

56-1704



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 Landmark Water Tower

Other names/site number Manhattan Standpipe Water Tower; KHRI #161-2766

Name of related Multiple Property Listing N/A

2. Location

Street & number Sunset Avenue & Leavenworth Street not for publication

City or town Manhattan vicinity

State Kansas Code KS County Riley Code 161 Zip code 66502

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

Patrick Zollner

8-14-17

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): _____

Alexis Oberndorfer

10/4/17

Signature of the Keeper

Date of Action

Landmark Water Tower
Name of Property

Riley County, Kansas
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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 type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

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

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

Industry/Processing/Extraction: Waterworks

Vacant/Not in Use

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Other: No Style

foundation: Concrete
walls: Metal: Steel

roof: Metal: Steel
other: _____

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Narrative Description

Summary

The 1922 Landmark Water Tower is located in south-central Manhattan, Riley County, Kansas, at the southeast corner of Sunset Avenue and Leavenworth Street (*Figures 1 through 3*). The cylindrical standpipe is over 50 feet tall (not including its roof) and has a diameter of 31 feet.¹ The structure stands on a concrete base, is constructed of riveted steel plates, and is capped by a tall conical roof also made of steel. The roof's eaves extend past the cylindrical standpipe to cover a narrow viewing deck near the top of the structure that is accessed by a curving metal staircase. Although no longer used as a functioning water reservoir, Manhattan's Landmark Water Tower retains excellent integrity, as it has been only minimally altered since its construction in 1922.

Elaboration

Context and Site

The Landmark Water Tower is literally located a few feet west of the westernmost edge of Manhattan's original 1853 town plat and boundary (*Figure 4*). Today it is in the south-central area of the city, east of Sunset Avenue and the eastern gate of Sunset Cemetery, south of Leavenworth Street, and north of North Evergreen Avenue and Denison Circle where a stone Riley County historical marker sits (*Figure 2*). These three streets flank the structure's site on its north, south, and west converging at the western most point of the site, giving it a rounded shape (*Figure 3*). The tower's footprint is about 50 feet from the street curb at any given point on its north, west, and south sides. A 15-foot alley separates the standpipe's parcel from the parcel to its northeast on Leavenworth Street. The curb along this alley is only a few feet from the standpipe (*Figure 3*). A triangular-shaped median divides North Evergreen Avenue at its intersection at Sunset Avenue about 70 feet southwest of the tower. It appears to be the same one appearing in historic photographs of the tower (*Figure 5*).

The tower is located at the crest of a hill, at a base level of approximately 1,145 feet above sea level. The site of the water tower is generally open with four young deciduous trees and one mature pine tree; each tree is planted about 30 feet from the tower in a radial pattern to the north, south, and west. Shrubs skirt the base of the tower. There is a small four-foot wide concrete sidewalk leading from the street curb to the tower from the southwest, terminating at the base of the tower where two concrete steps and a landing mark where the external spiral staircase leading to the viewing deck at the top of the tower once met the ground. The tower has a backdrop of thick deciduous and evergreen tree canopy, composed of trees planted in the adjacent property owners' yards to the east.

Standpipe

Contrary to its name, Manhattan's Landmark Water Tower is actually a standpipe.² Distinguishing features include its conical roof, viewing deck, and curved external staircase. Constructed on a concrete

¹ Contractor notices in local papers specify the steel standpipe be 31 feet in diameter and 56 feet tall and hold approximately 300,000 gallons. "Notice to Contractors," *Manhattan Daily Nationalist* (1 Oct. 1921): 5 & "Notice to Contractors," *Manhattan Mercury* (1 Oct. 1921): 5. The 1923 Sanborn Fire Insurance Map states that the standpipe is 31 feet in diameter and 53 feet tall and has a capacity of 316,000 gallons. Mathematically, in order for the volume to equal 316,000, the standpipe would be 31 feet in diameter and 56 feet tall ("Kansas Sanborn Fire Insurance Maps: Manhattan" (Pelham, New York: Sanborn Map Company, 1923), 1 [digitized online] ProQuest "Digital Sanborn Maps, 1867-1970" <http://ezproxy.lawrence.lib.ks.us:2051/>).

² Carol Ann Dubie distinguishes water towers (elevated tanks atop stone or brick towers) from standpipes (metal tube "whose height was greater than its diameter, in which the column of water rising from ground level was used to support water at a useable level"). See "The Architecture and Engineering of Elevated Water Storage Structures: 1870-1940," Master's thesis, (George Washington University, 1980), 10.

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foundation, the riveted steel structure stands 100 feet tall with a base diameter of 31 feet (*Photos 1 & 2*). The standpipe itself is comprised of curved steel plates; structural supports are most often steel L-channels. When functioning, the capacity of the standpipe was 316,000 gallons.³ The tower is currently painted white.

The standpipe's conical roof evokes a medieval castle turret with slightly flared eaves and ornamental peak. Like the standpipe itself, the roof is constructed of riveted, overlapping steel plates in gradations of size (*Photo 3*). Terminating the top of the roof is a 36-inch steel rod with ornamental orb. Supported by curved steel brackets, the roof extends from the face of the standpipe about three feet to cover a viewing deck that wraps the entire structure. Instead of being connected directly to the wall of the standpipe, the steel deck is supported by heavy steel brackets that are riveted to the structure; this construction leaves about a one-inch gap between the standpipe and deck (*Photo 4*). The 2'-8" deep deck has a head clearance of 6'-10". A 3'-2½" tall handrail protects viewers on the deck. Flat steel spindles are located every four inches; balusters are spaced every eight inches.

The standpipe has two stairs. The most elaborate is the curved stair that connects the viewing deck to the ground. The stair was installed in 8'-10" sections that are attached to heavy steel brackets like those supporting the viewing deck. The handrail matches that of the deck; the treads are made of steel slats, and the risers are open. At the landing where the staircase meets the ground, a small plaque is mounted to the tower, documenting its date of construction, designing and supervising engineers, and manufacturers and contractors. The lowest two stair sections were removed by the city to discourage vandalism in the mid-1990's. The second stair is actually a ladder located on the north side of the tower. It connects the viewing deck to the roof via a hole in the roof. Access into the standpipe is through a manhole also in the roof at this location.

Since its decommissioning in 1960, the Landmark Water Tower was repainted in 1961 and 1982 before being maintained by the City of Manhattan as an annual budgeted item since 1997. The only known alteration to the structure is the removal of the bottom two sections of the staircase.

³ 1923 Sanborn map.

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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 Planning & Development

Engineering

Period of Significance

1921-1922

Significant Dates

1922

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Black & Veatch

Pittsburgh-Des Moines Steel Company

Period of Significance (justification)

The period of significance spans the years the standpipe was planned, constructed, and put into use for the growing city of Manhattan, Kansas: 1921-1922.

Criteria Considerations (justification)

N/A

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Narrative Statement of Significance

Summary

Although the city of Manhattan had a waterworks facility by the spring of 1888, the town's first water tower was not in use until 1922. Built between 1921 and 1922, the Landmark Water Tower provided water service to the then-westward edge of town. The standpipe also helped equalize water pressure to the rest of the city, whose residents had become increasingly aware of the citywide problem. Marked by its unique style, the nominated standpipe features an external winding staircase, a viewing deck that offers a panoramic view of the town and Flint Hills region, and a tall conical spire. Designed by Kansas City, Missouri-based Black & Veatch, the all-steel tower was manufactured by the Pittsburgh-Des Moines Steel Company. A unique design in Kansas, the Landmark Water Tower is nominated to the National Register of Historic Places under Criterion C in the area of Engineering. The tower is also nominated under Criterion A for its association with Manhattan's Community Planning and Development as related to the city's public works and as a literal landmark of what was originally the western edge of town.

Elaboration

Manhattan, Kansas, was formally incorporated in 1857, becoming the seat of Riley County in 1858, three years before statehood.⁴ By 1880 the town was home to just over 2,100 people (*Figure 6*).⁵ When the Sanborn Map Company first surveyed Manhattan for fire risk in 1885, the town of 3,000 was assessed as having poor water facilities.⁶ No public water systems were in place, and only one firefighting engine was available for use. Those parts of town surveyed by the Sanborn Company show that water was available through wells, as well as the Big Blue and Kansas rivers.

Between 1885 and 1887 local newspapers (*Manhattan Mercury*, *The Manhattan Republic*, *Manhattan Nationalist*) routinely editorialized about the need for a waterworks and reported on their progress when the works were underway. By March 1888 the city's waterworks were complete and ready for use,⁷ leading the editor of the *Manhattan Mercury* to optimistically exclaim at year's end, "No town in the west has a better system of waterworks than Manhattan, and many small factories will soon be run by water power."⁸ Manhattan's location at the junction of the Kansas and Big Blue rivers allowed for the use of reservoirs instead of standpipes or water towers when the waterworks were first built. When the Sanborn Map Company resurveyed Manhattan in late 1889, they noted the updated water facilities consisted of the following:

Direct pressure and reservoir 180' above Poyntz Ave. Capacity 1 million gallons. Two Deane pumps of ¾ million gallons capacity per 24 hours each. Pressure from reservoir 85 lbs. Pressure from pump up to 150 lbs. 7½ miles of mains. 49 double hydrants. Volunteer fire department of 35 men. Two hose carts. 600' hose each. One hook & ladder truck.⁹

⁴ William Cutler, "Manhattan, Part 1," *History of the State of Kansas* (Chicago: A.T. Andreas, 1883), Riley County Part 5 [transcription online] Kansas Collection Books http://www.kancoll.org/books/cutler/riley/riley-co-p5.html#MANHATTAN_P1 (accessed 16 June 2017).

⁵ *Ibid.*

⁶ "Kansas Sanborn Fire Insurance Maps: Manhattan," (Pelham, New York: Sanborn Map Company, 1885), 1 [digitized online] The Kansas Collection, Kenneth Spencer Library, University of Kansas <https://lib.ku.edu/sanborn-maps> (accessed 15 June 2017).

⁷ "Waterworks Report," *Manhattan Mercury* (7 Mar. 1888): 4. Also noted on 1905 Sanborn that the waterworks plant was built in 1888.

⁸ *Manhattan Mercury* (21 Dec. 1888): 4.

⁹ "Kansas Sanborn Fire Insurance Maps: Manhattan," (Pelham, New York: Sanborn Map Company, 1890), 1. The map was produced in January 1890, so the survey was likely done in the previous year. The note referenced here contained numerous abbreviations; for clarity these have been expanded in the quotation.

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By 1905 the waterworks had been upgraded to a combination gravity and direct pressure system. Four eight-inch wells along the banks of the Big Blue River supplied water to two 330,000-gallon reservoirs. From these reservoirs, watermains daily provided 200,000 gallons of water to over 4,600 people.¹⁰

Although the city limits changed little between the inception of the waterworks and the turn of the 20th century (*Figure 7*), watermain extensions into various areas of town were a common occurrence from the start.¹¹ In 1901, Samuel Kimble, judge of the Kansas 21st judicial district, and other property owners at the west end of Manhattan pressured the city to extend water service westward.¹² On September 12, 1901, the *Manhattan Nationalist* reported, "The last surveyor's stake on the water main west on Poyntz Avenue to Delaware Avenue was driven Tuesday, and it will not be long until the extension of the city's water system will be complete."¹³ Delaware Avenue was one block east of the western city limit at the time (*Figure 2*). In all, at least one mile was added to the city's water lines in 1901.¹⁴

While the watermains were extended west in 1901, the Sunset Addition to the city of Manhattan was platted and filed by Sam and Cora Kimble in the fall of 1909. The addition, which was part of the Kimbles' property, offered Evergreen Avenue as a public approach to Sunset Cemetery from Poyntz Avenue, passing between Lot 1 (Denison Circle) and Lot 2 (later foundation for the Landmark Water Tower) (*Figures 2 & 4*).¹⁵ Lot 3 was the site provided for the Sunset Cemetery Sexton Home, which included public space for visitors.

By 1912 over 12 miles of watermains were laid in the city, servicing roughly 6,000 people.¹⁶ Although water was now available to residents in western Manhattan, water pressure along the mains was inconsistent. One report in February 1916 stated:

Because of the fact that an extra use of the city water from the fire hydrants for the last few days, the property owners in the west part of the city and especially those on the high ground near [Sunset] cemetery, have been without good water pressure for the past week.¹⁷

A large part of the low pressure was due to incrustation within the watermains themselves, but the waterworks in place prior to 1922 were inadequate to supply constant pressure for citizens' consumption and for effective firefighting, especially in what was then western Manhattan.¹⁸

To address this issue, the city hired Arthur Haskins, a consulting engineer with Kansas City, Missouri-based Black & Veatch, in July 1921 to make "a thorough study o[f] the deficiencies of the water distributing system of the city water plant with a view of determining the best way of remedying defects and improving the

¹⁰ "Kansas Sanborn Fire Insurance Maps: Manhattan," (Pelham, New York: Sanborn Map Company, 1905), 1.

¹¹ During the summer of 1888, local papers reported on pipe line extensions [see *Manhattan Nationalist* (24 Aug. 1888): 1 as an example].

¹² Judge Kimble's push for a water extension occurred during the decade-long construction of his "Kimble Castle" (1894-1904) at 2001 Poyntz Ave, south of Sunset Cemetery and straddling the city limit at the time. Water was not merely a private necessity for the Kimble residence, but a public good, employed for the beautification of Sunset Cemetery. Before she died in 1912, Cora Kimble, wife of Judge Kimble, and her sons were credited with establishing much of the cemetery's foundational planting, watered by means of barrels they hauled with horse and sled from tree to tree.

¹³ "Water Main Nearing Completion," *Manhattan Nationalist* (12 Sept. 1901): 1.

¹⁴ "Kansas Sanborn Fire Insurance Maps: Manhattan," (Pelham, New York: Sanborn Map Company, 1905), 1.

¹⁵ In 1915 Denison Circle was donated by the Kimble family to the Riley County Historical Society (*The Manhattan Daily Nationalist* (13 Feb. 1915): 1), and a memorial marker was erected November 12, 1932 to "Dr. Joseph Denison, First President of the Kansas State Agricultural College and to the Pioneers whose Dauntless Courage and Tireless Energy made possible our Homes and Comfort of Today."

¹⁶ "Kansas Sanborn Fire Insurance Maps: Manhattan," (Pelham, New York: Sanborn Map Company, 1912), 1.

¹⁷ "Their Water Pressure Low," *The Manhattan Daily Nationalist* (22 Feb. 1916): 1.

¹⁸ "Favor Standpipe," *The Manhattan Daily Nationalist* (27 Jul. 1921): 1; "Ask Better Rates," *The Manhattan Nationalist* (30 Nov. 1922): 4.

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service”, which included “the cost of constructing a standpipe on the elevation in the west part of Manhattan.”¹⁹ Water superintendent Bernard Ulrich began advocating the construction of a standpipe around 1918, and Haskins’ report supported Supt. Ulrich’s claims that a standpipe would meet the needs of better water service in Manhattan.²⁰

Standpipes were once ubiquitous in Kansas. Two of the state’s earliest public standpipes were constructed with masonry bases and were finished in 1887. Florence’s standpipe held 85,000 gallons; Harper’s held 150,000 gallons. Other communities closer to Manhattan also had standpipes ranging from 30,000 gallons (Leonardville, Riley County) to 200,000 gallons (Lawrence, Douglas County).²¹ At 316,000 gallons, Manhattan’s Landmark Water Tower is the largest known standpipes in the state. Writing in 1980, Carol Ann Dubie illuminates the appeal of standpipes, “The economics of standpipes were their greatest selling point, particularly for communities constructing their first water works system.”²² Standpipes were relatively inexpensive and were perceived to be simple to erect, as they were “fabricated of wrought or cast iron or steel plates of varying thickness, riveted together in rings....”²³ Although early standpipes contained heavy masonry bases, later iterations eschewed this design. Rather the later designs were more securely fastened to a flush base most commonly made of concrete.

Haskins’ 1921 report to the Manhattan city commissioners outlined what an adequate structure would be for the town, “A standpipe...should have a capacity of 300,000 gallons in order to furnish sufficient water for domestic use and fire protection. The height would be 54 feet and the diameter 31. Either steel or concrete construction might be used.”²⁴ Estimated costs of the two were \$15,943 for steel and \$21,400 for a reinforced concrete structure; the city commissioners favored a steel structure.²⁵

On October 1, 1921, the city advertised for sealed bids for the construction of the standpipe. The advertisement included the following scope of work:

- (1) The furnishing and erecting of a steel standpipe, thirty-one (31) feet in diameter and fifty-six (56) feet in height, holding approximately 300,000 gallons of water.
- (2) Plain concrete foundation for the above.
- (3) Approximately 50 tons of eight inch and 10 inch diameter Class B, cast iron pipe, and 2,000 pounds of H. & S. cast iron specials.²⁶

The advertisement indicated Black & Veatch or the Supt. Ulrich would be able to supply the plans and specifications of the standpipe and that bids were due October 18. The following day, October 19, city commissioners announced that the contract was awarded to the Pittsburgh-Des Moines Company for a total of \$12,235.²⁷ The Kansas City Structural Steel Company and the Chicago Bridge and Iron Company also competed for the project.²⁸

The cost, location, and design are important factors to consider when assessing the Landmark Water Tower. Residents of Manhattan argued that the standpipe needed to be attractive, preferring a concrete tower

¹⁹ “Favor Standpipe,” 1.

²⁰ Ibid.

²¹ Taken from Sanborn maps of these cities.

²² Dubie, 41.

²³ Ibid., 37.

²⁴ Ibid.

²⁵ Ibid.

²⁶ “Notice to Contractors,” *Manhattan Daily Nationalist* (1 Oct. 1921): 5 & “Notice to Contractors,” *Manhattan Mercury* (1 Oct. 1921): 5.

²⁷ “Tower at \$12,235,” *The Manhattan Daily Nationalist* (19 Oct. 1921): 1.

²⁸ Ibid.

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or a limestone wall surrounding a steel one.²⁹ The August 3, 1921 *Manhattan Daily Nationalist* noted that a “steel standpipe was chosen in preference to the concrete ... the difference being mainly in looks and the commission did not feel justified in expending \$3,750 for the sightliness of the pipe.”³⁰ Clearly the hilltop location across from Sunset Cemetery would make the water tower a visible and highly visited landmark for the city; thus, locals lobbied for an attractive design. Perhaps the constructed standpipe, with its external viewing deck, winding stair, and whimsical roof, was a compromise between the city commissioners and the city’s residents, as the commissioners appear to have selected that design out of several proposed by Black & Veatch.³¹ Manhattan’s standpipe appears to be a variation on earlier standpipes of similar design, one of which was published in an 1892 edition of *The Engineering Record* (Figures 8 through 10).

Work on the foundation started in November 1921 by subcontractors Cork & Ferrier.³² In January 1922 a construction crew from the Pittsburgh-Des Moines Company – the manufacturer – arrived to begin the erection of the standpipe. Watermains were laid by local crews.³³ By the beginning of March 1922, the standpipe saw its first visitors, as reported in the *Manhattan Mercury*, “Many sight seers visited the new water tower on Sunset Hill Sunday and climbed the 48 steps to the circled platform.”³⁴ Work was almost complete on the standpipe’s construction by March 13 when *The Manhattan Daily Nationalist* reported:

The roof plates on the city standpipe on Sunset Hill will be in position within a day or two after which the big steel tower will be filled and tested. Following the test the standpipe will be emptied and the inside of the tower painted.

The outside of the tower, which is now of a brick red color, will be painted battleship gray, Superintendent Ulrich stated today. Connections with the water mains was completed some time ago and it is expected that the tower will be ready for service within a few days.³⁵

The tests were successful. “As was stated before the construction of the standpipe was begun, it equalizes pressure all over the city. The city hall pressure recorder showed a uniform pressure throughout both tests.”³⁶ In the end, the standpipe itself cost \$13,855.64.³⁷

By the end of 1922, water department superintendent Bernard Ulrich advocated that the city request a better insurance rating from the state. As was stated in the November 30, 1922 *Manhattan Nationalist*:

With the cleaning of the mains, insuring a much better water pressure, the erection of the standpipe on Sunset hill and placing of additional mains, together with the purchase of a new fire truck and other up-to-date fire fighting apparatus Manhattan believes that it is entitled to a revision downward in its fire insurance rates, and the matter will, no doubt, be kept before the rating bureau until relief is effected.³⁸

²⁹ “Favor Attractive Tower,” *The Manhattan Daily Nationalist* (9 Aug. 1921): 1.

³⁰ “City to Build Standpipe,” *The Manhattan Daily Nationalist* (3 Aug. 1921): 1.

³¹ “Water Tower Plans Ready,” *The Manhattan Daily Nationalist* (18 Aug. 1921): 1.

³² “Start Work on Foundation,” *The Manhattan Daily Nationalist* (16 Nov. 1921): 1.

³³ “Start Work on Tower,” *The Manhattan Daily Nationalist* (31 Jan. 1922): 1.

³⁴ *Manhattan Mercury* (7 Mar. 1922): 3. The reporter also opined, “The view of the city is not as good as the bird’s eye view from County Club hill.”

³⁵ “Complete Water Tower,” *The Manhattan Daily Nationalist* (13 Mar. 1922): 1. The brick red color was most likely due to a special rust-retarding coating applied to the steel during its manufacturing. Locals recall the standpipe always being white, so it is unclear how long the tower remained gray.

³⁶ “Standpipe Equalizes Pressure,” *The Manhattan Republic* (30 Mar. 1922): 1.

³⁷ “Superintendent of the Department Believes No Further Appropriations Will be Required for Some Time,” *Manhattan Mercury* (22 Mar. 1922): 1.

³⁸ “Ask Better Rates,” *The Manhattan Nationalist* (30 Nov. 1922): 4.

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The following March the Sanborn map company completed another survey of Manhattan to assess fire risk. Based on this survey, in December 1923 the state instead threatened to increase rates unless their ten recommendations were followed. Most of these recommendations were related to the fire department; none concerned the waterworks system.³⁹ Manhattan's Landmark Water Tower remained in service until 1960 when it was decommissioned.

Throughout its years of service, the standpipe remained unnamed. Instead it was referred to in newspapers as the standpipe on Sunset Hill or simply "the water tower." Not until 1981, following a contentious public debate, did the standpipe become known as "Landmark Water Tower." On November 2, 1981, the eve of a City Commission meeting, the *Manhattan Mercury* reported of a contract award to be decided for painting a "Little Apple" logo on three water towers, referring to Manhattan's local designation as the "little" version of the New York Manhattan "Big Apple." As stated in the *Manhattan Mercury*, "The contract includes towers at Bluemont Hills, Sunset Cemetery, and the Landmark water tower."⁴⁰ The day after the City Commission meeting, the newspaper reported that the "now-unused [Landmark] tower will be torn down next spring" over the objections of two commissioners. Commissioner Wanda Fately was quoted as warning that "I do think there'll be some people upset about it."⁴¹

The upset nature of some of Manhattan's residents came to a head over the course of the next six weeks. By November 22, the *Manhattan Mercury* framed the issue as a "dollars and cents" debate between painting the "unofficial landmark" for \$10,723 and demolishing it for \$14,664.⁴² Jean Dallas, curator of the Riley County Historical Museum at the time, supplied details of the tower's historical significance, and public support for preservation was voiced in subsequent meetings. On December 16, the *Manhattan Mercury* reported that Commissioners had reversed their November 3 demolition decision, and the tower's name appeared to have received unequivocal recognition in the byline, "The landmark tower lives."⁴³ The logo was not painted on the 1922 tower, and while subsequent review of painting costs resurfaced in 1997, the City of Manhattan has included budgeting for the historic landmark tower along with currently active reservoirs.

³⁹ "\$45,768 for Ins.," *Manhattan Nationalist* (6 Dec. 1923): 5.

⁴⁰ Michelle Duell, "City to 'Sign' Water Towers," *Manhattan Mercury* (2 Nov. 1981): A1.

⁴¹ Michelle Duell, "Doin' the Big Apple in the Little Apple," *Manhattan Mercury* (4 Nov. 1981): A8.

⁴² Michelle Duell, "The Unofficial 'Landmark,'" *Manhattan Mercury* (22 Nov. 1981): C1.

⁴³ Michelle Duell, "City Saves Landmark Tower," *Manhattan Mercury* (16 Dec. 1981): A1.

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9. Major Bibliographical References

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

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Manhattan Mercury, 1887-1923; 1981.

Manhattan Daily Nationalist, 1915-1923.

Manhattan Nationalist, 1888-1923.

Manhattan Republic, 1887-1922.

Standard Atlas of Riley County, Kansas. Chicago: Geo. A. Ogle & Co., 1909 [digitized online] Kansas Historical Society, *Kansas Memory* <http://www.kansasmemory.org/item/209449> (accessed 19 June 2017).

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: Kansas Historical Society

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreege of Property Less than one

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>39.181209</u> Latitude:	<u>-96.588489</u> Longitude:	3	_____	_____
2	_____	_____	4	_____	_____

Verbal Boundary Description (describe the boundaries of the property)

The standpipe is located on a 0.1107-acre parcel of land described as follows: Sunset Addition, West 90' of Lot 2, less that part in sunset addition #2 (PID: 204-18-2-50-02-005.00-0). The boundaries of the property only include the lot owned by the City of Manhattan and no adjacent right-of-way. Generally, this includes a circular lot line of about 25 feet in radius measured from and following any given point of the footprint of the tower on its north, south, and west side or any point in between, creating a ring around that side of the structure. Generally, the lot line to the east follows the western edge of the alley to the point at which it bends. From there the lot line goes straight south along the private property at 210 N. Evergreen Avenue.

Boundary Justification (explain why the boundaries were selected)

Though much of the tower's surroundings is in City of Manhattan right-of-way, the boundary for this site only extends as far as the lot lines of the parcel the tower is fully located on. This area to the north, south, and west of the tower site maintains much integrity of the original site. Since the original lot was platted in 1909, it has since been subdivided into smaller parcels with the development of the neighborhood to the east and addition of an alley. The nominated parcel represents the remaining land historically associated with the tower.

11. Form Prepared By

name/title Benjamin Chmiel and Amanda K. Loughlin (KSHS)
organization City of Manhattan, Community Development date Spring 2017
street & number 1001 Poyntz Ave telephone 785-587-2438
city or town Manhattan state KS zip code 66502
e-mail chmiel@cityofmnhk.com

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

name City of Manhattan
street & number 1101 Poyntz Ave telephone 785-587-2485
city or town Manhattan state KS zip code 66502

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Landmark Water Tower
Name of Property

Riley County, Kansas
County and State

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.

Photograph Log

Name of Property: Landmark Water Tower

City or Vicinity: Manhattan

County: Riley State: Kansas

Photographer: Provided by the City of Manhattan

Date

Photographed: June 2015 (no change in current appearance)

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

- 1 of 4:** Looking SE, showing ladder and door to roof
- 2 of 4:** Looking NE
- 3 of 4:** Roof detail
- 4 of 4:** View looking SW from viewing deck

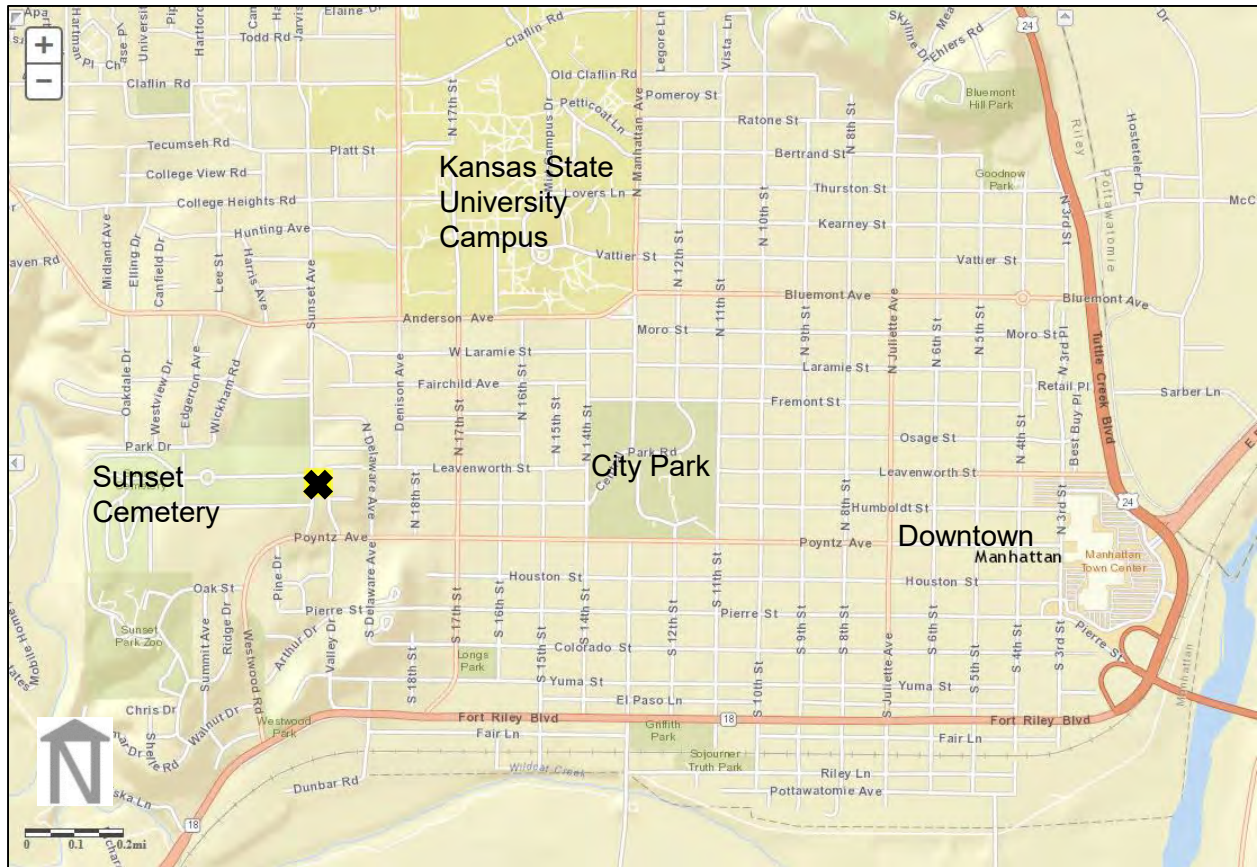
Figures

Include GIS maps, figures, scanned images below.

Landmark Water Tower
Name of Property

Riley County, Kansas
County and State

Figure 1. Contextual map, showing the location of the Landmark Water Tower (marked with x).
(Kansas Historic Resources Inventory, www.kshs.org/khri)



Landmark Water Tower
Name of Property

Riley County, Kansas
County and State

Figure 2. Site Orientation Map, Aerial, 2016 (City of Manhattan GIS).



Landmark Water Tower
Name of Property

Riley County, Kansas
County and State

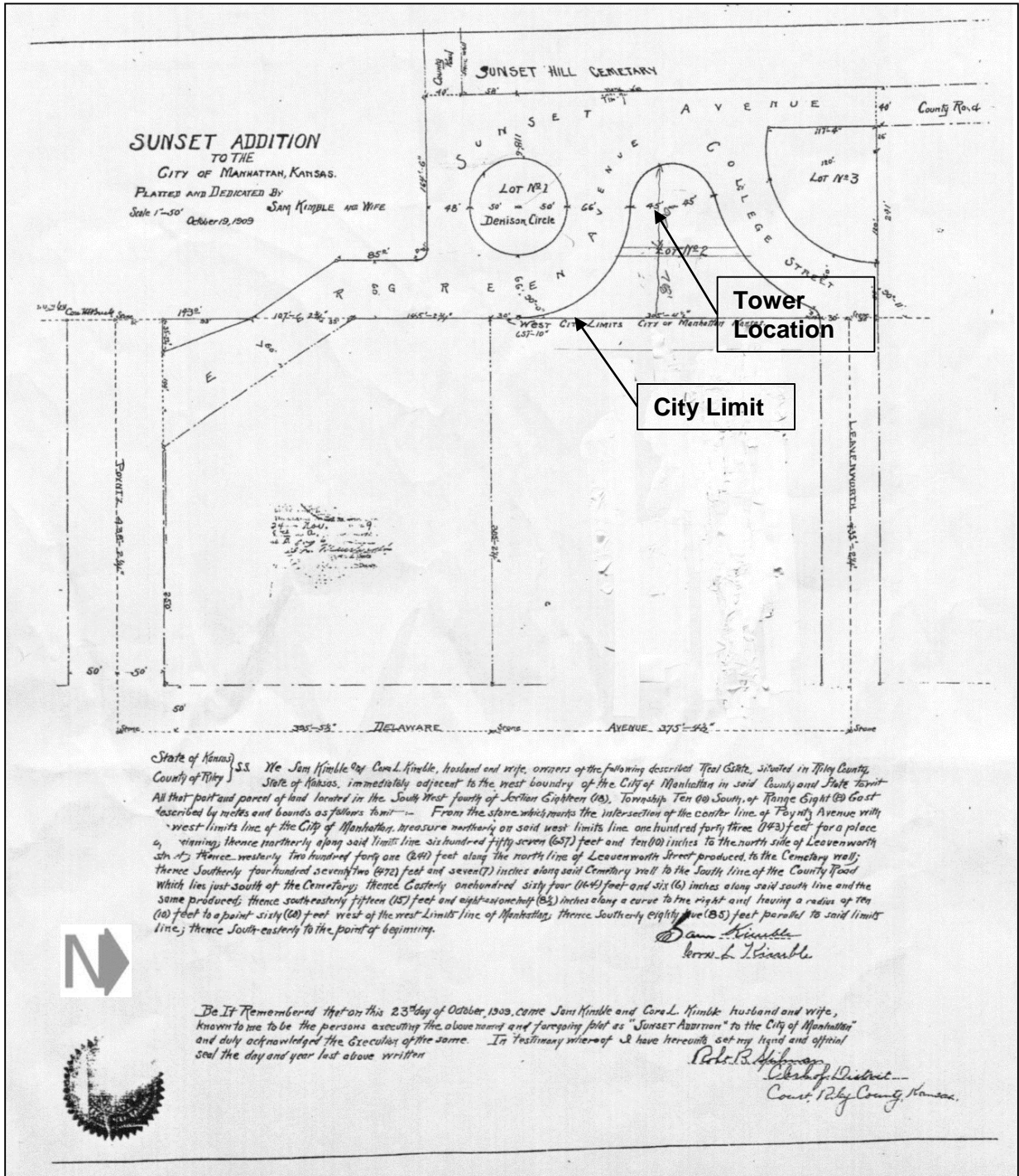
Figure 3 (Boundary Map). Site Map, Aerial, 2016 (City of Manhattan GIS).
Note, parcel line (dashed line below) does not cut through standpipe.



Landmark Water Tower
Name of Property

Riley County, Kansas
County and State

Figure 4. Sunset Addition Plat, 1909. North is to the right.



Landmark Water Tower
Name of Property

Riley County, Kansas
County and State

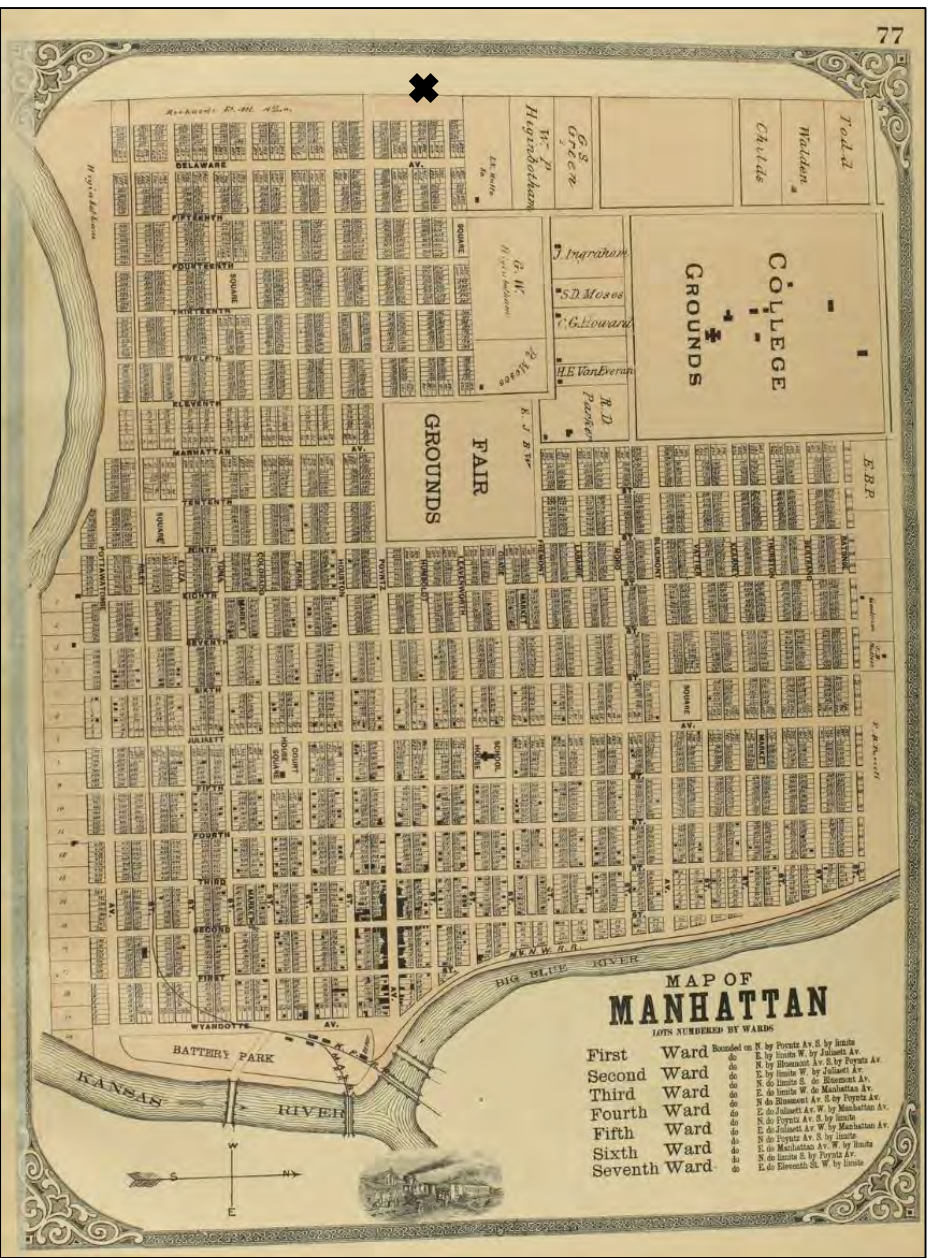
Figure 5. Historic (undated) photo of Landmark Water Tower. Camera facing to the northeast.
(Riley County Historical Society, RCHS 983.1.99)



Landmark Water Tower _____
Name of Property _____

Riley County, Kansas _____
County and State _____

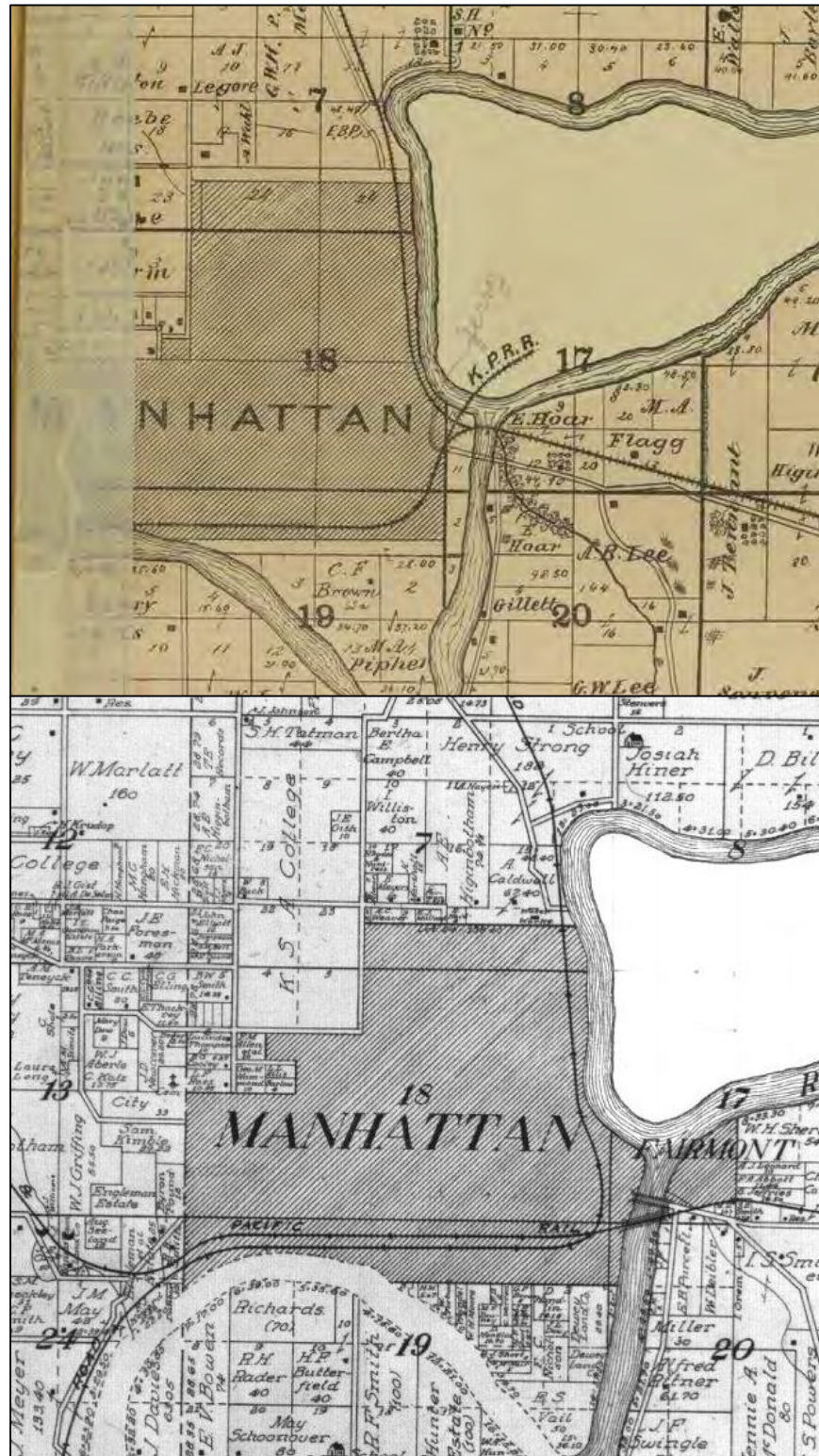
Figure 6. 1881 Historical Plat Book of Riley County, Kansas, page 77, showing extent of city limits.
Location of water tower denoted by X.
(Kansas Memory item 224007)



Landmark Water Tower
Name of Property

Riley County, Kansas
County and State

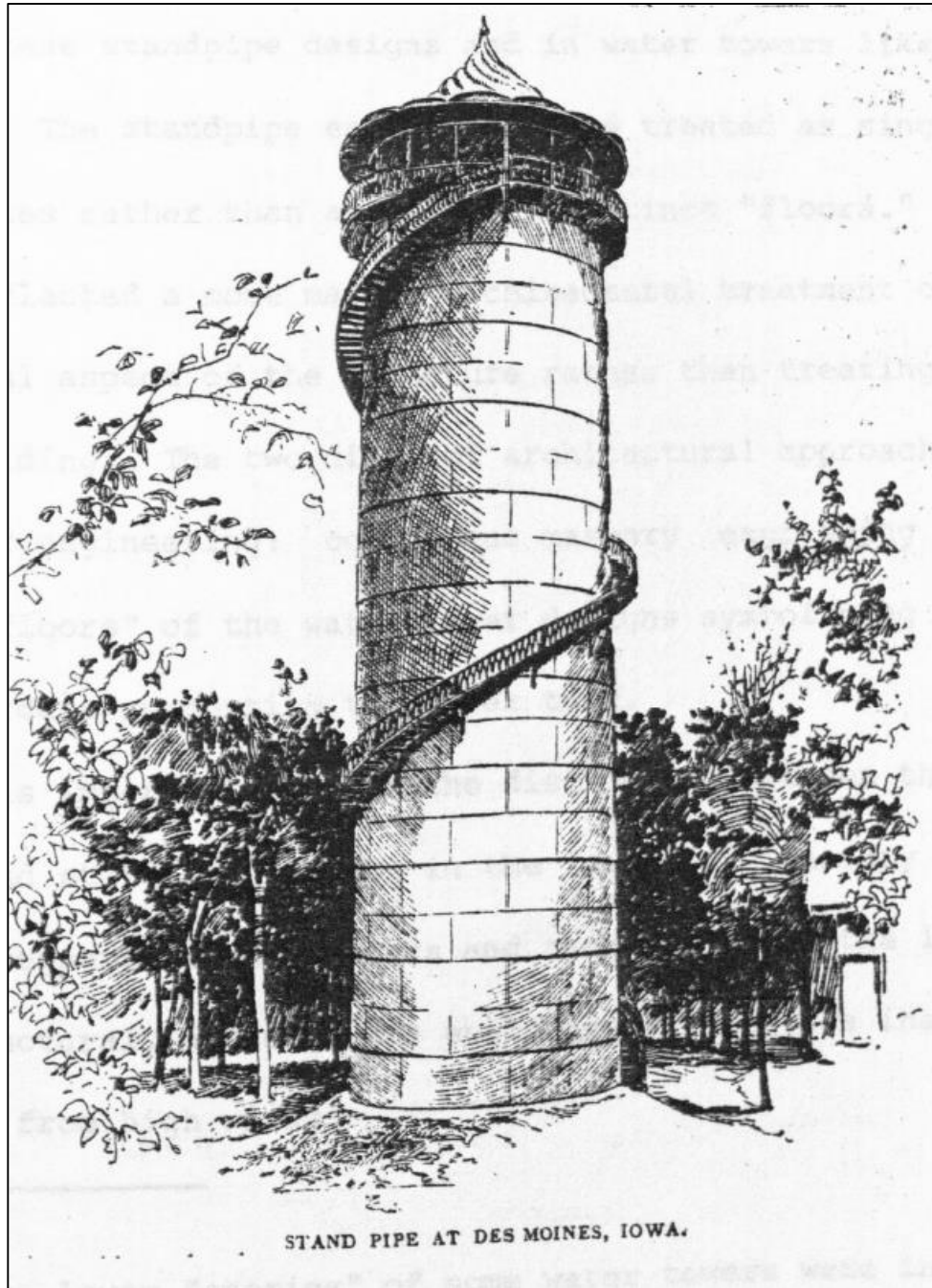
Figure 7. 1881 *Historical Plat Book of Riley County, Kansas*, page 71 (top), and 1909 *Standard Atlas of Riley County*, page 58 (bottom), showing extent of city limits. The western limit is the same on both (*Kansas Memory* items 224007 & 209449).



Landmark Water Tower
Name of Property

Riley County, Kansas
County and State

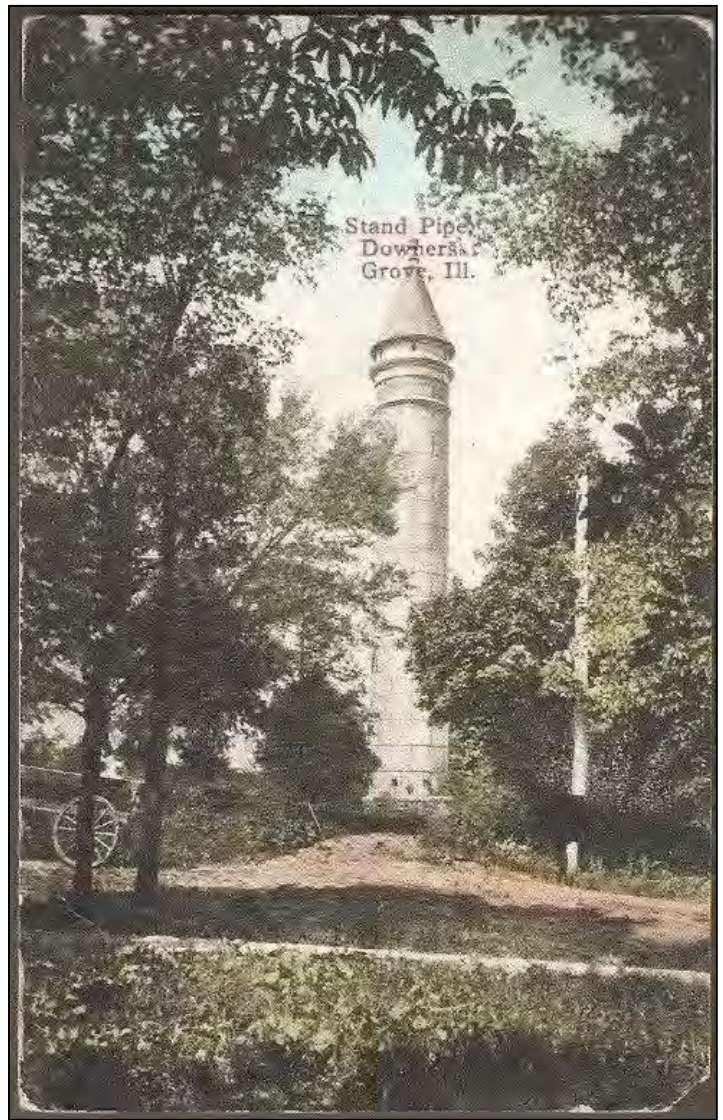
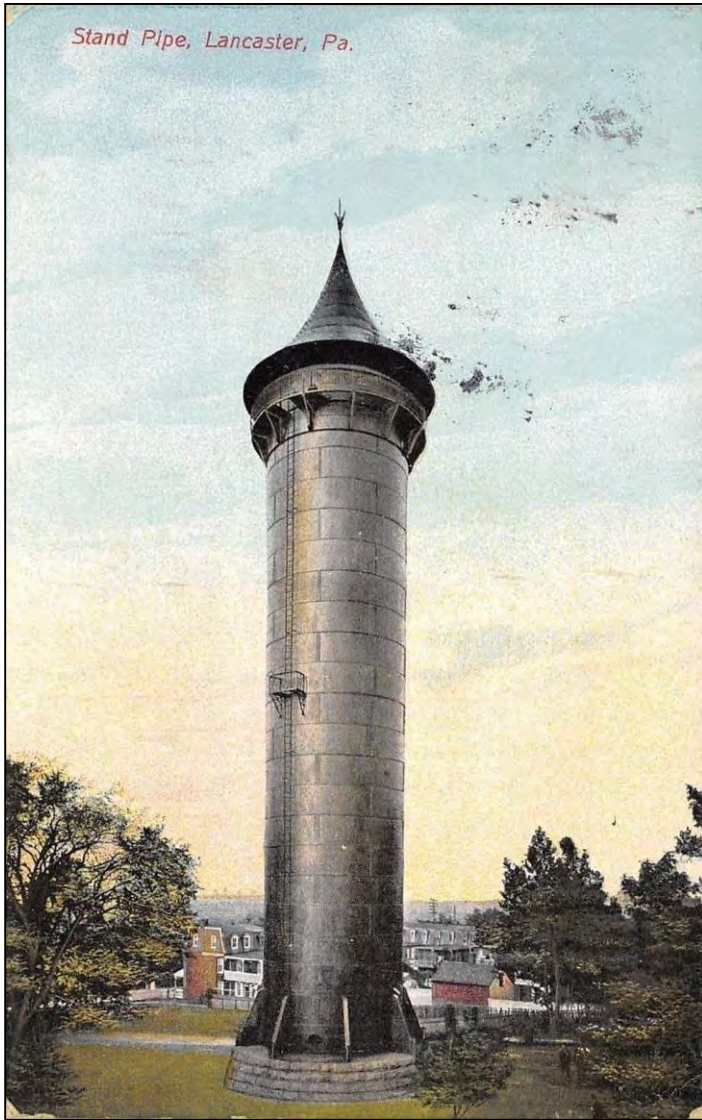
Figure 8. Iowa Water Tower in Des Moines. View of a similar standpipe design built in the late 19th century.
[*The Engineering Record* 25 (6 February 1892): 156 in Dubie, 52].



Landmark Water Tower
Name of Property

Riley County, Kansas
County and State

Figure 9. Postcards of similar standpipe designs of a water tower located in Landcaster, PA (Left) and Downers Grove, IL (Right). Dates Unknown.



Landmark Water Tower
Name of Property

Riley County, Kansas
County and State

Figure 10. Historic (undated) photo of the Landmark Water Tower. Photo taken looking southeast from Sunset Cemetery (Riley County Historical Society, RCHS 988.107.1).











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/21/2017 Date of Pending List: 9/19/2017 Date of 16th Day: 10/4/2017 Date of 45th Day: 10/5/2017 Date of Weekly List: 10/5/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 10/4/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



June 27, 2017

Jennie Chinn
State Historic Preservation Officer
Kansas State Historical Society
6425 SW 6th Ave., Topeka KS 66615-1099

Dear Jennie,

I am writing to inform you that The Manhattan Historic Resources Board of Manhattan reviewed the Register of Historic Kansas Places Registration Form for the Landmark Water Tower at the intersection of Leavenworth St. and Evergreen Ave in Manhattan, KS (KHRI #161-2766) at their meeting on June 26, 2017. They determined on a 4-0 vote that the property is in fact eligible for the Register of Historic Kansas Places and for the National Register of Historic Places under Applicable State/National Register Criteria A for its association with the development history of Manhattan and Criteria C for its unique and lasting example of a standpipe water tower. This particular structure is referenced in the City of Manhattan's "*City-Owned Structures: Historic Inventory and Guide*" as eligible for listing on the State and National Register and recommends continued maintenance and long-term preservation as determined by the Manhattan Historic Resources Board. Listing of the structure will support these efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Chmiel".

Benjamin Chmiel, Planner & Staff Liaison to the Historic Resources Board



6425 SW 6th Avenue
Topeka KS 66615



Sam Brownback, Governor
Jennie Chinn, Executive Director

August 18, 2017

Paul Loether, National Register Chief
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Re: National Register documents for Kansas

Dear Mr. Loether:

Please find enclosed the following National Register documents:

NEW NOMINATIONS (8)

- **Topeka Cemetery Historic District; Topeka, Shawnee County, Kansas (boundary expansion)**
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination, GIS files, and letter of support;
 - 1 CD (disk #2) with photographs.

- **Crawford, Nelson Antrim, House; Shawnee County, Kansas (new nomination)**
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination, PDF of building plans, and letter of support;
 - 1 CD (disk #2) with photographs.

- **Landmark Water Tower; Manhattan, Riley County, Kansas (new nomination)**
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination and letter of support;
 - 1 CD (disk #2) with photographs.

- **E.S. Cowie Electric Company Buildings; Wichita, Sedgwick County, Kansas (new nomination) (PDIL)**
 - Physical, signed copy of the nomination's first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination;
 - 1 CD (disk #2) with photographs.

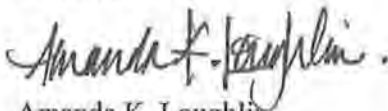
- **Maplecroft Farmstead; Grantville vicinity, Jefferson County, Kansas** (new nomination) (nominated under the “Historic Agriculture-related Resources of Kansas” MPS)
 - Physical, signed copy of the nomination’s first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination and .kmz file;
 - 1 CD (disk #2) with photographs.
- **Bryant School; Winfield, Cowley County, Kansas** (new nomination) (nominated under the “Historic Public Schools of Kansas” MPS)
 - Physical, signed copy of the nomination’s first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination;
 - 1 CD (disk #2) with photograph.
- **Florence Deeble Rock Garden; Lucas, Russell County, Kansas** (new nomination)
 - Physical, signed copy of the nomination’s first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination and .kmz file;
 - 1 CD (disk #2) with photograph.
- **United Telephone Building; Goodland, Sherman County, Kansas** (new nomination)
 - Physical, signed copy of the nomination’s first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the nomination and letters of support;
 - 1 CD (disk #2) with photograph.

ADDITIONAL DOCUMENTATION (1)

- **Leavenworth Downtown Historic District; Leavenworth, Leavenworth County, Kansas** (additional documentation)
 - Physical, signed copy of the first page;
 - 1 CD (disk #1) with a PDF of the true and correct copy of the documentation and GIS files.

If you have any questions about these enclosed items, please contact me at ext. 216 or Amanda.Loughlin@ks.gov.

Sincerely,



Amanda K. Loughlin
National Register Coordinator
Kansas State Historic Preservation Office

Enclosures