NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

1426

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 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Prospect Park Water Tower and Tower Hill Park
other names/site number The Witch's Hat Water Tower

2. Location

street & number 55 Malcolm Avenue Southeast
not for publication N/A
city or town Minneapolis vicinity N/A
state Minnesota code MN county Hennepin code 053 zip code 55414

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide x locally. (___ See continuation sheet for additional comments.)

Signature of certifying official — Date 10/7/97
Ian R. Stewart, Deputy State Historic Preservation Officer
State or Federal agency and bureau Minnesota Historical Society

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

Signature of commenting or other official — Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Edson H. Beall 11/13/97

___V___ 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): _____

	for Signature of Keeper	Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

___ private
_X_ public-local
___ public-State
___ public-Federal

Category of Property (Check only one box)

___ building(s)
___ district
_X_ site
___ structure
___ object

Number of Resources within Property

Contributing	Noncontributing	
0	0	buildings
1	0	sites
2	0	structures
0	0	objects
3	0	Total

Number of contributing resources previously listed in the National Register N/A

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
INDUSTRY/PROCESSING/ EXTRACTION	waterworks
RECREATION AND CULTURE	outdoor recreation

Current Functions (Enter categories from instructions)

Cat:	Sub:
INDUSTRY/PROCESSING/ EXTRACTION	communications facility
RECREATION AND CULTURE	outdoor recreation

7. Description

Architectural Classification (Enter categories from instructions)
LATE 19TH AND 20TH CENTURY REVIVALS

Materials (Enter categories from instructions)
foundation CONCRETE
roof CERAMIC TILE
walls CONCRETE
other WOOD

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

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)

__X__ 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.

__X__ 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.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a 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.

Areas of Significance (Enter categories from instructions)
ENGINEERING
ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance 1906-1914

Significant Dates 1906, 1914

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Engineer: Cappelen, Frederick William

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

9. Major Bibliographical References

(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
_X_ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: Minnesota Historical Society Research Library

10. Geographical Data

Acreage of Property 4.7 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	483250	4979400	3	15	483330	4979220
2	15	483290	4979380	4	15	483170	4979210

_X_ 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 Christine A. Curran and Charlene K. Roise
organization Hess, Roise and Company
street & number 100 North First Street
city or town Minneapolis state MN zip code 55401
telephone (612) 338-1987
date June 1997

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 the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name City of Minneapolis
street & number 350 South 5th Street telephone
city or town Minneapolis state MN zip code 55415

Description

Tower Hill Park marks the northern boundary of Prospect Park, a hilly residential neighborhood in southeast Minneapolis. The 4.7-acre city park is bounded on the northeast by University Avenue, the east by Clarence Avenue, the south by Seymour Avenue, the southwest by Orlin Avenue, and the northwest by Malcolm Avenue. With the exception of University Avenue, quiet, residential streets surround Tower Hill Park.

Standing at nearly 1,000 feet above sea level, the Prospect Park Water Tower has the distinction of occupying the highest spot in the Twin Cities.[1] With its thick concrete shaft, open-air belvedere, and steeply pitched, green-tile roof, the water tower looms over a small pump house on the northwest edge of the park, a set of tennis courts on the southwest side of the park, and the curvilinear streets of the adjacent neighborhood. Much of the upper portion of Tower Hill Park is heavily wooded, gradually giving way to a grass lawn as the elevation lowers.

PROSPECT PARK WATER TOWER
The city of Minneapolis built the Prospect Park Water Tower almost entirely of reinforced, cast-in-place concrete. The shaft of the tower is covered with shotcrete, which was applied in the 1950s.[2]

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[1] 1912 Sanborn Fire Insurance Map notes the Tower Hill block as "Benchmark Highest Point in City." Elevation verified through a telephone interview with Andy Lesch, Minneapolis Park and Recreation Board, Minneapolis, Minnesota, 30 April 1997.

[2] This description is based on a site visit conducted by Christine Curran on 3 April 1997, and from a series of plans dating from 1913 prepared by the Office of the City Engineer, Minneapolis, Minnesota. Copies of the plans were obtained from the Engineering Section of the Minneapolis Waterworks, Fridley, Minnesota.

The 107-foot tower, which encloses a 56-foot-tall steel standpipe, rises in three sections from a 36-foot-diameter concrete foundation. The first section, a battered, 12-foot-tall supporting base, contains the entrance to the tower. Projecting 2.5 feet from the north side of the base, an arched, concrete porch holds a gated doorway. "MWW" ("Minneapolis Water Works") is stamped at the top of the arch. The extrados of the poured concrete arch flares to shallow eaves on either side of the porch. Small decorative consoles rest under the eaves. The porch is flanked at the doorway by two 12-foot-tall square pillars, each rising from a slightly sloped base to a flat, square abacus at the top. Six steps, contained by a pair of splayed wing walls, mark the approach to the porch. A modern metal frame and arched transom panel surround the gate at the porch doorway. White paint covering the tower base and entry is the result of continuous efforts by neighborhood residents to control graffiti. A canted, double beltcourse divides the base from the second section, a 42.5-foot-tall shaft. A series of concrete fillets at the top of the shaft articulate the corners of the third section, an octagonal belvedere, which is the focal point of the structure. Round arches spring from the mid-shaft, annular molding of concrete columns that surmount each corner of the belvedere. A low, reinforced cast-stone balustrade spans each arch opening. A steep, conical roof crowns the belvedere. Thirty-four feet tall and covered with green ceramic tiles, its flared, overhanging eaves terminate at a wide soffit that encircles the belvedere like a hat with a wide brim. This unique roof inspired the tower's popular nickname, "The Witch's Hat." The belvedere currently supports radio antennae and related communication equipment, including a highly visible antenna that protrudes from the topmost point of the roof. A horizontal pole extends from the belvedere on the north side, above the entry porch.

Visitors enter the tower through the gated doorway and a short vestibule. A secondary metal door leads directly into a three-foot space between the 22-foot-diameter standpipe and the tower's concrete interior wall. Hundreds of oversized rivets pattern the

standpipe, indicating the connections in its steel-panel construction. An elliptical access hatch, formerly used to empty the standpipe of water and remove deposits, faces the entrance. In the late 1950s, when the pipe no longer held water, city workers cut a large, square hatch around the existing one, to move radio equipment in and out of the pipe. Light orange paint covers the standpipe, protecting it from corrosion. To the left of the door, open-riser iron stairs with textured treads and pipe railing ascend along the tight curve of the interior wall. Attached to the wall, which was imprinted by vertical board forms during construction, a series of bare light bulbs illuminate the spiraling stairwell. The tower wall is punctuated at various intervals along the stairway by several bricked-in and concrete-covered window openings.[3] The stairs continue to the top of the standpipe, where they terminate at a short platform marked with the inscription, "Crown Iron Works, Minneapolis, Minnesota." Straight ahead is a thin, rusty, sheet-metal door leading to a short rise of steps through the floor of the belvedere. A pipe railing encloses this stair well. The belvedere's large-aggregate concrete floor measures approximately 28 feet in diameter. The surrounding cast-stone balustrades stand behind temporary wood-slat fencing. Some of the urn-shaped balusters display spalling and exposed rebar, especially on the north side of the tower. Spalling in large chunks is also evident on one of the concrete columns on the southwest side. The ceiling is sheathed in narrow, brown, tongue-and-groove boards that extend beyond the concrete arches to the eave line, covering the wide soffit. The ceiling displays some minor damage; in one area, two boards are torn and hanging. There is a hatch providing access to the radio equipment that is currently stored inside the roof.

[3] Construction plans indicate that the tower was originally illuminated by windows that were approximately two feet by six feet with double-hung sashes. Historic photographs obtained at the Minnesota Historical Society show that the windows had diamond panes in the top sash, and one light in the bottom. A site visit located six window openings; all but one followed the winding stair line.

Other holes were cut to provide conduits for cables. There are several large radio antennae located in the belvedere. In the center of the floor is a survey marker with the inscription, "State of Minnesota. Department of Highways. 1961." The belvedere provides a spectacular, 360-degree view of the Twin Cities.

The overall condition of the tower is good. The city of Minneapolis replaced the roof in 1986, using tiles manufactured by the Ludowici-Celandon Company, the firm that supplied the original tiles in 1913.[4] The structure's most significant deterioration has resulted from the many coats of oil paint applied to the exterior of the entry and base to cover graffiti.[5] The oil paint trapped moisture beneath the surface of the concrete, causing serious spalling and subsequent erosion at the base of the tower, wing walls, and entry steps.

Although the Prospect Park Water Tower no longer serves its primary historic function and has experienced alterations and deterioration, its historical integrity is very good. The tower's most important identifying features, the arched belvedere and "Witch's Hat" roof, are intact, and it remains a highly visible

[4] In October 1913, the city of Minneapolis entered into a contract with the Ludowici-Celandon Company to "furnish and lay complete the necessary Royal Spanish New Brookville Green Light Shade Tile, for the roof of the Prospect Park water tower, at a price not to exceed $1,316.10" (*Proceedings of the City Council of the City of Minneapolis, Minnesota* (Minneapolis: published by the authority of the City Council, 1913)). An article published in the year the tower was reroofed reports that 90 percent of the old tiles were used in the restoration, and that new tiles were matched to the old design. Total cost for the restoration was $130,000 (Bob Dull, "The Witch Gets a New Hat," *Southeast*, November 1986).

[5] Julie Horns, "Physical Changes to Tower Hill will be Aesthetically and Environmentally Sound," *Southeast*, November 1996, 12.

landmark in the area.

PROSPECT PARK PUMP HOUSE

The water held by the tower was pressurized and distributed to residents of Prospect Park by an electric booster pump located approximately 170 feet from the tower, at the bottom of Tower Hill's steep northwest slope. A small building, which was designed and constructed at the same time as the water tower, enclosed the pump. Built of structural clay tile, covered with pebble-textured stucco, and surrounded by a concrete belt course, the twelve-foot-by-fifteen-foot Prospect Park Pump House is wedged into the hillside on a concrete foundation built to accommodate the steep grade of the land behind it. Consequently, the back (east) side of the building is shorter than the front side, which stands near street level. The building has one boarded window on the north side, with two screened vent openings above. The south side has the same arrangement: the window is boarded and barred, and one of the vent screens is missing. The wood frames around both windows exhibit substantial deterioration, exposing rusty steel lintels and other structural material. The wood door of the pump house, which faces northwest on Malcolm Avenue, is also badly weathered around the frame, with peeling paint and rusting hinges. The door is secured by the original, decorative wrought-iron gate. The building is topped with a two-tiered, pagoda-style hipped roof with flared eaves. The roof's standing-seam metal sheathing, which replaced original clay tiles, is pitted and rusting. The top tier has open eaves and exposed rafters; the bottom tier eaves are boxed. A metal post attached near the southeast corner of the building anchors several electrical cables, indicating the current function of the pump house as housing for a Northern States Power electrical meter for the Minneapolis Waterworks' radio department.

The Prospect Park Pump House is in poor to fair condition. The east side of the building has experienced the most deterioration: in one area, the fascia is broken and decayed and the stucco has disintegrated, leaving structural tile and steel lintels exposed.

There is a large concrete panel set into the pump house wall on this side. The worst of the deterioration surrounds the panel.

Despite this deterioration, the pump house retains good historic integrity. While the original clay roof tiles have been replaced by metal sheathing, the unusual roof design remains intact. Likewise, the structure's overall configuration is unchanged. Although the windows are boarded, the fenestration pattern is visible, and the original iron gate still protects the doorway. In addition, the pump house retains its relationship to the nearby water tower. As a result, it contributes to the park's historic character.

TOWER HILL PARK
Fourteen thousand years ago, the Des Moines Lobe, a Pleistocene-era ice sheet, deposited huge piles of roughly rolling earth in the region of the Mississippi River Valley that later became Prospect Park.[6] This stony belt of hills, made of sand, gravel and boulders, stands in marked contrast to the flat, outwash plain of the surrounding area. The summit of this knobby glacial drift comprises Tower Hill Park, approximately 971 feet above sea level. Tower Hill has a rounded crest, with steep inclines descending into gentler contours as the land meets the street grade.

Deciduous, hardwood trees cover most of the park, shifting gradually between ash and elm thickets on the north and northwest sides and Bur oak savanna on the east and northeast sides.[7] There is a particularly large, old, oak tree near the curb along the

[6] R.W. Ojakanges and C.W. Matsch, *Minnesota Geology* (Minneapolis: University of Minnesota Press, 1982).

[7] Information about the vegetation at Tower Hill Park was obtained during a telephone interview of Mary Maguire Lerman, horticulturist with the Minneapolis Park and Recreation Board, by Christine Curran, 30 April 1997.

south side of the park. The tree line ends sharply only at the northeast end of the park, where an expanse of cultivated lawn blankets the rolling slopes facing University Avenue. Underbrush is minimal, consisting primarily of tall prairie grasses occurring on the park's top and southern sides.

There are several routes leading to the top of Tower Hill. A concrete sidewalk, the site's only historic walkway feature, surrounds most of the park. It connects to an asphalt path on the southeast corner that winds up the hill to the water tower. The primary walkway, located on the south side of the park, consists of a modern asphalt ramp and a flight of wooden stairs and railing that climb to the summit. A wide track, left behind by heavy trucks when the tower roof was repaired, cuts a vertical swath through a thicket on the north slope.[8] In addition, the park is crisscrossed with weathered steps of brick and railroad ties and stony, packed-earth paths, reflecting a continuous pattern of use over time. At the top of the hill, two paved paths terminate at a pad of painted asphalt that encircles the water tower. The placement of wood and metal benches along the paths and lawn takes advantage of the vistas enjoyed from the hill. Several lantern-style lamp posts, installed in 1996, illuminate the paths at night.

A set of two tennis courts spans the park's southwest end. The courts occupy the original site of the first tennis court at Tower Hill Park, installed in 1907. The second one was added in 1912.[9] A chain-link fence surrounds the courts; a shallow wall of railroad ties retains the park's steep slope above. A modern drinking fountain stands at the entrance to the primary walkway on the south side. Just northwest of the tennis courts is a very large boulder

[8] Horns, 12.

[9] Board of Park Commissioners, *Annual Report*, 1907; *Annual Report*, 1912. In Municipal Library, City Hall, Minneapolis, Minnesota.

of undetermined origin.

The integrity of Tower Hill Park is excellent. The park's characteristic wooded slopes remain dominated by oak trees, as they were historically. With the exception of the cultivated lawn, little formal planting has occurred. The surrounding neighborhood of Prospect Park provides an established backdrop to Tower Hill Park; many of the homes immediately adjacent already existed by the time the Park Board purchased the site in 1906. The park's major built features -- the water tower, pump house and tennis courts -- all date to within seven years of the park's formal establishment, and all retain the same general appearance as when they were constructed.[10] All these factors contribute to excellent visual continuity and to the strong historical associations evoked by Tower Hill Park.

[10] Placement and materials of benches, lamp posts, and fencing have changed over time, but do not greatly affect the overall integrity of the park.

Summary of Significance

The Prospect Park Water Tower in southeast Minneapolis is eligible for the National Register within the areas of Engineering and Architecture under Criterion C. It exemplifies the movement to improve the city's infrastructure during the early twentieth century, which echoed similar efforts in maturing urban areas throughout the United States during that period. The Prospect Park structure was one of three water towers built or acquired by the city of Minneapolis between 1910 and 1915 to improve water pressure at higher elevations in the community. The tower served the Prospect Park neighborhood for 38 years, before advances in waterworks technology rendered it obsolete. In addition, the tower is an important work of Frederick William Cappelen, a nationally prominent engineer who served as city engineer when the water tower was constructed.[11] The design is also significant as an example of two national architectural trends that were popular at the time of its construction: the waterworks industry's encouragement of architectural ornamentation of municipal waterworks structures; and the focus on eclectic, historicist allusions that characterized architectural design in the United States between 1885 and 1915.[12]

Both the tower and the surrounding Tower Hill Park are also eligible within the area of Community Planning and Development under Criterion A for their role in shaping the pattern of development in southeast Minneapolis in the early twentieth century. By blocking industrial encroachment from the north, the park became an anchor for the adjacent residential neighborhood. The park's most prominent

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[11] Kenneth Bjork, *Saga in Steel and Concrete: Norwegian Engineers in America* (Northfield, Minnesota: Norwegian-American Historical Association, 1947), 141-142.

[12] Leland M. Roth, *A Concise History of American Architecture* (New York: Harper and Row, 1979), 172.

feature, the water tower, occupies the highest natural land elevation in the Twin Cities, and has become a significant landmark on the Minneapolis skyline. In addition, this nomination reflects the broad patterns represented in the Minnesota historic context: "Urban Centers, 1870-1940."

The History of Tower Hill Park and the Prospect Park Water Tower

As early as 1901, residents of the Prospect Park neighborhood in southeast Minneapolis complained about the lack of water pressure in their homes, a problem that was especially acute during the summer months.[13] The hilly tract of land that comprised Prospect Park was one of three districts in the city of Minneapolis where the natural land elevation stood in stark contrast to the surrounding area. The engineering firm of Baker and Gilmore had platted Prospect Park between 1883 and 1884, upon request of the property owner, real estate agent Louis F. Menage.[14] In contrast to the grid that dictated most of the street patterns in Minneapolis, an unusual web of meandering, circuitous roads divided Prospect Park into two additions, First Division Revised, and Second Division Revised. Menage touted the area in an 1884 advertisement, encouraging both residential and industrial development:

> Prospect Park is a high, finely wooded tract near the University of Minnesota, fronting on University Avenue--the main thoroughfare between Minneapolis and St. Paul. This is the finest residence property in Minneapolis, commands a view of the entire city, of Hamline, Merriam Park, Minnesota Transfer, and a good s

[13] "The East Side Pumps, Too - Used Without Warning to the Public," *Minneapolis Journal*, 27 July 1901, 5:3.

[14] Penny Jacobson, "Platting Prospect Park was a Tortuous Affair," *Southeast*, October 1986, 6.

hare of St. Paul, with Fort Snelling in the distance. Arrangements have recently been made for the erection of $40,000 first-class residences the coming season. This property is offered on reasonable terms. Meeker Island Land and Power Co.'s Addition adjoins Prospect Park on the west and extends to the Mississippi River. Union Depot line of the C., M. & St. P. R. R. runs through this property. This is to-day the best property for manufacturing establishments in or near this city, being convenient to the mills, all the railways, and the Minnesota Transfer. Manufacturers desiring to change their location will do well to examine this location carefully. Plats, map of the territory between Minneapolis and St. Paul, and all necessary information furnished on application.[15]

However, the topography that gave Prospect Park such distinction also contributed to its semi-isolation: the three-mile trek to downtown Minneapolis was a time-consuming journey in the 1880s, and, combined with the wooded terrain, presented too many challenges to the average settler. Consequently, the area remained the rural territory of dairy farmers, whose cows roamed freely on the steep, rocky land.[16] The installation of an electric interurban rail line improved transportation between Minneapolis and Saint Paul in 1890, but it was the advent of streetcar service on University Avenue, in 1896, that triggered the development of Prospect Park.

By 1900, Prospect Park was in the midst of a building boom.[17] Residents cleared land for home sites on the flatter elevations,

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[15] *The Northwest* (December 1884): 17.

[16] Allen H. Gibas, "The History of Prospect Park" (unpublished research paper, University of Minnesota, February 1965), copy at the Northwestern Architectural Archives, Saint Paul, Minnesota.

[17] Ann Wick, "Prospect Park - One-of-a-Kind Neighborhood," *Hennepin County History* 32 (Spring 1973): 3.

leveling some of the steeper hills.[18] Block 6 of the First Division Revised Addition contained the summit of the land in Prospect Park, which marked the northern boundary of the neighborhood. Although the hill was platted for lots along with the rest of the district, its steep, rocky slopes were unamenable to residential development.[19] Newspaper accounts as early as 1906 refer to the knoll as "Tower Hill," even though there was no tower on the hill at that time. A May 1906 article in the *Minneapolis Journal* makes a brief reference to the presence of a very early tower on the hill: "Tower Hill is the highest knoll in Prospect Park and commands a view of the entire city. Some years ago it was surmounted by a wooden tower, but this has since been razed."[20] As surrounding blocks continued to receive large homes, Block 6 remained uninhabited, although sources indicate that the hill was coveted by developers for use as a gravel pit.[21]

Because of its close proximity to the University of Minnesota campus, Prospect Park began attracting educated, opinionated, and assertive homeowners. The district's location near three major railroad arterials also drew attention from manufacturing companies. This incongruous mix of interests was to plague Prospect Park for decades. In 1900, the land immediately surrounding Prospect Park's boundaries was a busy and expanding industrial zone. Realizing the threat to

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[18] Sources indicate that a substantial hill named Morse Hill once existed in Prospect Park. Gibas, 7; Wick, 3.

[19] C. Wright Davison, *Atlas of the City of Minneapolis, Hennepin County, Minnesota* (Minneapolis: D. Wright Davison, 1885, 1887); C.M. Foote, *Atlas of the City of Minneapolis, Minnesota* (Minneapolis: C.M. Foote & Co., 1892, 1898); James Egan, *Atlas of the City of Minneapolis, Minnesota* (Minneapolis: Minneapolis Real Estate Board, 1903).

[20] "Park Board After Famous Lookout," *Minneapolis Journal*, 8 May 1906, 5:2.

[21] Gibas, 17; Wick, 3.

their bucolic environment, Jacob Hofsted, Harry Benton and Charles Ramsdell organized the Prospect Park Improvement Association (PPIA) in 1901, to "defend the areas with its hills and trees, its nearness to the restless Mississippi and its view of the Minneapolis skyline from the encroachment of industry."[22] One of the first items on the agenda of the PPIA was to secure Tower Hill as a city park before it was snapped up by an industrial concern. Pressure from members of the PPIA resulted in a unanimous decision by the Board of Park Commissioners in May 1906, to acquire Block 6 of the First Division Revised Addition of Prospect Park, preserving it as a wooded sanctuary for the Prospect Park community. The cost of the land was $19,500, which was to be assessed against the property in the vicinity of the park.[23] A year and a half passed before the park board got around to naming the new city park. In December 1907, the Standing Committee on Designation and Acquisition of Grounds suggested the obvious name, "Tower Hill." For reasons unknown, the recommendation was stricken, and referred back to the committee.[24] One month later, the Board agreed to the committee's revised proposal that the park be called "St. Anthony Heights" and the motion was adopted, much to the chagrin of Prospect Park residents.[25] Another fifteen months passed before Jacob Hofsted, representing the PPIA and carrying a petition signed by residents of Prospect Park, asked the Board of Park Commissioners to change the name of the park to "Tower

[22] Gibas, 17.

[23] Board of Park Commissioners, *Proceedings*, 21 May 1906, in Minneapolis City Hall. Subsequent references to the Board of Park Commissioners will be abbreviated "Park Board."

[24] Ibid., 19 December 1907.

[25] Ibid., 18 January 1908.

Hill." The board agreed, and adopted the "new" name in April 1909.[26]

In 1910, community attention was drawn to another high spot within the city limits of Minneapolis. Andrew Rinker, who was city engineer at the time, designed a water storage tower for the Lowry Hill/Kenwood district southwest of downtown. Like Prospect Park, Lowry Hill was an elevated neighborhood where residents were frustrated by a lack of consistent water pressure in their homes. The Kenwood water tower was connected to the municipal gravity distribution system. It was hoped that the water, stored at a higher elevation than the city reservoir, would flow through the mains at a higher pressure, thus alleviating the low pressure problem in the area.

The Kenwood tower represented one of many improvements to the municipal water system initiated during this time. Providing a clean water supply to residents of Minneapolis had been a challenge for city leaders since the late nineteenth century. Technological and financial conditions consistently prevented the implementation of a reliable filtration system, although the subject was under almost continuous investigation by the city council.[27] The issue came to a head during the winter of 1909-1910, when a serious outbreak of typhoid killed several citizens. The Minnesota State Board of Health and the city health department ordered the immediate installation of a hypochlorite plant, while construction finally began on a state-of-

[26] "Prospect Park," *The Midway Advertiser*, 28 March 1908; Park Board, *Proceedings*, 19 April 1909.

[27] W.N. Jones, "The Minneapolis Filter Plant with a Brief History of the Events Which Led Upto Its Construction," *Proceedings of the Thirty-Third Annual Convention of the American Water Works Association* (Concord, New Hampshire: June 1913), 597.

the-art filtration plant.[28] A concurrent expansion of the existing distribution system included construction of the Kenwood tower.

The city's willingness to build the Kenwood water tower encouraged residents of Prospect Park to act more aggressively in their pursuit of efficient water service. By 1911, little had been done to improve the inadequate water distribution conditions in the district, as reported by the *Minneapolis Journal* that summer: "Water is not available at times in the second stories of Prospect Park homes, owing to the height of the district. If a water tower, like the one on Lowry Hill, is erected, the residents believe they will have better pressure."[29] Members of the PPIA gathered on 18 August 1911 to discuss the subject of a water tower for their neighborhood. That night, members decided to ask the city waterworks committee to build a water tower on Tower Hill. The PPIA members selected to approach the Water Board included Lowell A. Lamoreaux, C.H. Smith, J.D. Engle, George Fisher, and Dr. J.E. Hynes.[30] Lowell Lamoreaux, a prominent Minneapolis architect, is said to have sketched a design for the proposed water tower at this meeting, although it is unclear whether his design had any bearing on the one eventually chosen.[31] The PPIA committee petitioned the Water Board, but action was deferred, because engineers believed the low pressure problem would be solved by the installation of a new 48-inch main that was planned in

[28] Ibid., 604.

[29] "Ask for Water Tower . . . Prospect Park People Make Demands on Water Board and Park Board," *Minneapolis Journal*, 19 August 1911, 6:3.

[30] Ibid.

[31] Ibid.

conjunction with the filtration plant, then under construction.[32] Trying another approach, the PPIA went to the Board of Park Commissioners in September 1911, asking for its cooperation with the city water department in erecting a water tower in Tower Hill Park.[33] The petition was referred to a committee. The park board apparently shared the community's vision of an observation tower in the park. The *Minneapolis Journal* had predicted in 1906 that the park board would "erect a stone observatory or lookout" at Tower Hill Park, and the 1912 annual report of the Board of Park Commissioners acknowledged that "an observation tower on top of the hill, which might at the same time serve as a water tower, would offer a splendid view over a large part of this city and St. Paul."[34]

Almost six months passed before the PPIA met again to formulate "ways and means of inducing the city waterworks department to erect a water tower in Prospect Park."[35] Members of the association had obtained "expert advice" that the new 48-inch main under construction would not have an effect on the water pressure problem in southeast Minneapolis, and they did not want to wait until the experiment failed. At that meeting, members adopted "recommendations pertaining to sewer and watermain extensions and other public improvements for the district" and determined to "urge immediate action on the ground that the tower is an absolute necessity to adequate fire protection

[32] "Prospect Park Improvement Association to Discuss Low Water Pressure," *Minneapolis Journal*, 29 January 1912, 6:4.

[33] Park Board, *Proceedings*, 6 September 1911.

[34] "Park Board After Famous Lookout;" Park Board, *Annual Report*, 1912, in City Hall, Minneapolis, Minnesota.

[35] "Prospect Park Improvement Association to Discuss Low Water Pressure."

in the large manufacturing center nearby."[36]

On 9 May 1913, the Standing Committee on Water Works finally agreed that "on account of the water pressure in Prospect Park it will be necessary to build a water tower so that during the summer months residents may have sufficient supply of water in that part of the city." The Standing Committee recommended that the city engineer be authorized "at once" to build a "suitable" water tower on Tower Hill, at an estimated cost of $16,000.[37] The following month, the Minneapolis City Council requested formal permission from the Board of Park Commissioners to "construct a water tower connecting with the City Water Works system on Tower Hill."[38] The Board adopted the motion, and Prospect Park residents looked forward to the construction of their long-awaited water tower.

The city engineer holding office at the time of the Standing Committee's recommendations was Frederick William Cappelen. Born in Norway and educated in Sweden and Germany, Cappelen came to the United States in 1880. Employment with the Northern Pacific Railway Company eventually brought him to Minneapolis, where he designed the substructure of the company's 1,600-foot-long, double track, steel and iron bridge over the Mississippi in 1884-1885.[39] Cappelen's municipal career began in 1886, when he became bridge engineer for

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[36] Ibid.

[37] Minneapolis City Council, *Proceedings*, 9 May 1913, in City Hall, Minneapolis, Minnesota.

[38] Park Board, *Proceedings*, 16 June 1913.

[39] "Frederick William Cappelen," *The Bulletin of the Minnesota Federation of Architectural and Engineering Societies* (December 1921): 13; Bjork, *Saga in Steel and Concrete: Norwegian Engineers in America*, 142-143.

Minneapolis.[40] During his six-year tenure, he oversaw construction of several bridges over the Mississippi River, including the Hennepin Avenue Steel Arch Bridge, which he designed with city engineer Andrew Rinker. Cappelen was elected city engineer of Minneapolis in 1893. Two years later, construction began on components of a reservoir system, designed by Cappelen, to improve the quality of the municipal water supply. In a paper presented at a meeting of the American Water Works Association in 1894, Cappelen discussed the "Proposed Filtration and Purification of the Mississippi River Water and a New Plan of Distribution for the City of Minneapolis."[41] Included in his plan was the proposed location of the city's first two surface reservoirs at Columbia Heights, an elevated area upstream from Minneapolis. The reservoirs were the only component of Cappelen's plan that became a reality. The installation of these reservoirs transformed the municipal water system from a direct pumping process, where water was pumped directly from the Mississippi into distribution mains, to a gravity method, where water was stored in a reservoir high enough above the level of the distribution system to maintain the pressure necessary to force the water through the pipes.[42]

Cappelen served as city engineer until 1898, when he began working as a consultant on bridge and municipal works. During this time, he was appointed by the city council to a commission with city engineer Andrew Rinker "to investigate and report the best method of

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[40] "Frederick William Cappelen," 14; Bjork, 142.

[41] Jones, "The Minneapolis Filter Plant with a Brief History of the Events Which Led Upto Its Construction," 598.

[42] Areas such as Prospect Park, the Lowry Hill/Kenwood district, and the Washburn district in Minneapolis had water pressure problems because the natural land elevation in those neighborhoods was higher than the elevation of the reservoirs at Columbia Heights.

filtration of water from the Mississippi River, and the cost of the necessary filtration plant."[43] The results of the commission's investigation consisted of a proposed plant and system very similar to the one envisioned by Cappelen sixteen years previously. However, unlike his initial plan, which was never fully realized, the new system's implementation was virtually assured, as its conception coincided with the typhoid epidemic of 1909-1910. Although the filtration plant was begun under Andrew Rinker, it became fully operational under Cappelen, as he was reelected city engineer in late 1912. He served in this capacity until his death in 1921.

The city's first filtration plant became operational in January 1913, marking the beginning of Cappelen's new term, and a very busy year for the city waterworks department. The population of Minneapolis had reached over 300,000 and was straining the capacity of the existing waterworks system. Water shortages were becoming severe in areas located south of the waterworks. The situation worsened after the filtration plant was built, as the filtration process further reduced the system's capacity.[44] New turbine pumps and distribution mains were planned to keep up with the growing community, and Cappelen increasingly looked to elevated storage tanks to fill the gaps in the distribution system.

Upon the recommendation of the Standing Committee on Water Works, Cappelen had a design for the Prospect Park Water Tower approved by the city council at the end of June 1913.[45] Unlike the tank and tower enclosed in Andrew Rinker's red-brick Kenwood tower, Cappelen chose

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[43] W.N. Jones, 599.

[44] Edward P. Burch, "Turbine Pumps for the Minneapolis City Water Works," *Proceedings of the Thirty-Third Annual Convention of the American Water Works Association* (Concord, New Hampshire: The Rumford Press, June 1913), 191.

[45] Minneapolis City Council, *Proceedings*, 27 June 1913.

a steel standpipe to hold water for Prospect Park. Standpipes were commonly used in the late nineteenth century to store water for a fire emergency, for water pressure, or for a backup supply when a town's pumps were turned off for the night. Consisting of a columnar tank, usually made of iron, steel, or concrete, a typical standpipe would rise to a height exceeding 25 to 30 feet from a ground-level foundation.[46] Standpipes began facing competition after the turn of the century from the all-metal elevated tank. Mounted atop a steel trestle tower, the elevated tank provided, in some instances, a more economical and more structurally reliable water storage structure. At the time the Prospect Park Water Tower was under consideration, however, standpipes still far outnumbered the tank and tower combination, and it was not unusual that Cappelen chose a steel standpipe for the site at Tower Hill Park.[47]

It was also not surprising that Cappelen chose to enclose the standpipe in a tower. Although exposed standpipes were not uncommon, they were much more vulnerable to climatic elements, especially if left empty. For this reason, standpipes were often enclosed in a masonry tower to protect the tank from wind and ice.[48] It is quite possible that Cappelen was responding to a specific precedent when he chose the Romanesque Medieval style for the Prospect Park tower. In 1890, *The Engineering Record* sponsored a design competition for water

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[46] Although concrete was used in the construction of standpipes, steel was the more commonly used material, as it was easier to achieve watertightness with metal construction (Thomas R. Camp, *Handbook of Applied Hydraulics*, ed. Calvin Victor Davis (New York: McGraw-Hill Book Co., Inc., 1952), 940).

[47] J.N. Hazlehurst, *Towers and Tanks for Water-Works: The Theory and Practice of Their Design and Construction* (New York: John Wiley and Sons, 1901), 120.

[48] J.T. Fanning, *A Practical Treatise on Hydraulic and Water-Supply Engineering* (New York: D. Van Nostrand Company, 1891), 587.

towers and pumping stations. The prize-winning drawings were subsequently published, including a design for a medieval tower featuring windows in the tower shaft, an arched belvedere, and a steep conical roof.[49] A drawing of a medieval tower, almost identical to the one published by *The Engineering Record*, appeared in the *Minneapolis Journal* on 24 July 1913, as the design approved for the "water tower to be built on Tower Hill."[50] To dress a tower in medieval garb would have been in keeping with national architectural trends in 1913. Between 1885 and 1915, historical associations in architecture were prevalent. The hallmarks of this surge in what has been termed "creative" or "romantic eclecticism" were balance, symmetry, and a strongly conveyed association with historical architecture, both Classical and Gothic.[51] This spirited revival of traditional styles was explained by architectural historian Leland M. Roth in his *Concise History of American Architecture*:

> During the period between 1885 and 1915 existing cities simply expanded. This was a period of great consolidation combined with vigorous growth around established centers . . . . As the pace of technological and cultural change quickened and intensified, so the need for security through historical associationalism in architecture became more insistent.[52]

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[49] Design entitled "Trye I," by J.A. Schweinfurth in *Water Tower Pumping and Power Station Designs: The Engineering Record's Prize Designs, Suggestive for Water Towers, Pumping and Power Stations* (New York: The Engineering Record, 1893), n.p.

[50] *Minneapolis Journal*, 24 July 1913, 10.

[51] Roth, *A Concise History of American Architecture*, 172, 191.

[52] Ibid., 213, 174.

Another by-product of this urban growth spurt was that cities began to complete the establishment of their basic infrastructure and started to shift their focus to improving the social and physical environment.[53] Although reflective of architectural trends of the time, *The Engineering Record*'s 1890 design competition was responding, more specifically, to an industry-wide push toward making waterworks edifices more attractive, and integrating them into their immediate surroundings. When *The Engineering Record* republished the prize-winning designs from their competition three years later, it included the editorial that had announced the competition, which also clearly stated the conviction that aesthetic considerations should be made a priority when erecting water towers:

> The projectors of such enterprises should not erect structures placed on hill-tops to be an offense to the eyes of this and future generations. The additional expense of beautifying these structures need not be great if the design and execution be entrusted to competent architects. The necessary isolation and altitude of these buildings is at once a suggestion of the availability of the site as a pleasure ground, the tower itself constituting an admirable central feature readily adapted to the purposes of a lookout. In the case of private ownership it should be borne in mind that in the bestowal of such franchises the community gives, without price, something of substantial value, which might gratefully be in part repaid by the avoidance of an absolutely ugly sore on the landscape at least, if not by throwing open to public enjoyment something of the nature of a public park. . . . As one of the results of this competition we hope to see a more frequent employment of skilled architects to design such

[53] Ibid., 220.

structures.[54]

As a city official designing an edifice for placement in a public park at the highest elevation in the city in a well established neighborhood, Cappelen was likely facing high expectations to create an attractive and distinctive landmark on Tower Hill. Although the function and high profile of the site were important considerations in Cappelen's choice of design, one cannot overlook the physical characteristics of Tower Hill that must have provided some influence. The park's informal, romantic landscape lent itself to a Romanesque Medieval tower design. The arched belvedere and steep, prominent roof rising above the trees not only satisfied the desire by the park board and Prospect Park residents for an observation tower at the top of the hill, but created a fairytale-like tableau in the middle of a twentieth-century city.

It is not clear when construction of the tower actually commenced, who the contractors were, or whether the project remained on schedule. According to the Minneapolis Waterworks Engineering Department, the specifications and other documents pertaining to construction have apparently been lost over time. However, proceedings of the city council from September 1913 specify the water tower's distinctive green roof tile, manufactured by the Ludowici-Celandon Company, as "Royal Spanish New Brookville Green Light Shade Tile . . . at a price not to exceed $1,316.10."[55] This 34-foot-tall conical roof with its gleaming green tiles gave the water tower the name by which it is most commonly known, "The Witch's Hat." Also completed by April 1914 was the small booster pump house at the bottom of Tower Hill, which the city council authorized in August 1913, at a cost of $571.60. A slightly larger pump house for the

[54] *Water Tower Pumping and Power Station Designs: The Engineering Record's Prize Designs*, 1.

[55] Minneapolis City Council, *Proceedings*, 19 September 1913.

Kenwood Tower was also authorized at this time, and featured a similar eclectic design.[56] The plans, prepared under Cappelen's supervision, displayed a creative jumble of historically inspired styles. Both included wrought-iron window bars and door gates.[57] The Prospect Park Pump House sheltered a 3/4-million-gallon, electric, centrifugal automatic pump, manufactured by the Platt Iron Works in Dayton, Ohio.[58] The pump pressurized and distributed water from the standpipe to homes in the surrounding area.

The dedication of the Prospect Park Water Tower took place on 28 July 1914. Mayor Wallace G. Nye, aldermen, and park commissioners were honored with a picnic supper, speeches, a band concert, and fireworks lit from the tower belvedere. The dedication commenced what would eventually total 38 years of water supply service from the tower. Operating full-time between May and October, the tower provided homes in Prospect Park with sufficient water pressure for the first time in the history of the neighborhood.

In their 1914 annual report, the Board of Park Commissioners expressed satisfaction with the new water tower on Tower Hill:

> The City Water Department erected a very attractive water tower in the high hill of the park. On the top of the tower a very roomy observation platform is provided. The conical-shaped green-shingled roof blends very nicely with

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[56] Minneapolis City Council, *Proceedings*, 29 August 1913, 24 April 1914.

[57] The Kenwood pump house, which is in better condition than the Prospect Park pump house, retains the original wrought-iron window bars as well as the door gates.

[58] F.W. Cappelen, "Report on the Water Works Department of the City of Minneapolis, Minnesota," 8 May 1914, in Walter Library, University of Minnesota, Minneapolis.

> the concrete color of the tower itself and the foliage of the oak groves below. A magnificent view over the Twin Cities and surrounding country is obtained from the observation platform. Walks have been built to the tower. All trees have been cleaned of dead wood and the grounds generally put in good condition.[59]

The tower's commanding visage catapulted the structure to the status of a Minneapolis architectural landmark immediately upon its completion. This attracted a broader array of visitors to Tower Hill Park, which was originally established as a small neighborhood park catering to nearby residents. Within the city's extensive park system, these small community plots stood in contrast to larger parks, such as the Chain of Lakes, which typically included lakes or a waterway and were designed to serve the general populace. After the construction of the water tower, however, Tower Hill Park's role expanded. While it continued to host community events, such as band concerts and picnics, it also became a destination for visitors from throughout the Twin Cities who were drawn by the water tower's unusual profile.

This increased level of visitation created concerns over park security. Even before the water tower was officially dedicated, the city council requested that a park caretaker be appointed for two purposes: to open the tower's observation deck to the public, and to curb vandalism, which was destined to be a constant problem.[60] Cappelen lamented in his May 1914 "Report on the Water Works Department to the City Council": "This Prospect Park layout is very attractive in appearance and it seems a shame that vandals in such a nice neighborhood must run riot by breaking windows and disfiguring

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[59]Park Board, *Thirty-Second Annual Report of the Board of Park Commissioners*, Minneapolis, Minnesota, 1914.

[60] Minneapolis City Council, *Proceedings*, 29 May 1914.

the structure in other ways. Appeal has been made to the Sidney Pratt School authorities, as well as the Police Department for assistance to remedy the evil."[61] While the vandalism did not stop the city from allowing visitors access to the tower belvedere, it did eventually prompt the removal of the tower's windows.[62]

In 1915, the city of Minneapolis acquired and improved the 1893 Washburn Water Tower, completing its trio of elevated water storage tanks along the municipal distribution system. Although all three towers stood high above the surrounding neighborhoods, the Prospect Park tower's public access, architectural distinction, and higher visibility made it the most well known of the triad.

By the 1940s, the city's water system was again proving inadequate. In 1947, a *Report on Survey of Public Works of the City of Minneapolis* criticized the city's inferior distribution system, citing wartime restrictions on new construction as the reason for its neglect. The report noted, though, that planning was underway to improve the sytem and, in the process, eliminate the need for the water towers:

> Plans have already been prepared for the necessary improvements to the distribution system and, when the contemplated work has been finished, not only should the available fire flows through the city be even greater than the requirements of the National Board of Underwriters, but

[61] Cappelen, "Report on the Water Works Department," n.p.

[62] Beginning with those closest to ground level, the city gradually filled the window openings with concrete blocks and brick. While the process was well underway by the late 1930s, it was not completed until sometime after 1955. Once the effort was finished, the entire trunk of the tower was covered with shotcrete to cover the patchwork. (Photograph files of the Minnesota Historical Society, Saint Paul, Minnesota)

> the daily working pressure throughout the system should be sufficiently improved to permit the elimination of the three booster areas, thereby improving circulation as well as effecting an economy in operation by eliminating the booster stations.[63]

Worked commenced on the eight-million-dollar expansion of the water system in the late 1940s. By 1950, a *Minneapolis Star* article announced the impending completion of a new reservoir at Columbia Heights, and predicted that the summer of 1950 would be the last full-time season for the Prospect Park, Kenwood, and Washburn water towers.[64] The water in the new reservoir would settle at a higher elevation than the water in the towers, thus alleviating pressure problems in the higher neighborhoods, except during times of extremely heavy demand. With the addition of regulating pumps at the Fridley waterworks in the early 1950s, the need for a water tower in Prospect Park was eliminated. Use of the pump and storage tank at Tower Hill was discontinued in 1952.[65]

In 1955, the water tower was hit by lightning, causing structural damage to the upper portion. Without consulting the city engineer or the city council, the water department prepared to demolish the structure during the fall of that year. Alerted at the last moment by residents of Prospect Park, Alderman Kent Youngdahl succeeded in convincing city engineer Hugo Erickson to stay the demolition until cost estimates could be prepared for repairing the tower. When

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[63] *Report on Survey of Public Works, City of Minneapolis* (Chicago: Public Administration Service, 8 May 1947), n.p.

[64] Abe Altrowitz, "City Water Towers May Be Washed Up," *Minneapolis Star*, 8 June 1950.

[65] Preston Grubb, Minneapolis Water Works Engineering Department, interview by Christine Curran, 7 May 1997.

Prospect Park residents found out that Erickson was considering "truncating" the tower below the damaged portion, which would have removed the famous roof and belvedere, they rallied to save their tower. A petition with over 300 signatures, collected by a local Blue Bird troop, was presented to Alderman Youngdahl by the Prospect Park East River Road Improvement Association.[66] On 8 June 1956, the city council authorized the city engineer to spend $13,000 to repair the tower.

The Radio Division of the Minneapolis Waterworks Department put the tower back to work in 1959, when it installed two-way, police and fire communication equipment inside the standpipe, in the belvedere, inside the roof, and on the exterior of the roof. Minor alterations to the standpipe and to the belvedere ceiling were made to accommodate the new use. Some structural deterioration has occurred over the years, as the tower has been inconsistently maintained. It did, however, receive a new roof in 1986, complete with new green clay tiles created by the company which supplied the originals.

Today, the Prospect Park Water Tower and Tower Hill Park remain a physical anchor and cherished amenity for the surrounding neighborhood, and a landmark for the city of Minneapolis. While the significance of the park's landscape design in relation to contemporary design trends could be further studied, the park and tower are eligible for the National Register under Criterion A as a reflection of early development patterns in Minneapolis, and as key components in the evolution of southeast Minneapolis. The tower is also significant under Criterion C as a tangible reminder of early twentieth-century improvements made to the city's water distribution system, and as a testament to the work of prominent engineer Frederick William Cappelen. It also reflects the romantic

[66] The Prospect Park Improvement Association changed its name to Prospect Park and East River Road Improvement Association sometime after World War II; Gibas, 26.

eclecticism that characterized architectural design in the early twentieth century.

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(8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Prospect Park Water Tower and Tower Hill Park
name of property

Hennepin County, Minnesota
county and state

UTM References

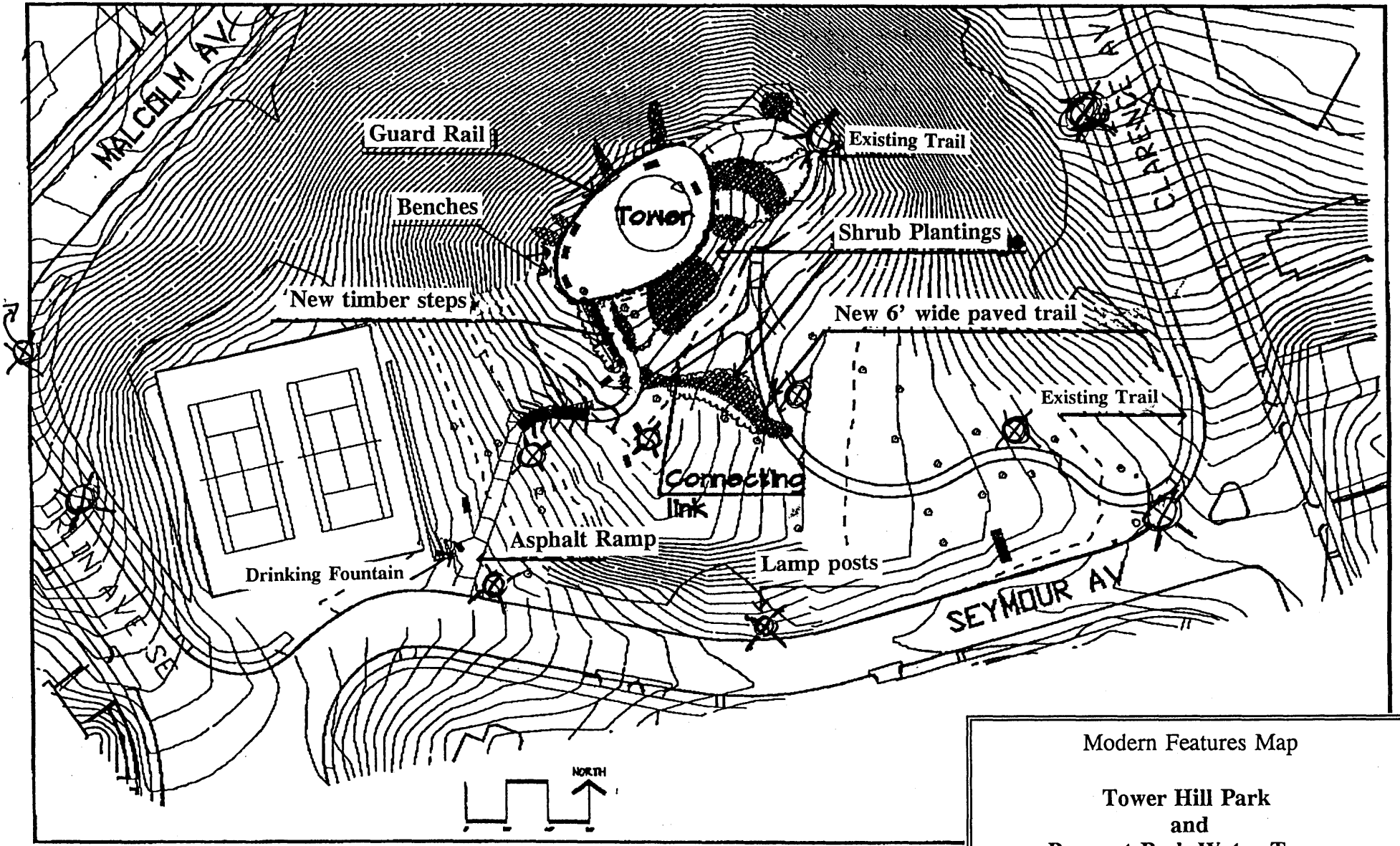
	Zone	Easting	Northing	
5	15	483140	4979260	St. Paul West, Minn. 1967 revised, 1993

Verbal Boundary Description

The nominated property occupies city block 6 of Prospect Park, First Division Revised Addition in the city of Minneapolis.

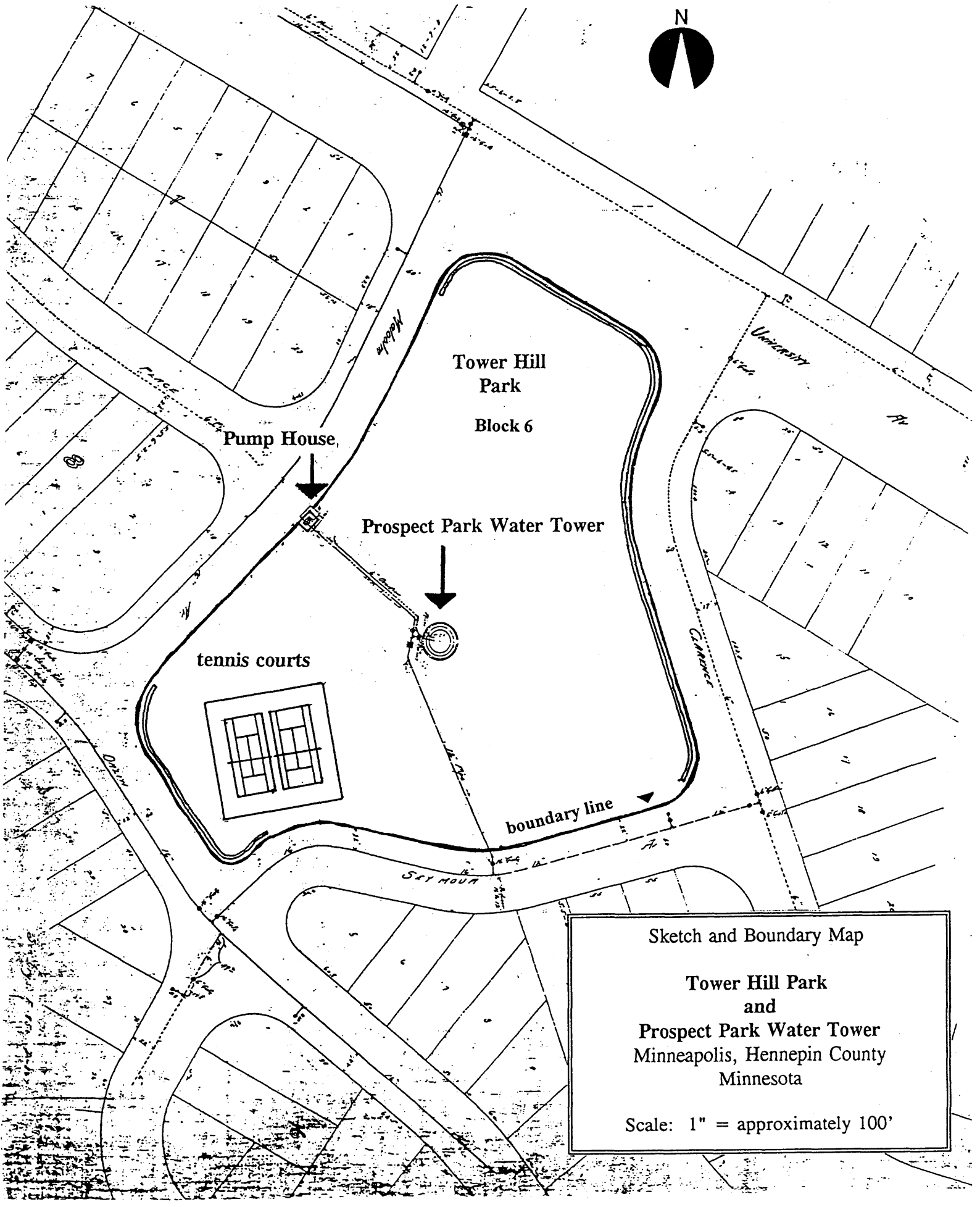
Boundary Justification

The boundary includes the entire city block that has historically been associated with the property.



Modern Features Map

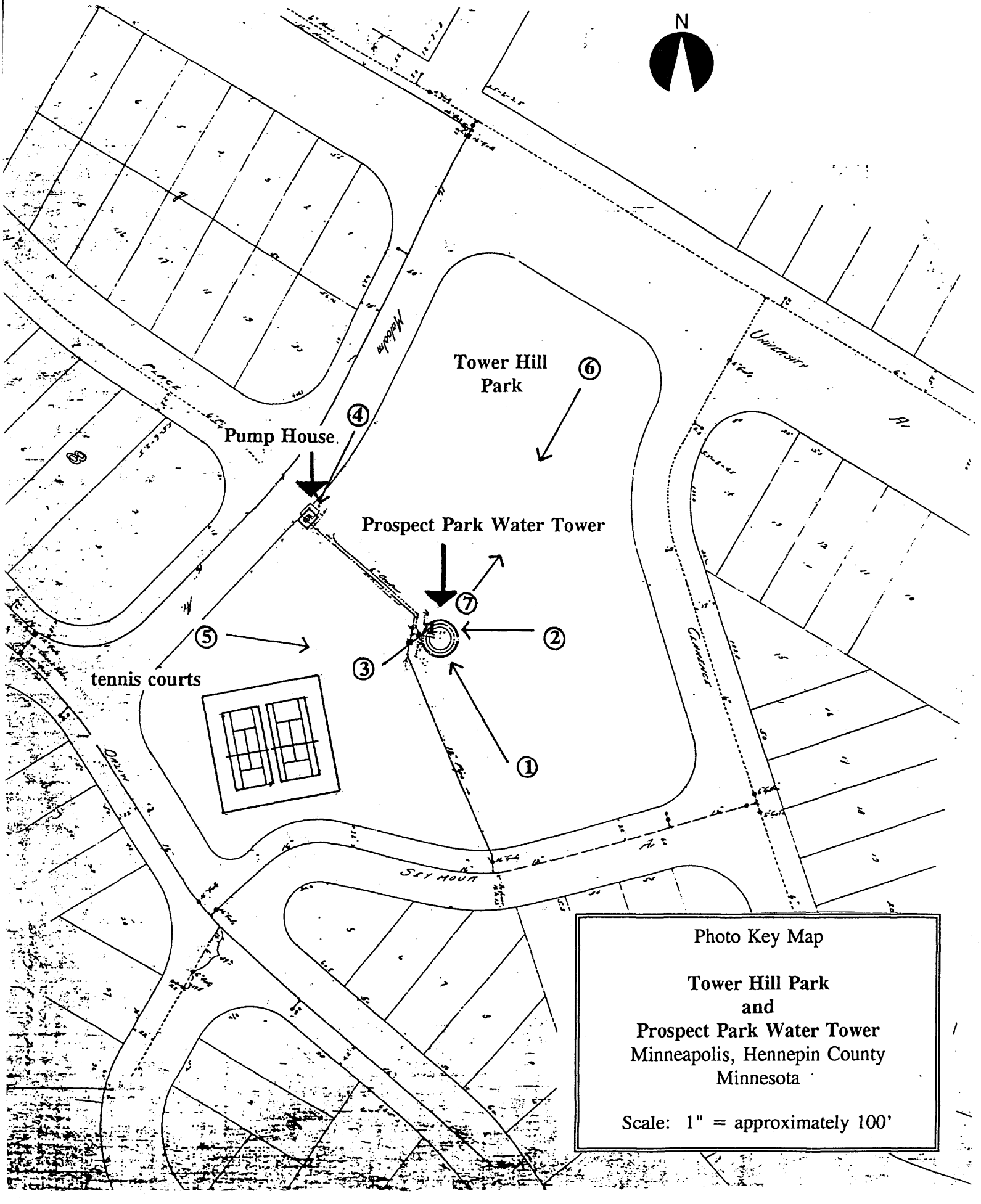
Tower Hill Park
and
Prospect Park Water Tower
Minneapolis, Hennepin County
Minnesota



Sketch and Boundary Map

Tower Hill Park
and
Prospect Park Water Tower
Minneapolis, Hennepin County
Minnesota

Scale: 1" = approximately 100'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Tower Hill Park
⑥
Pump House
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Prospect Park Water Tower
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③
⑤
tennis courts
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Photo Key Map
Tower Hill Park
and
Prospect Park Water Tower
Minneapolis, Hennepin County
Minnesota
Scale: 1" = approximately 100'