102-104 Lane Q Contributing
The original four-plex was formerly converted to two apartments. Front and rear entrances are in place and one garage door has been added on rear facade. Some window openings have been infilled with stucco. All four of the original chimneys are in place.
126. C-87 110-116 Lane Q Contributing
This six-plex was formerly converted to two apartments. Front porches are extant with one entrance each; one former entrance has been infilled on each porch. Two rear entrances are in place, each with a sliding glass door formerly installed. A flat metal canopy has been installed at the north rear entrance and two garage doors have been added on the rear facade. Gabled stoop canopies are extant at both ends of the building. The north stoop

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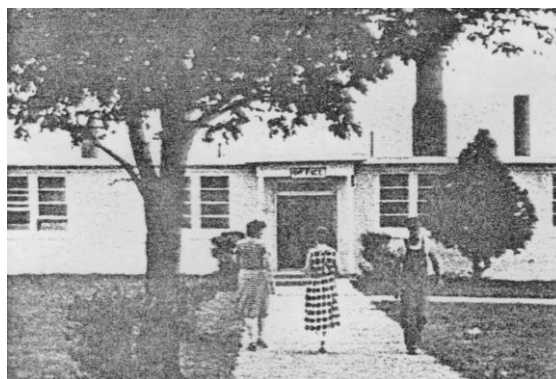
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From its inception, service facilities were planned to accommodate housing management offices and community meeting rooms. The initial announcement of the housing project noted that “the government was contemplating construction of a grade school and shopping area because surrounding communities were already beyond capacity, with regards to housing and taxing commercial and school facilities.”⁴⁶ Four of the original non-residential buildings remain on the site: The Community Building/Management Office (#159), the original Construction Office which later became a storage building (#160), the Commercial Center (#161), and the Telephone Building (#13), a utility building originally owned by the telephone company but later combined with the housing project parcel.



The only original non-residential buildings in the original Village that have been removed are the Sunflower Grade School (built 1943 with additions in 1945 and 1954), and the Child Services Building, also built in 1943 with an addition in 1944. Detailed in Section 8, the government gave the Village school buildings – the grade school on the original Village site and the annex on the east half of the property - to DeSoto School District 31 in 1954 (now USD 232).⁴⁷ The Sunflower Grade School was demolished in the late 1980s. The Child Services Building was included with the housing project when the government auctioned the property in 1959. In the 1960s, this building housed Avitron, a local start-up industry that relocated to Coffeyville, KS in 1962.⁴⁸ This building was demolished around the same time as the grade school, c.1980s.



As noted above, two non-residential buildings are extant on the east half of the property, not included in this nomination. Those buildings are the DeSoto School Annex now used as the school district’s central kitchen, and the Methodist Church, built in 1966.

A gas station was constructed in 1945 at the southwest corner of the original Village site, facing Highway 10. This building is extant and home to Performance Tire, a private business. The gas station site was formerly separated from the housing development property and is not included in the nomination. One building that remains at the southwest corner of the original Village site, long used by management as a maintenance shop and storage facility, was likely the first building to be constructed at Sunflower Village (#160). Early plans label this building as the Field Construction Office; later maps label the building as “storage.”⁴⁹

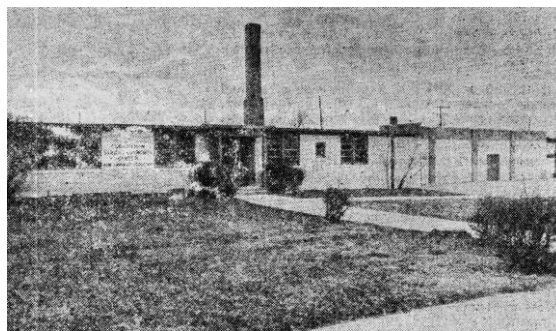


Figure 17 – Top Right: The original Field Construction Office is extant at the southwest corner of the property. This building illustrates the original concrete block exterior and 1/1 double-hung wood windows (Spencer March, 2014)

Figure 18 – Center: Community Building & Administration Offices – Office entrance December 1959 (Russell Thesis); Lower Right: Community Building, looking NW (Kansas City Star, March 20, 1975)

The service buildings were original designed and used to address daily needs of the residents of the Village, acknowledging the challenging schedules of plant workers and the difficulty of traveling to neighboring communities for basic needs. The Community Building (#159) served a wide variety of uses including the housing management and maintenance offices (initially, the Federal Public Housing Authority), and recreational facilities for residents of all ages including a community hall/auditorium, a game room, a kitchen, a medical clinic, two club rooms, and restrooms. The auditorium was a flexible multi-purpose space that served as a dance hall on Saturday nights and a church on Sunday

⁴⁶ “Town for Ordnance Workers to form near DeSoto,” *Kansas City Star*, February 21, 1943.

⁴⁷ ⁴⁷ Floyd Talley, “Sunflower Village ‘Sprung Up Like a Mushroom,’” 1972. Republished in the *DeSoto Explorer*, April 19, 2007 and accessed online December 16, 2013 at www.desotoexplorer.com/news/2007/apr/12/sunflower

⁴⁸ Rooney Thesis, 29.

⁴⁹ War Housing Projects Eudora, Kansas *Site Plans c.1943 and 1945*, (Hare & Hare Collection, Missouri State Historical Society, UMKC).

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mornings. Under private ownership, initially, the Community Building continued to serve the combined function of administration and community activities. In the 1970's, administrative offices were moved to the Commercial Center and the Community Building primarily accommodated resident programs and activities including a day care center.

Although no longer used by residents, the auditorium remains in place; its appearance dates to a 1976 remodeling when it was used for ballroom dances. The library is also in place; the current owner has retained the collection of 1940s books and reference materials assembled during the project's early years. Today the Community Building is once again home to project management administrative and maintenance offices. The interior and exterior of the building generally date to the 1970s remodeling.



Figure 19 – Current interior views of Community Building

Left: Original horizontal light 2/2 double-hung windows extant throughout building. This view is set of three windows in library. Right: Current auditorium/ballroom appearance dates to 1976 remodeling. (Spencer - December, 2013)

The Commercial Center (#161) served as home to numerous businesses throughout the Village's history. The first business to open in the commercial strip at Sunflower Village was TNT Walgreens Agency, later called Sunflower Drug Store, which opened in September 1943. The drug store was located at the southwest corner of the center and featured a lunch counter. A barber shop opened in December 1943 and a grocery store in March 1944. Located in one of the storefronts east of the drug store, the post-office opened in February 1944 (although no postmaster was initially assigned and residents volunteered to distribute mail to the boxes).⁵⁰ The post office, renamed Clearview City in 1975, only recently closed when regulations forced the current owner to install gang mailboxes similar to all modern housing developments. These mailboxes are in place along Lake Shore Drive north of the Community Building.

In 1945 the grocery store – Falley's Sunflower IGA - operated by Lou Falley of Topeka , was remodeled to provide additional checkout stands and a small rear bay was constructed to house the office permitting more floor space to accommodate customers (the rear bay remains in place). Also in 1945, the drug store came under new management and was remodeled to accommodate a clothing department and jewelry repair counter. [See Figure 26 for early view of Commercial Center]. A beauty shop, formerly operated in the Commercial Center, was reopened by a new owner in the building immediately north of the Laundromat, across from the school.⁵¹ Throughout the first fifteen years of its existence, the Commercial Center was a thriving area, home to the corner drug store and grocery store, the post office, barber shop and shoeshine parlor, dry cleaners, specialty shops including maternity and children's wear, a Sear's catalog store, eating establishments and a bar. Due to the plant shutdown and the government's pending sale of the housing project in the mid-1950s, the Village population could no longer sufficiently support the commercial enterprises and businesses began to close. Falley's Sunflower Grocery closed in March 1957.⁵²

Closing of the drug store and supermarket reportedly "turned the Village into a ghost town." In 1958, the only remaining businesses were a beauty shop, tv and radio shop, the post office, and Morgan's tire shop and filling station and only two of these businesses were located in the Commercial Center building.⁵³ Under private ownership, the Village quickly rebounded in the early 1960s and several businesses reopened including: the laundry, dry cleaners, beauty and barber

⁵⁰ Russell Thesis, 27-28.

⁵¹ "The Story of a Two Year Old," *The Villager*, July 27, 1945.

⁵² Floyd Talley, "Sunflower Village 'Sprung Up Like a Mushroom,'" 1972. Republished in the *DeSoto Explorer*, April 19, 2007 and accessed online December 16, 2013 at www.desotoexplorer.com/news/2007/apr/12/sunflower.

⁵³ "A Village Born in War Years Seems Doomed to Die Young", *Kansas City Star*, January 5, 1958.

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shops, a television and radio repair shop, and in November 1960, Wehners IGA, a new grocery store. Village owner Louis Ensley opened a used furniture shop in the former drug store and operated the "Dairy Bar," a small snack shop, in one of the storefront spaces which eventually expanded to include a game room with pool tables.⁵⁴



Figure 20 – Commercial Center, April 1966 (Huddlestun Thesis)

After purchasing Sunflower Village in 1971, Paul Hansen reported his plans: "One end of the commercial building area was being remodeled to house the new city hall and a general project service office. Plans included a sheriff's substation in the same building. Hansen announced that he was installing a brick and wood fence along the front of the commercial center and that the commercial space was being remodeled."⁵⁵ No specific documentation has been found regarding the scope of the early 1970s remodeling of the Commercial Center. The existing stucco exterior and storefront awnings presumably date to this remodeling. During the 1970s, the Commercial Center included a grocery store, post office, Savings & Loan office, and a restaurant, in addition to a laundry, arts & crafts shop, beauty shop and barber shop located elsewhere in the Village.⁵⁶

The business changes throughout the Village's history resulted in modifications to the Commercial Center. The original configuration of the building - with anchor stores on each end and small storefronts between - remains today. The corner stores retain canted entries and each storefront has individual entrances facing the front parking area on the south. The grocery store had high clerestory windows along the south facade (now covered). As described above, the exterior of the block building received a textured stucco finish in the 1970s, new windows were installed in some storefronts, and fixed awnings were added. The building still reflects its commercial origins, although no commercial businesses currently occupy the space. The building is currently used by management as storage.

Descriptions of Individual Non-Residential Buildings

- | | | | |
|------|---|--|--------------|
| 163. | Community Center/Management Office | 36000 103 rd Street (fronting Lake Shore Drive) | Contributing |
| | This one-story building has an L-shaped footprint and a flat roof with parapet distinguished by a tall square brick chimney that extends high above the roofline. Located at the southwest corner of the Village, the Community Center faces east. The concrete block building has a contemporary textured stucco coating on the exterior and a fixed shingle mansard awning. Small angled wing-walls, also presumed to be a contemporary addition, frame windows and/or doors on the front and south facades. The ballroom/auditorium is located on the northwest corner with a separate entrance. The building retains its original wood windows with 2/2 horizontal sashes. A non-historic gabled canopy extends from the front entrance near the center of the east/front facade. | | |
| 164. | Storage Building | 36000A 103 rd Street | Contributing |
| | This building originally functioned as the Field Construction Office. The one-story cinder-block building was converted to storage years ago and is currently used as maintenance/storage. Similar in design to the dwelling | | |

⁵⁴ Rooney Thesis, 30-31 AND Huddlestun Thesis, 32.

⁵⁵ "Sunflower Village Changing Its Name Along With Image," *DeSoto News*, August 29, 1973.

⁵⁶ Cecile Culp, "History of Clearview City, Part II," *DeSoto History* [Self-published, 1994] 150-51.

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units, the building retains its concrete block exterior and has a composition shingle roof. There are two extant single doors and one garage door on the front/south facade and numerous 1/1 double-hung wood windows, many of which are boarded. The building has a one-story concrete block rear addition with a flat roof. The building is in fair to poor condition.

165. Commercial Center 36000C 103rd Street Contributing
The Commercial Center was designed and built as a commercial strip, fronting old KS Highway 10 at the south end of the housing development. The building has an L-shaped footprint comprised of two primary sections: a long rectangular east/west section and an ell that extends to the north strip from the west end. The east end is distinguished by its height, slightly taller than the main strip. The complex is distinguished by two tall square brick chimneys extending high above the roofline. The main strip has a flat roof; the east end has a very shallow gable roof. The only modification to the original building form was a small one-story addition at the rear of the building in 1945. The building was designed for large commercial businesses on each corner and three or four small storefronts between the end anchors. The original, and long-time anchors, were a drug store on the west end and a grocery store on the east end. The drug store and grocery have canted corner entrances and rear loading docks. The original concrete block building has a textured stucco finish with a wide horizontal band of wood covering the clerestory windows on the south facade of the former grocery (windows are extant behind covering). Some of the storefront windows are multi-light wood panels which appear to be original. Windows at the grocery on east end and one central storefront bay are generally intact while the drug store on the west and two of the central storefronts have altered windows. Other alterations include wood siding at the storefronts and fixed shed awnings at storefront bays. The covering of the clerestory windows and varying window styles at storefront bays are the primary factors in the non-contributing status. This status could likely be changed to contributing by exposing clerestory windows and reversal of other former alterations. The Commercial Center is now used for storage by management.
166. Kewanee Incinerator 36000D 103rd Street (behind Commercial Center) Contributing
The original masonry incinerator is currently unused. Presumably dating to the original construction, this is a brick masonry structure constructed around a "Kewanee" incinerator. The structure is square, stepping up to a central flue. The pair of original metal doors, inscribed "Kewanee," and a clean-out trap at the base, are in place on the south side of the incinerator. The other three sides are unadorned with no openings.
167. Pool Restrooms 36000E 103rd Street Non-Contributing
The structure is a non-historic wood-frame building housing restrooms that are no longer in use. The rectangular building has a shallow gable roof. The building has vertical wood siding and wood doors. Separate men's and women's restrooms are set back on each side flanking a central storage room. The structure was built after 1963 to serve the swimming pool; the pool was infilled in 2012.

In summary, the nominated site is comprised of 167 total resources including 162 buildings (residential and non-residential) 4 structures (brick incinerator, stone culvert and the two ponds) and 1 site. The site, four structures, and 151 of the buildings are contributing resources – 156 of 167 resources (93.4%). Eleven (11) of the buildings are non-contributing resources. [See Map 6 at the end of the nomination].

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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.)

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.

Areas of Significance

COMMUNITY DEVELOPMENT & PLANNING

MILITARY

GOVERNMENT

Period of Significance

1943-1959

Significant Dates

1943, 1959

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

HARE & HARE, Landscape Architects and City Planners

MARSHALL & BROWN, Architect

W.L. CASSELL, Engineer

J.E. DUNN, Construction Contractors

Period of Significance (justification)

The Sunflower Village Historic District is nominated to the National Register under Criterion A as a rare example of "temporary" war-time housing that was built and operated by the federal government and evolved into affordable housing for veterans during the post-war housing shortages. The dates of this association are 1943-1959. The property's historic significance in the area of Community Development and Planning includes its original design by landscape architects and city planners Hare & Hare based on Garden City planning principals.

Sunflower Village was constructed in 1943 by the federal government to address the immediate housing need for workers at the Sunflower Ordnance Works (SOW) in northwest Johnson County, Kansas. The property's historic significance in the areas of Government and Military relate to its origins as federally-owned and operated housing for the SOW. The association with government and army munitions plant is an important part of the property's historic significance but the war period reflects a brief time in the community's history. Throughout its history, some plant workers continued to live at Sunflower Village but the community's primary function in the regional housing market was the provision of affordable housing – to workers, veterans, students, and area families. By 1945, housing in the Village was opened to veterans who

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were attending nearby colleges and training programs through the GI Bill due largely to the lack of affordable housing for returning servicemen. During the Korean War population of the Village was 5,500; approximately 15% of the residents worked at the plant. The government sold Sunflower Village to a private owner in 1959 under a congressional mandate to get out of the housing business. Under private ownership, Sunflower Village continued to fill a crucial role – that of affordable housing in Johnson County – a role it continues to serve today.

Criteria Considerations (justification)
NA

Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The Sunflower Village Historic District is nominated to the National Register as a rare example of “temporary” war-time housing that was built by the federal government in 1943 and evolved into housing for veterans during the post-war housing shortages. The property then successfully transitioned into a privately-owned housing development that continued to provide affordable housing in one of the state’s richest counties. Sunflower Village is locally significant under National Register Criterion A in the areas of Government, Military, and Community Development and Planning. The Village is significant for its association with the Sunflower Ordnance Works and for its post-war role as affordable veteran housing. The period of significance spans from 1943 to 1959 reflecting the period in which Sunflower Village was owned and operated by the federal government.

Sunflower Village was constructed in 1943 by the federal government (funded through the Lanham Act) as temporary housing to address the immediate housing need for workers at the Sunflower Ordnance Works (SOW) in northwest Johnson County, Kansas. Like most war plants, the initial plans for SOW did not include construction of any housing. An increase in the number of plant workers and overcrowded conditions in nearby communities combined with war-rationed rubber and the plant’s rural location, necessitated the housing project’s rapid construction shortly after the plant began its first powder production. The development provided affordable housing to plant workers throughout its history. The housing shortages that had plagued the United States before World War II still existed after the war and 1945 brought an urgent need to house returning soldiers. Sunflower Village was opened to veterans who were attending nearby colleges and training programs through the GI Bill. After the Korean War, Congress mandated that the U.S. War Department get out of the housing business. Sunflower Village was sold by the government in 1959.

Initially built and operated by the Federal Public Housing Authority (FPHA), the housing project continued to fill a crucial role – that of affordable housing in Johnson County – under private ownership. Although privately-built housing built during the post WWII years ultimately caught up with demand, Sunflower Village continued to provide needed affordable housing. Illustrating the ongoing demand for affordable housing, the Village had approximately 1200 residents in 1960, less than one year after reopening under private ownership.

Sunflower Village is also historically significant in the areas of Community Development and Planning as an outstanding and unique example of a Garden City and a “federal company town” – a self-contained residential community complete with commercial, educational, social and recreational facilities. Designed by prominent Kansas City landscape architects and city planners Hare & Hare, the plan for this war housing project embodies the principles of the Garden City community planning. The strategy combines curvilinear primary roads with secondary lanes on a traditional grid-pattern and utilizes a hierarchy of circulation paths to roads to create intimate neighborhoods to provide a safe and healthy environment for residents. In addition to public green space, recreational ponds, and landscaping, the rows of houses faced one another without intervening roads creating open green space between every row of homes – to encourage a sense of community.

The dwelling units themselves were designed by Kansas City architects Marshall and Brown and are distinguished by their uniformity, simplicity, and total void of ornamentation and detailing. Utilitarian in design and function, the primary significant factors that are reflected by the individual buildings are the speed in which they were constructed, the influence of war-time materials rationing on their design and construction, and that the project was designed to be temporary. With its origins as temporary war housing, Sunflower Village transitioned to veteran housing during the post-WWII housing shortage and continues today as an affordable housing community, under private ownership for 55 years. With nearly 90% of the original buildings extant, Sunflower Village has stood the test of time and far exceeded its intended life-span.

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Sunflower Village retains a high degree of integrity of location, setting, neighborhood design, feeling, and association clearly conveying its origins and long-term history as a housing community. The buildings have experienced significant alterations; their appearance generally dating to modifications in the early 1970s somewhat compromising integrity of design, materials, and workmanship. However, these changes do not significantly detract from the primary areas of significance – the setting, feeling, association, and neighborhood design. Key characteristics of the original design including circulation patterns and the layout of neighborhoods and green space, all remain with little or no modification. Today Sunflower Village remains a cohesive community, significant as a unique “modern” suburb in rural Johnson County. The Sunflower Village Historic District retains the physical components, spatial organization and design aspects that illustrate its original Hare & Hare Garden City design. The community clearly conveys the feeling and association affiliated with its origins as World War II worker housing.

Elaboration

Prelude

The two decades following WWI represented some of the highest and lowest times in American life. Released from the shackles of war, the 1920s were a riotous time for celebration and evolution of social norms, but economic turmoil culminating in the Great Depression drove many Americans into poverty and despair. Nationally, unemployment went from roughly five percent in 1931 to 25 percent in 1933. In Kansas the state’s primary industry, agriculture employed 40 percent of working males. Sixty percent of Kansas citizens lived in rural areas dependent on farmers’ purchasing power to drive local economies.⁵⁷ Farm income had fallen precipitously due to devastating drought and dramatic decline in price of farm goods. By 1933, nearly one third of all Kansas farms were behind on tax payments and farm foreclosures occurred by the hundreds each day.⁵⁸

By the time FDR was inaugurated in March 1933, the status of poor and low income housing had risen to a national crisis. Shantytowns had popped up across the landscape where unemployed and homeless families gathered together and tried to survive. In the first 100 days of his presidency Franklin Delano Roosevelt implemented his New Deal programs aimed at stabilizing the economy and employing citizens. Prior to the 1930s the federal government had played virtually no role in housing regulation, although many WWI policies had aggravated the housing situation. Shipbuilding and other war production was focused in coastal population centers with ready access to sea and rail transport. Little consideration was given to housing high demand war laborers who overcrowded industrial centers such as Philadelphia and New York City. In many of these areas multiple families crowded into small single family homes or apartments, sharing rent and often sleeping in shifts in the same beds. The overcrowding contributed to the worker turnover and more significantly the rapid spread of influenza when it hit in the fall 1918 and spring 1919, killing millions of Americans. Juxtaposed with the increased demand in war-related industries, productivity fell for the first time in U.S. history.⁵⁹

It was with these lessons in mind that the FDR Administration planned the second phase of New Deal focused on housing and industrial capacity. In 1937, one third of the U.S. population was considered “ill-housed.”⁶⁰ With FDR’s urging Congress passed several initiatives to support public and private housing. In November 1937, FDR stated that “we could build 3-4 million housing units and not create a housing surplus or impair the value of existing homes.”⁶¹

Organizationally the responsibility for oversight of housing was shifted several times. First, the United States Housing Authority was created within the Department of the Interior by the Housing Act of 1937. In 1939, the USHA was reorganized under the Federal Works Agency (FWA) along with the Works Progress Administration (WPA) and numerous other programs. Then in 1942 under Executive Order 9070 FDR moved the U.S. Housing Authority under the National Housing Authority of the Federal Works Agency and renamed the Federal Public Housing Authority (FPHA).⁶² The goal of

⁵⁷ “Kansas History and the New Deal Era,” *Kansas History: A Journal of the Central Plains*, 30 (Autumn 2007): 192–223.

⁵⁸ Peter Fearon, *Kansas in the Great Depression: Work Relief, the Dole, and Rehabilitation*, [Columbia, MO: University of Missouri, 2007], 31.

⁵⁹ Gail Radford, *Modern Housing for America: Policy Struggles in the New Deal Era*, [Chicago: University of Chicago Press, 1997], 16.

⁶⁰ Franklin D. Roosevelt, “Letter to Several Governors on the Adoption of Housing Legislation,” March 1, 1938. Online by Gerhard Peters and John T. Woolley, The American Presidency Project, <http://www.presidency.ucsb.edu/ws/?pid=15603> accessed on April 3, 2014.

⁶¹ Franklin D. Roosevelt, “Message to Congress on Legislation for Private Construction of Housing,” November 27, 1937. Online by Gerhard Peters and John T. Woolley, The American Presidency Project, <http://www.presidency.ucsb.edu/ws/?pid=15333> accessed on April 3, 2014.

⁶² Franklin D. Roosevelt, “Executive Order 9070 Establishing the National Housing Agency,” February 24, 1942. Online by Gerhard Peters and John T. Woolley, The American Presidency Project, <http://www.presidency.ucsb.edu/ws/?pid=16225> accessed on April 3, 2014.

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the FPHA was to build low-income housing and eradicate slums of the previous decades. During WWII, FPHA managed government housing throughout the United States.⁶³ The FWA, under authority of the Defense Housing and Community Facilities and Services Act of October 1940, commonly known as the Lanham Act, funded and supervised the construction of defense-related housing, schools, and child care facilities for communities impacted by war-related growth.⁶⁴ Schools were a major issue as one source explained: "Because of the serious shortage of critical materials and manpower, the federal government was faced with both facilitating and restraining school construction; facilitating and providing it in war areas where influxes of population overtaxed existing facilities and restraining it in non-war areas."⁶⁵

This circumstance of needing to encourage construction and growth in some areas and impede it in others led FDR to designate 146 defense areas across the country. This designation activated FHA no-down-payment loan eligibility for private home construction. Metropolitan areas such as Wichita and Kansas City were among the localities named as defense areas and as such, much of the war-housing was privately developed, albeit, with government incentives. National housing strategists considered the long-term impact of war housing. Some advocates of permanent low-income housing were concerned that after the war ended housing shortages would spike because housing built for war workers would not be used after the war ended. Specifically experts said a majority of the housing was intentionally being built for temporary use and thus was poorly constructed. Additionally, much of the housing was built near war factories that were unlikely to be used after hostilities ended and finally, dormitories built to house single men, would have little market value after the war.⁶⁶

As war clouds gathered over Europe in the late 1930s, developers and businessmen throughout the Midwest lobbied Congress for war industries to be situated in their locales.⁶⁷ Representatives from Kansas and Missouri stressed the fact that the Kansas City area and specifically the area around DeSoto met the geographical criteria described below.⁶⁸

In the mid-1930s the United States had only four powder propellant plants, an essential war industry. Under FDR the government began working with private companies to plan and build new facilities.⁶⁹ Both the U.S. Navy and Army began scouting locations. Unlike WWI, new industries were to be built in the middle of the United States to discourage enemy air or ground attacks. Flat land with ample access to rail and road transport was essential. For explosive production access to water and other resources was an additional requirement. Finally, building in areas known to have an existing skilled labor force would eschew the urban housing disasters of the previous decades.

The majority of war plants did not include federal housing. Plants such as the Cornhusker Ordnance Works in Grand Island, Nebraska, Kansas Ordnance Works in Parsons, Jayhawk Ordnance Works in Galena, Kansas, and Ozark Ordnance Works in El Dorado, Arkansas were located near communities that could absorb the influx of residents seeking war jobs. Metropolitan cities such as Kansas City and Wichita experienced rapid growth primarily due to war industries. Worker housing was built by private developers and the federal government, some of which was removed after the war while other developments were absorbed into larger communities. Much of what made Sunflower unique was its rural location however; it was this aspect that created additional challenges for this war plant.

Sunflower Ordnance Works: The World's Largest Smokeless Powder Plant

When France fell to the Nazis in the fall of 1940 Congress funded construction of three powder plants. An additional 25 plants were planned after the attack on Pearl Harbor in December 1941.⁷⁰ The Navy had surveyed 200 potential sites across the United States including farmland between Kansas City and Lawrence. Although the Navy did not choose the site, the Army Ordnance Department announced on February 26, 1942, that it would build a plant near Desoto, Kansas because the area had met the following criteria: proximity to state highway 10, the Topeka, Atchison and Santa Fe rail

⁶³ The FPHA was abolished in 1947. Some of the functions of FPHA were continued under various agencies within the Department of Interior until 1965 when the Department of Housing and Urban Development Act of 1965 created HUD as Cabinet-level agency.

⁶⁴ Federal Works Agency. *1941 - Second Annual Report: Federal Works Agency* [Washington, DC: Government Printing Office, 1941].

⁶⁵ Andrew H. Gibbs, "Wartime School Plant Facilities," *Review of Educational Research*, School Plant and Equipment 15:1 (February 1945), 24.

⁶⁶ Ruth G. Weintraub and Rosalind Tough, "Federal Housing and World War II," *The Journal of Land & Public Utility Economics*, 18: 2 (May, 1942), 155-162.

⁶⁷ Patricia L. Dooley, "Gopher Ordnance Works: Condemnation, Construction, and Community Response," *Minnesota History Quarterly*, 49:6 (Summer 1985) 214-228.

⁶⁸ Russ Czapplewski, "Hindsight," *Eudora News*, September 21, 2006 accessed at <http://www.eudoranews.com/news/2006/sep/21/hindsight/?print> on April 2, 2014.

⁶⁹ *Sunflower Army Ammunition Plant*, Historical American Engineering Record [Washington, D.C.: National Park Service, Department of Interior, 1984] 19.

⁷⁰ *Ibid*, 16.

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lines ran nearby, the Kansas River would provide an excellent source of water while Lawrence and Kansas City could house the necessary labor force.⁷¹

One hundred and fifty farms were bought by the government encompassing 10, 474 acres of land. The small community of Prairie Center was subsumed with some houses and the town cemetery moved to nearby communities. There was little outcry among the citizens of rural Johnson County. While it may not have been their choice, by the spring of 1942 like the rest of the nation, many Kansas families had sons already fighting in the war. On May 8, 1942, ground was broken for the Sunflower Ordnance Works (SOW) near Eudora, Kansas only four months after the United States had entered the war. What would become the world's largest smokeless powder plant, operated by Hercules Powder Company, would produce propellant less than one year later, in March 1943.

Within only a few weeks of the plant's initial announcement, people began pouring into the area seeking jobs. Initially, it was announced that there would be 4,000-6,000 employees, all of whom were expected to live in surrounding areas and commute to the plant.⁷² Cars loaded with people and all of their belongings began to line the Kansas highways, all headed for the yet-to-be built plant on the Kansas prairie.

Given the necessity of war, construction began as soon as the overall plans were in motion. Thus, both the government and Hercules had to be flexible and manage changes as the process moved forward. For example, originally it was expected that most of the staff would reside in Lawrence where the Army and Hercules officials set up operations.⁷³ Following the initial construction announcement Lawrence set up housing and transportation committees to facilitate support to the plant. Soon after, trailers were added at the plant site to provide staff and construction workers round the clock access. On December 15, 1942, "Trailer Town" opened on plant grounds.⁷⁴ Trailer Town provided basic necessities including water and power, and a row of out-houses served the entire "town." This temporary community grew to 400-units and included a grocery store and school.

Your Important War-Winning Job

SUNFLOWER ORDNANCE WORKS

Operated for the War Department

☆☆☆

CLEAN HEALTHFUL

You are out in the country where there is an abundance of fresh clean air and sunshine.

No crowded working conditions.....employees work in small groups in many different buildings.

Bus Service Meets All Shifts!

LOW FARES

Share-A-Ride Plan Worked Out with Private Car Owners- Gas and Tire Rationing Help Provided!

*HOUSING FACILITIES *Ask for Complete information concerning available living quarters located on the plant grounds.*

MAIL THIS CARD (No Postage Required) or take it to your nearest U. S. Employment Service Office

Figure 21 – Pages from c.1944 Recruitment Brochure (Bryan O. Foreman Sunflower Ordnance Works Documents 1941-1945. Kansas State Historical Society Manuscripts)

⁷¹ Sunflower Army Ammunition Plant, Historical American Engineering Record [Washington, D.C.: National Park Service, Department of Interior, 1984] 20.

⁷² "Munitions Plant Site Near Eudora," *Lawrence Journal World*, March 26, 1942 and "Hugh Plant at Eudora; Workers Will Commute to Jobs," *Kansas City Times*, March 26, 1942.

⁷³ "Munitions Plant Site Near Eudora," *Lawrence Journal World*, March 26, 1942.

⁷⁴ Sunflower Army Ammunition Plant Fact Sheet. Sunflower Ordnance Works Files, Eudora Historical Museum.

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SOW recruitment offered employees “ideal working conditions” and complete uniforms with shoes.”⁷⁵ Kansas farmers were encouraged to apply via flyers distributed locally. Farmers had good reason to consider the regular wages SOW employment would bring. While agriculture was a necessary industry throughout the war, farmers had to deal with the difficulty of rationing their resources and price controls on their products, while SOW offered a full time job with regular wages; a stability unknown in the previous decade.

Recruitment trucks traveled 100-mile radius advertising SOW employment. Even before the plant was built people came from nearby states including significant numbers from Missouri, Arkansas and Oklahoma, where recruiting teams were sent to encourage skilled laborers to apply. So many people came from Arkansas that they had their own section of town in Eudora. Other employees came from cities throughout Kansas and Missouri. One of the primary reasons for this migration, in addition to the offer of a steady job, was the pay was often as much as five times as much as workers had previously earned.⁷⁶

Patriotism, however, seemed foremost in everyone’s mind. School teachers worked summers at Sunflower, not simply for the extra earnings, but more importantly to do their part “to bring their husbands and brothers back from war.”⁷⁷

In surrounding communities the situation seemed to change overnight. In 1941, Eudora had no hotel or boarding house and only about seven vacant homes.⁷⁸ Within three months the town’s population had doubled to 1,800. Within Eudora there were as many as 150 trailers placed in fields, yards, or anywhere there was open space. By 1943, DeSoto’s population had gone from 400 to over 1,000. One historian remembered that while SOW was being constructed, it was unsafe to walk down DeSoto’s streets at night, not due to crime but rather that you were likely to step on someone sleeping on the ground.⁷⁹ In both towns homes rented out all spaces possible, using garages, basements, and every spare inch for the invading army of workers. People slept in cars and tents as weather permitted. Restaurants, banks, laundry, and service stations were open round the clock as the communities struggled to keep up with demand. One Eudora café owner is said to have thrown his keys into a nearby lot claiming he would get them back when the war ended.⁸⁰



Figure 22 – 1942 Street Scene in the town of DeSoto whose population doubled in one year.
 (“Sunflower Ammunition Factory Caused Population Explosion in De Soto,” *Lawrence Journal World*, January 4, 2010).

⁷⁵ Estelle Montgomery, *The Story of Sunflower Ordnance Works*, [Eudora, KS: Eudora Area Historical Society, 1998].

⁷⁶ Ibid.

⁷⁷ “School Teachers Flocking to SOW,” *Lawrence Journal World*, July 7, 1944 and “Use Vacation to Help Fight War,” *Topeka Capitol*, June 3, 1944, as quoted in Ibid.

⁷⁸ Estelle Montgomery, *The Story of Sunflower Ordnance Works*, [Eudora, KS: Eudora Area Historical Society, 1998].

⁷⁹ Ibid.

⁸⁰ Cindy Higgins, *Where the Wakarusa Meets the Kaw: The History of Eudora, Kansas*, accessed on April 6, 2014 at <http://eudorakshistory.com/index.htm>

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When plant construction began the government focused on transportation both for workers and the eventual product that would require rail and road improvements. A rail spur in DeSoto was completed in mid-July 1942 allowing construction to speed up with the faster transit of materials.⁸¹ Bus companies added routes synced to Sunflower shifts to link Eudora and De Soto with Lawrence and Kansas City.⁸²

By 1942 Japanese advances in the Far East gave the empire control of 90 percent of the world's rubber production.⁸³ Automobile tires were the greatest usage of rubber and were the first American consumer product to be rationed. Gasoline was rationed in 17 eastern states beginning in May 1942 and nationwide in December 1942, primarily to limit driving, lessening rubber consumption rather than fuel itself. A nationwide speed limit of 35 miles per hour was also enforced to save wear on tires.

SOW strained to make do. Carpooling became a requirement, with incoming cars undergoing random checks for minimum number of passengers. With government encouragement Hercules attempted to provide numerous incentives for carpooling including car insurance for personal vehicles. Bus companies sought to build double-decker buses and cut fares to meet the growing demand.⁸⁴ The government and Hercules balanced the need for additional workers with the two primary challenges in accommodating those workers: transportation and housing.

As employment steadily increased so did the vehicle traffic on Kansas Highway 10 and in the towns of Eudora and DeSoto. As the thrice-daily shift change occurred at the SOW, communities went into chaos with the traffic. Roads connected to the plant were impassible for up to two hours after each shift.⁸⁵ DeSoto employed three traffic police who would close off alleys to prevent their use as alternate routes.⁸⁶

By September 1942, it was clear that SOW needed to provide living quarters for some of its employees. Both gender-segregated dormitories and family dwelling units (later known as Staff Village) were planned on plant grounds.⁸⁷ By May 1943, 350 employees were living in the plant dormitory with rental rates at \$10.85 per person in a two person room or \$15.50 for a single. This limited housing on the plant grounds however, was insufficient to have any real impact on traffic conditions or lack of housing.

Between housing shortages and rationing, by late 1942, the government announced construction of a housing project just north of the plant. Even as these plans were announced, SOW officials stated that adding the housing units would not lessen the housing of "several thousand" of workers in Lawrence and other neighboring communities.⁸⁸

Sunflower Village was built for families of workers and consisted of 852 housing units. It opened in August 1943 and was full to capacity in less than a year. Even after Sunflower Village was opened and fully occupied, as many as 1,100 people still arrived daily via bus and rail. The buses often stopped in Eudora and DeSoto, often leading employees to take advantage of cafés, banks and other service industries there. DeSoto, Eudora, the Kansas City metropolitan area, Lawrence, Olathe, and other nearby towns benefited greatly from the plant's operation. At one point during the war, it was estimated that half of Lawrence's working population was employed at Sunflower.⁸⁹ It also provided many challenges to the labor market in Lawrence. Since the pay was good at SOW many chose to work there instead of in shops in Lawrence. Many shops had customers with no employees to serve them.⁹⁰

By 1945, Sunflower had blossomed into the largest powder plant in the world. According to plant records, employment peaked at 12,067 in June 1945; with 8,000 additional people employed working in maintenance of grounds, roads, railroads, and buildings.⁹¹ The three production lines initially planned turned into eight before the end of the war supporting

⁸¹ "First Train Soon," *Lawrence Journal World*, July 18, 1942.

⁸² "Resumption of Santa Fe Plug," *Topeka Journal*, April 20, 1942.

⁸³ Paul Wendt, "The Control of Rubber in World War II," *Southern Economic Journal*, 13: 3 (January 1947), 203-227.

⁸⁴ "Subsidy to Cut SOW Bus Fares," *Topeka Journal*, September 18, 1944 and "Novel Highway Giant to Serve Ordnance Plant Workers," *Kansas City Star*, August 30, 1942.

⁸⁵ Cindy Higgins, *Where the Wakarusa Meets the Kaw: The History of Eudora, Kansas*, quoting Bob Neis, Eudora resident. <http://eudorakshistory.com/index.htm> accessed on April 6, 2014.

⁸⁶ Dot Ashlock-Longstreth, *De Soto, Kansas Is 100 Years Old: 1857-1957*, [DeSoto, KS: self-published, 1957].

⁸⁷ "Workers' Housed in Plant Vicinity," *Lawrence Journal World*, September 23, 1942.

⁸⁸ "Workers' Houses in Plant Vicinity," *Lawrence Journal World*, September 23, 1942.

⁸⁹ *Hercules & Army Materiel Command: 50 Years of Partnership, Sunflower Army Ammunition Plant*. [Fact sheet from plant with no date, but 1992 SOW's 50th anniversary.]

⁹⁰ "Too Much Business Is a Big Worry for Local Merchants," Eudora Historical Museum clipping files, no source, no date.

⁹¹ "Sunflower Ordnance Works Originally Set at 2,500 Acres," *Sunflower Planet*, September 15, 1956.

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both Army and Navy requirements.⁹² "As the war progressed technological developments in the design and production of rocket propellant allowed rockets to assume increasing strategic importance."⁹³ Thus, there was always pressure on SOW to produce more product faster. Manpower continued to be a problem for the plant throughout the war. Advertisements were placed in papers across the country, but the focus was regional. The Lawrence and Kansas City papers saw ads almost weekly – sometime thanking communities for their support, while at other times prevailing on citizens to join up. Sunflower set up employment offices in Kansas City and Topeka to facilitate signing up workers.⁹⁴ In 1944, employee turnover rates at SOW were high as demand for powder grew. In September of that year an advertisement in the Lawrence paper asked for "an additional 4,000" citizens to work at SOW. At the plant "production lethargy" was a battle fought each day. Thomas Williamson of the War Manpower Commission of Kansas stated in December 1944 that, "At this moment, we are winning the war in Europe and Asia and losing it at home."⁹⁵ Transportation was cited as the primary reason the SOW was unable to maintain its employees so additional bus routes were added from Kansas City.

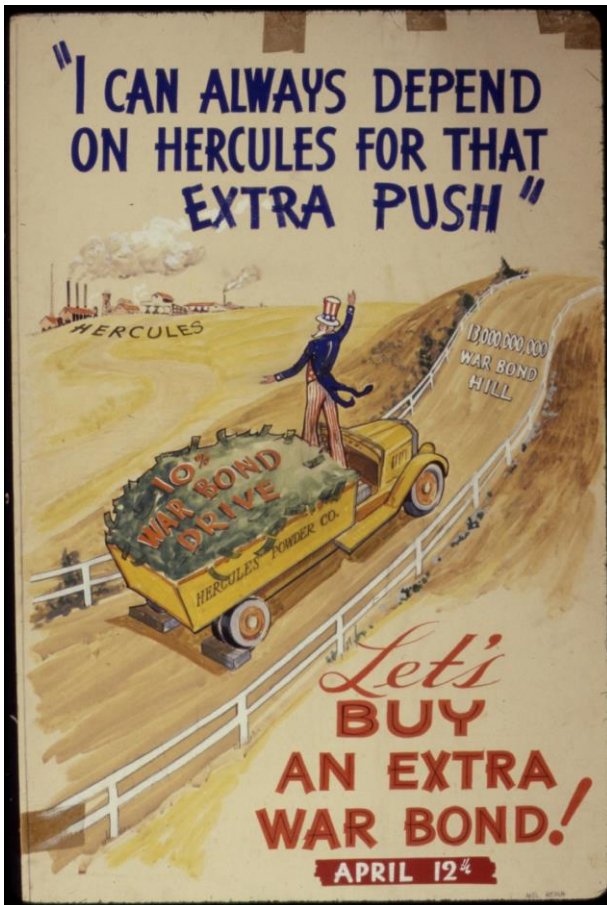


Figure 23 – Hercules Worker Recruitment Posters.
(Source – online Left: <http://www.memorialhall.mass.edu/centapp/oh/story.do?shortName=pryor1941> ; Right: http://commons.wikimedia.org/wiki/File:%22I_Can_Always_Depend_On_Hercules_for_that_Extra_Push%22_Let's_Buy_a_n_Extra_War_Bond%5E_-_NARA_-_534103.jpg)

People from all backgrounds and professions worked at the SOW. In the transportation department alone there were farmers, salesmen, auctioneers, and watchmakers who were working to support the war effort.⁹⁶ Women worked in all aspects of the plant acting as supervisors, guards, office, and line workers. Many had to undergo extensive training and

⁹² "Sunflower Changed Landscape and Lives," *Lawrence Journal World*, October 2, 1982.
⁹³ *Sunflower Army Ammunition Plant*, Historical American Engineering Record, [Washington D.C.: National Park Service, Department of Interior, 1984] 21.
⁹⁴ Estelle Montgomery, *The Story of Sunflower Ordnance Works*, [Eudora, KS: Eudora Area Historical Society, 1998].
⁹⁵ "New Desoto Bus Route," *Kansas City Times*, December 8, 1944.
⁹⁶ "Sunflower Changed Landscape and Lives" *Lawrence Journal World*, October 2, 1982.

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education including explosives and chemistry.⁹⁷ Sixty percent of women at the plant had never worked outside the home. By the end of the war, women at the SOW plant were making more than \$1 per hour a very competitive rate for the time

Patriotism was vital to the war effort and it was trumpeted by the government in every aspect of life. "Use less so that your soldier has more" was a common theme. Americans cut back consumption, saved fat drippings from their cooking, and collected and turned in scraps of rubber, cloth and paper. On top of the rationing and saving came a constant call to purchase war bonds. Celebrities like Bob Hope, Marlene Dietrich, Frank Sinatra and Bette Davis toured the country performing live shows and radio broadcasts. Schools held competitions to encourage children to purchase 25 cent stamps to paste into books; and to out sell other local schools. At the Sunflower Plant it was no different. Employees were solicited regularly to contribute part of every paycheck and in addition to contests and events regularly held to encourage giving. What is astounding is the amount with which Sunflower employees responded. In 1943 alone, SOW workers contributed more than \$5.5 million. According to press reports at the time, the amount was equal to the cost of a squadron of 18 heavy bombers.⁹⁸

In addition to bonds, workers were admonished to pay attention and prevent accidents which would slow production...and therefore aid the enemy. SOW regularly held contests to encourage productivity. Winners received an alarm clock, toaster and other non-essential conveniences that were rare in wartime.

In December 1944, when General Dwight D. Eisenhower, then commander of Allied forces in Europe, pleaded for more heavy artillery and rocket powder because the Germans had broken through the Allies lines in Belgium, SOW workers formed the "O.K., Ike Club" promising the General they would stay on the job until it was done. The next five months were the most productive in the plant's history.⁹⁹

Patriotism did not end with the war against Hitler. During the Korean conflict SOW workers regularly gave blood to be sent to the war. Over 1,000 pints were donated in 1952 alone.¹⁰⁰ Patriotism also was a key theme in social activities. Recreational areas were constructed on plant grounds on many war plants, SOW employees were encouraged to form teams and compete against their "rivals" working at other regional plants.

As the war requirements faded, SOW production declined and only a few hundred workers were needed. SOW had produced 175,000,000 pounds of powder to support the war effort, 50,000,000 between May and August 1945 alone.¹⁰¹ By September 1, 1945, the production slowed by half and continued to decline. However, in October of 1946, the SOW began to produce ammonium nitrate fertilizer for export to allied and U.S. occupied countries. In war-torn countries of Europe and Asia starvation and malnourishment was a major cause of instability. The U.S. was exporting millions of tons of food to ameliorate the situation. Food shortages were common in the U.S. through 1947. In 1946 President Truman encouraged Americans to continue to grow their victory gardens and to eat less red meat, fats and oils so that those could be shared with the world to aid in rebuilding and stabilization.

APPLICATION FOR MEMBERSHIP

OK Ike Club

★★★★

"Unless EVERYONE throughout the nation—those at the Front and those at Home—keeps on the job EVERLASTINGLY and with MOUNTING INTENSITY, we are only postponing the day of Victory. To win this war, we must fight and WORK like Hell for it."

General Dwight D. Eisenhower.

★★★★

I hereby assure General Eisenhower that—unless unforeseen circumstances beyond my control arise—I will stay on the job at Sunflower Ordnance Works so long as my services are needed to produce munitions for our armed forces on any fighting front around the world.

I understand this Pledge entitles me to Membership in Sunflower's "OK Ike Club" and that General Eisenhower will be notified of the membership in the "OK Ike Club."

Bryan O. Foreman
Signed

CPL. *Lawrence O. Anaya*

Accepted for General Eisenhower

Figure 24 – "SOW Ike Club Membership"
(Bryan O. Foreman Sunflower Ordnance Works Documents 1941-1945. Kansas State Historical Society Manuscripts)

⁹⁷ "Plan Courses for Women at Plant," *Lawrence Journal World*, October 29, 1942.
⁹⁸ "Payroll Millions Go into War Bonds," *Lawrence Journal World*, February 9, 1944.
⁹⁹ "Largest Rocket Plant Grew Fast," *Lawrence Journal World*, September 27, 1945.
¹⁰⁰ "Heard in Lawrence," *Lawrence Journal World*, December 17, 1952.
¹⁰¹ "Largest Rocket Plant Grew Fast," *Lawrence Journal World*, September 27, 1945.

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After Victory over Japan Day (VJ) many SOW workers headed back to their home states and towns. As homes were vacated many began to wonder about the future of Sunflower Village. The housing shortage that had plagued the U.S. before the war still existed in 1945 and now there was an urgent need to house returning soldiers. Sunflower Village provided an answer in the Lawrence and Kansas City areas.

The housing shortage was not the only problem. Returning soldiers would flood the job market seeking placement in industries attempting to end their war production and return to consumer products – a change not accomplished overnight. The FDR Administration understood they needed to support soldiers' reintegration into civil society and slow their reintegration to the workforce. Thus, in 1944 Congress passed the Servicemen's Readjustment Act, commonly called the GI Bill, that among other things provided veterans opportunities for training and a college education.

Before the war home ownership and a university degree were beyond the reach of the average American. By 1956, 7.8 million of the 16 million WWII veterans had taken the opportunity of the GI Bill, preventing their immediate entry into the labor market.¹⁰² In 1947, 49 percent of college admissions were veterans.¹⁰³ Overcrowding was occurring on many campuses across the nation. Many universities were forced to set up trailer towns to accommodate the new student body, something that Sunflower Village helped the University of Kansas to avoid.¹⁰⁴

The post-war economic boom spurred in large part by the GI bill, had a lasting impact on the nation's housing. Within a few years the economy was growing with the creation of new jobs as industries reverted back to civilian purposes and housing construction soared. Americans were rebuilding their lives, cashing in their war bonds and getting well-paying jobs following their GI Bill education. They began having babies, enjoying new consumer goods and residing in new FHA-financed homes not in the city or in the country, but in a newly developed space in between: the suburbs. Housing developers focused on design of suburban communities to add function and style to the close-knit neighborhoods with houses on wider and shallower lots with garages and carports for shiny new vehicles. The houses had "family rooms" for entertaining and backyards in which children could play. It took a few years but the new housing construction eventually caught up to the demand. However, the cost of living remained an issue for many. Sunflower Village acted as one low-cost option in the Kansas City area, having transitioned from war-worker housing to homes for veterans, active duty military, and area students. Rents remained low, a factor that continued to attract thousands to the Village.

Sunflower Army Ammunition Plant

The 1950s were a time of change for Sunflower Ordnance Works and Sunflower Village. Plant production had spiked in mid-1945, but did not fall off completely until July 1948 when SOW was placed on standby. Fertilizer components were produced continually through at least 1955, but that production required only minimal employment at the plant. As the United States entered war in Korea in June 1950, propellant production was again needed. In January 1951 the SOW was reactivated and underwent a \$25 million rehabilitation to produce additional types of propellant utilizing 4,000 construction workers.¹⁰⁵

According to plant records, at the height of production during the Korean conflict SOW had 5,347 employees including 758 employees who lived at Sunflower Village and 874 who commuted daily from Lawrence. In addition, more than 500 employees commuted from DeSoto and Eudora, while others made the 100-mile round trip daily from Kansas City.¹⁰⁶ After the Korean Armistice in July 1953, SOW production remained steady for a short time falling to 4,000 by April 1954 and to 2,300 by December 1955.¹⁰⁷ Through 1956, the work roster remained steady at 2,300.

In the spring of 1957 plant deactivation was announced, but delayed for over a year, allowing 450 workers to keep their jobs at SOW. In December 1959, the government sold Sunflower Village and the plant remained on standby with a sparse maintenance crew. During the 1960s, private companies were allowed to rent plant facilities. Trans World Airlines, United States Industrial Company (manufacturing acid), Geronimo Powder Company, Riss Truck Lines, Union Wire Rope Co., and Ready-made Homes all utilized warehouses and facilities on the plant grounds.¹⁰⁸

In 1962, the Army changed the name of the plant to Sunflower Army Ammunition Plant. By August 1965 with the conflict in Vietnam increasing in intensity, the government announced that the Sunflower plant would be reactivated. Ten thousand

¹⁰² History and Timeline, US Veterans Affairs, <http://www.benefits.va.gov/gibill/history.asp> accessed on April 4, 2014.

¹⁰³ Ibid.

¹⁰⁴ "Sunflower Village is Going Collegiate," *Kansas City Star*, February 3, 1946.

¹⁰⁵ "War Potential of Sunflower, State Building at Fast Rate," *Lawrence Journal World*, April 26, 1951.

¹⁰⁶ "New Unit at Sunflower," *Kansas City Star*, February 21, 1952.

¹⁰⁷ "Sunflower Plant Will Keep Going at Least a Year," *Lawrence Journal World*, April 22, 1954.

¹⁰⁸ Russell Thesis, 119.

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applications, more than half of which were from former employees of SOW, were received for an estimated 2,500 jobs.¹⁰⁹ During the Vietnam War, employment at the plant peaked at 4,065 employees, many of whom were women.¹¹⁰

When the plant was again deactivated following the Vietnam War, local businesses took it in stride. One DeSoto grocery store owner said, "We have kind of gotten used to it. This makes the third time since World War II they have put it on standby. It is bound to hurt some, but we will adjust."¹¹¹ The Sunflower Plant's commanding officer listed some of the communities likely to be hardest hit by the layoffs: Lawrence (326), DeSoto (148), Eudora (177) and Sunflower Village (58).¹¹² Some local citizens worried about the effect of the layoffs on the social health and welfare of Sunflower Village.¹¹³

In August 1967, SOW underwent an extensive modernization to allow for the production of a primary component for tank and artillery ammunitions called nitroguanidine, which it produced until 1992.¹¹⁴ Shortly after its 50th anniversary, the Army announced plans to end production of ammunition at Sunflower. Production of nitroguanidine ceased on August 31, 1992, two years earlier than the Army originally planned. Many of the production workers were laid off, while the remaining workforce cleaned, repaired, decontaminated and preserved the equipment for possible reactivation.¹¹⁵ In 1998, Sunflower Army Ammunition Plant was declared excess property and sold, ending a 55-year run as the world's largest propellant plant and a major influence on the social landscape of Johnson and Douglas Counties.

By the mid-1950s sixty percent of the American population had attained a middle-class standard of living. Johnson County, Kansas was no different. In 1940, 33,000 people called Johnson County home, by 1960 the number was almost 144,000, many of whom had moved to the area to support the war effort and never left.¹¹⁶ During the 1950s Johnson County set the standard for developing middle-class housing in the Kansas City area.¹¹⁷

After the war Eudora's population remained at or near twice what it had been in the post-war era. While the need for trailers and temporary housing disappeared, many who had lived in Sunflower Village liked the area and chose to stay to raise their families either in Eudora or DeSoto. Eudora had four thriving grocery stores and at least eight restaurants during the war, while competing hardware stores opened the same day in 1945. Eudora got a USO in 1943 that served many military families and war workers in the area. Many service-oriented businesses grew including legal, plumbing, laundry, gas and service stations to theaters and taverns for entertainment. While not all of the businesses stayed after the war, many did, forever changing the landscape and feel of the small town on the plains.

DeSoto's population also flourished and remained far above its pre-war levels. According to the 1940 census DeSoto had a population of 454 and had grown to 2,111 by 1950.¹¹⁸ In 1957 during DeSoto's centennial local historians wrote about the effect the Sunflower plant had on their town. According to one, DeSoto was a hub of growth during its 100th year.

The Sunflower plant had clearly strained local resources but the net effect was positive as one DeSoto historian clarified, "Our 'little town' grew into a small city and continues to grow. Many people prospered, paid off mortgages, and revamped their homes, farms and businesses. Newcomers liked it so well they stayed on, increasing our population and establishing businesses."¹¹⁹

Even DeSoto and Eudora were experiencing the birth of suburbs in their towns with city utilities being extended to include the new areas as quickly as capacity allowed.¹²⁰ As one source deftly surmised, "Sunflower not only changed the physical landscape, but also... shifted the community from an agricultural economy to one based on a booming war industry."¹²¹ Beyond the plant and war industry, Sunflower also forced other businesses to raise salaries to compete for workers changing local economies for years to come.¹²² And most significantly had there been no Sunflower Ordnance Works there would be no Sunflower Village.

¹⁰⁹ "Officials Mum on Sunflower Ordnance Buzz," *Kansas City Star*, August 8, 1965.

¹¹⁰ "Sunflower: War Arsenal on the Prairie," [Johnson County Museum Album] 18:2 (Spring 2005).

¹¹¹ David Redmon, "Plant Closing No Surprise," *Kansas City Times*, March 27, 1971.

¹¹² *Ibid.*

¹¹³ *Ibid.*

¹¹⁴ "Sunflower: War Arsenal on the Prairie," [Johnson County Museum Album] 18:2 (Spring 2005).

¹¹⁵ *Ibid.*

¹¹⁶ <http://www.census.gov/prod/www/decennial.html>

¹¹⁷ "Building the Dream: 1950s Model Home," [Johnson County Museum Album] 1995.

¹¹⁸ <http://www.census.gov/prod/www/decennial.html>

¹¹⁹ Dot Ashlock-Longstreth, *De Soto, Kansas Is 100 Years Old: 1857-1957* [DeSoto: self-published, 1957].

¹²⁰ *Ibid.*

¹²¹ "Sunflower: War Arsenal on the Prairie," [Johnson County Museum Album] 18:2 (Spring 2005).

¹²² *Ibid.*

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Sunflower Village - The Fastest-Growing Town in Kansas¹²³

Despite creative efforts to address the housing shortages and transportation challenges, the high demand for munitions powder for the war led to a larger-than-expected workforce at SOW and in late 1942 the government had no real choice but to build worker housing near the plant. The FPHA built and managed the housing development at Sunflower Village. From the onset, the Village would defy many war-housing norms. Sunflower Village was a "company-town" owned and operated by the federal government. From its Garden City design to its all-inclusive offerings of social, educational, and recreational facilities, Sunflower Village became a unique place with a strong sense of community.

On December 22, 1942, FPHA announced that it would let contracts for general supervision of site planning and architecture to the firm of Hare and Hare, associated with Marshall and Brown architects and W.L. Cassell as consulting engineer for the 852-unit family housing at Sunflower Ordnance Works.¹²⁴ On February 17, 1943 the final contract construction of Sunflower Village was let to the J.E. Dunn Construction Co. of Kansas City, Missouri.¹²⁵

Sunflower Village opened on August 1, 1943, when 49 families moved into the new houses. Residents received a letter from the management titled, "Welcome to Sunflower Village," stating that, "The Federal Public Housing Authority built these homes to provide wholesome living conditions for employees of war industries and their families."¹²⁶ By February 1944 less than six months later, the 852 housing units were filled to capacity with a waiting list. The rental rates at Sunflower Village, ranging from \$29 - \$36.50,¹²⁷ were significantly lower than market rates and even below the rates of other area war housing.¹²⁸

Housing was not the only concern as planners recognized that if families lived in this isolated locale, services and amenities would be required. The provision of on-site management, community services, and private commercial businesses within the Village setting is one of Sunflower Village's physical attributes that contributes to the "company town" atmosphere. Interestingly, not only were the physical facilities designed to address social and recreational needs of Village residents, but the FPHA actually hired a tenant aide to assist new residents and coordinate activities.

About the time residents were moving into the first completed dwellings at Sunflower Village in the fall of 1943, the government announced the award of a construction contract to S. Patti Construction Company to erect four additional buildings: the community center/management offices, the commercial building, a child care building, and the school. All buildings were built under the direction of FPHA but the school construction was financed through the Federal Works Agency (FWA).¹²⁹ The commercial building was planned to house a drug store, grocery store, barber and beauty shops, and a post office.¹³⁰ Walgreens Drug Store opened in September 1943, followed by Falley's Sunflower IGA in March 1944.¹³¹

¹²³ "Moved in the Day Homes were Completed," *Lawrence Journal World*, January 18, 1945.

¹²⁴ "A Housing Plan Start," *Kansas City Star*, no date. Clipping from *Marshall Dwight Brown (1903-1994) Papers, 1939-1992*, State Historical Society of Missouri Research Center at UMKC.

¹²⁵ "History of SOW," *Sunflower Sentinel*, May 5 & 19, 1944.

¹²⁶ "Welcome to Sunflower Village" – letter from management. *Bryan O. Foreman Sunflower Ordnance Works Documents 1941-1945*. Kansas State Historical Society (KSHS) Manuscripts.

¹²⁷ "Its Moving Day," *Kansas City Star*, August 1, 1943.

¹²⁸ Rental rates at Fairfax in Kansas City, Kansas averaged \$70 for a two-bedroom apartment with all amenities - Elizabeth Rosin, *Fairfax Hills Historic District*, National Register Nomination, 2007, 33.

¹²⁹ "Its Moving Day," *Kansas City Star*, 1 August, 1943.

¹³⁰ "Ground Broken for Buildings," *Sunflower Sentinel*, August 11, 1943.

and "Housing Units at Sunflower Filled," *Lawrence Journal World*, November 24, 1943.

¹³¹ Floyd Talley, "Sunflower Village 'Sprung Up Like a Mushroom' and Sunflower Village Boomtown during WWII and Days of GI Bill," 1972. Republished in the *DeSoto Explorer*, April 19, 2007 and accessed online December 16, 2013 at www.desotoexplorer.com/news/2007/apr/12/sunflower. Prior to completion of the commercial building, Winder Grocery operated out of the apartments at 216-218 Lane K. That was the second-generation of the grocery that was originally established to supply "Trailer Town," the community of mobile homes that was developed to house construction workers building the plant. Trailer Town was disassembled and sold off in 1943 once Sunflower Village was completed.

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SUNFLOWER is a TOWN in Itself!

There are approximately 5,000 men and women workers living on the Sunflower Ordnance Works area . . . as many persons as compose innumerable thriving towns of the country. Besides many modern dormitory-type living accommodations, there are the hundreds of homes located in Sunflower Village adjoining the plant. Housing now available for individuals and families.



(Above) A view of a part of the business buildings located in Sunflower Village—for the accommodation of all who live or work at Sunflower.

SUNFLOWER VILLAGE is a complete community with stores, schools, post office, beauty shop and other services for the convenience of those who live there. The dwelling units include two, three, four and five-room apartments which are equipped with private bath, water heater, and kitchen work table. Garbage and trash pickup, daily mail and ice delivery, and light globes are furnished without additional charge. Schooling for both grade and high school students is available without tuition.

Sunflower Village is constantly being improved, and is expanded in size as regulations permit additional building of homes.

This is just one of the important factors in the efficient operation of Sunflower . . . just one of the many advantages provided for Sunflower employees. Watch your newspaper for other interesting stories.

WAR WORK THAT PAYS TWO WAYS—The salary compensation of Sunflower workers is excellent. Hundreds of men and women are making and saving money at Sunflower. But there is an additional compensation in working at this important war plant. It is the self-satisfaction and pride each worker has in knowing that he or she is doing most vital work that is really helping to shorten the war. Workers will continue to be needed at this great war plant until the last shot is fired!



SUNFLOWER ORDNANCE WORKS

Figure 25 – Sunflower Village Advertisement c.1944 (Courtesy of Eudora Historical Museum)

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Less than six months after the first residents moved in, one newspaper article compared the commercial strip to a downtown shopping center.

The commercial block is becoming like most "downtown" shopping districts of any medium-sized city. The big Walgreens drug store on the corner is a popular spot to shop and to stop in for a soda or even a meal. The beauty shop is so popular that a stranger might have to wait three weeks for an appointment. The barber shop offers haircuts, shaves, and shoeshine. The Post Office is open for a few hours staffed by volunteer women at the Village. Doctors and dentists have offices at the Village.¹³²



Figure 26 – View of Commercial Center looking northeast April 23, 1954 (Courtesy Johnson County Museum)

Residents at Sunflower Village had several options for food. The commercial block had a large grocery along with the drugstore's "food service counter." Given the difficulties of maintaining a household while both parents were working shifts at the plant there were daily deliveries of milk, bread, pastries, and ice in addition to mail and newspapers through the war era.¹³³ While some Sunflower Village citizens planted small gardens in plots around their houses, others grew vegetables in pots indoors. One resident remembered, "I had a sweet potato plant in a pot indoors that grew to the ceiling."¹³⁴ In September 1943, 300 acres were set aside for a large communal victory garden. Families often shared their recreation and their work. Another resident who was eleven at the time remembers that one of his chores was the weeding and caring for a neighbor's garden in the community plot.¹³⁵

The Community Center opened late fall of 1943 and quickly became the center of Village activity. It had a full kitchen, gymnasium, game room and auditorium. One account described, "Nearly every evening, one can find competition in the game room. In the main auditorium, teenage school kids hooked up a juke box and spent the evenings dancing."¹³⁶ Additionally, the auditorium acted as a church and movie theater. The library, also located in the Community Building, was staffed by volunteers. In June 1944, it started with many books donated by the Villagers and by nearby libraries, and expanded with books from the Kansas Traveling Library.¹³⁷ By having the necessities in the community the citizens could enjoy pastimes without having to travel. The government also provided educational services for adults. Wives of plant workers could take extension courses held at the Village in international affairs, marriage relations, child care, interior decorating, sewing, literature and book reviewing.¹³⁸ Additionally, Johnson County Health Department provided quarterly well-child courses at the Village. There were many groups and activities organized in the early years at Sunflower Village, including the Red Cross, Wives of Guards (WOG), Sunflower Teenage Group (STAG), Boy and Girl Scouts, and a Victory Garden Club.

¹³² "Citizen Group Controls Village," *Lawrence Journal World*, February 16, 1944.

¹³³ "Housing Units at Sunflower Filled," *Lawrence Journal World*, November 24, 1943.

¹³⁴ *Post*, *Material Culture*, 50.

¹³⁵ *Ibid.*

¹³⁶ "Citizen Group Controls Village," *Lawrence Journal World*, February 16, 1944.

¹³⁷ Gertrude Pearson, "Introducing Sunflower Village," *Kansas Magazine*, (1946) 42.

¹³⁸ *Ibid.*

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In many small towns, a church is one of the first structures to appear and is an important facet of the community. Sunflower Village was no different, even though it was a federally-built and operated housing development. There was not a separate church facility until 1960 after the government sold the housing project, but church services were first held August 15, 1943 in Trailer Town.¹³⁹ After completion of the Community Center, protestant church services were held in the auditorium of the community building for Village residents as well as workers living in the dormitories and Staff Village on the plant grounds. Sunday school met in the grade school¹⁴⁰ and by October 1944, a full-time protestant minister had been retained.¹⁴¹ A Catholic priest from Eudora held mass each Sunday in the library or game room of the Community Center. There was a willingness on the part of the government to allow people to worship on government property because it aided in their contentment and well-being –and thus supported the war effort.

When Sunflower Village first opened in August 1943, residents' children attended school in make-shift classrooms at Trailer Town (as the children of construction workers had done). In the fall of 1943, 89 students were enrolled and Mrs. Bartholomew taught the first kindergarten class at 202 Lane M in the Village.¹⁴² Arrangements were made with DeSoto school officials that allowed the fourth, fifth, and sixth graders to attend DeSoto (as did high school students who were fewer in number) from August through December 1943. Children of Sunflower residents could commute by bus at cost of 20 cents per day.¹⁴³

The new Sunflower Grade school opened January 3, 1944. The school was built by FPHA but was under the supervision of the DeSoto School Board – a town which, before the war, had fewer children in its entire school system than attended the new Sunflower Grade School. Enrollment at Sunflower was 242 pupils in the first eight grades. The new school held eight classrooms but was overcrowded from the time it opened due to the rapidly-growing population of Sunflower Village. Kindergarten, first and second grades attended school in split shifts.¹⁴⁴ An addition comprised of four new classrooms and an all-purpose room was completed in 1945 to permit a full day of school for all pupils.¹⁴⁵

Figure 27 at Right – Children of Sunflower Village at Child Service Center with Sunflower Grade School in background, c. 1940s
(Courtesy Johnson County Museum)

The Child Service Building opened at Sunflower Village one month after the grade school, delayed by the initial challenge of finding someone to operate it. The Home Economics Department of the University of Kansas assumed responsibility for running the center under an agreement with FWA who constructed the building. On March 1, 1944, the Child Care Center extended its operation to 24 hours a day to accommodate families with both parents working at the plant. By early 1945, it served 63 children in the nursery and 72 in the extended day care program.¹⁴⁶ The building was designed to accommodate a modern nursery, play rooms and doctors' offices. Like other buildings in the Village, the Child Service Center was too small. An



¹³⁹ "Moved in the Day Homes were Completed," *Lawrence Journal World*, January 18, 1945.

¹⁴⁰ Bryan O. Foreman *Sunflower Ordnance Works Documents 1941-1945*. Kansas State Historical Society (KSHS) Manuscripts. "Citizen Group Controls Village," *Lawrence Journal World*, February 16, 1944.

¹⁴¹ Gertrude Pearson, "Introducing Sunflower Village," *Kansas Magazine*, (1946) 42.

¹⁴² Floyd Talley, "Sunflower Village 'Sprung Up Like a Mushroom,'" 1972. Republished in the *DeSoto Explorer*, April 19, 2007 and accessed online December 16, 2013 at www.desotoexplorer.com/news/2007/apr/12/sunflower

¹⁴³ "Sunflower School Troubles," (no source, no date) Bryan O. Foreman *Sunflower Ordnance Works Documents 1941-1945*. Kansas State Historical Society (KSHS) Manuscripts.

¹⁴⁴ "A De Soto School Grant," *Kansas City Star*, April 6, 1944. De Soto received extra \$6475 in federal funding for taking in the Sunflower students.

¹⁴⁵ "The Story of a Two Year Old," *The Villager*, July 27, 1945.

¹⁴⁶ Gibson Thesis, 113 and "University of Kansas Childcare Services Handout," Bryan O. Foreman *Sunflower Ordnance Works Documents 1941-1945*. Kansas State Historical Society (KSHS) Manuscripts.

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addition with two more care rooms, an isolation ward, and additional bathrooms opened in July 1945. The nursery was said to be one of the few in the U.S. that operated 24-hours a day.¹⁴⁷ These services were funded through the Lanham Act but that funding ended with the war, while the need for child care remained. The Village Council, USO and later, the Sunflower Civic Association continued to operate the Child Care Center.¹⁴⁸

Although owned and managed by the federal government, the FPHA encouraged resident participation and involvement. In November 1943, a citizen committee was formed to organize and manage the many aspects of daily life and to collaborate with the FPHA Housing Authority to make life at Sunflower as accommodating as possible.¹⁴⁹ The committee sponsored events and oversaw usage of the community center for group activities.¹⁵⁰ In 1944, it was described as follows:

Sunflower Village is more than just a temporary war housing project. It now is a community with everyone playing his part to make it one of the best towns in this part of the country. Everyone who rents an apartment at the Village is called a citizen instead of a tenant. The Citizen's Committee was formed to provide civic government for the Village and began publication of a newsletter to keep residents informed of Village news and activities.¹⁵¹

...the Villagers formed a Town Council consisting of five neighborhood representatives and a mayor.¹⁵² The Town Council functioned for approximately three years, turning its functions over to the Sunflower Civic Association in 1946.¹⁵³ The Civic Association continued operation after the Village came under private ownership, into the 1970s.

Cultural geographer Chris Post cites the uniqueness of Sunflower Village as a "company town" based on characteristics like the private commercial businesses (versus "company"-run business) that offered residents a choice. Two features – the Village Town Council and the self-published newsletter further distinguish Sunflower Village from typical company towns. Post states that "No known evidence purports that company towns implemented any type of community government... Expanding power to employees, in a traditional company-town setting, would not be seen as the best interest of the company. This feature offers one of the largest differences between private company towns and their public brethren, such as Sunflower Village."¹⁵⁴

The FPHA in coordination with Hercules helped to establish and publish both a plant newsletter (*The Sunflower Planet*) and a Village newsletter (*The Sunflower Villager*). Residents, in cooperation with FPHA officials, wrote and edited *The Villager*.¹⁵⁵ Post notes that while newspapers, as sources of company information, may have been welcomed in company towns, editorship would have been strict and not placed in the hands of residents or workers (as it was at Sunflower).¹⁵⁶ The words from the inaugural issue of the *Sunflower Planet* make clear the role of the workers and citizens of Sunflower Village. In stating the purpose of the plant newsletter, George Ripley, Plant Manager for Hercules Powder Company stated, "We trust this paper will help all of us to get better acquainted, and it is our desire that you consider it 'Your Paper'."¹⁵⁷ These resources and Town Council are two significant features that distinguish Sunflower Village as a democratized and unique company town.

Creating this cohesive "community" during wartime required planning and a continuing effort to analyze problems and offer creative solutions. Coming from the depression, one source noted that Sunflower Village provided a unique and vastly different experience for citizens. Unlike years past, people had a regular salary, a home, and a stable environment in which to raise their children. However, coming to work at SOW and live in Sunflower Village meant that one was likely to be "surrounded by strangers, homesick, hungry for companionship and amusement, miles from...the bright lights of a city, whose ideas of fun are as varied as the surroundings from which they come."¹⁵⁸ It was not an easy task to create a

¹⁴⁷ "The Story of a Two Year Old," *The Villager*, July 27, 1945.

¹⁴⁸ "Moved in the Day Homes were Completed," *Lawrence Journal World*, January 18, 1945.

¹⁴⁹ Loren O. Wetzel, "Greetings from Sunflower Manager," *Sunflower Villager*, November 24, 1943, as quoted in Chris Post, "The Making of a Federal Company Town," *op cit*.

¹⁵⁰ "Citizen Group Controls Village," *Lawrence Journal World*, February 16, 1944.

¹⁵¹ *Ibid*.

¹⁵² Loren O. Wetzel, "Greetings from Sunflower Manager," *Sunflower Villager*, November 24, 1943, as quoted in Chris Post, "The Making of a Federal Company Town," *op cit*.

¹⁵³ Gibson Thesis, 42-44.

¹⁵⁴ Christopher W. Post, "The Making of a Federal Company Town," in *Company Towns in the Americas*, Oliver J. Dinius and Angela Vergara ed. [Athens: University of Georgia Press, 2011] 115-116.

¹⁵⁵ Francis Hess, "The People of the Village," *Sunflower Villager*, January 7, 1944, as quoted in Chris Post, *op cit*.

¹⁵⁶ Post, "The Making of a Federal Company Town," 121-122.

¹⁵⁷ "Sunflower Ordnance Works Originally Set at 2,500 Acres," *Sunflower Planet*, September 15, 1956.

¹⁵⁸ Gertrude Pearson, "Introducing Sunflower Village," *Kansas Magazine*, (1946) 42.

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harmonious community from scratch. But people volunteered their time and creativity, writing for the twice-monthly "Villager" newspaper, staffing and donating to the community library, planning pot-luck suppers, holding book reviews and children's activities all to make the community "home" out of a wartime necessity.

This community cohesion is one of those intangible factors that contribute to Sunflower Village's sense of place. The cohesiveness was borne of wartime and the role of the community organization throughout the Village's development. The sense of patriotism and solemn responsibility that accompanies national emergencies motivated many citizens to participate -despite the demanding work hours- in community activities. The close relationship of the Village to the war effort encouraged cooperation and participation and as one source explained, "contributed to making the Village an enduring and even inviting place in which to live."¹⁵⁹

By May 5, 1944, less than one year after the first residents moved into Sunflower Village, the population had reached 1,650 people, 459 families.¹⁶⁰ In operation for less than a year, Sunflower Ordnance Works was still expanding to meet the war's propellant production demands which meant the workforce had to swell to meet the demand.

No sooner was construction completed at Sunflower Village including the community and commercial buildings, than a major expansion was announced involving the addition of new housing. The expansion occurred in two phases that were nearly simultaneous, both built on the east side of Sunflower Road, east of the just-built Sunflower Village [Map 3]. The first addition with 380 housing units was completed in January 1945. The waiting list for the new homes was so long that the FPHA immediately contracted for an additional 300 units. Units were being finished at a rate of 15-20 per week with the 300-unit second phase ready in July. Upon completion of both additions, Sunflower Village totaled 1,532 dwelling units capable of housing more than 5,000 employees and their families.¹⁶¹ Sunflower Village was the fastest-growing town in Kansas.¹⁶²

With the growing population, it was only natural that there should be increased business activity. As one historian noted, "While the business district was not physically in the center of Sunflower Village, life, especially for children, revolved around it."¹⁶³ The Village Post Office was said to be the most congested space (officials had not carried through on their promise of door to door delivery). In the Commercial Center, the grocery and drug stores both expanded while a tap room (selling 3.2 beer) opened in March 1945. In June, a gas station, selling Phillips 66 gasoline and Firestone accessories, opened at the southwestern corner of the housing development.¹⁶⁴ Commerce grew with the times when maternity and children's shops opened in the town.¹⁶⁵

Additionally, residents took advantage of the opportunity for private enterprise within their homes. As one Village citizen noted, as you walked down any given street you were likely to see signs advertising used furniture, watch repair, radio sales, novelty dealer or supplies for sale.¹⁶⁶ "A shoe repair and cleaning shop opened that had a stock of shoes, dresses and other apparel combined with a telegraph business - all of this in what was once a two and a three room apartment".¹⁶⁷

Sunflower Village had become a town; a tight-knit community that was more than temporary housing for ordnance workers. In 1946, *Kansas Magazine* described it as follows:

Looking at Sunflower Village, three years ago, the site was a gently rolling stretch of Kansas farm and pasture. Today is it a hustling, bustling little city of several thousand inhabitants. From the first, entertainment was a problem. Here was a community of people that had left their familiar homes and come among strangers, perhaps to a state which appeared new and unfriendly. Women wanted the cultural interests of books and clubs and music, others wanted to dance, golf and play softball...Now they are members of a fairly well-gearred community with a variety of pastimes to keep them occupied.¹⁶⁸

¹⁵⁹ Gibson Thesis, 20-21.

¹⁶⁰ "Modern Village Shows Increase in Population," *Sunflower Sentinel*, May 5, 1944.

¹⁶¹ "Housing Units at Sunflower Filled - Cold Weather Inspires Workers to Stay at Plant Overnight," *Lawrence Journal World*, 24 November, 1943, and "The Story of a Two Year Old," *The Villager*, July 27, 1945.

¹⁶² "Moved in the Day Homes were Completed," *Lawrence Journal World*, January 18, 1945.

¹⁶³ Post, "The Making of a Federal Company Town," 121.

¹⁶⁴ "The Story of a Two Year Old," *The Villager*, July 27, 1945.

¹⁶⁵ "Housing Units at Sunflower Filled - Cold Weather Inspires Workers to Stay at Plant Overnight," *Lawrence Journal World*, November 24, 1943.

¹⁶⁶ "Sunflower Village, A Dormitory on the Kansas Prairie," *Kansas City Star*, May 23, 1948.

¹⁶⁷ "The Story of a Two Year Old," *The Villager*, July 27, 1945. The location of this shop, in one of the dwelling units, is unknown.

¹⁶⁸ Gertrude Pearson, "Introducing Sunflower Village," *Kansas Magazine*, (1946) 42.

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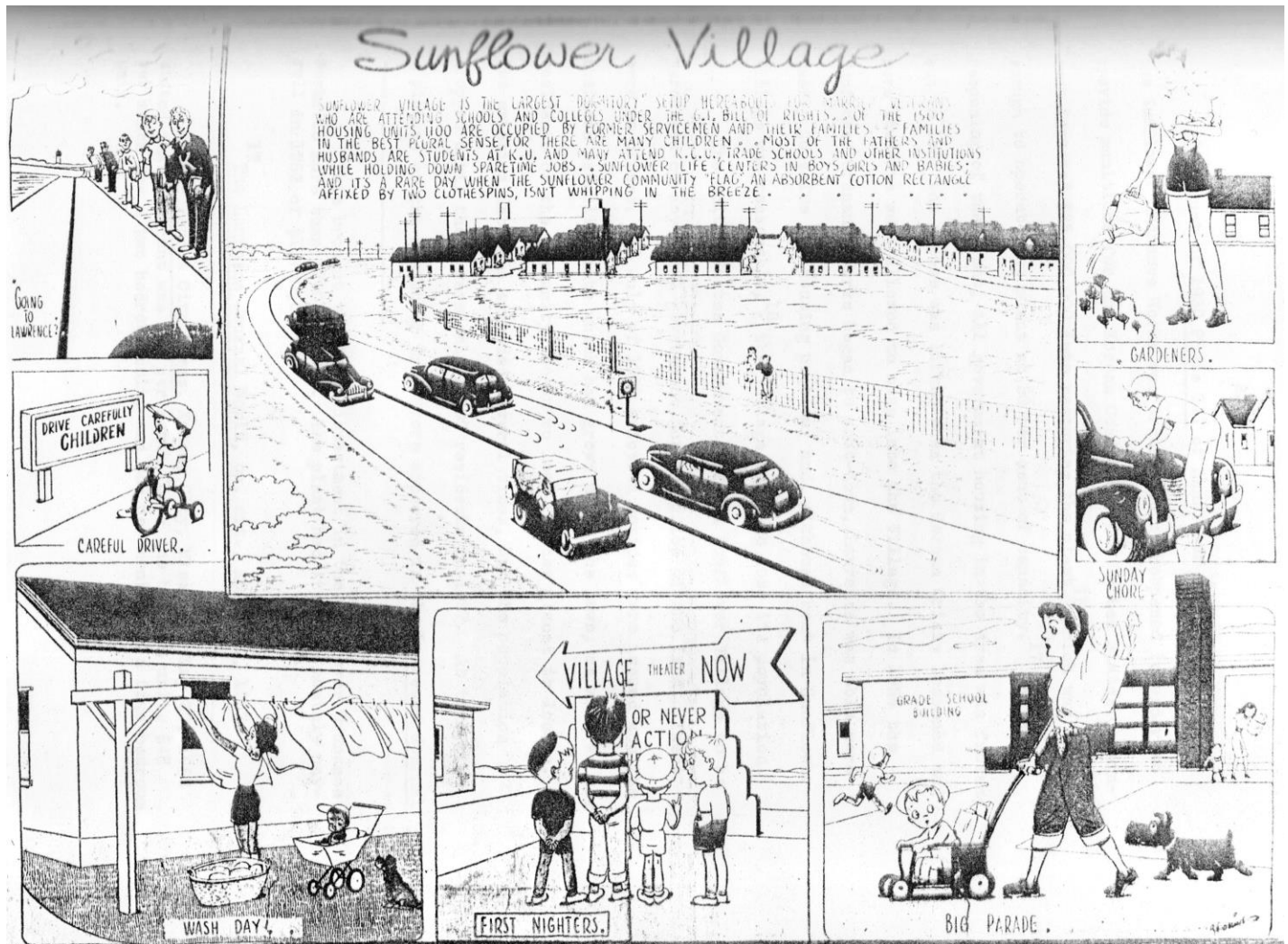


Figure 28 – Sunflower Village cartoon (*Kansas City Star*, September 14, 1947)

Even prior to the housing expansions in late 1944-mid-1945, lack of recreation facilities was the primary complaint among Sunflower residents. The Village Council tried to respond to these needs with a variety of programs and activities. There was the newly formed Sunflower Athletic Association and a recreation committee was appointed by the Village Council. The Council attempted to enable Village citizens to see motion picture shows. The first option was the Victory Theater in Eudora. It reopened in August 1944 but busses weren't flexible and residents often got stranded in Eudora, missing last bus after the show. The theater closed again in October 1944. The Village Council then leased the auditorium in the Community Center for showing of motion pictures, an effective interim solution. The only drawback was that it denied the Village organizations use of the Auditorium.¹⁶⁹

In May 1945, a private individual from Lawrence appeared at a Council Meeting and offered to operate an outdoor skating rink open under a fireproof tent. The endeavor was short-lived but a big success that summer. The rink was operated under supervision of the USO and a portion of the proceeds from admissions went back to the Village Council for playground equipment.¹⁷⁰

Ultimately, the Village Council secured funding under Lanham Act from the FWA for construction of a recreation hall, to be built near the highway on the east side of Sunflower Road by the new housing additions. The \$135,000 building, commercially operated by H.D. Griffith Theaters of Kansas City, Missouri, opened in July, 1945. The facility featured a 500-seat theater, billiards room, lounge and reading room, a bowling alley, and concession stand. For a time, the center was the most popular site at the Village and greatly enhanced Sunflower residents' quality of life through recreational

¹⁶⁹ "The Story of a Two Year Old," *The Villager*, July 27, 1945.

¹⁷⁰ *Ibid.*

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opportunities on site.¹⁷¹ The new theater also was used for Catholic mass. When the Recreation Center closed in 1957, both the non-denominational and Catholic congregations met in the grade school.¹⁷²

In the post-war period, Sunflower Village transitioned from war-worker housing to veteran housing. Although many citizens lost their jobs at SOW after the war, many chose to remain at Sunflower Village. In January 1946, there were 2,348 employees at SOW, many of whom still lived at Sunflower Village.¹⁷³ Soldiers came home and were looking for jobs or starting school, and looking for a place to live. The government authorized use of Sunflower Village for veteran housing. In the fall of 1945 the University of Kansas rented 26 buildings for 1,000 single students coming home from the war. Another 1,000 brought their families and rented homes. In September of that year the Navy sent 200 active duty families from the Olathe Naval Station to live at Sunflower Village. The Army soon followed with 250 families from Ft. Leavenworth. Both veterans and active duty military were allowed to reside in Sunflower Village. Veterans from Olathe, Topeka, and Leavenworth all took advantage of the available affordable housing at the Village. Activities within the Village took on a new focus as the care of babies and the pursuit of education became the primary occupations. By 1948, 1,170 veterans lived in Sunflower Village, 900 of who attended University of Kansas or schools in Kansas City.¹⁷⁴ By March 1950, the Village population was 5,500.¹⁷⁵

The student population declined in the early 1950s, shortly before the Korean War boosted the number of plant employees living in the Village. The FPHA made it clear that although plant workers would be moving into Sunflower Village, students and veterans would not be moved out, thus, keeping the mix of young students, plant employees and veterans at the Village.

During this post-war period, Sunflower Grade School again became overcrowded and classes were once again split into morning and afternoon sessions.¹⁷⁶ A new grade school building was built in the East/New Village in 1953 (and expanded in 1956).¹⁷⁷ The federal government gave both school buildings to the DeSoto School District in 1954.¹⁷⁸

Following the Korean conflict, SOW again began the process of deactivation in 1954 and Sunflower Village began losing population. Post-war housing development in area communities like Lawrence, was catching up to housing demand although Sunflower still offered a more affordable alternative than new private developments. By the end of 1955, government housing needs for plant workers and veterans had fallen dramatically. Sunflower Village was offered to local governments for price of land but none could come up with the cash for the sale.

In 1956, Congress directed all federally-owned war housing to be sold. The first eviction notices had been sent to residents in 1955 with the deadline to vacate extended on multiple occasions.

Although 1955 marked the 10th anniversary of the housing expansions of the original Village, it brought new notices of termination. Between 1951 and 1955, the pre-fabricated houses in the 3rd addition (East Village) were all demolished. Two years later in 1957, the houses in the 2nd addition of the East Village were sold by the government. They were purchased by Louis H. Ensley, a developer from Oklahoma. Ensley bought the prefabricated homes and sold them to residents in surrounding towns (to be removed/relocated from the site).¹⁷⁹ Also in 1957, the grocery store and recreation hall closed; population of Sunflower Village was 1,300.¹⁸⁰

Evictions were finally enforced in 1958 and the housing project was turned over to the plant to maintain. SOW was on standby but retained a minimal maintenance crew. By 1959, Sunflower Village was comprised of nine families all of whom worked on the maintenance crew at the plant.¹⁸¹

¹⁷¹ "The Story of a Two Year Old," *The Villager*, July 27, 1945 and Gibson Thesis, 68.

¹⁷² "Moved in the Day Homes were Completed," *Lawrence Journal World*, January 18, 1945.

¹⁷³ "2,348 Still Employed at Sunflower Ordnance Works," *Lawrence Journal World*, January 19, 1946.

¹⁷⁴ "Sunflower Village, A Dormitory on the Kansas Prairie," *Kansas City Star*, May 23, 1948.

¹⁷⁵ Gibson Thesis, 9.

¹⁷⁶ In the 1950-51 school year, enrollment reached 1,029 in Kindergarten through 8th grades.

¹⁷⁷ "Moved in the Day Homes were Completed," *Lawrence Journal World*, January 18, 1945.

¹⁷⁸ The 1953 East School, known as the annex, is still in use by USD 232 as the central kitchen.

¹⁷⁹ Russell Thesis, 71.

¹⁸⁰ The decline in population in the 1950s was due in part to removal of all housing in the East Village (680 units).

¹⁸¹ Russell Thesis, 27-29.

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From Federal Company Town to Private Housing Development

When Louis Ensley bought the East Village's 2nd addition prefabricated homes in 1957, he decided that he wanted to buy the rest of the Village. In viewing the local housing situation, Ensley planned to rehabilitate the original section of Sunflower Village for much needed low-income housing.¹⁸² He would charge \$5 rent per month per room.¹⁸³ In December 1959, the 166-acre Sunflower Village sold for \$311,000 to Louis H. Ensley, President of Quick Way Homes. The purchase included the residential structures, community center, commercial center, child services building, recreational facilities, club house, recreation hall, maintenance buildings and warehouses.¹⁸⁴ Neither the plant itself nor the two school buildings were included in the sale.

When Ensley purchased property there were 32 residents. By December 1960, Sunflower Village had 1,120 residents, 696 of whom were children.¹⁸⁵ This rapid increase in population required the DeSoto School District to reopen the schools at Sunflower Village.¹⁸⁶ Sunflower Grade School in the original Village served Kindergarten through 6th grades with 489 students. The east school (known as the annex), served grades 3-6 from the town of DeSoto and grades 7-8 from the Village. By 1965 there were approximately 100 high school students from Sunflower Village bussed to DeSoto High School.¹⁸⁷

As Ensley's renovations began to take shape new residents brought business back to the Village. The first private enterprise was Econowash Launderette, followed by a dry cleaning business. Beauty and barber shops soon were added to the list of the revitalized commercial area. In November 1960, Mel Wehner opened his grocery store.¹⁸⁸ Ensley opened a used furniture store and the "Dairy Bar," which served as the central gathering place for the community. The Commercial Center was full and again provided for residents' basic needs. Ensley made several improvements to the recreational side of life. He arranged for movies, supported the Boy Scouts, and formed a baseball league. He also constructed a swimming pool for the community. "Teen Town" was formed in February 1961 to provide "wholesome recreation as a prevention of juvenile delinquency."¹⁸⁹ Housed in the Community Center it was equipped with a game room with ping pong, billiards, pinball machines and a jukebox.

Throughout the early years of private ownership, Village residents remained active in the community through the Sunflower Civic Association. In April 1971, the Sunflower Village Civic Association announced they had secured a \$20,000 federal grant to remodel the Community Center.¹⁹⁰ The new center would house several Johnson County offices, as well as a medical clinic and day care center. The medical clinic would be staffed by volunteer students from the University of Kansas Medical Center in Kansas City. The building plans were designed by University of Kansas architecture students and Village residents provided the labor. The funding which provided for day care, high school courses and a job bank ran out in December 1973.¹⁹¹ The town library also was housed in the building and maintained by the fund.

At the dedication in November 1971, the president of the Sunflower Civic Association stated, "There was a burial at Sunflower Village this morning, [that of the] old Sunflower image...Our ultimate goal here is to take our rightful place among our neighboring communities and stand eye-to-eye with other communities in Johnson County and in Kansas."¹⁹² At the ceremony the account says, Village residents expressed pride and optimism in the center built with their hands and in the community it represented.

Louis Ensley sold Sunflower Village to Kansas City developer, Paul Hansen in 1971. At the time the Village had 1,100 residents and 625 students attending Sunflower Village schools. Hansen saw the community's potential and immediately embarked on a comprehensive renovation program improving the dwellings, commercial and public buildings, and outdoor spaces (detailed in Section 7). Hansen worked hard to improve the image of the community, and to provide a safe environment for residents. In order to ensure security Hansen requested police services from the Johnson County Sheriff.¹⁹³

¹⁸² Russell Thesis, 71.

¹⁸³ "Rebirth is Due at Village," *Lawrence Journal World*, April 25, 1960.

¹⁸⁴ Russell Thesis, 235.

¹⁸⁵ Rooney Thesis, 10-11.

¹⁸⁶ The schools had been closed in the late 1950s when the Village population declined.

¹⁸⁷ Huddleston Thesis, 24.

¹⁸⁸ Advertisement, *DeSoto News*, November 10, 1960. Wehner's IGA was a family-owned chain with established businesses in Delia and Rossville, Kansas.

¹⁸⁹ Rooney Thesis, 20.

¹⁹⁰ "Old Union Hall Possible Center," *Lawrence Journal World*, April 23, 1971.

¹⁹¹ "Sunflower Village Funds Assured Through '73," *Kansas City Star*, May 15, 1973.

¹⁹² Rita Rousseau, "Community Center Opens at Sunflower Dedication," *Lawrence Journal World*, November 15, 1971.

¹⁹³ "Patrol of Sunflower Asked," *Kansas City Star*, September 24, 1973.

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To complement the physical improvements, Hansen announced he would rename the locale Clearview City. The name, he said was to illicit thoughts of clear air and a "clean feel" of the place in addition to "introduce[ing] a sense of stability," that had not existed during the previous decade.¹⁹⁴ Hansen studied how to make the area more desirable and by the mid-1970s, decided to turn the Village into an area exclusively for those aged 55 and above. Hansen's dream was a fully-functioning self-contained community with amenities for the aged. He ran advertisements in the Kansas City papers encouraging senior citizens to consider the new retirement haven priced at \$60-125 per month.

The ads declared the Village to be "totally different" than any other retirement community because it provided "comfortable, adequate housing, full of social programs, and closeness to family and friends."¹⁹⁵ Hansen not only offered affordability, but also leasing and "life estate" options that would allow residents to live the rest of their lives at the Village, including care in a nursing home he was planning. Hansen even hired an activities coordinator to pack the schedule with a variety of events to keep seniors active with options including fishing on private lakes, crafts and sewing, billiards and a 5,000+ book library.

Tragically, Paul Hansen died in the Kansas City Hyatt Regency skywalk collapse in 1981 leaving no will. At the time there were 400 residents of "The Village" retirement community of Clearview City. For the next few years a court-appointed administrator oversaw the running of the community but little attention was paid to upkeep and repair. Hansen's children returned to manage the property in mid-1986 with 300 people in residence. The property was sold in 1988 and reverted back to general rentals for all ages and families. Clearview City was purchased by David Rhodes, the current owner in 2001 and was annexed by the city of DeSoto that same year. Sunflower Village, now known as Clearview City, continues to function as an affordable-housing community with a population of about 500 residents.

DISCOVER 

CLEARVIEW CITY
For Truly Affordable Retirement Security
In Greater Kansas City

The Village

- 1. VILLAGE SUPERMARKET
- 2. POST OFFICE
- 3. RESTAURANT
- 4. KITCHEN/STORAGE
- 5. THE VILLAGE
- 6. COMMUNITY OFFICE
- 7. LAUNDRY/STAY
- 8. BEAUTY SHOP

The Choice is Yours at Clearview City...

<p>1. ONE YEAR LEASE - "Get acquainted" opportunity with all the amenities and facilities of the community.</p>	<p>2. LIFE ESTATE - Your home for life with a refundable provision for your security.</p>	<p>3. LIFE CARE - Total life security you can afford.</p>	<p>4. HOME OWNERSHIP - Exclusive mobile home subdivision with all community privileges.</p>
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Get the full selling facts about the clubhouse, social program, free private bus transportation, shopping center, medical clinic and much more. You owe it to yourself to come out... we're about 30 minutes from downtown Kansas City. If you can't come out call or write.
See our new model garden apartments open every day this week!

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A Dedicated Retirement Community, is a short drive from Kansas City, go West on Highway 10, follow the signs to Clearview City.
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Push me information about your exciting programs.

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Address _____ Phone _____
City _____ State _____ Zip _____

Figure 29 at Right – Clearview City Advertisement
(Kansas City Star, August 1, 1976)

¹⁹⁴ Bob Marcotte, "Sunflower Village Getting a New Name," *Lawrence Journal World*, June 14, 1974.

¹⁹⁵ Clearview City Advertisement: "Discover the Village Retirement Community," in *Kansas City Star*, June 22-28, 1975.

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An Enduring "Sense of Place"

Sunflower Village was like no other community. Born out of the necessity to quickly build and maintain a consistent workforce at the Sunflower Ordnance Works, it succeeded. While more than a thousand workers continued to commute after Sunflower Village was constructed, SOW's goal was to limit turnover. Plant statistics show that of the 2,900 employees residing at Sunflower Village in 1945, less than one percent left employment at SOW, while 25 percent of commuters moved on to other jobs.¹⁹⁶

Evidence supports the conclusion that while created as temporary housing, from inception Sunflower Village was a community where people wanted to live and raise a family. While the circumstances of war knitted the community together, the seeds were sown in Village soil and while families came and went for decades, they were content to call Sunflower home. Children who grew up there relate to it as home with significant memories long after having moved away.¹⁹⁷ Many of Sunflower Village's residents in the 1980s had lived there during the wars and had come back to live in the community they were proud to call home.

"[The] legacies of Sunflower's landscape – the businesses, schools, newspaper, and town council – became central to it becoming a place among its residents."¹⁹⁸ This ability to interact with each other and their environment was unique at the time in most urban areas according to cultural geographer Chris Post. These distinctive characteristics make Sunflower Village a unique federally-owned "company town" based on a variety of factors including its wartime creation, rural location, composition, and strong and enduring sense of community.

The original design of Sunflower Village – its physical layout and composition of residential, educational, commercial and community facilities - are characteristics of the Garden City planning principles. Garden Cities were designed to encourage community cohesion and Sunflower Village epitomizes this connectivity. The Garden City ideals utilized physical criteria to create effective, safe, healthful, and desirous communities.

Built as short-term accommodations for war workers, Sunflower Village endured and has served as home to thousands of residents in its 71-year history. Designed by prominent Kansas City landscape architects and planners Hare & Hare, the Village's layout is a unique example of a Garden City plan that continues to foster a strong sense of community even while under private ownership for the past 55 years. Sunflower Village stands as a useful study of community development and planning strategies that were adapted during war time and led to the evolution of a temporary housing project in rural Johnson County to a permanent Kansas community.

Sunflower Village - Kansas' First Modern Suburb?

Around the time that Franklin D. Roosevelt took office as President of the United States and embarked on his New Deal programs which included federal participation in private housing development, the Regional Planning Association of American (RCPA) was being formed with a focus on changing the way Americans looked at the planning and development of communities.

In 1923 a group of architects, planners, landscape architects and journalists met in New Jersey to form the RCPA. Among those invited were Henry Wright of Kansas City and an "up and coming New York architect" Clarence Stein.¹⁹⁹ The RCPA existed for a ten-year span and is generally credited as the founder of the Garden City philosophy of municipal planning. Self-described as an "urban reform association," this collaboration of design professionals, city leaders and politicians was interested in changing the way America looked at city building, led in large part by Clarence Stein and Lewis Mumford. Henry Wright and Clarence Stein formed a loose architecture and planning partnership that resulted in plans for Sunnyside Apartments, a housing development in Queens, NY, the plan for Radburn, NY, and the Chatham Village Housing Project in Pittsburg. Wright's best-known work is the Radburn design.²⁰⁰ Sunnyside and Radburn were leading community-building experiments, coordinated by the RPAA under the direction of Stein and Wright. Henry Wright separated from Stein in 1931 and returned to Missouri, spending the rest of his career in academia at University of Missouri. Clarence Stein would spend his career in city planning, best known as the founder of the garden city and green belt movements.

¹⁹⁶ "Moved in the Day Homes Completed," *Lawrence Journal World*, January 18, 1945.

¹⁹⁷ Chris Post, *The Making of a Federal Company Town Sunflower Village, Kansas.* In *Company Towns in the Americas*, ed. Oliver J. Dinius and Angela Vergara [Athens, GA: University of Georgia Press, 2011] 111-133.

¹⁹⁸ Post, *Making of a Federal Company*, *op cit*, 122.

¹⁹⁹ William Worley, "A Legacy to a City, KC Architects George Kessler, Henry Wright and Hare & Hare," *Kansas History*. 20: 3 (1997), 203.

²⁰⁰ *Ibid*.

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Henry Wright was one of four men credited for the design of Kansas City, Missouri, along with George Kessler, and father-son team, Sidney and Herbert Hare. Kansas City landscape engineer George E. Kessler, who developed Kansas City, Missouri's 1890s Parks and Boulevards Plan, worked as a landscape engineer and became known for his goal of transforming the city's rough edges into an environment of functional beauty. Sid Hare was a native of Kentucky who moved to Kansas City when he was eight years old. He worked as a city engineer from 1881 to 1896 during which time he met Kessler. The two would later collaborate on several projects. Hare is credited with playing a key role in Kessler's later development of scenic Cliff Drive in Kansas City.²⁰¹

Sid Hare left the city engineer's office to become superintendent of Forest Hill. By combining the distinctive features of parks and cemeteries, Hare helped establish precedents important in modern cemetery design. He left the cemetery in 1902 and opened his own landscape architecture firm.²⁰²

Herbert Hare joined his father in 1910; the firm of Hare & Hare initially specialized in the design of parks and cemeteries. The duo's work was driven by a broader philosophy of comprehensive city planning, in which "the modern suburban addition must be a resident park...where landscape, art and nature, are combined." They put their ideas into action in the employ of one of their biggest clients, J.C. Nichols, designing some 2500 acres of his County Club District neighborhood in Kansas City, Missouri and Mission Hills neighborhood across the state line in Johnson County, Kansas.²⁰³

Like all designers, Hare & Hare's private work all but ceased during the First World War. During this time, the firm designed military installations including Camp Funston at Fort Riley, Kansas, five camps and cantonments in the South, and projects for the U.S. Housing Corporation.²⁰⁴

George Kessler, in 1917, had asked Herbert Hare to work with him on the planned war-worker housing in three of the quad cities – Moline and Rock Island, Illinois and Davenport, Iowa, a project that never went beyond the initial planning. In 1921, Hare received a campus-planning commission for the University of Kansas and invited Kessler to consult. In 1922, Hare's most ambitious commission to date occurred when Kansas City-based Long-Bell Lumber Company was moving their logging operation to the Pacific Northwest and majority stockholder Robert Long wanted to build a model community – Longview, Washington. He hired Hare & Hare to design the town but asked George Kessler and J.C. Nichols to consult. Kessler died in 1923 prior to the project's completion but it is clear that the two firms respected one another and influenced each other's work.²⁰⁵ Longview was the largest pre-planned city of its time including three residential areas, suburban acreage, and a central manufacturing district with two lumber mills. It was this project that demonstrated Hare & Hare's expertise in city planning.²⁰⁶

In the 1920s and 1930s, Hare & Hare projects including cemeteries, college campuses, subdivisions, parks, and military camps, had been commissioned in 28 states. Herbert began to spend much of his time in the public sector as consultant to planning and parks commissions in cities across the Midwest and southwest.²⁰⁷

Throughout their tenure, Hare & Hare partnered with a wide variety of architects and engineers, some of whom were relatively obscure. One such relationship was with Kansas City architectural firm Marshall and Brown.²⁰⁸ The first known project joining these two firms was the Swope Park Swimming Pool. The pool was built in 1941-1942 as a WPA project sponsored by the City of Kansas City, Missouri. James D. Marshall and M. Dwight Brown developed the plans for the pool and building while Hare & Hare designed the landscaping. The pool opened in July 1942 and remains a key feature in

²⁰¹ Daniel Coleman, "Sid J. and S. Herbert Hare Landscape Architects," [Missouri Valley Special Collections, Kansas City Missouri Public Library].

²⁰² Cydney Millstein, "Sidney J. Hare and S. Herbert Hare," in *Pioneers of American Landscape Design*, ed. Charles A. Birnbaum and Robin Karson [New York: McGraw Hill, 2000] 163.

²⁰³ Coleman.

²⁰⁴ Millstein, 166.

²⁰⁵ Worley, *Legacy*, 204.

²⁰⁶ Millstein, 166.

²⁰⁷ Millstein, 166-67. Multiple examples of Hare & Hare projects are included in Millstein's chapter on the Hares in *Pioneers of American Landscape Design*. Additionally, the Hare & Hare Collection at the State Historical Society of Missouri Research Center, UMKC is the official archive of the firm. A partial listing of similar subdivision and housing development projects, developed from the UMKC archives, is provided under "Additional Documentation" at the end of the nomination.

²⁰⁸ The firm of Marshall and Brown was formed in 1934 when M. Dwight Brown entered into partnership with James D. Marshall. The name of the firm was changed to Marshall & Brown, Inc. Architects, Engineers, & Planners in 1938. Little information was found on James Marshall. A brief biography and project list for M. Dwight Brown is provided at the end of the nomination under "Additional Documentation."

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the park today.²⁰⁹ Hare & Hare designed other features in Swope Park after the war – the seal house and pool in 1947 and a boathouse in 1948.²¹⁰

From the mid to late-1930s into the early 1940s, Hare & Hare were busy designing subdivisions such as the Lake Lotowana Development and Royal Ridge in Clay County (Missouri) or College Hill in Wichita and Veal Tinkham in Topeka (Kansas). One of firm's best-known legacies was the Prairie Village subdivision in Johnson County, another development for J.C. Nichols.

Following the successful development of the Country Club District in Kansas City, Missouri prior to WWII, J.C. Nichols turned his company's direction and development toward his native Johnson County, Kansas, just a few miles from the Plaza. Construction on Prairie Village started in 1941 and by 1949; Nichols's dream became a reality when the City was named the best planned community in America by the National Association of Home Builders. Prairie Village continued to expand as the Prairie Village Shopping Center opened in 1947 and the Corinth Square Shopping Center opened in 1955.²¹¹ Officially recognized as a city in 1951, Prairie Village remains a vital Kansas City suburb and is considered one of Hare & Hare's outstanding designs.

Some clients such as J.C. Nichols, and projects such as Prairie Village literally spanned the war period but that was the exception. World War II brought a change in the nature of the firm's commissions; its work in the early 1940s concentrated almost exclusively on government-subsidized projects including military housing.²¹²

In 1942, Hare & Hare, in partnership again with Marshall and Brown Architects (with W.L. Cassell, Mechanical Engineers), received the commission to design another Johnson County "subdivision." This time it was the war housing project on KS Highway K-10 to house workers from the Sunflower Ordnance Works near Eudora. The project, known as Sunflower Village, was the first of two collaborative war projects between Hare & Hare and Marshall and Brown. The other was a war housing project in Neosho, Missouri, a 100-unit complex designed in 1945. The same team designed the addition to Sunflower Village in 1944-45 [Map 3].²¹³

Other Hare & Hare war projects included the dormitories and component facilities at the Oklahoma Ordnance Works in Pryor, Oklahoma (with Widmer Engineering of St. Louis) and the FHA war housing at Fairfax Hills in Kansas City, Kansas (with architect George Metz of Wichita and mechanical engineer W.L. Cassell).²¹⁴

After the war Hare & Hare secured U.S. Government contracts for several public housing projects including Wayne Minor, Riverview, T.B. Watkins, Guinotte Manor and West Bluff in Kansas City, Missouri. At least two of these (Riverview and T.B. Watkins) were through a collaborative effort with architects Marshall and Brown.²¹⁵ Riverview Housing was the first of three public housing projects to be constructed in the Kansas City area after the war. The plan was not unlike Sunflower Village, incorporating a curvilinear loop road with parallel rows of houses organized on a grid. The Riverview project was comprised of 28 two-story buildings that contained 232 dwelling units, approximately a quarter of the capacity of the original Sunflower Village. J.E. Dunn construction, the contractor who built the residential dwellings at Sunflower Village, was also the contractor for the Riverview Housing project.²¹⁶

During WWII and in the post-war period, Herbert Hare's designs²¹⁷ for government and military housing projects embodied the same basic philosophies that he had developed at Longview, Washington and the Country Club District in Kansas City, Missouri – developing communities in a park-like setting. Hare & Hare's early designs emphasized winding roads contoured to natural topography and the preservation of trees and valleys, and scenic vistas. Their early cemetery and park designs separated pedestrian and vehicular traffic for the privacy and safety of users. The plans were based on sectional layouts within the site to provide a more intimate scale within large developments. Circulation patterns included recognizable layouts including the "goosefoot pattern," "perpendicular patterns," and "loop-road patterns."²¹⁸ All of these layouts and theories were later used in city planning and subdivision design combined with their overriding philosophy, like

²⁰⁹ <http://livingnewdeal.berkeley.edu/projects/swope-park-swimming-pool-kansas-city-mo/> accessed January 7, 2014.

²¹⁰ No documentation was found regarding Marshall and Brown's involvement in these later projects.

²¹¹ <http://pvkansas.com/index.aspx?page=150> accessed online March 14, 2014.

²¹² Millstein, 167.

²¹³ *Hare & Hare Archives and Marshall Dwight Brown Papers*, State Historical Society of Missouri Research Center, UMKC .

²¹⁴ Ibid.

²¹⁵ *Hare & Hare Archives and Marshall Dwight Brown Clipping Files*, State Historical Society of Missouri Research Center, UMKC .

²¹⁶ "Riverview Low-Rent Housing Project," *Kansas City Star*, October 11, 1951.

²¹⁷ Although Sidney Hare died in 1938, the firm continued to use the name Hare & Hare, with Herbert as the principal.

²¹⁸ Bettina C. Van Dyke. "The Evolution of 19th and 20th-Century Landscape Types as Exemplified by Hare & Hare Cemetery Designs," [Kansas State University: Unpublished Master of Landscape Architecture Thesis, 1984] 125-131.

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George Kessler, that cities could, and should, incorporate trees and landscaping such that neighborhoods embrace nature through a park-like setting. Like renowned landscape architect Fredrick Law Olmstead, Henry Wright and Clarence Stein put beauty as one of the imperative needs of a planned environment. Herbert Hare clearly shared this philosophy.²¹⁹

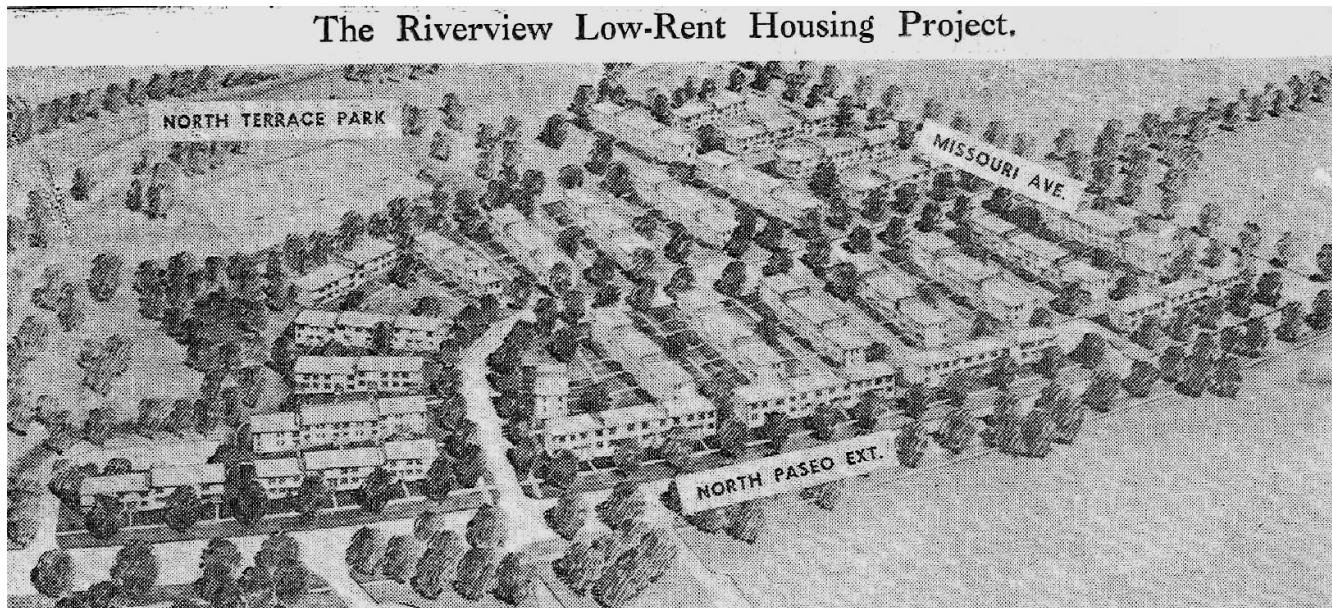


Figure 30 – Designed by landscape architects Hare & Hare, Riverview Housing Project was Kansas City Missouri's first post-war housing project. Hare & Hare teamed with architects Marshall and Brown and the project was constructed by J.E. Dunn – the same team that built Sunflower Village in 1942. (*Kansas City Star*, October 11, 1951)

Hare & Hare brought their established philosophies about city planning and subdivision design to the war-time housing projects which illustrates how Sunflower Village came to embody the Garden City ideals. Although no record has been found to directly connect the Hares and Clarence Stein, a review of Hare & Hare's plans for housing projects and subdivisions clearly illustrates that Hare embraced the principles of Stein's Garden City philosophy.

Three primary elements comprised Stein's ideal Garden City. The first was ... "a town planned for industry and healthy living, of a size that makes possible a full measure of social life, surrounded by a permanent greenbelt." The second objective focused on building specialized roads for different purposes using cul-de-sacs and smaller lanes in residential areas and larger thoroughfares in business areas to preserve a safer relationship between people and automobiles. Finally Stein wanted to establish "neighborhood units," clusters of homes or business that were grouped together and connected to the rest of the community by unobtrusive lanes. Stein was looking for "a town in which people could live peacefully with the automobile – or rather, in spite of it."²²⁰ Stein built several planned communities based on his Garden City philosophy until the Great Depression of 1929 halted most urban development. The Greenbelt Program – a New Deal project – however, made use of Stein's concepts, though Stein himself was not directly involved. The program resulted in the formation of Greenbelt, Maryland, Greenhills, Ohio, and Greendale, Wisconsin.²²¹

Cultural Geographer Chris Post was the first to analyze Sunflower Village both as a Garden City and as a "Company Town." Post notes that, "the layout of Sunflower Village was one of its most distinctive features. Although some of the community's roads reflect the familiar American grid, other streets curve around and through the landscape. This latter aspect of the Village's road pattern would become popular with the advent of suburbia after World War II, but Sunflower Village was perhaps the first place to implement them in Kansas."²²²

Post explains that Sunflower Village clearly was laid out with Stein's vision in mind. Although the Village was not as extravagant as many of the planned communities from the New Deal (based on Garden City and green-belt designs), it

²¹⁹ C.S. Stein, *Toward New Towns for America*, [Cambridge: MIT Press, 1966] 17.

²²⁰ Post, *Material Culture*, 44 and Stein, 147.

²²¹ Post, *Material Culture*, 44.

²²² *Ibid.*

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was still ahead of its time, especially considering that Sunflower was conceived and built in a little more than a year. It was anomalous in that it also broke from the urban Garden City and suburban greenbelt community setting; Sunflower was the result of implementing this form in a rural locale.²²³ Just as in the green-belt communities, primary roads would curve around the town while front doors looked out onto large lawns without an intervening road between facing neighbors – to promote a sense of community and encourage interaction.²²⁴ According to Post, the goal specific to Sunflower, was for the curved roads to “soften” the community’s company-town reality.”²²⁵

“Company Towns” were traditionally communities built by a single entity typically to house workers of local extracting industries such as coal mining or lumber milling or production industries including steel mills or automobile plants. After surviving the Great Depression, emerging with New Deal programs and eventually entering into WWII, Post notes that the federal government created a different type of company town in America. Initially through their efforts to put citizens to work during the Depression, the government established a few company towns whose landscapes differed from those of most private towns despite the same original inspiration to keep employees close by for sake of timeliness and cost effectiveness. In contrast to the private company towns however, many of these government communities were planned in a progressive fashion inspired by the Garden City movement and the advent of suburbia. With no goal of profit making as in the private company towns, the government provided residents with goods and services through contracted regional companies.... As a result of these services and landscapes, these towns became special places in America.²²⁶

At Sunflower Village, the “company-town” comparison introduces a social, versus physical, component to the town however; the two are intertwined. The “company town” culture reinforces the Garden City premise of self-reliant communities in which the plans for residential neighborhoods were all-inclusive with social, commercial, industrial, and recreational components. Sunflower’s federal ownership differentiated it from its privately-owned counterparts. First of which was the fact that its plan reflected the Garden City movement; distinctive designed and planned communities were not typical among company towns. But Sunflower was also distinguished by the unique attachment that developed between residents and the community in a relatively short period of time.²²⁷ Beyond the mere plat design, Sunflower Village was a holistic community unseen in private company towns.²²⁸

While housing built by the federal government is rarely considered trendsetting in the areas of design and planning, in hindsight, these “federal company towns” are now credited as being among the first modern suburbs, inspired by the Garden City movement. Sunflower Village is an excellent representative of both a federal company town and Stein’s Garden City, and exhibits unique aspects of each typology.

Chris Post concludes that Sunflower Village was indeed a special place - a well-defined company town in terms of its material and intangible features.²²⁹ Built by as temporary housing for war workers at the Sunflower Ordnance Works, Post notes that Sunflower Village stood the test of time and provided much more safety, mobility, and opportunities for family interaction than many private company towns and even housing at other ordnance works. Sunflower’s landscape stood at the core of the bond between residents and the community – the sense of place – and distinguished it from other company towns.²³⁰

Post states that it is easy to see that the government looked to Clarence Stein and the New Deal greenbelt towns for a model layout of a planned community. The community’s layout was ahead of its time reflecting the ideals of flowing road lines and green areas created in Stein’s Garden Cities.²³¹ These distinguishing characteristics at Sunflower Village are credited to its designer, renowned Kansas City landscape architect and city planner, Herbert Hare. Hare brought the same talent and enthusiasm that earned him acclaim in private developments to his planning of the war-worker housing at Sunflower Village. Located in one of the nation’s richest counties, Sunflower Village is a little-known gem – a modest, yet significant and unique example of community development and planning that has stood the test of time.

²²³ Chris Post, “Modifying Sense of Place in a Federal Company Town: Sunflower Village, Kansas, 1942-1959,” *Journal of Cultural Geography* 25: 2 (2005) 147.

²²⁴ Post, *Material Culture*, 46.

²²⁵ Post, *Journal of Cultural Geography*, 147.

²²⁶ Post, “The Making of a Federal Company Town,” 116.

²²⁷ Post, *Journal of Cultural Geography*, 138.

²²⁸ Post, *Journal of Cultural Geography*, 148.

²²⁹ Post, *Material Culture*, 57.

²³⁰ Post, “The Making of a Federal Company Town,” 112.

²³¹ Post, *Material Culture*, 57.

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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: Johnson County Museum

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 78.19

Provide latitude/longitude coordinates OR UTM coordinates.

(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>38.942212</u>	<u>-95.001386</u>	3	<u>38.949247</u>	<u>-95.006268</u>
	Latitude:	Longitude:		Latitude:	Longitude:
2	<u>38.949172</u>	<u>-95.001644</u>	4	<u>38.942216</u>	<u>-95.006129</u>
	Latitude:	Longitude:		Latitude:	Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The nominated site is comprised of three tracts of land that together formed the original Sunflower Village. The nominated site reflects the original Village site which was the west half of the whole property (west of Sunflower Road). The site is defined by the legal descriptions below. Boundary and lat/long coordinates are provided on Map 5 at the end of this document.

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TRACT 3: A parcel of land situated in the East 1/2 of the Southeast Quarter of Section 6, Township 13 South, Range 22 East of the Sixth Principal Meridian, Johnson County, Kansas, described as beginning at the Southeast corner of said Section 6; thence North along the East line of said Section 6, a distance of 300.0 feet; thence West, 130.0 feet; thence North, 100.0 feet; thence East, 130.0 feet to said East line; thence North along said East line, 1,986.05 feet to a point 190 feet South of the Northeast corner of the Southeast Quarter of said Section 6; thence West parallel to the North line of said Southeast Quarter, a distance of 160 feet; thence North parallel to said East line, 190 feet to the North line of said Southeast Quarter; thence West along said North line 1,167.55 feet to the Northwest corner of said East 1/2 of the Southeast Quarter; thence South along the West line of said East 1/2 of the Southeast Quarter, a distance of 1,783.76 feet; thence South 47 degrees 15 minutes 32 seconds East, 491.0 feet; thence North 45 degrees 00 minutes East, 171.0 feet to a point which is in a Southwesterly direction 40 feet from the centerline of Sunflower Road; thence South 45 degrees 00 minutes East, 121.20 feet along a line parallel to and 40 feet from the centerline of said Sunflower Road; thence in a Southeasterly direction on a curve to the right, parallel to and 40 feet from the centerline of said Sunflower Road having a radius of 410 feet, the initial tangent of which bears South 45 degrees 00 minutes East, an arc distance of 212.14 feet; thence North 88 degrees 41 minutes West, 164.77 feet; thence South 1 degree 19 minutes West, 159.17 feet to a point 187.33 feet North of the South line of said Section 6; thence North 88 degrees 41 minutes West parallel to said South line, 505.09 feet to the West line of said East 1/2 of Southeast Quarter; thence South along said West line, 187.33 to the Southwest corner of said East 1/2 of Southeast Quarter; thence East along said South line, 1,327.10 feet to the point of beginning.

Excepting there from the following described tract:

Beginning at the Southwest corner of the East Half of the Southeast Quarter of said Section 6; thence North along the West line of the said East Half of Southeast Quarter 187.33 feet; thence East, parallel to the South line of said East Half of Southeast Quarter 243.5 feet; thence South 187.33 feet to the South line of said East Half of Southeast Quarter; thence West 243.5 feet to the point of beginning.

AND

TRACT 4: 6-13-22 BG 187.33' N SW CR E1/2 SE1/4 N 6.2318' SE 491' NE 171' SE 121.20' & 212.14' W164.77' S 159.17' TO PT 187.33' N S/L SE1/4 W 505.09' TO BG 5.6 AC M/L DEC 591B;

AND

TRACT 5: 6-13-22 BG 300'N SE CR SE1/4 SE1/4 W 125' X N 100' .29 ACS M/L DEC 591A

Boundary Justification (explain why the boundaries were selected)

The above description reflects the parcel that comprised the original Sunflower Village site and continues to reflect the boundary of the housing area known as Clearview City. The exempted parcels include a privately-owned commercial site on the southwest corner and a utility parcel in the northeast corner. The east half of the entire property, which was home to New Village (the 2nd and 3rd additions to the original Village where all of the homes removed by 1957), is NOT included in the nominated site.

11. Form Prepared By

name/title Brenda R. Spencer, with Michelle Spencer
organization Spencer Preservation date 11 April, 2014
street & number 10150 Onaga Road telephone 785-456-9857
city or town Wamego state KS zip code 66547
e-mail Brenda@spencerpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name David R. Rhodes, Clearview Village, Inc.
street & number 36000 W. 103rd Street telephone 913-583-1451
city or town DeSoto state KS zip code 66018

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Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Name of Property: Sunflower Village

City or Vicinity: Clearview City

County: Johnson State: Kansas

Photographer: Brenda R. Spencer

Date
Photographed: 10 April, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1- Primary entrance to Sunflower Village from old KS Highway 10 with Community Building/Management Office on Left and Commercial Center on Right; looking N
- 2 – Looking NE at entrance to Sunflower Village from old KS Hwy 10 at Commercial Center
- 3 – Community Center/Management Office, looking NW on Lake Shore Drive in front of building
- 4 – Looking NE at West Sunshine Drive and Lane M
- 5 – Looking S on Lake Shore Drive with former residential buildings converted to Workshop and Laundromat on Left and Management office in background
- 6 – Looking NE down central green between Lane N and Lane O - 200 blocks, from Lake Shore Drive
- 7 – Looking NE down Lane O - 200 block
- 8 – Looking NE down central green between Lane OO and Lane P-200 blocks, from Lake Shore Drive
- 9 – Rear/Southeast facade of 210-216 Lane P, original six-plex converted to four apartments, looking N
- 10 – Front/Northwest facade of 210-216 Lane P, original six-plex converted to four apartments, looking NE
- 11 – Looking SE on Strawberry Avenue from Lake Shore Drive
- 12 – Looking NE on Lake Shore Drive with west ponds on left
- 13 – Looking W on Lake Shore Drive near 10 block of Lane R with west ponds on right
- 14 – Looking E down central green between Lane H and Lane G – 10 blocks, from Village Drive
- 15 – Original efficiency apartment at 25 Lane O on NE end of original six-plex, looking SW
- 16 - Looking SW down central green between Lane N and Lane O - 10 blocks, from Village Drive
- 17 – Looking S on sidewalk along W side of Village Drive with 10 blocks of Lanes C – F on left
- 18 - Looking E from Village Drive at central green between Lane E and Lane D on left and 10 block Lane D on right
- 19 – Looking NW down Rosewood Avenue
- 20 – Looking S down Lane O, 100 block
- 21 – Looking NE at the Village Church, original four-plex at 135 Lane N converted to church in 1960 and retains concrete block finish.
- 22 – Looking N down central green between Lane N and Lane O - 100 blocks, from Strawberry Avenue
- 23 – Looking N down 100 block of Lane O from Strawberry Avenue
- 24 – Looking N down central green between Lane O and Lane P - 100 blocks, from Strawberry Avenue
- 25 – Looking SE up Strawberry Avenue toward Village Drive
- 26 – Looking S on Village Drive with Rosewood Avenue down fork to left (W)
- 27 – Looking N down central green between Lane A and Lane B - 100 blocks
- 28 – Looking NW on Sunflower Road (east boarder of property) at 200 block Lane A with Telephone Building in center with hipped roof
- 29 – Looking NE on Village Drive at 200 block of Lane A, from NE corner/rear of Commercial Center
- 30 – Looking W along south boarder of property, S of residence at 245 Lane A and Commercial Center in distance

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Figures

Include GIS maps, figures, scanned images below.

ADDITIONAL DOCUMENTATION

Marshall and Brown Architects brief biography and project list

Sampling of Hare & Hare 1930s-1950s planning, parks, and subdivision projects

FIGURES

Figure 8 – Original cost estimate by Hare & Hare, Hare & Hare Archives, Western Historical Manuscript Collection, State Historical Society of Missouri Research Center, University of Missouri Kansas City.

MAPS

MAP 1 – Original Building Types/Numbers

MAP 2 – Original Building Addresses

MAP 3 – c.1945 Plan of Sunflower Village with East Additions

MAP 4 – Current Building Uses

MAP 5 – Plat Map indicating nominated parcel boundary and coordinates.

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Architect Marshall Dwight Brown (1903-1994)

Biography was developed from: Brown, Marshall Dwight (1903-1994) Papers, 1939-1992, (K1066) – State Historical Society of Missouri Research Center at UMKC, AND a listing in the 40th edition of Who's Who in America, 1(Chicago: Marquis, 1978-79) 432-33.

Marshall Dwight Brown was born October 19, 1903 in Marion, Kansas. Brown grew up in Independence, Missouri and lived most of his life in Kansas City area and received his bachelor degree in architecture from University of Kansas in 1928. He first worked as a draftsman for Wallace & Brown Architects in Kansas City, becoming a partner in 1933.

In 1934, he entered into partnership with James P. Marshall and established the firm of Marshall and Brown. The name of the first was changed to Marshall & Brown, Inc. Architects, Engineers, & Planners in 1938 and continued until Brown's retirement in 1972. The firm had offices at Crown Center, 2420 Pershing Road, Kansas City, Missouri and following World War II developed a specialty in educational and institutional buildings. They were designers and construction superintendent of numerous elementary and secondary schools, community junior colleges, and university buildings primarily in Missouri.

M. Dwight Brown was past-president of Sertoma Club of Kansas City, a fellow of the American Institute of Architects, a long-time director of the Kansas City Chapter of Missouri Association of Architects, President of the chapter in 1943) and a charter member of the Tower Homes Association. He died October 2, 1994 at age 90.

Marshall & Brown Project List - compiled from M. Dwight Brown files and drawing index at UMKC
Institution and Education Buildings

Alton School
Borings Junior High School
Center Grade School Cafeteria and library
Center Annex School
Center Senior High School
Chapel School Addition - KC Times, October 1949
Rock Creek Elementary School, Independence, MO opened Sept. 27, 1950 – [KC Times Nov 19 1949]
William Christman High School auditorium in Independence MO- [undated KC Times article]
Jefferson City Senior High School
Longfellow Elementary School additions and alterations
New Center District High School [KC Star, March 1957]
Park Hill Senior High School
Southeast Elementary in Parkville
Pleasant Valley School [KC Star, June 5, 1949]
Two New Buildings for Prairie School District [Dec 5, 1950 KC Star]
Blue Ridge Elementary School replaces 1-room school in Raytown [KC Star Oct 24, 1948]
Raytown High School Addition [KC Star Feb 28, 1950]
Red Bridge Elementary School
Expanded Shawnee Mission High School Athletic Facilities [KC Star, April 29, 1951]
Sugar Creek Gymnasium
Residential cottages and Education Building for State Training School in Booneville [KC Times, Nov 6, 1948 and KC Star, June 2, 1949]
Men's Dormitory and Gymnasium at National College
Library and Duck Pond at University of Missouri-Kansas City
Alterations at the St. Paul School of Methodist Theology
Addition and Alterations at Helping Hands Institute
Peace Lutheran Church addition
YWCA Building
Fire Fighting Complex in KC

Commercial

First National Bank Drive in facility
Frank Ball Pontiac Sales Building
General Electric Supply Co. Warehouse and Office Building
Grand Avenue Bank Building Alterations
Hallmark Cards – Building B, and 8th floor extension

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Hall Brothers store at 1112-14 Grand Avenue in KC MO recognized for Interior Design Excellence by KC Chapter AIA, the top award in commercial/industrial category. Marshall Brown associated with Welton A. Becket of Los Angeles on the project [KC Star April 15, 1951]
Macys Store at Bannister Mall
Metropolitan Savings Association remodel
Santa Fe Trail Transportation Company Garage

Sampling of Hare & Hare Planning, Parks and Subdivision Projects in the 1930s-50s

from Index to Hare & Hare Archives at the *State Historical Society of Missouri Research Center at UMKC*

Grand Forks, ND, 1932
E.T. Dimick Subdivision, KC, MO 1933
Carey Park, Hutchinson, KS 1933
Greenway Park, Fort Worth, TX and Belknap Expressway 1933, 38-39
Pfister Park, Coffeeyville, KS 1933
University of Houston 1933-39
Columbia MO City Plan 1933-35
Manhattan, KS City Planning, 1934, 1940-49, 1950-54
Emergency Relief Assn, Lake Projects, Paola 1934
Dallas & Ft. Worth Schools /Civic
Enid Springs Housing Project, Enid OK, 1935-36
Wichita Municipal Airport 1935-1953
College Hill Park, Wichita 1935-37
University of MO, KC 1935-38, 40-41, 46
Lincoln & Schlanger Parks, Pittsburg, KS 1935-36
E.W. Rolfs Crestview Addition, Junction City, KS 1936-37, 40-41, 44
University of Omaha 1936-56
Drury College, 1936
Veal Tinkham Subdivision, Topeka 1936-59
McKinley Parks, Wichita 1936-37, 49, 57-58
Crestwood Subdivision, Arkansas City, KS 1936-37, 1946
Bryantwood Subdivision, Johnson County 1937-40, 1949
Country side Subdivision, Johnson County, 1937
C.R. Luger Subdivision, Johnson County, 1937
Kansas City, Kansas Regional Plan 1930-37
Kansas City Missouri arks: Barney Allis, Roanoke, Leeds, Mulkey Square, West Bluff, North Terrace, Oak Ridge 1940s-50s
Arthur Sanford & Co. Subdivision, Sioux City, Iowa 1937
Prospect Hills Addition for Gov. Alf Landon 1937
State Capital Grounds, Jefferson City, MO 1937-1940
Missouri State Parks (1939-41)
Municipal Bathing Beach, Wichita 1938
Texas A&M
Davidson Subdivisions, Clay County, MO 1939-48
Sumner High School, KC, KS 1939
Greenville MO City Plans 1939
Dallas Parks & Plazas
Ft. Worth Subdivisions
Work in Tulsa and Fort Sill, OK
Houston and Waco, Texas