



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A)* Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Paradise Water Tower  
Other name/site number 167-430-0001

2. Location

Street & number E of int. of Waldo & Main Streets  not for publication  
City or town Paradise  vicinity  
State Kansas Code KS County Russell Code 167 Zip code 67665

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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  nationally  statewide  locally. ( See continuation sheet for additional comments.)  
Patricia Palmer DSHPO 12/6/06  
Signature of certifying official/Title Date  
Kansas State Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional Comments.)  
\_\_\_\_\_  
Signature of commenting official /Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is  
 entered in the National Register. Edson H. Beall Signature of the Keeper Date of Action 1.17.07  
 See continuation sheet.  
 determined eligible for the National Register  
 See continuation sheet.  
 determined not eligible for the National Register  
 removed from the National Register  
 other, (explain:)

Paradise Water Tower  
Name of Property

Russell County, Kansas  
County and State

**5. Classification**

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

- private
- public-local
- public-State
- public-Federal

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

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

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

Contributing	Noncontributing	
_____	_____	buildings
_____	_____	sites
1	_____	structures
_____	_____	objects
1	_____	total

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

New Deal-era Resources of Kansas MPS

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

\_\_\_\_\_ N/A

**6. Function or Use**

**Historic Functions**  
(Enter Categories from instructions)

Extraction: waterworks  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Extraction: waterworks  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

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

Other: WPA Rustic  
\_\_\_\_\_  
Art Deco  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

Foundation: Limestone  
\_\_\_\_\_  
Walls: Limestone  
\_\_\_\_\_  
\_\_\_\_\_  
Roof: Metal  
\_\_\_\_\_  
Other: Concrete  
\_\_\_\_\_

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

Paradise Water Tower  
Name of Property

Russell County, Kansas  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- 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 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 of age or achieved significance within the past 50 years

#### Narrative Statement of Significance

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

#### Areas of Significance

(Enter categories from instructions)

Social History

Architecture

#### Period of Significance

1938-1943

#### Significant Dates

1938

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

WPA

### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Paradise Water Tower  
Name of Property

Russell County, Kansas  
County and State

### 10. Geographical Data

Acreage of Property Less than one

#### UTM References

(Place additional UTM references on a continuation sheet.)

1

1	4	5	0	7	3	0	0	4	3	2	9	6	6	0
Zone		Easting						Northing						

2

Zone		Easting						Northing						

3

Zone		Easting						Northing						

4

Zone		Easting						Northing						

See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

### 11. Form Prepared By

Name/title Gordon Pfannenstiel; Edited by KSHS staff

Organization Russell County Economic Development Date 6-15-2006

Street & number 610 N. Main St. Telephone 785-483-6960

City or town Russell State KS Zip code 67665

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with SHPO or FPO for any additional items)

### Property Owner

Name City of Paradise (structure)/Dan Hoisington (land)

Street & number 18043 Waldo Lane/P.O. Box 97 Telephone 785-483-2151

City or town Paradise State KS Zip code 67658

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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National Park Service

**National Register of Historic Places  
Continuation Sheet**

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Paradise Water Tower  
Russell Co., Kansas

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**Description**

The Paradise Water Tower was built in 1938 as part of the Works Progress Administration project for a water works system. The limestone structure displays remarkable integrity with only minimal exterior maintenance occurring over the years. The water tower still serves a water storage facility, but is in need of some restoration, mainly mortar joint re-pointing.

The water tower is 17 feet in diameter, 35 feet in height and has a capacity of 58,000 gallons. The cylindrical structure is constructed of regular coursed, rough-faced, rusticated limestone blocks and is slightly necked down approximately two-thirds up where the base of the water tank is located. The water tower contains a double-leaf entrance with an Art Deco-inspired limestone surround, two six-pane, metal-framed awning windows, and an exterior metal enclosed ladder to the top of the flat metal roof of the tower.

The entrance is composed of double-leaf wood doors constructed out of vertical, narrow-width plank lumber with a single glazed pane. The doorway is ornamented with a decorative limestone surround that is stepped to provide a ziggurat effect and is capped by a flat pediment with three vertical limestone projections. To the right of the doorway is a metal plaque inscribed: "WATERWORKS SYSTEM, ERECTED AND INSTALLED BY WORKS PROGRESS ADMINISTRATION AND CITY OF PARADISE, AD 1938."

The interior is open with an enclosed metal ladder flanked by two metal pipes of unequal diameter leading to the water tank on the west side. The lines made by the wood plank forms used for the concrete floor of the tank are clearly visible.

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Paradise Water Tower  
Russell Co., Kansas

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**Statement of Significance**

The Paradise Water Tower is being nominated to the National Register of Historic Places under Criteria A and C as part of the New Deal Era Resources of Kansas MPS. Under Criterion A, the water tower is significant for its association with the Works Progress Administration under the category of SOCIAL HISTORY. Under Criterion C, the nominated property is significant as a distinctive example of a WPA Rustic-style limestone water tower with a Classical Moderne-style inspired entrance surround.

**History**

Although Russell County's first white settlers arrived in 1869, the naming of Paradise occurred ten years earlier when a hunting party explored the region. One of the party, James R. Mead, describes the trip in an article "The Saline River Country in 1859":

We turned north, went over to the Saline, halting on a high bluff south of the river, I looked about, not a thing appeared in sight. I had no field glass. At length in the dim distance, ten or fifteen miles to the north, I could see the top of the hills were black and by watching could see that the summits moved. Then I knew buffalo were there, and where buffalo were found in winter there was sure to be water, wood, grass, and other game. We crossed the Saline below some Salt Springs from which the river derives its Saline properties and traveled north. We soon found a large dry sandy creek following it we came to beaver dams and water. Further along were plenty of buffalo and where the stream came out of the bluffs were groves of beautiful oak timber. The canyons were full of large cedars and no sign of an ax or white man's presence. As we rode into this beautiful spot I exclaimed, "We have found Paradise at last!"<sup>1</sup>

This led to the naming of the creek as Paradise Creek, and the name was extended to the first post office in 1875. The Paradise post office was originally located one mile south and one mile east of the current town of Paradise, which was founded in 1887 by the Union Townsite Company as the town of Ivamar. The town was named for Miss Iva Marr (later Mrs. C.L. McGuire of Topeka), the daughter of rancher Dave Marr. Iva was a very popular girl and "was known for her rare beauty, surpassing all young ladies among the early day settlers."<sup>2</sup>

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<sup>1</sup> *Paradise Methodist Church* (Paradise, Kansas, 1961.) foreword

<sup>2</sup> 110<sup>th</sup> Prairiesta Anniversary Program, 1981.

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Paradise Water Tower  
Russell Co., Kansas

Section number 8 Page 3

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Catherine Kennedy became postmaster of Paradise in April of 1888. When the construction of her hotel in Ivamar was completed in September of 1888, she moved the Paradise Post Office to her new location where it was based until December of 1890. In 1891, the Union Pacific Railroad listed the Ivamar stop as "Paradise" with "Ivamar" followed in parenthesis; however, as late as 1909 the name Ivamar was still being used on township records.

In 1888, Catherine M. Kennedy purchased lots 10 and 12 of block 10 to build a boarding house, also known as the Kennedy Hotel. Area newspapers documented the construction of the Kennedy Hotel, the first building in the new town. The *Waldo Enterprise* noted, "Mrs. Kennedy, postmaster at this place, is preparing to build large house and post office combined, in the new town of Ivamar."<sup>3</sup> A few weeks later, the *Russell Record* continued, "There is nothing going on in Iva Mar yet, except the finishing touches to Mrs. K's house. In fact, we don't see what there is to induce the laying out of capital there."<sup>4</sup> The *Waldo Enterprise* confirmed the account from the *Russell Record* that very little development was underway: "At this date, the town of Ivamar is not doing much toward improvement. Mrs. Kennedy's house is the only building so far in the town. Neither [the] R.R. Company nor any one else that we are aware of is offering any inducements to capitalists to invest there."<sup>5</sup>

The development of Paradise increased during the early 1890s. A plat map from circa 1892 shows a brand new public school at the northeast corner of block 20, a few downtown buildings, and several railroad resources including a depot, stock tanks, elevator, and a lumberyard. By 1910, Paradise boasted a population of 200.<sup>6</sup> Russell County's population peaked in the 1930s and 1940s at just over 13,400. The county population has steadily declined since the mid-twentieth century, and in 2000 it matched the 1880 population at roughly 7,400. In 2000, the population of Paradise was just 64.<sup>7</sup>

In 1902, the first stone bridge in the county was constructed in Paradise at a cost of \$4,070.45. The January 11, 1902 edition of the *Russell Record* commented on the project:

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<sup>3</sup> *Waldo Enterprise*, 4 August 1888.

<sup>4</sup> *Russell Record*, 30 August 1888.

<sup>5</sup> *Waldo Enterprise*, 8 September 1888

<sup>6</sup> Frank Blackmar, *Kansas: A Cyclopedia of State History* (Chicago: Standard Publishing Co., 1912).

<sup>7</sup> Kansas State Historical Society website, [www.kshs.org](http://www.kshs.org).

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Paradise Water Tower  
Russell Co., Kansas

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After many years the efforts of *The Record* to get the people of Paradise interested in the question of stone bridges have been rewarded and the fifty-foot arch spanning the Paradise Creek at Paradise station is the first result. This bridge is a massive structure, containing enough stone to bridge the Saline, and the cost was double what it should have been, but it will still prove cheaper than an iron structure, for no person now living in the county will see the day when it will need repairs, more than re-pointing. Every cent paid for constructing the bridge and for the stone used in it will be spent in the county, and already some substantial improvements have been made with the money paid for this structure.

Two early businesses in Paradise were Harrell's Hardware Store and the Paradise State Bank. The hardware store was started by D.O. Miller and Charles Latte in 1903. It carried hardware, implements, lumber, and furniture. The original building housed the business until it closed in 1969. The building was torn down in 1977. The Paradise State Bank was organized in 1907 with a capital of \$10,000. The first officers were W.P. O'Brien, president; D.O. Miller, vice president; M.H. Brady, cashier. The bank opened in a new frame building on the corner east of the hardware store.

### Depression

During the Depression, farmers and their hired men were forced to seek other means of supporting their families. In 1935, Congress established the Works Progress Administration, a program designed to afford employment to the unemployed through construction of worthwhile public improvements. The most notable of the WPA projects in the Paradise area were: the improvement of the Paradise Grade School building and grounds, the improvement of the Fairport School building and grounds, the Paradise water system, which included the nominated property, and several large farm dams including the Beverly between Paradise and Waldo and the Heard about half-way between Paradise and Russell. This program emphasized projects that would furnish the most man hour labor in proportion to the capital outlay for material. For instance, ditches for the water and sewer pipes were dug by hand. Stone for the water tower was obtained from the Welling Ranch south of Paradise, where it was quarried with horse and human labor. Common laborers were paid 25 cents per hour, carpenters and masons received 50 cents an hour, and their helpers made 35 cents an hour. The men worked 8 hours per day and 3 days per week thus providing weekly wages of \$12.00 for skilled labor, \$8.40 for semi-skilled, and \$6.00 for unskilled labor. The Fairport school project and the Paradise water works projects entailed a great amount of stonework and earthmoving thereby furnishing a great many man-hours of work.<sup>8</sup>

On October 4, 1937, the *Paradise Farmer* reported:

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<sup>8</sup> *A History of Northwest Russell County*, Various authors, compiled by the Paradise United Methodist Women.



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Paradise Water Tower  
Russell Co., Kansas

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Federal funds have finally become available for the Paradise Water Works project and twelve men began quarrying stone Thursday. The project for which Paradise citizens voted \$12,500 in bonds has been approved for a bout a year and a half. On Monday of this week it is expected at least 35 men will be assigned to work here. The supply tank will be of concrete and have a capacity of 58,000 gallons. It will be circular with a 17 foot diameter and will be 35 feet in height. It will stand north of the new highway on Chesney land, directly north of the city.

Les Hoopes, a Paradise resident, recounted his experience working on the project in a 1980 interview published in the *Hays Daily News*:

I remember it was spring when we began. The cool breezes would blow during the first few months we worked on the tower. Those bricks [limestone blocks] were heavy and it took a lot to lift them. But what really took the skill was to cut them and dress them out to where they were all close in size. Then the hot weather set in. It was hard to really care much about what you were doing when it was so hot. But we knew we had to get that thing done before winter so we just kept a'goin.<sup>9</sup>

Hoopes noted that the blocks weighed up to fifty pounds each, and a gasoline engine-powered elevator was required to lift the blocks to the highest reaches of the tower. The water works project took four months to complete, and the system was operational by the end of 1938.

Currently, the structure is owned by the City of Paradise, but the land is owned privately by the adjacent homeowner, Dan Hoisington.

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<sup>9</sup> "Tower Now A Landmark," *Hays Daily News*, April 6, 1980.

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Paradise Water Tower  
Russell Co., Kansas

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### Bibliography

*A History of Northwest Russell County.* Various authors, compiled by the Paradise United Methodist Women.

Blackmar, Frank. *Kansas: A Cyclopedia of State History.* Chicago: Standard Publishing Co., 1912.

Cutler, William. *History of the State of Kansas.* Chicago: Andreas Publishing, 1883.

*Family Heritage Album of Russell County, Kansas.* McPherson, Kansas: Family Heritage Society, 1973.

*Paradise Methodist Church.* Paradise, Kansas, 1961.

110<sup>th</sup> Prairiesta Anniversary Program, 1981.

### Newspapers

"Tower Now A Landmark." *Hays Daily News*: April 6, 1980.

*The Paradise Farmer*: October 4, 1937.

*The Russell Record*: 23 August 1888; 30 August 1888; 8 September 1888; 7 March 1889; 11 January 1902.

*The Waldo Enterprise*: 4 August 1888; 16 February 1889; 18 April 1889.

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Paradise Water Tower  
Russell Co., Kansas

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**Verbal Boundary Description**

The Paradise Water Tower is located in Lot 5, Union Addition, City of Paradise, and the nominated property consists of the water tower and a ten (10) feet perimeter of land around the tower.

**Boundary Justification**

This boundary includes the historic water tower and some of the land historically associated with this resource.

**Photographs**

The following information is consistent for all photographs:

1. Paradise Water Tower
2. Russell Co., Kansas
3. Photograph by Patrick Zollner
4. July 13, 2006
5. Digital image archived at Kansas State Historical Society

The following information is specific to each photograph:

<u>Photo#</u>	<u>Description of View</u>
1.	View of tower from the northeast.
2.	View from the south.
3.	View from the northwest.
4.	View of front entrance from the northeast.
5.	View of WPA plaque from the northeast.
6.	View of interior from the southwest.
7.	View of window detail from the southeast.
8.	View looking up at water tank base from the interior.