

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 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 10-900a). Type all entries.

1. Name of Property

historic name Riverside Farm
other names/site number Everymay-on-the-Delaware

2. Location

street & number River and Headquarters Roads N/A not for publication
city, town Erwinna (Tinicum Twp) N/A vicinity
state PA code PA county Bucks code 017 zip code 18920

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>5</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>5</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

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 Brent Glass, Pennsylvania Historical and Museum Commission 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.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/hotel

Current Functions (enter categories from instructions)

Domestic/hotel

7. Description

Architectural Classification
(enter categories from instructions)

Italianate

Greek Revival

Materials (enter categories from instructions)

foundation stone

walls weatherboard

roof asphalt

other wood

Describe present and historic physical appearance.

Riverside Farm is located in Tincum Township at the intersection of River and Headquarters Roads near the village of Erwinna, Bucks County. The property lies between the Delaware Canal and the Delaware River. The property contains a main house set back approximately ninety-five feet from River Road. The house is a three story, frame, vernacular building with Greek Revival and Italianate accents, especially in the window surrounds, porch, and interior doorway and mantel trim. The building was originally constructed during the late eighteenth century as a two story, three bay frame building with a three bay section added to the south and a third story over both sections. This enlargement was done during the second half of the nineteenth century, c. 1870, to prepare the building for service as a summer resort. This building has good integrity. Also included on the property to the north and west of the house are four contributing nineteenth century outbuildings: a tenant house, carriage house, ice house, and shed.

The main house at Riverside Farm is a three and a half story, six bay, two pile building with a rectangular plan and a moderate slope gable roof with asphalt shingle and brick interior end chimneys. The building was constructed in three phases. The first phase was construction of a three bay, two pile, stone filled frame section (presently the northerly side of the building) during the late eighteenth century. A three bay, two pile, brick filled frame addition was added to this section, and a third story, constructed of frame, was added over both sections c. 1870-1883. In 1982, a three and one half story masonry fire rated stairwell addition and a rear one story kitchen and dining addition, both clapboard covered, were added to the west and south walls.

Specific dates of construction of the earliest section are unknown. However, the 1798 Tincum Township tax records indicate that the property was at that time improved with a two story frame house measuring thirty four feet by thirty feet. Considering the present building is thirty feet deep, it is possible that this represents the original section of Riverside Farm. The late nineteenth century additions are not definitively dated either. According to oral tradition, the original section was enlarged and modernized c. 1870. In a sale advertisement dated March 10, 1883 the property is described as including

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a frame house, 30' by 58', and three stories high. This advertisement establishes that the late nineteenth century modifications must have been accomplished by this date. This is the present size and form of the building with the exception of the most recent additions made in 1982. The period of significance relates to the house as it appeared from roughly 1870 to 1930. Therefore, the changes and evolution of the house prior to 1870 are of lesser importance.

The east (front) facade is dominated by a one story, flat roofed porch. This porch is supported by seven posts and runs the length of the building with the exception of the 1982 side addition. The porch posts are squared, set on plinths and interrupted at intervals of a third with cushion moldings. The porch brackets are pierced in a decorative leaf pattern. Overall, for this period, the porch ornamentation is relatively simple. Also, the building has an unadorned box - cornice with a narrow frieze band. The entry door, situated in the fourth bay from the south, is surrounded by pilasters surmounted by a single pane transom and a pedimented entablature. The other entrance into this facade in the second bay from the southerly end of the building was replaced with a window identical to the other windows. The windows are vertically and horizontally aligned on this facade. The main windows of all facades are uniform. All have shallow pediments, large 2/2 sash, and shutters.

The rear (west) facade has a one story, shed roof, almost full length frame addition. This ell shaped dining addition was added in 1982 and replaced a small dilapidated frame kitchen addition attached to the southwest corner of the building. This addition is built of frame with large wood frame picture windows divided into 24 panes with wood muntins. The clapboard on this addition is completely compatible with the main section of the house. The fenestration on the rear facade of the original section is not as regular as on the front facade. The first two columns of windows from the north are vertically aligned. There is one narrow window on the third floor in the third column. There are narrow windows interspersed as the lights for the stairway landings.

The south facade is dominated by the stairtower/kitchen addition and features paired round-headed windows at the gable, two windows at both the third and second stories and two doors at the first story. The stairtower/kitchen attached to the original south wall is three and 1/2 stories for the front pile of the house and one story for the rear pile (kitchen). This addition has two entrances on the first story: one into the stairtower and one into the kitchen. The windows in this addition are of the identical style and size as those on the original section of the house and the clapboard exterior is identical to the original. The attic gable window is identical to the north attic window. It is set in the center of the gable and consists of a pair of round arch

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1/1 windows. The stairtower/kitchen addition is recessed from the east facade approximately two feet. The north facade features paired round-headed windows in the attic story of the gable, three windows on the third story and one window on the first story. The foundation of the original section is stone. The addition to the south, the stairtower/kitchen, has a foundation of masonry surfaced with concrete. The other addition to the south and west has a foundation with stone facing.

The entrance in the fourth bay of the east facade opens to a full length hall which is flanked to the north by two rooms used as a lounge and living room. Both rooms have fireplaces on the north wall. A staircase in the hall leads to the upper floors. Flanking the hall on the south side is a 15' by 26' room used as a dining room. To the west of the dining room are a kitchen and lavatories. The lavatories were formerly the location of a service staircase. On the second and third floors are four bedrooms and baths and six bedrooms and baths, respectively. The bedrooms flank halls which run from north to south. Several small bedrooms were reduced in size to include bathrooms and the area on the second floor which was the landing for the service stairs is now a sitting room.

Decorative features in the entrance hall include the use of paneled wainscoting which continues up to the staircase landing and pilastered door surrounds with corner block rosettes. Door surrounds, elliptical arches dividing rooms, and fireplace surrounds feature decorative trim in the Greek Revival style. The dining room features heavy architrave trim around the windows and doors and a built in secretary/buffet. The second and third floors are less ornate by comparison to the lower floors. Most of the bedroom doors in the southerly section of the house are surmounted by single pane transoms.

The interior floors on the first level are composed of random width planks averaging 7 to 8 inches in width. The second floor, however, has planks averaging from 12 to 15 inches. In some of the upstairs rooms, there are narrow plank floors (3 to 4 inch wide planks). Generally, the floors with narrow plank boards are in the upstairs southerly rooms; in the northerly rooms, the flooring is composed of wider random width floor boards. This is presumably due to the earlier construction date of the northerly section of the house. The walls throughout the building are smooth white plaster, as are the ceilings. Although in two rooms, the first floor hall and the dining room, the ceilings have molded plaster medallions around lighting fixtures.

The fireplace in the first floor front parlor has Ionic columns around marble surrounds. The columns support a flat mantel 78 inches wide. The fireplace in the rear parlor is narrower, 74 inches wide, with rosettes at the capitals of the pilasters. This rear parlor fireplace surround is set with 8 decorative

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"musician" tiles. The tiles were made at the Moravian Pottery and Tile Works in Doylestown, Pa. The fireplace trim in the upper floors is plainer. Most of the upstairs rooms do not have fireplaces. Generally, the upper rooms that do have fireplaces are in the northern section of the house and these fireplaces have recessed panel plasters surmounted by corner block rosettes and plain mantels.

The interior architectural details vary in elaborateness from one area of the house to another. The northerly rooms are generally more ornate than in southerly rooms. Most of the built in cupboards have Greek Revival pilasters with corner block rosettes. This trim is similar to most of the door surround moldings with corner block rosettes. The first floor has more architectural wood trim details than the upper floors. Between the two parlors in the northern section of the first floor is a wide elliptical arch with a keystone lintel. The entrance hall has a chair rail, paneled wainscoting, fluted pilasters with corner block rosettes at the corners of the wainscoting. There is an arch before the stairs similar to the arch between the two parlors. It is an elliptically shaped arch, paneled with reeding and a keystone lintel. The doors are generally six or eight raised panels throughout the downstairs. The doors in the upper stories generally have four raised panels. The stair railing and newel post on the first story are not as formal as expected and may not be original. The newel is small and the balusters are thin, squared and fluted.

The documented interior alterations to the original house are the enlargement of the kitchen area and the addition of public rest rooms in the southwest corner of the first floor in 1982. The upstairs changes were limited to reducing the size of some bedrooms to add bathrooms. The interior plan of the building has not been altered radically. All major interior spaces have been preserved. The first floor rooms and main hall have remained the same size. The upstairs rooms still are accessible from the hall that runs the length of the building. The interior architectural details have been retained to reflect the late nineteenth century character of the building.

The integrity of the building is strong and the present physical appearance is virtually identical to photographs of the resort which date from its period of significance. The only exterior alterations to the main building were the construction of a side addition for a stairwell and modern kitchen on the south gable end wall, the removal of a twelve foot by fourteen foot shed addition to the rear of the building, and the addition of a one story frame dining addition to the rear, all in 1982. The stairtower/kitchen addition is of the same height as the core and is constructed of masonry with compatible frame clapboard. There are no windows in the east (front) facade of the addition. The fenestration in the south end wall replicated the original window openings that existed in the south end wall with the substitution of an entrance for window

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on the first floor. The design and materials are well matched to those of the original building. These changes are minor, well documented and have little impact on the historical appearance of the main house.

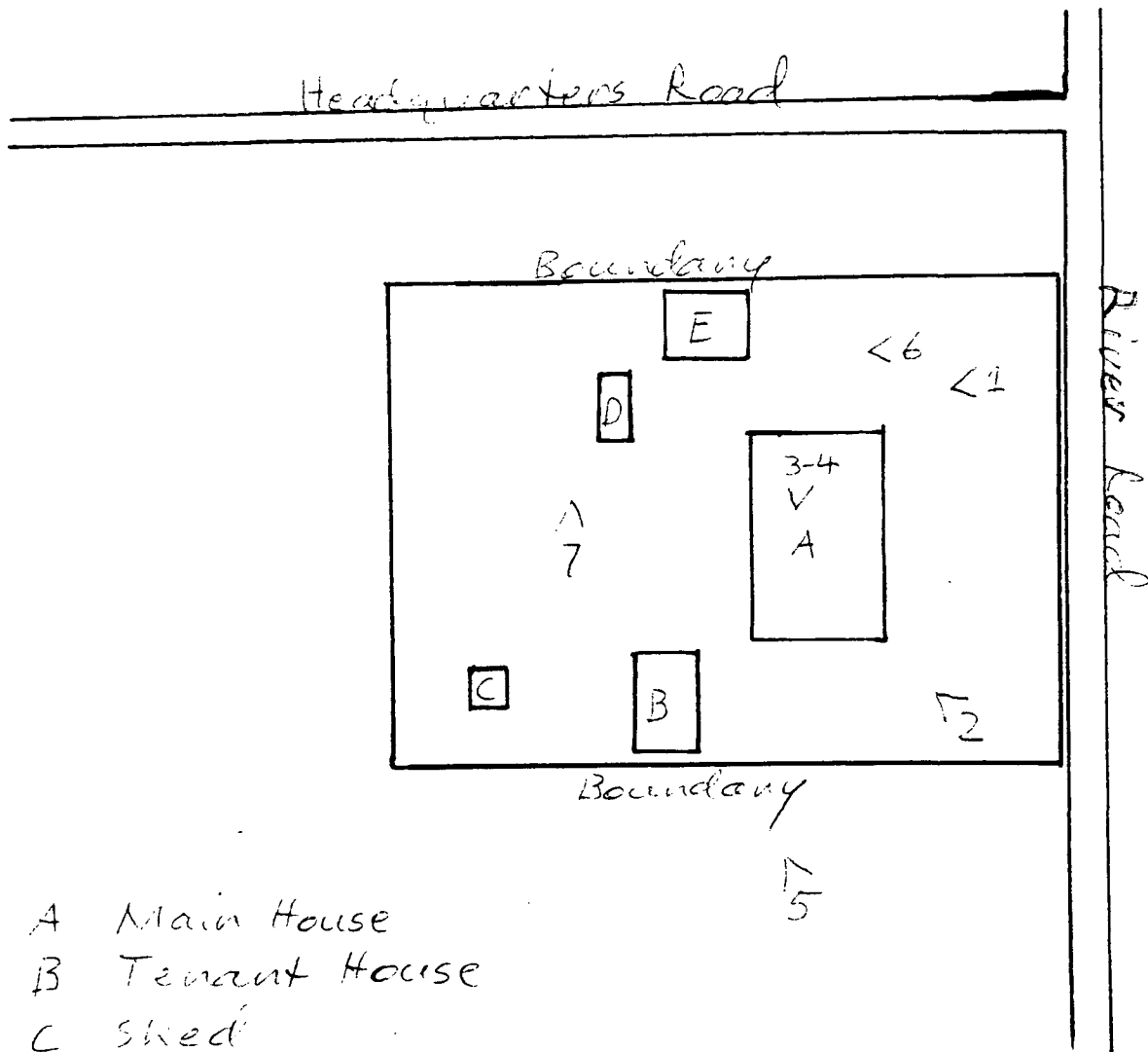
The main building is complemented by several contributing outbuildings, including a tenant house to the southwest, a carriage house to the northwest, a shed to the northwest, and an ice house to the northwest. These outbuildings are between sixty and 160 feet from the main house. The tenant house is a two story, thirty foot by sixteen foot, two bay frame building. The two and one half story, gable roofed frame carriage house has been converted into a one pile building for residential use. Despite this conversion, the building's original function and appearance are readily discernible. The one story frame ice house and shed are used as sheds. All of the outbuildings have frame cladding that is harmonious with the main building. The outbuildings are classified as contributing resources because they served the main house during this resort's period of historic significance, and because they retain sufficient integrity to represent their historic functions.

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- A Main House
- B Tenant House
- C Shed
- D Ice House
- E Carriage House
- ^ Photo view

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Entertainment/Recreation
 Architecture

Period of Significance

1870-1930

Significant Dates

c. 1870

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

Riverside Farm is locally important in the area of recreation as a representative example of the resorts found in upper Bucks County during the late nineteenth and early twentieth centuries. These resorts catered to urban visitors seeking a rustic, rural summer retreat. Riverside Farm is also a good example of the architecture of late nineteenth century inns in upper Bucks County. Like Riverside Farm, most local inns were constructed or remodeled during the post-Civil War years to feature high style accents, such as Italianate porches and brackets, applied to an otherwise vernacular building.

The Riverside Farm property was owned by two families before it was remodeled into an inn. William Erwin acquired the property, then comprising 155 acres, in 1784. In the early nineteenth century the Stover family, renowned for their milling interests in upper Bucks County, purchased the property which had been reduced to forty-five acres. Henry S. Stover sold this house to his youngest son, Jordan Homer Stover, in 1859, a year after the latter's marriage.

Jordan Stover remodeled and enlarged the farm house for operation as an inn c. 1870. He and his wife, Rachel, ran the building as a summer resort called Riverside Farm. The building was operated by the Stover family as an inn until 1930. According to C.P. Yoder, Delaware Canal historian, the inn catered to summer boarders and received members of the Barrymore family as guests for many years. In 1931 the property passed out of the Stover family. Riverside Farm was renovated and reopened in 1982 by the present owners under a new name, Everymay-on-the-Delaware.

From c. 1870 to 1930, Riverside Farm was representative of one of two types of Bucks County resorts. In lower Bucks County hotels and resort parks developed in such villages as Langhorne and Hulmeville to serve Philadelphians seeking cooler summer weather and pastoral settings. These urban dwellers found urban amenities such as central plumbing and electric light at these rural

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retreats. A few resorts offered further facilities such as the dancing pavilion located in Hulmeville Park. Philadelphians could travel quickly and easily to these resorts in lower Bucks County by railroad and trolley lines.

In upper Bucks County a smaller number of inns catered to a different clientele during the later nineteenth century and early twentieth century. Upper Bucks County resorts tended to attract travellers from Philadelphia as well as other areas such as New Jersey. Travellers could not reach upper Bucks County inns as readily as they could lower Bucks County resorts. Few railroad lines and no trolley lines ran from cities such as Philadelphia to upper Bucks County. In addition, roads from railroad lines to upper Bucks County inns were often poor. In keeping with their more isolated setting, upper Bucks County inns did not offer the full range of amenities found in lower Bucks County resorts. Inns in upper Bucks County more slowly gained central plumbing and electricity. None of them had a dancing pavilion. Indeed, clients appeared to have come to upper Bucks County for the area's rustic setting and facilities. Fishermen, including Grover Cleveland, and painters and photographers travelled to upper Bucks County to enjoy the sparsely populated countryside, scenic features such as the Delaware River Palisades, and fishing.

Resorts or hotels opened by the 1870s in upper Bucks County to cater to this clientele. For instance, in Carversville the Hillside Home, originally constructed as a school in 1859, was remodeled c. 1874 into the "Hillside Home and Pleasure Park." This popular Bucks County resort closed c. 1892 and the building no longer stands. The Carversville Hotel, still standing, was noted in the Pennsylvania Railroad Summer Excursion Routes Guide of 1886. It functioned as a hotel until 1915. Carversville was advertised as having beautiful landscapes, and nearby bathing and boating in the Delaware River. Point Pleasant was known as an excellent fishing resort on the Delaware River. The Point Pleasant Hotel, which still stands, was the major lodging place in this village.

Riverside Farm is typical of these inns in upper Bucks County. Riverside Farm tended to attract visitors from Philadelphia, Trenton and areas surrounding those cities. Travellers moved by railroad from Philadelphia or Trenton to Frenchtown, New Jersey, and from there by coach to the Farm. Riverside Farm was also slow to adopt urban amenities; as late as 1918 the building did not have hot and cold running water or bath tub facilities. Instead, an early twentieth century Riverside brochure touted the healthy restful environment, location fronting the Delaware River, and the unusual geological formations nearby including the Devil's Tea Table and Ringing Rocks.

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Riverside Farm is also indicative of resort hotel architecture in upper Bucks County during the late nineteenth century. Like Riverside Farm many of the inns operating in this region during this period were buildings that had been constructed earlier and then expanded and remodeled during the mid- to late-nineteenth century. Inns had been constructed along the Delaware River and Canal during the late eighteenth and early nineteenth centuries when river and canal traffic was heaviest. After canal and river traffic declined by the mid-nineteenth century, some of these hotels were remodeled to serve the growing numbers of summer tourists coming to upper Bucks County. Often these early inns were expanded from two or two and one half stories to three full stories, much as Riverside Farm experienced. Newly constructed inns were also opened during the mid- to late-nineteenth to serve this new clientele.

Remodeled or newly constructed inns tended to be vernacular buildings embellished with high style elements such as Italianate brackets or porches, much as was done with Riverside Farm. Hotel owners were apparently willing to attract potential customers' attention with a modicum of high style ornamentation, but they were not willing to go to the expense of constructing richly ornate, classically high style buildings as Philadelphia hotel owners did. For example, the Carversville Hotel, built c. 1813 and enlarged with a full third story in 1859, is a five bay building with a hipped roof. The front facade is dominated by first and second floor porches supported by squared columns that rise to a third floor portico roof. Although the rest of the building is plain in appearance, the open porch spandrels add an obvious ornamental element. The Uhlerstown Inn in Uhlerstown, Tinicum Township is a c. 1840 building two and three quarter stories tall and seven bays wide. It has a two story front veranda that is supported with round columns and topped a balustrade of decorative iron work. Again, the veranda adds ornamentation to an otherwise vernacular building. The Narrowsville Hotel, located along the boundary of Nockamixon and Bridgeton Townships, is a three and one half story, five bay building that dates from the mid-nineteenth century. This inn is ornamented with paired Italianate cornice brackets, and a front porch with thin turned columns. The Point Pleasant Hotel was erected in the late eighteenth century and enlarged to three stories in the mid-nineteenth century. The plain appearance of this building is highlighted by Italianate cornice brackets, and a two story porch supported by squared columns beneath a bracketed porch cornice.

Thus Riverside Farm is an outstanding example of the rustic inns of upper Bucks County during the late nineteenth and early twentieth centuries, and of local resort hotel architecture during the late nineteenth century.

9. Major Bibliographical References

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Bucks County Conservancy, Doylestown, PA

10. Geographical Data

Acreeage of property 0.8

UTM References

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Zone Easting Northing

B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Judith Hayman Moore/William Sisson date 1988

organization Bucks County Conservancy/PHMC telephone 215-345-8966/717-783-8946

street & number 11 N. Main Street state PA zip code 18901-17108

city or town Doylestown/Harrisburg

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Riverside Farm, undated brochure.

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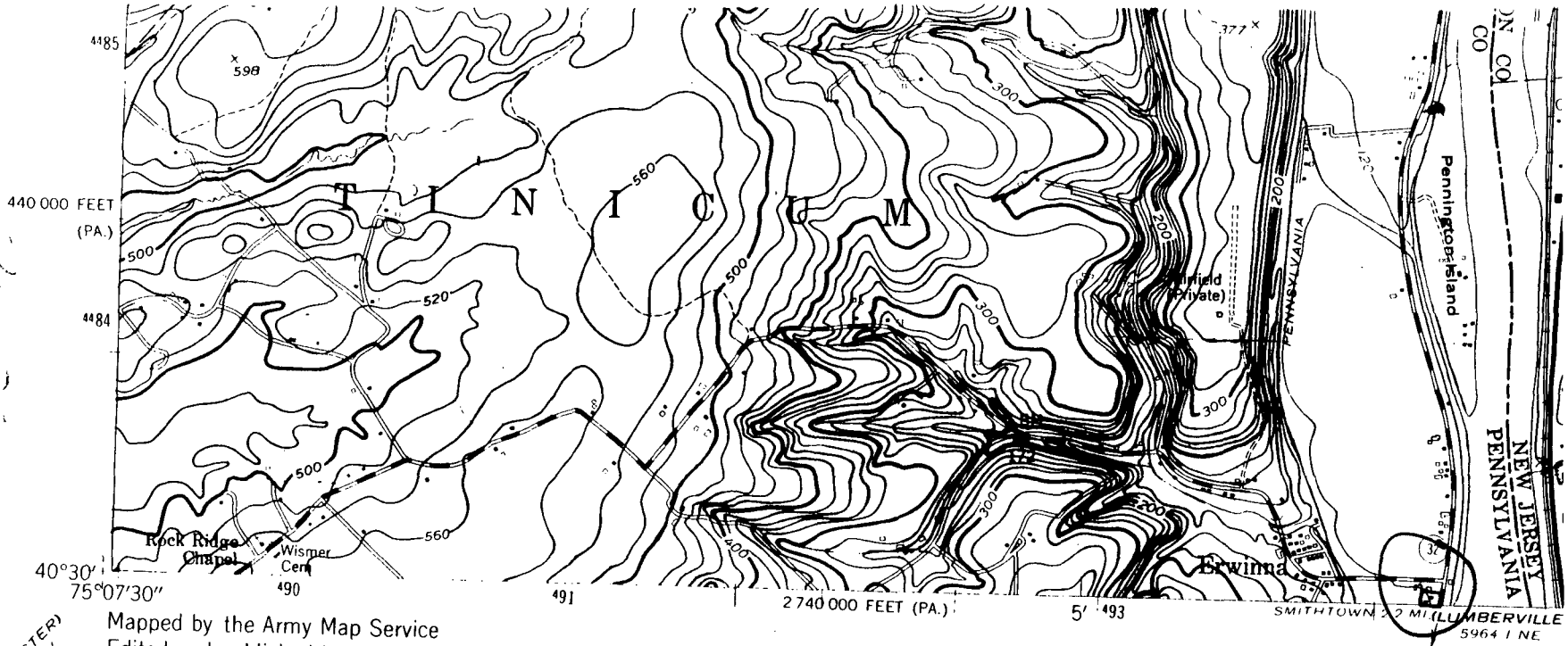
Boundary Description

Beginning at a point on the west edge of River Road south approximately 115 feet from the centerline of Headquarters Road, then proceeding west at a right angle from River Road 175 feet, then proceeding south 200 feet, then proceeding east 175 feet to the west edge of River Road, then proceeding north along the west edge of River Road to the point of beginning.

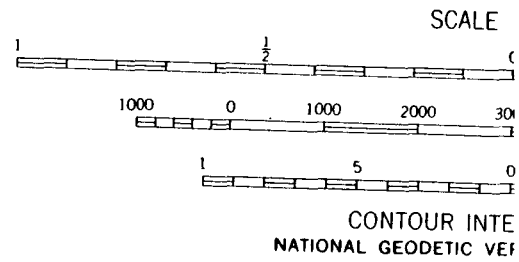
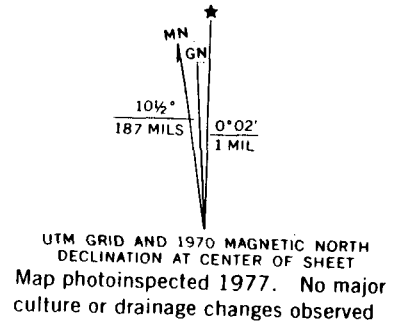
Boundary Justification

The boundary includes only those buildings and structures that contribute to the significance of the property. The boundary excludes a non-contributing, post-1938 garage immediately outside the boundary, as well as non-contributing vacant land to the north, west and south of the nominated property.

River: The Farm
 1/2 S - County
 Zone 18 - Frenchman
 3494010
 (BENJAMINSTER)
 1964 1 NW



Mapped by the Army Map Service
 Edited and published by the Geological Survey
 Control by USGS, USC&GS, and New Jersey Geodetic Survey
 Topography from aerial photographs by photogrammetric methods. Aerial photographs taken 1942
 Culture revised by the Geological Survey 1955
 Polyconic projection. 10,000-foot grid ticks based on New Jersey coordinate system and Pennsylvania coordinate system, south zone. 1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue. 1927 North American Datum
 To place on the predicted North American Datum 1983 move the projection lines 6 meters south and 32 meters west as shown by dashed corner ticks
 Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1970. This information not field checked



THIS MAP COMPLIES WITH NATIONAL
 FOR SALE BY U. S. GEOLOGICAL SURVEY
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS

