

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Red Hill Historic District

and/or common Red Hill

2. Location

street & number 148, 152, 200 through 600 blocks (both sides) Main Street
98- 226, 21 - 231 East Sixth Street; 532-550 Adams Street N/A not for publication

city, town Red Hill N/A vicinity of

state Pennsylvania code 42 county Montgomery code 091

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<u>N/A</u> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<u>N/A</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name See Attached, Multiple

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder of Deeds

street & number Montgomery County Courthouse

city, town Norristown state Pennsylvania

6. Representation in Existing Surveys

title Montgomery Co. Historic Sites Survey has this property been determined eligible? yes no

date June 1985 federal state county local

depository for survey records Pennsylvania Historical and Museum Commission

city, town Harrisburg state Pennsylvania

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

N/A

Describe the present and original (if known) physical appearance

Red Hill, originally part of Upper Hanover Township in Montgomery County, is a 0.78-square-mile borough located along Route 29 which runs northwest along Pennsburg and East Greenville. The Red Hill historic district which focuses along Main Street (Route 29), laid out in 1735 as "The Great Road Leading to Philadelphia," clearly reflects the historical development of the borough. Formerly called Hillegassville, the village is essentially a turnpike strip community, divided into two parts by a tract of farm land more than a quarter mile in length. The upper or northern half supported a hotel (still standing) and several dwellings while the lower half had the Red Hill Post Office, a school house, a few businesses and approximately a dozen dwellings by the 1880s. In the 1890s the older buildings of the upper and lower sections of Hillegassville were united by the village's singularly most important phenomenon: the boom of the cigar manufacturing industry. With the erection of Miller and Kline's three-and-one-half-story brick cigar factory at 350 Main Street in the mid-1890s, the spatial gap between the stuccoed masonry vernacular, slate-shingled Pennsylvania German, and late-Federal and Greek Revival houses on either end of the district was filled in with numerous builder-designed single and double millworker's brick houses on either side of the Kline and Miller Cigar Factory. And, while Main Street evolved into its current configuration during the 1880 - 1920 period, so did East Sixth Street and Adams Street which developed around the S.C. Moyer cigar factory at 226 East Sixth Street. These three streets contain nearly all of the borough's nineteenth and early-twentieth century residential, industrial and commercial buildings and mark the impact of the cigar industry on the Upper Perkiomen Valley.

The architecture of Red Hill typically is modest in scale, size and style, and was constructed by some of the same builders who worked in Pennsburg and East Greenville. Houses from the cigar manufacturing era dominate the 200 to 700 blocks of Main Street. These houses are characteristically of common bond brick, erected on purple and red sandstone foundations as single or double two-and-one-half-story, porch-fronted structures with slate roofs. Window details reveal the signature of the various builders. Segmental in shape, several windows display one of two motifs in their wood tympanum: either applied circular ornaments or incised floral designs. These details appear on both the simple workers' double houses and more picturesque Queen Anne style single dwellings. Porches, too, suggest the work of common builders. The most characteristic turn-of-the-century porch features turned posts, bulbous spoolwork and incised brackets. Some of these porches were updated in the 1920s reflecting the Colonial Revival preference for simpler, tapering round or square columns on pedestals. The level of ornament on all these dwellings ranges from simple Victorian porch millwork and unadorned windows on some workers' houses to more fully embellished examples of Queen Anne domestic architecture complete with shingled gables, corner turrets, multi-light windows, verge boards, dormers topped with conical roofs and picturesque gingerbread facades likely constructed for factory owners and foremen, merchants and professionals.

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Examples of stone construction penetrate Main Street's brick including those more modest mid-nineteenth century stuccoed vernacular forms such as the Hillegass-Miller house at 310 Main Street and the 1890s Downing Gothic style stone cottages such as 355 Main Street. Another coloristic accent is provided by a cluster of regionally important 1880s Pennsylvania German slate shingled houses in the south end of the district and on E. Sixth Street. Constructed of frame, these houses are covered with hexagonal and butt slate shingles except for the area beneath the porch where the German wood siding is left exposed to emphasize the entrances. This building type, unique to the Upper Perkiomen Valley, also is seen in Pennsburg, East Greenville, Green Lane, and in adjacent rural areas as well.

The location of industry along Main Street, such as the Miller and Kline cigar factory on the 300 block, now "Cinderella Frocks", describes the turn-of-the-century work/residence relationship in the small borough of Red Hill. This three-and-one-half-story brick mill with a corbel table outlining the gable has remained well-preserved, along with its two-and-one-half-story gabled brick neighbor, originally constructed in 1904 as a firehouse by the mill owner who presumably used his builder, accounting for the similar motifs of the facade. It was adapted to housing when a larger firehouse was built at 427 Main Street in 1924. This 1920s firehouse with its second floor art deco inspired Roman thermal-arched window was renovated at the first floor for a post office in 1970. Surviving from the early phase of settlement along the north end of Main Street is the Red Hill Hotel at the corner of Sixth Street and the Josiah Hillegass House across the street. The Red Hill Hotel erected as the "Hillegassville Hotel" in 1811, is a two-and-one-half-story stuccoed stone Georgian vernacular building updated in the late-nineteenth century with a two-story porch and corner turret whose roof unfortunately has been removed. Built in 1847, The Hillegass House is a handsome late-Federal brick house with a Victorian porch.

East Sixth Street is lined with an assortment of the house types found along Main Street -- brick workers' housing, slate shingled vernacular, stuccoed Downing Gothic cottages -- in addition to a few early-twentieth century bungalow style dwellings. The pivotal landmark on this block is the late-1880s S.C. Moyer Cigar factory, a three-story mill building with corbelled detail in its stepped parapet. Moyer built his mill adjacent to the tracks of the Perkiomen Railroad, establishing the second important work site surrounded by residence in the village. And, by 1910 William N. Trump, a cigar manufacturer, built the borough's only rowhouse development on Adams Street around the corner from Moyer's factory. Though built as workers' housing, these late Queen Anne style rowhouses are interesting in design. Organized as doubles, each pair shares a shingled gable above its porch and either a gambrel or gabled wall dormer that rises through the cornice line. Unified by material, scale, and carpentry motifs, and focused on work places that fueled the town's development at the turn of the century, Red Hill survives with an extraordinary degree of integrity.

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As a stable working class residential area for nearly 100 years, the Red Hill historic district is extremely well-maintained with some home improvements that have affected, yet not significantly marred the historic character of the buildings. Restoration efforts are apparent in the number of houses that have been repointed and painted and in the impressive collection of surviving turn-of-the-century porches. Of the 185 buildings in the district approximately 87 percent are significant (9) or contributing (154), with 22 remaining as intrusions.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1925	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1811 - 1925 Builder/Architect Various

Statement of Significance (in one paragraph)

Between the 1880s and 1920s the small community of Red Hill thrived as one of several important industrial centers in the Upper Perkiomen Valley of Montgomery County and nearby Berks County. But, unlike other boroughs and cities such as Green Lane, Pennsburg, East Greenville, and Reading, which supported a variety of industries and developed over time, a single enterprise, namely cigar manufacturing, directed the economic and physical growth of Red Hill. The net effect of this industry, which became the area's principal developer and employer, was to transform "Hillegassville", a sparsely settled mid-19th century turnpike strip village, into the incorporated borough of Red Hill, a turn-of-the-century work/residence community lined with brick homes and factories. The proposed Red Hill Historic District is significant as a well-preserved main street community with similarly important side streets, containing a unified collection of residential, commercial and industrial buildings that describes the most important period of development in the borough and encompasses landmarks of individual significance as well.

Until the 1880s, Red Hill or "Hillegassville", a name honoring the founding Hillegass family, consisted of a small village settled along the "Great Road Leading to Philadelphia," a road laid out in 1735. The first farmers acquiring land titles in the mid-eighteenth century were primarily German immigrants who soon organized the German Reformed Congregation (New Goshenhoppen Reformed). Their descendents as well as numerous other families of German extraction dominated the cultural profile of Red Hill and the entire Upper Perkiomen Valley for the next two centuries. Little or no evidence of these few early homesteads remains and despite its being on the major road to Philadelphia, the first half of the nineteenth century witnessed minimal development of the area. During the early 1800s the community included innkeepers, blacksmiths, storekeepers, and a coffin maker, principally directed by several branches of the Hillegass family, all of whom erected houses and businesses primarily along Main Street. The rural character was expressed by a farm tract that divided the village into an upper and lower end. Two important monuments of the Hillegass family remain at the upper end of Main Street: the Hillegassville Hotel (now the Red Hill Hotel) built in 1811 by George Hillegass and added to in the late nineteenth century, and the handsome brick late-Federal Hillegass House across the street, built in 1847 by George Hillegass's son, Josiah. The south or lower end of the village contained the Red Hill Post Office, a school house, a few businesses, and approximately a dozen dwellings including another house for a member of the Hillegass clan.

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One of the most important events for the future development of Red Hill occurred in 1851 when the Green Lane and Goshenhoppen Turnpike Company was formed, leading to the improvement of "The Great Road Leading to Philadelphia" through Hillegassville. In addition, the advent of the Perkiomen Railroad in 1874 made the village more appealing for residence and industry, helping to set the stage for the cigar manufacturing business which was soon to grow dramatically. In the 1880s and '90s the village changed radically as cigar manufacturers created an industrial economy and residential enclave to house the workers they drew from the farms.

By 1910, the cigar manufacturing industry was among the largest employers in the Upper Perkiomen Valley of Montgomery County, with other factories in Pennsburg, and East Greenville. Census records from 1910 and 1920 clearly indicate that it was by far the principal employer of Red Hill's population. The reason for this industry's regional dominance during the 1880 - 1920 period is threefold. First, the semi-skilled, hand-made cigar process appealed to the artisan and craft-oriented Pennsylvania German population, offering ample job opportunities as an alternative to farming. In addition, the industry employed women who would dry and strip tobacco in the factory or at home and roll cigars, while men harvested the locally grown wrappers, also rolled cigars, manufactured cigar boxes and transported the merchandise. Second, cigar manufacturing itself shifted from a small-scale cottage industry to a factory-based operation, the result of the Revenue Law, before which "nearly every family made cigars in their homes and some families employed all their members in it. After that, when the law provided stringent regulations, the cigars had to be made in factories which revolutionized the whole process." (1) Third, the Spanish-American war devastated nearly all the great tobacco plantations in Cuba during the late 1890s, creating a demand for American-grown tobacco from Lancaster County and American manufactured cigars from rural industrial centers such as Red Hill.(2) The end result of a workforce on hand to operate the factory-scale operations and the impetus for stepped-up production in the 1890s, was the dramatic growth and transformation of Red Hill.

The principal man behind this phenomenon in Red Hill was Lucien B. Miller, a leading manufacturer, developer, and public figure, having served as the first burgess of Red Hill borough, incorporated on October 9, 1902. In 1882, Miller started his cigar business in his home at the corner of Main and Third Streets, a mid-nineteenth century house formerly inhabited by a member of the Hillegass family. One year later he rented a building near his home, employing twelve hands, and for the next twelve years, built and enlarged factories in Red Hill and Pennsburg until he consolidated his business under the gabled roof of the 3 1/2-story brick mill on Main Street in 1895. By

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1890, Miller's brother-in-law John P. Kline, had worked as his partner. Together, Miller and Kline's Cigar Factory employed 150 hands in 1899 and 300 hands in 1902. (3) At the turn of the century, newspapers regularly reported housing shortages for the factory laborers who travelled several miles to work in the borough. Miller and Kline, as well as other cigar manufacturers such as William N. Trump who erected the Adams Street rowhouses, constructed the numerous single and double brick houses that line Main Street and E. Sixth Street. Miller and Kline were also instrumental in erecting the borough's first firehouse in 1904, located on land adjacent to their mill on Main Street. Their highly visible role in community development extends further; these two men held various positions with Red Hill's building and loan association, electric company, water company, St. Paul's Lutheran Church, borough council, the school board, the National Bank of Schwenksville, and the Board of Trade. Also of importance, though less highly publicized, were the cigar factory of Jacob M. Pflieger, a brother-in-law of Miller and Kline, located in a frame structure (now an apartment house) set back along the west side of Main Street's 200 block, and S.C. Moyer's cigar factory, an 1890s brick mill situated on E. Sixth St., along the tracks of the Perkiomen Railroad. These factories, too, contributed to Red Hill's golden era of cigar manufacturing.

The cigar manufacturing industry in the region waned in the late 1920s. Several factors account for this decline, including large-scale machine mass-production elsewhere and national advertising campaigns by major companies such as Sinco which gained a greater share of the cigar market. In 1924, Rosenau Bros., Inc. a children's clothing manufacturer moved into Miller and Kline's cigar factory and in 1928, the Red Hill Rug Co., Inc. began to manufacture cotton chenille rugs in S.C. Moyer's E. Sixth Street mill. Although the cigar industry vanished from Red Hill, the important landmarks of the cigar age remain frozen in time within the borough's streetscapes as do several of the buildings from Red Hill's pre-industrial era.

While the architecture of both the pre-industrial and industrial eras of Red Hill is essentially builder-designed and vernacular in style, it is of significance because it marks important regional building styles. The slate-shingled house with wood siding beneath the porch is a local Pennsylvania German tradition that is indigenous to this part of Montgomery County. A collection of these survives at the south end of Main Street and on East Sixth Street. The 1890s industrial buildings and workers' housing are also of significance; the brick mill buildings and two-and-one-half-story single and double houses, embellished with ornate millwork on their porches, clearly dominate the streetscape of Red Hill and continue to describe the borough's

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former lifestyle. Although these modest buildings are also seen in Pennsburg, East Greenville, and Green Lane, Red Hill supports the most highly-concentrated and best-preserved collection of them along Main Street and East Sixth Street. Both the slate-shingled houses and brick mills and workers' houses convey the flavor and character of the Upper Perkiomen Valley at the turn of the century.

Because Red Hill is a nearly perfectly preserved community - unified in scale and material - that describes its transition from a turnpike village to a cigar manufacturing center at the end of the nineteenth century, and because this rich history represents an important regional lifestyle, Red Hill deserves to be placed on the National Register of Historic Places.

- (1) Town and Country, 19 August 1899.
- (2) Town and Country, 1 April 1899.
- (3) Town and Country, 1 April 1899; 20 December 1902.

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Bean, Theodore W., ed., History of Montgomery County, PA. Phila: Everts & Peck, 1884. pp.1107 - 08.

Buffenmeyer, Lisa and Michelle Long. "The Cigar Industry in the Tulpehocken Valley." Historical Review of Berks County, Vol. L, Number 3. Summer 1985. pp.106 - 07, 117, 120.

Fiftieth Anniversary, History of Red Hill, Booklet, October 1952.

History of Montgomery County, NY: Lewis Historical Publishing Co., 1923. 2:222 - 23. 3:336 - 67.

Hopkins, G.M. Atlases of Montgomery County, Pennsylvania. Phila: 1871, 1877, 1893.

Montgomery County Directory, 1902 - 04.

Recorder of Deeds, Montgomery County Courthouse, Norristown, PA.

Toll, Jean Barth and Michael J. Schwager, eds. Montgomery County: The Second Hundred Years. Norristown, PA: Montgomery County Federation of Historical Societies, 1983. pp. 549 -55.

Town and Country. Newspaper archives, Pennsburg, PA.

9. Major Bibliographical References

See Attached.

10. Geographical Data

Acreeage of nominated property 55

Quadrangle name Perkiomenville, Milford Square, PA

Quadrangle scale 1:24,000

UTM References Milford Square Quad

A

1	8	4	5	9	2	8	0	4	4	6	9	8	2	0
Zone			Easting				Northing							

B

1	8	4	5	9	1	0	0	4	4	6	9	3	0	0
Zone			Easting				Northing							

C

1	8	4	5	8	9	8	0	4	4	6	9	3	0	0
Zone			Easting				Northing							

D

1	8	4	5	8	8	0	0	4	4	6	9	7	2	0
Zone			Easting				Northing							

E

1	8	4	5	8	9	0	0	4	4	6	9	7	8	0
Zone			Easting				Northing							

F

1	8	4	5	9	1	6	0	4	4	6	9	8	8	0
Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Perkiomenville Quad

See Attached.

Zone 18 A E459280 N4469120 B E458560 N4469010
C E458580 N4468910 D E459200 N4469980

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	<u>N/A</u>	county	<u>N/A</u>

11. Form Prepared By

name/title Carol A. Benenson, M.S.

organization Clio Group, Inc.

date July 5, 1985

street & number 3961 Baltimore Avenue

telephone (215) 386 - 6276

city or town Philadelphia

state Pennsylvania

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Dr. Larry E. Tise, State Historic Preservation Officer

date

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Boundary Description:

Beginning at a point formed by the intersection of Graber Alley and West Seventh Street, (1) extending northeast along Seventh Street to the intersection of Bitting Alley, thence (2) extending southeast along Bitting Alley a distance of approximately 475 feet more or less to the rear property line of block 10, lot 25, being 21 East Sixth Street, thence (3) extending in a northerly direction along the rear property lines of properties located on the westerly side of East Sixth Street to a point on the northerly property line of block 10, lot 58, being 231 East Sixth Street, thence (4) proceeding easterly along the northerly property line of said block 10, lot 58, to a point at the center line of East Sixth Street, thence (5) extending in a northerly direction along East Sixth Street a distance of 102.6 feet to the northerly property line of block 10, lot 82, being 226 East Sixth Street, thence (6) easterly along said property line a distance of 150 feet more or less to Trump Alley, thence (7) extending in a southerly direction along Trump Alley to a point at the intersection of Reiter Alley, thence (8) extending along Reiter Alley to a point that terminates on the easterly property line of block 10, lot 93, being 532 Adams Street, thence (9) along the easterly side of said property block 10, lot 93 to the mid-point of Adams Street, thence (10) extending along Adams Street in a westerly direction to a point at the intersection of Trump Alley, thence (11) extending in a southerly direction along Trump Alley to a point at the intersection of Bitting Alley.

Thence, proceeding from said point formed by the intersection of Trump Alley and Bitting Alley (12) extending in a southeasterly direction along Bitting Alley, also being the rear property lines of properties fronting on the northeasterly side of Main Street, to a point in the center line of East Third Street, thence (13) extending in a westerly direction along East Third Street to the rear property line of block 12, lot 1, being 262 Main Street, thence (14) along the rear of said property a distance of 145.3 feet to a point at the property line of block 12, lot 2, being 256 Main Street, thence (15) extending in an easterly direction from said property a distance of 116.6 feet more or less to Bitting Alley, thence (16) extending along Bitting Alley in a southerly direction to the south property line of block 12, lot 17, being 148 Main Street, thence (17) extending in a westerly direction along said property line of block 12, lot 17 to a point in the center line of Main Street, thence (18) extending north along Main Street to a point at the intersection of Second Street, thence (19) extending southwest along Second Street a distance of 210.69 feet to the rear property line of block 2, lot 23, being 201 Main Street, thence (20) extending north along the rear property lines of all properties fronting Main Street to a point formed at the intersection of Bitting Alley and West Seventh Street, being the place of beginning.

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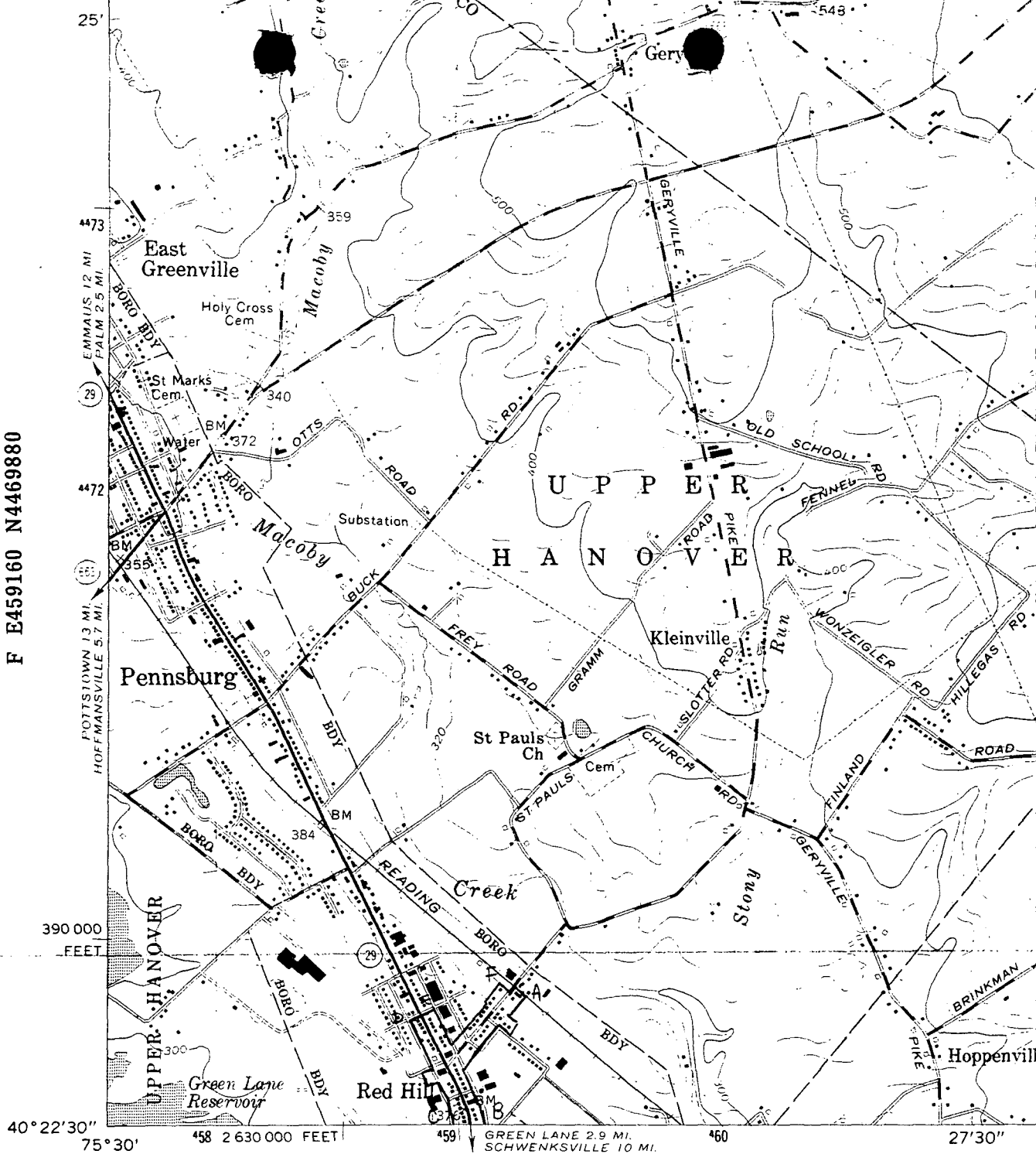
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Boundary Justification:

The Red Hill Historic District encompasses that core of Main Street which contains the borough's well-preserved high concentration of late nineteenth and early twentieth century buildings, as well as East Sixth Street, a diagonal cross street of this same community development, and a short expanse of workers' rowhouses along Adams Street which also relates to the district architecturally and historically.

RED HILL HISTORIC DISTRICT
MONTGOMERY COUNTY
Zone 18 A E459280 N4469820
B E459100 N4469300
C E458980 N4469300
D E458800 N4469720
E E458900 N4469780
F E459160 N4469880



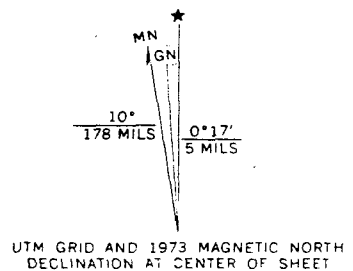
(SASSAMANSVILLE)
5864 / SE

Mapped by the Army Map Service
Edited and published by the Geological Survey
Control by USGS and USC&GS

Topography from aerial photographs by photogrammetric methods, 1943
Culture revised by the Geological Survey 1957

Polyconic projection. 1927 North American datum
10,000-foot grid based on Pennsylvania coordinate system,
south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue

Revisions shown in purple compiled by the Geological Survey
in cooperation with State of Pennsylvania agencies from aerial
photographs taken 1968 and 1973. This information not field checked



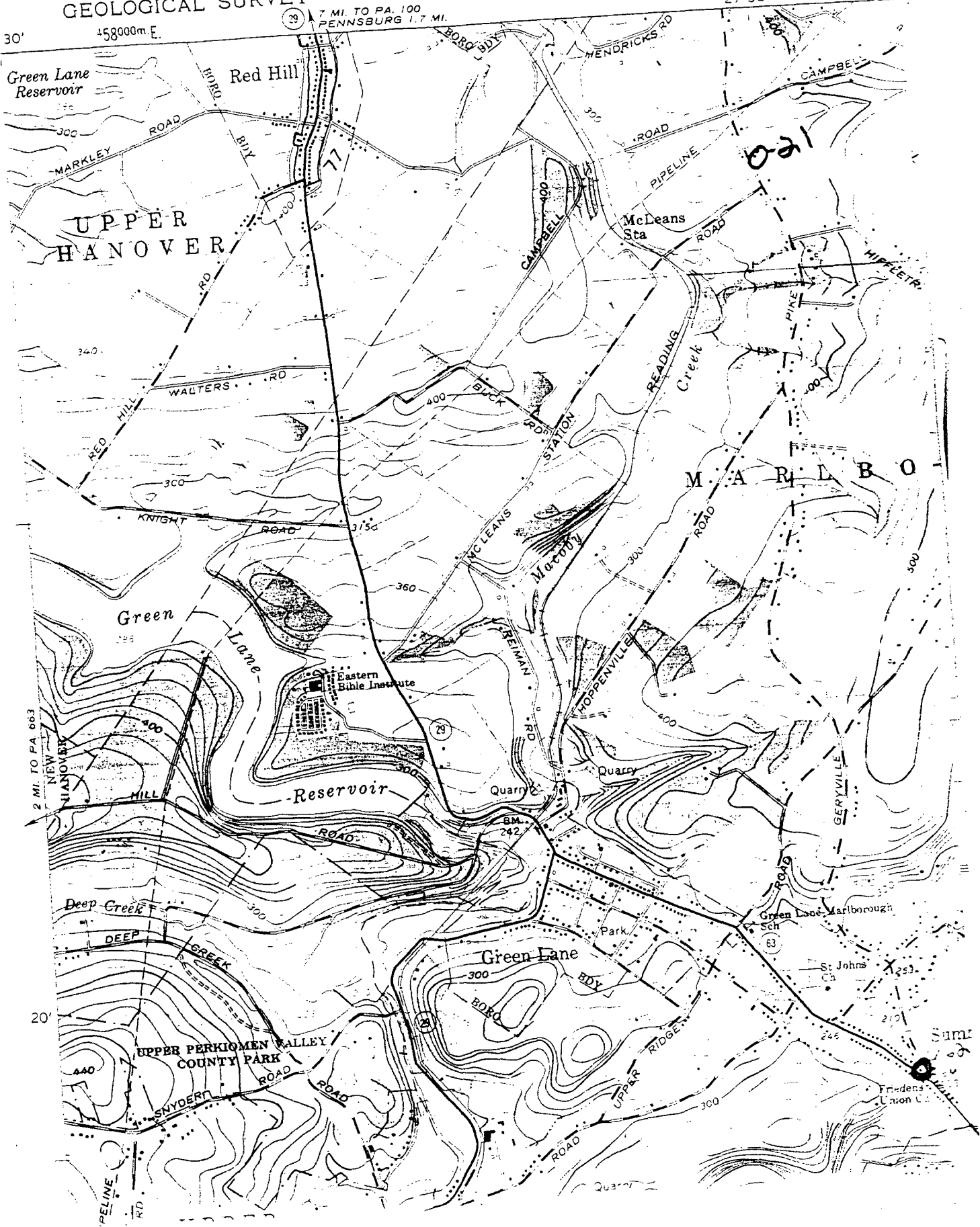
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

ENVILLE

75° 30'
40° 22' 30"
4469000m.N.

458000m.E.
7 MI. TO PA. 100
PENNSBURG 1.7 MI.

27' 30"



2 MI. TO PA. 863

20'

UPPER PERKIOMEN VALLEY
COUNTY PARK

Sum

Frederick
Union C.