

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 Florence Water Tower
Other name/site number Florence Stand Pipe; 115-845

2. Location

Street & number 525 W 5th Street - E of US HWY 77 at jct. US 50 & 77 not for publication
City or town Florence vicinity
State Kansas Code KS County Marion Code 115 Zip code 66851

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.)

Patrick Zollner

3/24/09

Patrick Zollner, Deputy State Historic Preservation Officer
Kansas State Historical Society

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of commenting 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. 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:)

Edson W. Beall
Signature of the Keeper

Date of Action
5-6-09

Florence Water Tower
Name of Property

Marion 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.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter Categories from instructions)

Industry / Processing / Extraction: waterworks

Current Functions
(Enter categories from instructions)

Industry / Processing / Extraction: waterworks

7. Description

Architectural Classification
(Enter categories from instructions)

Other: No Style

Materials
(Enter categories from instructions)

Foundation: Concrete; Stone / limestone

Walls: Concrete; Stone / limestone

Metal

Roof: Metal

Other:

Narrative Description

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

Florence Water Tower

Name of Property

Marion 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 it 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)

Community Planning & Development

Engineering

Period of Significance

1887-1959

Significant Dates

1887; 1888; 1920; 1929

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Johnson, C.O. (builder)

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:

Kansas State Historic Preservation Office

Florence Water Tower
Name of Property

Marion County, Kansas
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

| | | | | | | | | | | | | | | |
|------|---|---------|---|---|---|---|----------|---|---|---|---|---|---|---|
| 1 | 4 | 6 | 8 | 0 | 7 | 6 | 0 | 4 | 2 | 3 | 4 | 5 | 6 | 0 |
| Zone | | Easting | | | | | Northing | | | | | | | |

2

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|--|----------|--|--|--|--|--|--|--|
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| Zone | | Easting | | | | | Northing | | | | | | | |

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4

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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 Neva M. Robinson
Organization Florence Historical Society Date 11/15/2008
Street & number 206 W 11th Street Telephone 620-878-4496
City or town Florence State KS Zip code 66851

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 Florence, Contact: Janet Robinson, City Clerk
Street & number 515 Main Telephone 620-878-4296
City or town Florence State Kansas Zip code 66851

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Number 7 Page 1

Florence Water Tower
Florence, Marion County, KS

NARRATIVE DESCRIPTION

The Florence Water Tower is located on a grassy hill just east of the junction of US Highways 50 and 77 in Florence, Marion County, Kansas. Florence (pop. 671) is located at the confluence of the Cottonwood River and Doyle Creek, where there is also a natural spring that now provides water for the community.

Elaboration

In 1887, stonemason and contractor C. O. Johnson under the direction of A. F. Horner, director of the Florence Water Supply Company, built the water tower as part of the community's first water works system. The system originally took water from the Cottonwood River and included a pump house and well adjacent to the river – in addition to the water tower across town on the hill. The original pump house and well are no longer extant.

The tower is a cylindrical structure that measures 110 feet tall and 18 feet wide. The lower half of the tower is constructed of native limestone and is covered with an outer layer of cement, which was added in 1929. The top half includes a cylindrical metal storage tank that features a smooth, unadorned exterior surface. The word "FLORENCE" is painted vertically on the storage tank in black letters. Attached to the tower is a metal ladder that provides access to the very top. The tower is topped with a slightly pitched cone-shaped metal cap.

Access to the interior of the base of the water tower is through a small rectangular hatch on the north side. Less than 15 feet in diameter, the interior features smooth limestone block construction and an earth floor. There is a central pipe emerging from the ground running up to the storage tank above. A series of wood beams and stacked pieces of lumber provide a rudimentary vertical access up the interior of the base. Water enters the structure at the bottom through intake pipe, is stored at the top of the structure, and leaves through pipes at the bottom. It has the capacity to hold 85,000 gallons of water. There are no other buildings or structures on the property.

In 1920, new water and sewer lines were laid and arrangements made to have water brought into the tower from the "City Springs" north of town rather than the Cottonwood River. In 1929, the tower was 42 years old. The porous limestone blocks around the bottom half of the tower had weathered and absorbed moisture and after years, freezing and thawing, the stones flaked. Crews cleaned the limestone, re-mortared the deteriorating joints, reinforced the stone base with steel and a layer of concrete, and painted it white.¹ The concrete was applied in segments that slightly step inward giving it a slightly tiered appearance. The structure has maintained this appearance since 1929.

¹ *Century of Pride*, (Florence, KS: Florence Centennial Committee, 1972).

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Section Number 8 Page 2

Florence Water Tower
Florence, Marion County, KS

STATEMENT OF SIGNIFICANCE

The Florence Water Tower (1887) is nominated to the National Register of Historic Places under Criterion A for its association with community planning and development, and under Criterion C for its engineering and method of construction.

Florence is located in southeast Marion County at the confluence of Doyle Creek and the Cottonwood River at the western edge of the Flint Hills. The area's first Euro-American settlers arrived as early as 1858. One such early settler from Ireland, Patrick Doyle, homesteaded near what would become the town site of Florence in 1859. Although gone for a period, he returned to Florence in 1871 where he lived until his death in 1911 at the age of 94. His name can still be found on local maps – Doyle Creek, Doyle Township, and Doyle Street – all in Florence.

Led by former Kansas Governor Samuel J. Crawford², the Florence Town Company platted the town in 1870 in anticipation of the coming of the Atchison, Topeka and Santa Fe Railroad line. The rail line was built through the area in 1871 and passed through the southeast corner of the town site becoming the county's first railroad town along the line. The railroad employed many Florence-area residents. The community was named for Crawford's only daughter³ and was incorporated as a city of the third class in 1872.⁴

The railroad brought much activity and growth to the town in the late 1870s and 1880s. A. F. Horner came to Florence in 1870 to engage in the mercantile business, but seeing the immense deposits of magnesium limestone, he abandoned his original intentions and engaged in the stone business. The Florence Stone Company had a quarry located at the bottom of the hill at 5th Street and also a quarry east of town that employed hundreds of men. Quarries still operate east of town. The Santa Fe Railroad purchased Horner's stone for building projects up and down the rail line. Although the Santa Fe line had been completed in 1871, there was not a permanent eating establishment in the community until 1876 when locals established the Clifton Hotel. Fred Harvey bought the small hotel in 1877. This hotel "was the first of a chain of Harvey House hotel-restaurants throughout the west which revolutionized railroad eating and sleeping accommodations."⁵ By 1910, Florence boasted a population of 1,168.⁶

² Samuel J. Crawford served as governor from January 9, 1865 to November 4, 1868.

³ Crawford's daughter Florence married Arthur Capper who served as governor from January 11, 1915 to January 13, 1919 and as a United States Senator from 1919 to 1949.

⁴ William G. Cutler, *History of the State of Kansas* (Chicago: Andreas Publishing Co., 1883). See also: "Florence History," City of Florence, Kansas website. Accessed January 20, 2009: http://www.florenceks.com/text/city/city_history.htm

⁵ Richard Pankratz, "Harvey House" National Register of Historic Places Nomination (Topeka: Kansas Historical Society/Cultural Resources Division, 1973). Accessed January 21, 2009 online at:

www.kshs.org/resource/national_register/nominationsNRDB/Marion_HarveyHouseNR.pdf

⁶ Frank W. Blackmar, *Kansas: A Cyclopedia of State History* – Vol. I (Chicago: Standard Publishing Co., 1912), 649-650.

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Continuation Sheet

Section Number 8 Page 3

Florence Water Tower
Florence, Marion County, KS

Water Tower History

The need for adequate fire protection and indoor plumbing led the town fathers to investigate the possibility of a water works system. Fire had destroyed four buildings in the local business district in the mid-1880s, which included the post office, drug store, opera house, and grocery store. Sadly, early city records and the city's charter were lost in the fire that destroyed the grocery store at 401 Main on February 3, 1884. The city adopted an ordinance "for construction and maintenance of water works in the city of Florence, Kansas, and to regulate the same." This ordinance was published in the *Florence Bulletin* as was required by order of the city council.

In 1887 the city leaders determined there was a great need for a modern waterworks system. Stonemason and contractor C. O. Johnson under the direction of A. F. Horner, director of the Florence Water Supply Company, built the water tower as part of the community's first waterworks system. Johnson built many of the town's early stone buildings including the Horner Hotel and a church at 604 Main Street.⁷

Many small Kansas communities were installing water works systems and demand for services was high – as noted in the June 23, 1887 issue of the *Florence Bulletin*. "Because of the great number of water works projects under construction at this time, it was impossible to place contracts with any one company. Boilers and tanks, mains and pipes, pumps and hydrants were each contracted with different companies. All work was done under supervision of Mr. A. F. Horner."

Land on the river and on the hill in Kimball's addition was obtained for the location of the water tower. Right-of-way to the Cottonwood River was secured near the east end of 7th Street, and contracts were signed for putting in the pumps and heater to Dean Steam Pump of Troy, New York. Street pipes were ordered from Shickle, Harrison, and Howard of St. Louis, Missouri; the large tank, all the steam boilers, and the smokestacks to H. C. Durdy of Kansas City, Missouri; and the hydrants to the Holly Water Works Company.⁸

By late 1887, work began on the new pumping system on the river and the standpipe on the bluff.

The Florence Water Supply Company has concluded all primary arrangements for the construction of their system, and commenced to work on the tower last Saturday. At a recent meeting of the directors in Topeka, the stock and construction estimate was increased between fifteen and twenty thousand dollars, which makes provisions for a system that will compare favorably with any in the state. The tower on the hill will be over one-hundred feet high from the base, which will afford sufficient pressure to throw water over any four-story building in the business portion of the city.⁹

⁷ Johnson was born in Sweden in 1846 and died in Florence in 1920. He was an early settler of Florence and served on the City Council.

⁸ *Florence Bulletin*, June 23, 1887. *Florence Herald*, June 25, 1887.

⁹ "Work Commences," *Florence Bulletin*, June 13, 1887.

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Section Number 8 Page 4

Florence Water Tower
Florence, Marion County, KS

The project was not without setbacks, as early resident and town mayor T. P. Alexander recorded in his journal on November 17, 1887: "A man was killed late this afternoon while working for the Water Works Company. He was working in a trench near their well and the earth caved in on him. I was told his name was Brown and that he lived at Sterling."¹⁰

Water lines were laid over town, and by summer of 1888 Florence residents had water in their plumbing and fire protection for the city. Alexander noted in his journal on February 16, 1888, "The water works for the first time let the water in the pipes," and on March 7, 1888, "The water company was trying the force of their pumps by throwing water from the hose."

Florence had citywide water distribution that was operated by the Florence Water Supply Company by March of 1888. The system cost \$50,000.¹¹

The system, which originally took water from the Cottonwood River, included a pump house and well adjacent to the river, but they are no longer extant. The large well was dug on the east side of the Cottonwood River near the east end of 7th Street. It was really a large cistern about 20 feet across and had a flat roof over it. Water seeped from the river into the well, where it was allowed to settle. A stone pump house was located nearby and by steam power the water was pumped out of the well to the water tower on the hill, the same water tower still in use today.

The Cottonwood River was determined to be inadequate as the town's source of water by 1920 – in part because there was a plentiful spring with clean water located just north of town. Reasons for switching the water source to the springs were outlined in the *Florence Bulletin*:

The present water supply, while apparently plentiful, cannot be filtered satisfactorily unless a purification plant is installed, which is very expensive, and would cost a great share of the amount of the bond issue in question. With connections to the Riggs spring, the city water patrons will have a bounteous supply of pure, soft water.¹²

The city fathers bought out the Florence Water Supply Company and signed an agreement on July 20, 1920 with Ralph G. Robison to lease the natural springs located on his land northwest of town. For the 99-year lease, the City paid him \$10,000 the first year and agreed to pay \$500 each year thereafter to the owners of the land. The lease included approximately four acres of land on which the springs are located

¹⁰ T. P. Alexander's journal is the source of much of Florence's early history. Alexander opened the community's first business – a hardware store – on May 15, 1871. He was active and influential in local government and was elected the city's first mayor. Alexander began his daily entries on August 11, 1883 and maintained the journal until his death in 1912. Upon his death, he willed the six volumes of journal to his son, who in turn gave the *Florence Bulletin* permission to publish them. They were reprinted in the *Bulletin* beginning in 1962. They have been reprinted twice in local newspapers.

¹¹ *Florence Herald*, February 22, 1887.

¹² "Reasons for Going to Springs," *Florence Bulletin*, July 29, 1920.

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Section Number 8 Page 5

Florence Water Tower
Florence, Marion County, KS

and a right-of-way for a road to the springs and water main through the land. Today, a mid-20th century concrete pump house stands against the side of the hill over the spring. Excess water flows into the creek from beneath the pump house. The pump at the springs can pump up to 370 gallons a minute to the water tank in town. Near the pump house, the City dug a well to use as an emergency supply of water. What is now known as the City Springs was formerly known as Riggs Springs or Crystal Springs. The natural springs have since provided sufficient water to supply the needs and demands of the city.

In 1993, a water filtering system was installed at the corner of Highway 50 and Marion Street on the water line from the City Springs to the water tower. The system was upgraded in 2003 under the supervision of the Kansas Department of Health and Environment and the Kansas Department of Commerce. Today our unique water tower, still in use since 1888, is a landmark for Florence. A sign painted on the side proudly proclaims our town being supplied with "99.96% PURE SPRING WATER."

Summary

The Florence Water Tower (1887) is nominated to the National Register of Historic Places under Criterion A for its association with community planning and development, and under Criterion C for its engineering and method of construction. It is a unique example of a late 19th-century water tower constructed of local materials that is still serving its original purpose. As the only surviving remnant of the community's original water works system, the water tower has become a fixture of Florence's landscape and can be seen from miles away on the US Highways 50 and 77 that converge at Florence.

Significant dates:

1887 – Built

1888 – Water in lines, becomes functional

1920 – Changed to pure spring water

1929 – Foundation repaired; lower stone part surfaced with cement and painted

1993 – New filtration system added

2003 – Filtration system upgraded

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Continuation Sheet

Section Number 9 Page 6

Florence Water Tower
Florence, Marion County, KS

BIBLIOGRAPHY

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Florence News. July 10, 1887.

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Section Number 10 & Photos Page 7

Florence Water Tower
Florence, Marion County, KS

VERBAL BOUNDARY DESCRIPTION

Section 12, Township 21, Range 4. Tract description: Beginning 280' W SW/C Lot 18, Block 13, Kimball's Addition thence W 75', N 140', E 75', S 140' to point of beginning.

BOUNDARY JUSTIFICATION

The nominated property includes the parcel historically associated with the water tower.

PHOTOGRAPIC INFORMATION

Property Name: Florence Water Tower

Location: Florence, Kansas

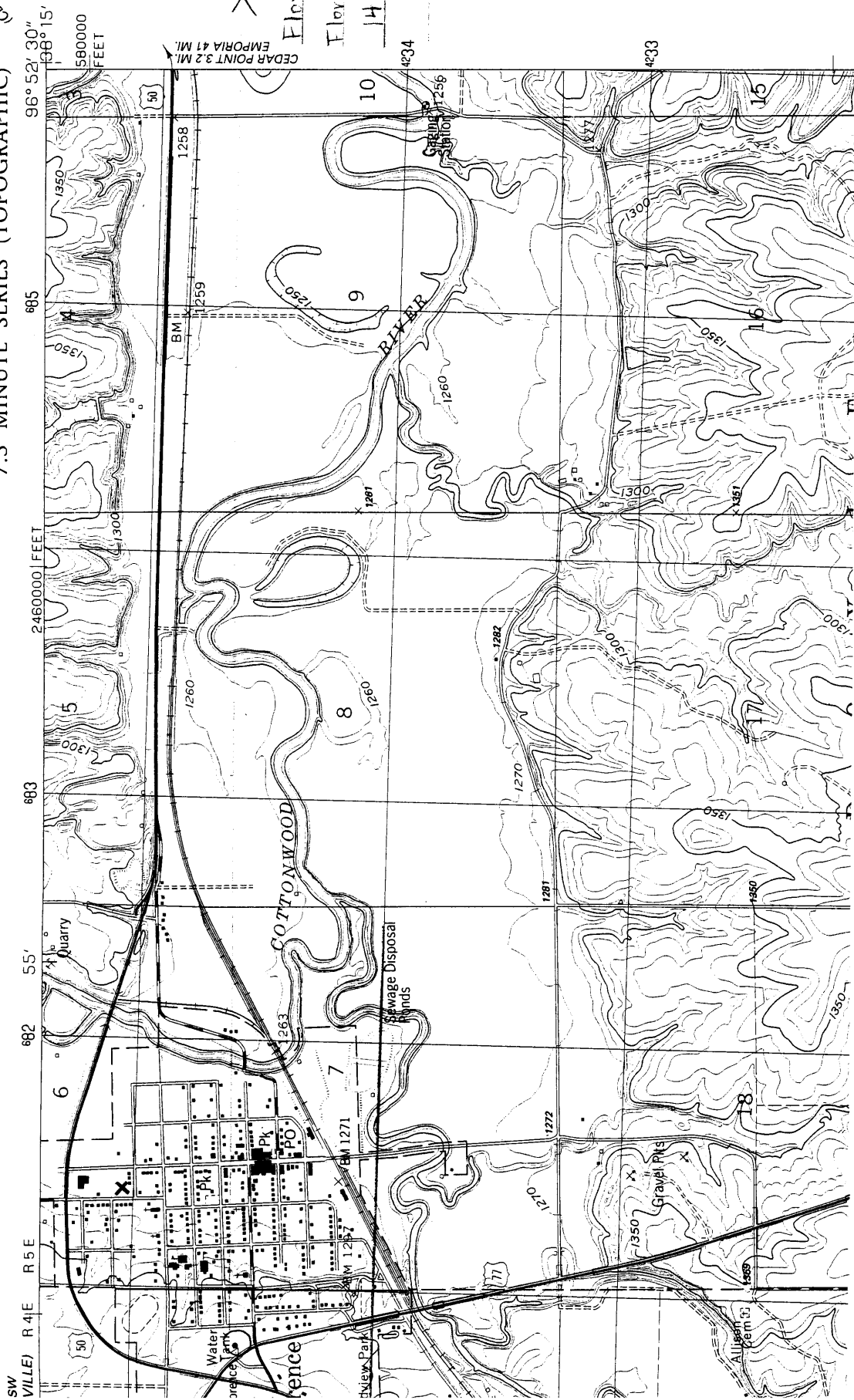
Photographer: Sarah Martin

Date: 22 January 2009

- Photo 1: Water tower tank with the word "Florence", facing N
- Photo 2: Base of water tower with "99.96% pure spring water", facing N
- Photo 3: Interior, base of water tower, looking up toward the tank
- Photo 4: Interior, small arched entrance providing access to base of water tower, facing N
- Photo 5: Interior, stone wall of the base of the water tower
- Photo 6: Entrance into base of water tower, facing S
- Photo 7: Full-height view of water tower, facing N

890 IV SE
(CEDAR POINT)

FLORENCE QUADRANGLE
KANSAS-MARION CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



Florence Water Tower
Florence, Marion Co., Ks
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4234 42 34 360

SW VILLE) R 4E R 5E
882 883 885
1257 1258 1259 1260 1270 1277 1281 1282 1300 1350
2460000 FEET
96° 52' 30" 98° 15'

Water Park
Quarry
Cottonwood River
Sewage Disposal Ponds
Gravel Pit
Allerton St
PO
Pk
BM 1257
BM 1258
BM 1259
BM 1260
BM 1270
BM 1277
BM 1281
BM 1282
BM 1300
BM 1350

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580000 FEET
CEDAR POINT 3.2 MI.
EMPORIA 41 MI.

4234 42 34 360