

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form1403
1/13/90
NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-500a). Type all entries.

1. Name of Property

historic name City of Beloit Waterworks and Pump Station
other names/site number N/A

2. Location

street & number 1005 Pleasant Street b/a not for publication
city, town Beloit b/a vicinity
state Wisconsin code WI county Rock code 105 zip code 53511

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	2	0 buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0 sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	2	0 structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0 objects
	<input type="checkbox"/> object	4	0 Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official

State Historic Preservation Officer-WI

8-1-90

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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.

Entered in the
National Register9/13/90

- removed from the National Register.
 other, (explain: _____)

6. Function or Use

Historic Functions (enter categories from instructions)

Government - Public Works

Industry/Processing/Extraction-Waterworks

Current Functions (enter categories from instructions)

Vacant

7. DescriptionArchitectural Classification
(enter categories from instructions)

Bungalow/Craftsman

No Style

Materials (enter categories from instructions)

foundation Stone

walls Brick

Stone

roof Asphalt (shingles)

other Steel

Concrete

Describe present and historic physical appearance.

Currently, the Waterworks site, which is located in Tower Park and overlooks the Rock River to the west, is situated on the northeast corner of a busy intersection in the City of Beloit. U.S. Highway 51 (Pleasant Street) runs along the western property line and State Highway 81 (Woodward Avenue) runs along the southern property line. There are five resources on the property. The Pump Station is located on the southwest corner, the pump shed is located to the north, the reservoir is to the east, and the 1889¹ stone water tower and the 1927² steel water tower (which are both located at the top of the bluff) are located to the northeast. Landscaping on the site includes a variety of evergreen trees and shrubs, as well as a few deciduous trees. The site also has a more heavily wooded area to the east. Residential and commercial uses surround the site.

Historically, the park in which the complex is located was a semi-public park. The intersection was, at that time, Pleasant Street and Eclipse Avenue (now Woodward Avenue). Photographs at that time reveal structures which included a round, covered pump shed (since replaced) to the north of the Pump Station, the reservoir to the east, the stone water tower to the northeast, and a building to the east between the Pump Station and the reservoir which may have been used to store vehicles and/or coal at the time. Attractive landscaping included trees and shrubs, as well as walkways, a fountain (1897)³, light posts, and the entire area was enclosed by a fence. Other than these specific landscape features, most of the site was shown to be wooded.

PUMP STATION

The Pump Station is located on the corner of two intersecting streets. It was built in 1885⁴ of brick in the Bungalow/Craftsman architectural style. The gross floor area encompasses 2,679 square feet. The rectangular, 1 1/2

¹ "The Story of Beloit's Utilities", The Book of Beloit, Daily News Publishing Company, 1936, page 203.

² "The Story of Beloit's Utilities", The Book of Beloit, Daily News Publishing Company, 1936, page 204.

³ City Directory, 1897, page 12.

⁴ "The Story of Beloit's Utilities", The Book of Beloit, Daily News Publishing Company, 1936, page 203.

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story building's main facade is its western facade which has a portion of the limestone foundation exposed. The fenestration includes two large, rectangular windows bordered by a group of three smaller arched windows to the left, a shed-roof porch with pillars over the entrance doors to the right. Further to the left is another small, arched window which is actually part of the one story addition to the Pump Station and will be discussed below. Above the two, large, rectangular windows is a limestone lintel and then a pair of large, arched openings which once led to a balcony. The balcony has been removed and the openings are covered with plywood. Completing the main facade is a jerkin head roof with asphalt shingles (which was originally a slate roof).

The southern facade also shows the limestone foundation, and the 1908 Sanborn maps reveal a porch once extended from the arched southern entrance (which is now bricked over), and has since been removed. The fenestration includes a group of three, small arched windows to the far left.

The southern entrance is bordered by two, large, arched windows on the left and on the right. All but one of the windows is boarded up, and above this unboarded window and the southern entrance, is a large, gable dormer (with one large, arched opening) set into the sloping roof. Photographs of the time reveal that this dormer was once flat roofed, and had three small rectangular windows as its fenestration. These same photographs also reveal that the roof had once angled sharply downward (since removed and/or expanded to its present form) to the right of the large, rectangular window to the east.

The eastern facade shows the limestone foundation as well. Wooden vehicular garage doors are located to the left. These doors were a later addition to the Pump Station, and perhaps this is when the angled portion of the roof was removed and/or expanded. The doors were added to allow entrance into the coal room. This might also explain the demolition of the building to the east between the Pump Station and the reservoir. Above these large doors is a large, arched opening which has been boarded up. There is also a small, rectangular window (which is part of the one story addition) to the right and looks as if it was, at one time, an entrance of some kind that has since been bricked over. This window has been boarded up as well. The roof line is identical to that of the main facade.

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The northern facade consists of one entrance to the left, and a small, square window flanked by a larger, rectangular window to the left and to the right. All three windows are covered by plywood. As mentioned above, this is a one story addition to the original Pump Station. A frame addition was constructed in the late 1880's (and was shown on the 1890 Sanborn map)⁵, and extended the building 12 feet to the north (increasing the building's size to 47' x 57'). Sometime after 1895⁶, the frame addition was replaced by brick which more closely resembled the original style of the building. The roof slopes gently downward on this facade, and one can see where a brick smokestack (shown on the 1890 Sanborn map)⁷ once stood over the boiler room.

Other exterior details that have been removed include gable skylights (added in the late 1880's)⁸ on the roof line of the northern and southern facades, a small chimney, and a cupola (added in the early 1900's and was used for ventilation)⁹. The interior had three rooms according to the Sanborn maps of 1890 and 1895. The westernmost room housed the pumps, the boilers were located in the center room, and the coal was stored in the easternmost room. The garage area is a two stories of open air (to the beaded ceiling), as is the westernmost room. The only remains of machinery in the building is some piping in the westernmost room which housed the pumps.

Despite the loss of some of the structural and/or decorative elements, the overall character of the Pump Station remains intact. The integrity of the architectural style has not been damaged by the loss of the exterior details, and it still retains enough of its original, historic appearance and materials to be eligible along with the rest of the Waterworks site. The brick addition is in character with the original structure, and the brick smokestack was essentially a separate structure, although connected to the Pump Station. Other details were not key architectural elements to the original structure as

⁵ "Waterworks Structures of Rock County--19th century Thematic Nomination", Historic Preservation Division, State Historical Society of Wisconsin, August, 1981.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

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they were added later. If plans are completed, the balcony, cupola, and possibly even the skylights and smokestack would be restored.

With the exception of the stone water tower (which was listed on the National Register of Historic Places in 1983), the Pump Station is the only largely unaltered 19th century public structure remaining in Beloit. (NOTE: Although always privately owned, the structures can be considered "public" in the sense of "public utilities".) The Waterworks site is a visual landmark at a well-traveled intersection in the City of Beloit, and is considered to be one of Beloit's most significant historical sites as the property contributed to the development and history of the City. The site is a symbol of the community's hope, prosperity, and success.

PUMP SHED

This structure is located to the north of the Pump Station, and is constructed of brick on a concrete foundation. It is approximately 14' by 14', and approximately 14 feet in height. Three of the facades have entrances, and the fourth facade has a rectangular window that is boarded up. It has a flat roof.

RESERVOIR

The reservoir is rectangular in shape (approximately 40' by 115') and constructed of concrete. It was built into the hill to the east of the Pump Station, and therefore it is only about 3 foot high. The reservoir is currently within the wooded area that is located on the property, and is overgrown with vegetation.

STONE WATER TOWER

The stone water tower was constructed in 1889, designed by J. R. Kinley of Chicago, an engineer with Fairbanks, Morse, and Company, the general contractors for the Beloit Works¹⁰. It was constructed of local limestone, and stands 63 feet tall. The tower is made of four successive octagonal drums with each stage recessed about 8 inches from the one below it. It is 36 feet in diameter at the base, and 30 feet in diameter at the top. The walls are 8

¹⁰ "Our Waterworks", Janesville Gazette, November 2, 1885, page 4.

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feet thick at the base of the tower. The tower is also punctured with pointed, arched, Gothic windows on alternate stages of alternate faces.

The tower also held a 100,000 gallon cypress wood tank¹¹ that was 30 feet in diameter and 20 feet deep. The cypress was 3 inches thick. This tank collapsed in 1914¹², and was replaced with a metal one of the same size¹³. This new tank was built by the Eclipse Wind Engine Company¹⁴, and was removed when the 1927 steel tower and tank were built.

The tower also had an interior stairway that ran to the base of the tank and then to the outside and a balcony. Steps continued on up the exterior to the top of the tank. A cupola with a flagpole sat atop of the tank. All of this has since been removed. The tower was said to be "one of the most massive pieces of mason work put up in the country"¹⁵ at that time. Its strength and character can still be noted today. It was placed on the National Register of Historic Places in 1983.

METAL WATER TOWER

The metal tower was built in 1927 to replace (what was becoming) the technologically inefficient stone tower. The stand pipe was a massive work of steel with an onion shaped tank capable of holding 200,000 gallons of water. The pressure it provided was 80 pounds per square inch as opposed to 50 pounds per square inch with the stone tower.

11 "Our Waterworks", Janesville Gazette, November 2, 1885, page 4.

12 "Waterworks Structures of Rock County--19th century Thematic Nomination", Historic Preservation Division, State Historical Society of Wisconsin, August, 1984.

13 "Our Waterworks", Janesville Gazette, November 2, 1885, page 4.

14 "Village of Clinton Waterworks Ordinance", Clinton Herald, August 13, 1895, page 1.

15 "Our Waterworks", Janesville Gazette, November 2, 1885, page 4.

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INVENTORY OF HISTORIC RESOURCES

<u>Historic Name</u>	<u>Date or circa date</u>	<u>Classification</u>
Stone Watertower (NRHP 1983)	1889	C
Pump Station	1885	C
Pump Shed	c. 1927	C
Reservoir	c. 1885	C
Metal Water Tower	1927	C

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locality

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Community Planning & Development

Period of Significance

1885-1927

Significant Dates

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Beloit Waterworks is being nominated under criterion A because the complex has significantly contributed to the development and historical uniqueness of the local Beloit community. The Waterworks were an important, progressive example of the community's planning and development efforts. The complex was historical for the development of the community in the sense that it was the primary site controlling the water distribution system in Beloit. This system in turn allowed the city to grow and prosper by offering excellent water service which attracted businesses and industries to the city, as well as providing water services to the citizens of Beloit. And, because the Pump Station was the first of its kind in Rock County, Beloit had the first city-wide waterworks system in the area.¹

COMMUNITY PLANNING AND DEVELOPMENT

The Waterworks site is historically significant for Community Planning and Development because the complex represents an attempt by the community to provide the necessary water facilities for the protection of its citizens from fire, as well as the enhancement of their health, safety, and general quality of life. The Pump Station and stone tower, especially, played important roles as public utility structures associated with the development of the 19th century waterworks in Beloit. Other public utilities also became established and began providing and/or expanding services at this time as well (electricity in 1887, for example).²

1 "The Story of Beloit's Utilities", The Book of Beloit, Daily News Publishing Company, 1936, page 203.

2 "The Story of Beloit's Utilities", The Book of Beloit, Daily News Publishing Company, 1936, page 201.

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GENERAL HISTORIC DEVELOPMENT OF BELOIT

In the years following the original 1836 settlement, Beloit prospered as a commercial, manufacturing, and educational center. Then, starting in the mid-1800's the railroads came to Beloit linking it to the rest of the Midwest. Eventually Beloit was incorporated as a city in 1856. However, in the years during and after the Civil War (1860 to 1880), growth in Beloit slowed dramatically. Then, about 1885 (which was also the start of the progressive era which continued into the 1920's), the Eclipse Wind Engine Company (later Fairbanks, Morse, and Company [1895]³) and the Beloit Iron Works expanded their manufacturing firms. This in turn caused an increasing need for an efficient water system in Beloit. In response to this need, as well as the increasing population, the Pump Station was built by the Beloit Water Company (later Wisconsin Power and Light [1925]⁴) in 1885⁵, and they began selling water to the citizens. This gave Beloit a distinct advantage over other communities in the area to attract other industrial firms, and eventually Beloit developed into a thriving manufacturing center. Beloit's population during the 50-year period from 1880 to 1930 rose from 4,790 to 23,611, and nearly all of the land within the city was developed. Thus, Beloit's water system was of utmost importance to the local economy and the development of the community. By improving the water system, Beloit promoted itself, attracted new residents and businesses, and improved its economic stability.

BELOIT WATERWORKS

Although always privately owned, the structures included at the Waterworks site can be considered "public" in the sense of "Public Utilities," and the Waterworks system was a key element in the completion of the Public Works infrastructure in Beloit by providing water throughout the city. The city had access to gas (1859)⁶, water (1885), and electricity (1887) well before the turn of the century.

The Pump Station itself improved the waterworks system in Beloit by providing for two basic functions. First, it pumped water into the stone water tower. This in turn supplied constant water pressure to the citizens and businesses in Beloit. Second, the Pump Station pumped directly into the City's water mains which provided more than twice the pressure from the water

3 "Real Estate Transfers", Beloit Free Press, March 29, 1894, page 3.

4 "The Story of Beloit's Utilities", The Book of Beloit, Daily News Publishing Company, 1936, page 203.

5 Ibid.

6 "The Story of Beloit's Utilities", The Book of Beloit, Daily News Publishing Company, 1936, page 201.

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tower.⁷ These two functions greatly improved both the city's fire fighting ability, and the quality of life in Beloit by providing better public health and greater public safety through the waterworks system.

PERIOD OF SIGNIFICANCE

The period of significance begins in 1885 in recognition of the significance of the construction of the Pump Station as a significant early step in the development of a reliable water system for the city of Beloit. The period of significance ends in 1927. Upon completion of the metal tower in 1927, the Waterworks complex achieved its full development. The site's importance in conveying the historical development of Beloit's water system is due in large part to the juxtaposition of the 1889 stone tower and its 1927 replacement.

HISTORIC CONTEXT--DEVELOPMENT OF THE WATERWORKS/PUMP STATION

The Beloit Waterworks is significant because the complex was the result of the city's progressive activities in the field of community planning and development. In the late 1800's, as industry and the population grew, the citizens pressed for waterworks and adequate fire protection for their buildings.⁸ Previously, fire departments depended on private wells and cisterns to provide water for their fire engines. Many buildings were consumed and destroyed by fire because these wells were inadequate to provide enough water to extinguish the fires. Therefore, the new systems' primary benefit was the protection against fire loss, and as a side benefit, residents, businesses, and public buildings were able to get water from a central distribution system. This upgrading also resulted in greater safety and health protection. There was considerable concern at the time about the health standards and sanitation procedures of private wells. Diphtheria and Typhoid Fever were communicated through unsanitary water supplies. A centralized water distribution system allowed for improved control of the health standards for drinking water.

Debate in Beloit concerning the creation of the waterworks system hinged upon whether or not the system would be publicly or privately owned. Several years of debates and referendums to establish the public demand and the type of ownership proceeded the construction of the Pump Station and the necessary mains. Beloit citizens approved a privately owned utility, with the city

7 "Our Waterworks", Janesville Gazette, November 2, 1885, page 4.

8 Ibid.

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paying a tax for the use of the fire hydrants, and the public being charged per faucet installed by the Beloit Water Company.

The opening of the waterworks and the successful testing of the capabilities of the Pump Station was reported in the Janesville Gazette as a "glad day for Beloit, the completion of her waterworks and the public exhibition of the efficiency of the same causing universal pride and gratification as no public matter has ever done in later day history of the City. Not alone that our citizens have long felt the absolute need of waterworks as a protection against fire, but also because of the other innumerable advantages derived from the waterworks."⁹

The Pump Station was constructed in 1885 by the privately owned Beloit Water Company. For the system, the company laid out seven and a quarter miles of mains throughout the city, and as an incentive to abandon their private wells, the Beloit Water Company gave to the first 100 citizens who subscribed to the new service free service pipe to the curb stone.¹⁰ The system used over 850 tons of iron. Seventy-two double hydrants were placed throughout the city on both sides of the Rock River, supplying fire protection to the industrial as well as the residential sections of town.¹¹ In 1889, the stone tower was built so that constant pressure could be maintained. The Pump Station was responsible for maintaining the pressure in the system by pumping water to the stone tower. The tower's pressure was maintained at about 50 pounds.¹² Located in the Pump Station were two steam operated Smith and Vale pumps constructed in Dayton, Ohio, and each had a 500,000 gallon capacity which supplied directed pressure to the system.¹³ The direct pressure from the engines allowed a stream of water of two inches to be thrown 130 feet into the air with 140 pounds of water pressure at the hydrant.¹⁴ This increased water pressure (it more than doubled the pressure maintained by the water tower) greatly increased the effectiveness of the city's fire prevention. The stone tower was used until 1927, when it was replaced with a metal one. The preservation of the Pump Station is highly recommendable because it is the only remaining unaltered public service building in Beloit from the 19th century. The old City Hall, schools, and other public buildings have been destroyed, depriving Beloit of architectural examples of its history and development. The Pump Station and its associated complex is an excellent (reminder) of the city's past.

⁹ "Our Waterworks", Janesville Gazette, November 2, 1885, page 4.

¹⁰ "Those Desiring to Become Patrons of the Waterworks", Beloit Weekly Free Press, July 30, 1885, page 3.

¹¹ "Our Waterworks", Janesville Gazette, November 2, 1885, page 4.

¹² "The Story of Beloit's Utilities", The Book of Beloit, Daily News Publishing Company, 1936, page 203.

¹³ "Our Waterworks", Janesville Gazette, November 2, 1885, page 4.

¹⁴ Ibid.

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Due to its central location, the Waterworks site has excellent potential to serve the community in a number of ways. Some proposals include a community arts center or a Beloit visitor information center.

CONCLUSION

The Beloit Waterworks is a significant example of an important stage in the community planning and development of Beloit. It was the controlling site of the water system created to distribute water throughout the city. This "public works" site resulted in greater safety and better health protection, which were strong attractions for the businesses and industries which came to Beloit. The site is the last recognizable and significant complex of structures associated with the community development of Beloit in the 19th century, and it represents a historically significant response to the expanding industry and population of the city in that era. The Waterworks contributed significantly to the history and development of Beloit, and therefore, is worthy of being preserved.

9. Major Bibliographical References

City Directory, 1897, page 12.

"Our Waterworks", Janesville Gazette, November 2, 1885, page 4.

"Real Estate Transfers", Beloit Free Press, March 29, 1894, page 3.

"The Story of Beloit's Utilities", The Book of Beloit, Daily News Publishing Company, 1936, pages 201, 203, and 204.

"Those Desiring to Become Patrons of the Waterworks", Beloit Weekly Free Press, July 30, 1885, page 3.

"Village of Clinton Waterworks Ordinance", Clinton Herald, August 13, 1895, pages 1 and 8.

"Waterworks Structures of Rock County--19th century Thematic Nomination", Historic Preservation Division, State Historical Society of Wisconsin, August, 1981.

See continuation sheet

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

Specify repository:

10. Geographical Data

Acreage of property 1.95 acres

UTM References

A 1,6 13,3 1,5,0 4,7 0,8 0,6,0
Zone Easting Northing

B
Zone Easting Northing

C

D

See continuation sheet

Verbal Boundary Description

Lot 1 of a certified survey map, number 1077582, recorded in Volume 13, pages 332-334 of Certified Survey Maps of Rock County, Wisconsin.

See continuation sheet

Boundary Justification

The nomination property consists of the lot that has been historically associated with the property.

See continuation sheet

11. Form Prepared By

name/title Sandy Scherer, Assistant Planner

organization City of Beloit - Planning Division

street & number 100 State Street

city or town Beloit

date December 6, 1989

telephone (608) 364-6700

state Wisconsin zip code 53511

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Wisconsin Power & Light Company
500 Public Avenue
Beloit, Wisconsin 53511

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City of Beloit Waterworks and Pump Station

PHOTO DOCUMENTATION

The following information applies to all photos:

City of Beloit Waterworks and Pump Station
Beloit, Rock County, Wisconsin
Photos by Dave Greenlee, February 1989.
Negative at the State Historical Society of Wisconsin

Photo 1 of 8	Site view looking northeast
Photo 2 of 8	Pump Station looking east
Photo 3 of 8	Pump Station looking northeast
Photo 4 of 8	Pump Station looking northwest
Photo 5 of 8	Pump Station looking southwest
Photo 6 of 8	Water towers looking northeast
Photo 7 of 8	Stone tower looking east
Photo 8 of 8	Pump Shed looking east

