

United States Department of the Interior  
National Park Service

SEP 04 1989

National Register of Historic Places  
Registration Form

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 10-900a). Type all entries.

1. Name of Property

historic name Point Pleasant Historic District  
other names/site number N/A

2. Location

street & number River Road & Point Pleasant Pike N/A not for publication  
city, town Point Pleasant (Plumstead & Tinicum Twps.) N/A vicinity  
state PA code PA county Bucks code 017 zip code 18950

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
74	13 buildings
5	1 sites
	1 structures
	objects
79	14 Total

Name of related multiple property listing:

N/A

Number 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.

*Brent Glass*  
Signature of certifying official

9/13/89  
Date

Dr. Brent Glass, Pennsylvania Historical & Museum Commission  
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:)

*Linda M. Clelland*  
Signature of the Keeper

10/5/89  
Date of Action

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

~~COMMERCE/department store, restaurant~~  
~~TRANSPORTATION/water-related, road-~~  
~~related~~  
~~DOMESTIC/hotel, single dwelling~~  
~~GOVERNMENT/fire station, post office~~

Current Functions (enter categories from instructions)

~~COMMERCE/department store, restaurant~~  
~~TRANSPORTATION/road-related~~  
~~DOMESTIC/hotel, single dwelling,~~  
~~secondary structure~~  
~~GOVERNMENT/fire station, post office~~

## 7. Description

Architectural Classification

(enter categories from instructions)

MID 19th CENTURY/Greek Revival  
LATE VICTORIAN/Italianate  
20TH CENTURY AMERICAN MOVEMENTS

Materials (enter categories from instructions)

foundation STONE  
walls STONE  
WOOD/weatherboard  
roof METAL/tin  
other ASPHALT

Describe present and historic physical appearance.

Located along the west bank of the Delaware River, the Point Pleasant Historic District sits astride the Tohickon Creek which separates the village into the two municipalities in which it lies: Tinicum and Plumstead Townships. The Delaware Division of the Pennsylvania Canal, a National Historic Landmark, runs north and south through the village. Deriving its name from its scenic location, Point Pleasant is intersected by two other streams: Geddis Run and Hickory Run. These streams and waterways along with the steeply increasing elevations in the land surrounding the roads and streams, and the natural eddy occurring just below the confluence of the Tohickon Creek and Delaware River, gave Point Pleasant its distinct setting, provided early commercial potential, and also impacted later physical development of the area.

The southern portion of the village lies in Plumstead Township where the narrow strip of land provides just enough land for the Delaware Canal, towpath, and River Road with its building lots. This section of Pt. Pleasant was early known as Black's Eddy where it developed at a ferry crossing the Delaware. The river plain widens in the northern portion of the village situated in Tinicum Township. Here the village developed around the mid-18th century Cave Bank Fishery and related tavern which became known as Point Pleasant.

The majority of Point Pleasant is in the form of a modified linear village along River Road which parallels the Delaware River and canal. Several roads (Old Ferry Road, Ferry Road, Swauger Road, Point Pleasant Pike, Tohickon Hill Road, and Cafferty Hill Road) coming off the hillsides converge onto River Road from different angles. These numerous roads connected the raw materials of the agricultural community surrounding Point Pleasant with the goods and services provided by the river, canal, and later railroad.

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The historic resources within the district include buildings as well as structures. The historic buildings are predominately two and a half story stone and frame, gable roofed, residential and commercial buildings dating from the early to late 19th century with some one and a half story cottages and bungalows from the early 20th century. The historic structures in the district are primarily bridges spanning the various streams in the village. Part of the Delaware Canal and its structures are also within the district. Of the buildings within the district, seventy-four or 85% are contributing and thirteen are non-contributing.

The buildings within the district are predominately rural vernacular versions of late Georgian, Greek Revival or Italianate styles of the 19th century and the Bungalow style of the early 20th century. Nearly three quarters of the buildings are frame with the remaining buildings constructed of stone except one residence built of brick and two buildings of formed block. Many of the stone buildings are constructed of dark gray argillite from the nearby hillsides. A number of the residences are built into the bank with entrances at both the ground and first floor levels.

Because many of the village residences were erected for craftsmen or laborers, many of the dwellings are small in scale and simple in form. The majority of buildings within the district have facades three bays wide, while a few are just two bays. This form is exemplified in the 2½ story, two bay stone house (34-20-33) built for Thomas Swartz c. 1840 or the 2½ story, three bay, frame house (34-20-20) built for Silas Bissey c. 1850.

A few of the houses were built similar to a common vernacular farmhouse form. These four bay structures have a double door facade. Stone examples of this type include one (34-19-6) on Tohickon Hill Road near Geddis Run (owned by Ralph Stover in 1860), and one (34-20-37) on River Rd. possibly built by Joseph White. Both were built c. 1840. Built in the I house form, the White house has 9/6 windows on the first floor and 6/6 windows on the second floor. The Stover house is single pile as well but has gable end windows on the second floor.

The majority of residences erected when Point Pleasant was a summer and fishing resort of the early 1900's were bungalows. One of the better examples of these is "The Brambles" (34-20-64-1), a stone and stucco bungalow, built with elements of the Arts and Crafts movement. It features a sloping stone chimney going up through the front gable wall with a large tile medallion embedded in the chimney wall. Another less striking example is the frame bungalow (34-20-36) built with a

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front gable. This house features a double stacked porch, the ground level of which acts as a canopy over the garage entrance, while the first floor level consists of four Doric style columns connected with a simple spindle balustrade topped with a pent roof-like roof. A hint of the Colonial Revival style is provided by the modified Palladian window with stained glass in the front gable.

While the buildings taken together are rather mundane, some exhibit refined architectural details from their period of construction. For example the Stover mansion (44-30-8-1), now Tattersal Inn, exhibits elements from the Late Gothic Revival style with a central cross gable highlighted with a pointed arch window, two story bay windows, and a Doric columned two story portico along the south side of its rear ell. Dr. A. M. Cooper's frame house (34-20-2) is built in the Italianate style with a two bay cupola. Another example is that of Nathan Bird, a dealer in grain, whose frame house (34-20-62-1) has Greek Revival elements of end pilasters, columned portico, and double doors with broken light transoms. The 2½ story, frame store (34-20-3) at the intersection of Pt. Pleasant Pike and River Rd. features a Folk Victorian front gabled facade with jigsaw-cut fretwork in the upper gable and Eastlake style store windows.

The nonresidential buildings include: three shops, one inn, one tavern, one school, one church, a post office, a fire hall and a roller rink. The Point Pleasant school or seminary, and the Baptist Church were built in the Greek Revival style. Built in 1850, the school (44-30-6) exhibits corner pilasters with capitals supporting an extended entablature and original pedimented window surrounds. The stone church (44-30-7) constructed in 1852 retains its gable front modillioned pediment, but its original stucco has been removed.

In scale, the hotels dominate the other buildings of the village. The largest is the Point Pleasant Hotel (44-30-13) built c. 1840 on the site of the original 18th century tavern there. Originally two storys, this stone hostelry had a brick third story added in the late 19th century. Long associated with the Cave Bank Fishery, this hotel has a two story portico highlighting the eight bay facade with modified Doric columns which are connected at the second floor with a rectangular spindled balustrade and crowned with a modillioned cornice. Typical of the Italianate style, the building has a low pitched roof with a bracketed cornice and extended cornice returns.

Jacob Sutters built a 2½ story, three bay, front gabled stone hotel (34-20-55-1) about midway between the Lower Black's Eddy tavern and the

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Point Pleasant hotel c. 1870. Having the massing of a Greek temple form, the dark, ashlar stone building is highlighted with an Italianate style bracketed cornice.

The least imposing of Point Pleasant's hotels is the 2½ story, four bay, frame building (34-20-70), once known as the Waterman's Inn, with 1½ story gable end wings. Located east of the canal, this hotel was built c. 1832 by Thomas Swartz and retains some of its original outbuildings including a stone store house and frame stable.

One of the major commercial concerns in Point Pleasant was the Stover grist and saw mill built c. 1820 by Henry S. Stover on the site of an earlier mill. It was purchased in 1841 by his son-in-law Ralph Stover. This 2½ story, five bay, ashlar stone building has been converted into living quarters along with the saw mill built onto the north gable wall. The mill's most notable architectural feature is the nearly central, gable roofed dormer, to house the mill's pulley shaft, which punctures the roof line of the east side. The saw mill, also 2½ storys, is more than double in length the size of the grist mill. The ground level of the saw mill is constructed of stone while the remaining two levels are sided with vertical, random width, board and batten. The mill site is one of the oldest on Tohickon Creek, and the saw mill was one of the largest concerns in the area.

Representing the canal period, besides the canal and lock mechanisms, is the frame lock house (34-20-63) located at the west side of Lock 14. This simple clapboarded house is 2½ storys with a two bay facade.

There are four contributing bridges within the district. These include the Pratt pony truss bridge on the former Danborough-Point Pleasant Pike over the Pennsylvania Canal. Built in 1877, this bridge has decorative finials and a plate which reads "Murray, Dougal & Co. Builders, Milton, Pa." A wooden post and beam bridge crosses the canal connecting the "Waterman's Inn" with a lane to River Road. A stone arch bridge crosses the Tohickon Creek on the "Pike." There is also an early 20th century reinforced concrete bridge over Hickory Run. The noncontributing bridge is a late 20th century steel reinforced concrete bridge where Tohickon Hill Road crosses Geddis Run.

The historic district retains a high degree of integrity in form and placement of buildings. Although some of the contributing buildings have been sided with aluminum or have had their porches removed, their historic ambience has not been destroyed. Many of the 18th century

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commercial buildings in Pt. Pleasant were replaced with 19th century buildings on the same location. Likewise, the 19th century store in Pt. Pleasant was replaced in 1923 with another frame store (44-30-2) on the same site. This four bay gable front building topped with a cupola continues in that capacity today. The Pt. Pleasant hotel continues as a series of shops with its courtyard-like ancillary buildings serving the same function. The store just across the Tohickon in Plumstead Twp. currently serves as a crafts shop. The Sutters hotel continues as the "Apple Cellar" bar, and the 20th century fire hall and post office, both of masonry block, continue in their original functions. The largest 20th century intrusion has been the Pt. Pleasant pumping station erected along the east side of River Road in the southern part of the village. This large concrete structure has been clad in stone to make it less offensive, but nevertheless was a major factor in eliminating that part of the village south of the pump from the district. The noncontributing resources are generally garages or outbuildings constructed since the period of significance or houses modified unsympathetically in the late 20th century. These houses have had the placement of windows and doors changed along with modern cladding, such as aluminum or board and batten, or have had large additions which has completely altered their historic appearance. These, because of their number or small size, do not detract greatly from the integrity of the district.

**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)  A  B  C  D  E  F  G N/A

Areas of Significance (enter categories from instructions)  
COMMERCE  
TRANSPORTATION  
ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
1820-1930  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

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.

The Point Pleasant Historic District illustrates the village's local significance as an 18th and 19th century commercial and transportation center and a fishing and summer resort area in the late 19th and early 20th century. The contributing buildings within the historic district form a worthy collection of vernacular architecture from its historic canal period into its early 20th century summer resort era. In addition, the Pt. Pleasant Historic District has had few intrusions to affect the placement, scale, and relationship of buildings and structures from its period of significance.

Pt. Pleasant was locally important as an commercial and transportation center for the surrounding agricultural community and for traffic up and down the Delaware River. The village actually represents two important early settlements along the Delaware River located on opposite sides of the Tohickon Creek. Several hundred yards to the south of Tohickon Creek, in Plumstead Twp., a ferry crossing the Delaware was established in 1739 which provided the initial impetus for development of a village. This ferry was the second oldest ferry on the Delaware River north of New Hope and operated until c. 1835 when the Lumberville Bridge was opened for travel. The Point Pleasant ferry crossing was at an eddy in the river which became known as Black's Eddy. By the late 18th /early 19th century a fishery was developed and a tavern was built near the ferry crossing. The area was later known as Lower Black's Eddy to differentiate it from Upper Black's Eddy located approximately ten miles north in Bridgeton Township.

Lower Black's Eddy was a center for rafting activities beginning in the 18th century. The large and powerful eddy at the south end of the village made the site a natural stopping point. According to C. P. Yoder, the L. Black's Eddy tavern (now Mountainside Restaurant) in the

**9. Major Bibliographical References**

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Federal Agricultural Cenuses for Bucks County, 1840-1900

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Shank, William, The Amazing Pennsylvania Canals, Historical Society of York, 1965.

Pennsylvania State Gazetteer & Business Directory, 1890,91 Vol. IV  
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Moore, Judy H. and Marshall, Jeffrey L., former preparers for the Point Pleasant Historic District for the Bucks County Conservancy.

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:**

Bucks County Conservancy

**10. Geographical Data**

Acreege of property ca. 30 acres

**UTM References**

A 18 | 4943710 | 4474750  
 Zone Easting Northing

C 18 | 4941710 | 4474440

B 18 | 4942010 | 4474630  
 Zone Easting Northing

D 18 | 4945510 | 4474020

See continuation sheet

**Verbal Boundary Description**

See continuation sheet

**Boundary Justification**

See continuation sheet

**11. Form Prepared By**

name/title Jerry A. Clouse, National Register Assistant  
 organization Penna. Hist. & Museum Commission date August 24, 1989  
 street & number P. O. Box 1026 telephone \_\_\_\_\_  
 city or town Harrisburg state PA zip code 17108

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days of rafting was a favorite stopping place for Philadelphia lumber buyers who came up the river to bargain with the raft captains. Records for the 1860 and 1870 census indicate that river related occupations such as pilot, boatman or boat builder reached their peak at this time in the area of Point Pleasant.

The second settlement from which Point Pleasant developed was located in Tinicum Township at the confluence of the Tohickon Creek and the Delaware River where a late 18th century grist and saw mill were established. This northern portion of the village also developed around another 18th century fishery on the Delaware, known as the Cave Bank Fishery. A tavern was constructed near the fishery by the late 18th century.

The area north of Tohickon Creek in Tinicum Township, experienced a period of development in the late 1820's. During that period several small lots located between the grist mill (44-30-2) and Cave Bank tavern (44-3-13) were sold and a general store, post office, and artisan's shops were established. As late as 1832, Black's Eddy and Pt. Pleasant were described as separate villages. Gordon's Gazetteer of Penna. described Black' Eddy as a rapid of the Delaware River, in Plumstead Township, at which there is "a small village of 6 or 8 dwellings, a tavern, store and post office." Point Pleasant was described as a post town of Tinicum Township on the Delaware River and on the lower road to Easton containing "8 or 10 houses, a store, and tavern."

The commercial activities of both settlements increased in the early 19th century with the opening of the Delaware Division of the Pennsylvania Canal in 1831. The post office was removed from L. Black's Eddy to the Point Pleasant side of Tohickon Creek in 1828, and the two settlements grew together during the prosperous days of early canal shipping (c. 1832-1858). Commercial opportunities also increased with the completion of the Danborough and Point Pleasant turnpike and Point Pleasant Delaware Bridge in the mid-19th century. By the late 19th century, river and canal related activities waned, but the town slowly developed as a fishing and summer resort area into the early 20th century.

Largely due to the opening of the Pennsylvania Canal, the two villages of Point Pleasant and Black's Eddy grew into one town known as Point Pleasant. The village underwent considerable growth becoming the largest and one of the most important canal towns north of New Hope. The topography of the site necessitated two locks, a canal basin, and an aquaduct within the village, forcing canal boats to halt. The most common ancillary canal structures were the mule stables and taverns located near the locks, the only places the canal boats stopped. Thus the village became a service area for canal traffic, to both man and

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beast. Point Pleasant had the largest concentration of residential and commercial buildings of any river village north of New Hope for this period into the mid-19th century. In 1832, when Point Pleasant had approx. 23 buildings, the comparable villages of Centre Bridge and Lumberville, had 8 and 16 buildings respectively. In Plumstead Twp. another tavern (34-20-70) was constructed and licensed by 1830. The site soon had an oyster house, store house, saw mill, limestone landing and wharf, and a blacksmith shop. By 1855 an advertisement also lists a wagon house on the property with grain loft and stabling sufficient for 40 horses.

In the late 1830's, land along the road between Tohickon Creek and the Lower Black Eddy property was sold in small building lots which were rapidly improved. In addition to the three hotels and a general store, by 1860 there was a coach maker, blacksmith, shoemaker, and three lumber and grain merchants in the village. Rapid growth between Lower Black Eddy and Tohickon Creek effectively transformed the two settlements into a single village that went by the name of the Tincum post office, Point Pleasant. The village also expanded in a westerly direction as land to the west of River Road in Plumstead Township along Ferry Road was subdivided into building lots between 1852 and 1854.

Development in the Tincum Township portion of Point Pleasant increased in the mid to late 1850's. A major boost to the village occurred in 1855 with the completion of a bridge over the Delaware River connecting Point Pleasant and the surrounding areas with Byram, N.J. and the Belvidere Delaware Railroad and ultimately with Philadelphia. There was a Railroad station at the east end of the bridge by 1860. The Belvidere Delaware Railroad had penetrated the Lehigh coal regions and had begun to replace the canal as the major method of transportation. This bridge along with the completion of the Danborough and Point Pleasant turnpike gave Doylestown and central Bucks County an improved road to the Delaware. (Danborough is located almost directly north of Doylestown in Plumstead Township, and Point Pleasant is northeast of Danborough.)

In 1859, approximately 60 acres near the bridge between River Road and the Pennsylvania Canal (north of the tavern lot 44-30-13) was subdivided into two dozen building lots. The tavern on this lot was described about this time as a large stone hotel with the Cave Bank shad fishery, coal wharf, two basins and lime kiln. In the mid-1860's a fourth large hotel (34-20-55-1) was constructed in Plumstead Township along River Road near the Tohickon Creek. According to Hersey's Business Directory & Gazetteer of Bucks Co. of 1871, 21% of the occupations listed for Point Pleasant were transportation related. Another 28% were business related, and 11% were involved in milling.

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Despite the growth in the area due to the bridge and the division of large land holdings, the growth was short lived. By the 1880's, the increased use of railroads, improved roads, and newly constructed Delaware bridges had begun to have an impact on the use of the Delaware Canal. During the remainder of the 19th century, canal traffic continued to drop as the Lehigh Coal & Navigation Company found it in their interest to ship coal by the railroad system rather than the canal. In 1931, all traffic on the canal ceased.

With the decline of the canal, Point Pleasant remained an agricultural service village. In fact, its function as such increased because agriculture in Bucks Co. reached its heyday in the third quarter of the 19th century. (The number of farms and amount of improved land in Bucks Co. dropped after 1880.) Although by 1891 Lumberville had a larger population, Point Pleasant retained more commercial and business operations. By the late 19th and early 20th centuries, the main focus of commercial activity was the fisheries to the east and the argillite quarries to the west of Pt. Pleasant. Although shad fishing continued as an important industry through the late 19th century, by the early 1900's this industry dwindled as pollution and industrial mechanisms dramatically cut the shad harvest. However, sports fishing continued to grow as the village became a summer resort for Doylestown people. The four hotels in the village which had serviced canal traffic now served the resort clientele. Added attractions were a skating rink and dance hall (44-31-6) which were built by 1911. The other important late 19th and early 20th century industry in the area were the quarries just west of the village. Whereas there were just a few quarrymen listed in the 1870 census, by 1900 there were two quarries there, and quite a few men listed quarrying as their occupation.

Point Pleasant has changed little since 1930 when its last great period of growth as a summer resort ended. The majority of buildings continue as residences while the commercial buildings are largely operated as such today. The most drastic change imposed on the village has been the building of the Point Pleasant Pumping station which has been excluded from the district.

Point Pleasant Historic District is architecturally significant for its concentration of buildings of vernacular design. These buildings reflect succeeding stages of the village's development from river and canal center, to local agricultural entrepot and summer resort. A survey of the buildings within the village indicates 37% of the buildings were built 1820-1860; 29% were built between 1860-1900; and 28% were built between 1900-1930. Although other villages in upper Bucks County such as Upper Black Eddy or Lumberville served summer resort clientele, they did not experience the degree of bungalow or cottage building which

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Point Pleasant did. While much of Lumberville and Centre Bridge have become gentrified, Point Pleasant maintains its more simple and unadorned buildings. Villages such as Lumberville also contain numerous examples of vernacular architecture but tend to have more examples of high style architecture intermixed with these and rarely show as broad a range of building types and periods as contained in the Point Pleasant Historic District.

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Yoder, C.P. "Bill". Delaware Canal Journal . Bethlehem: Canal Press Incorporated, 1972.

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## UTM References

Reference	E 18	494	540	4474	510
	Zone	Easting		Northing	

## Boundary Description

Beginning at a point where the southern boundary of tax parcel (34-20-64-1) meets River Road; then proceeding east from this point crossing the Delaware Canal to a point on the east bank of the Canal in line with the southern boundary of tax parcel (34-20-69-4); then proceeding north along the eastern border of the canal c. 900 ft. to a point; then proceeding northeast from this point c. 250 ft. to a point on the on the western bank of the Tohickon Creek so as to include the historic buildings on tax parcel (34-20-70); then proceeding northwest from this point c. 300 ft. to a point on the eastern bank of the Canal; then proceeding c. 400 ft. north along the Canal to a point that is c. 200 ft. south of the Point Pleasant Pike; then proceeding southeast c. 400 ft. to a point in line with the eastern boundary of tax parcel (44-34-1) so as to include the historic buildings on tax parcels (44-31-6,5); then proceeding north from this point c. 400 ft. to the north property line of tax parcel (44-34-1); then proceeding northwest from this point c. 600 ft. to a point on the western bank of the Canal; then proceeding north along the western bank of the Canal to the northern property line of tax parcel (44-33-7); then proceeding west along the northern boundary of this property to a point on the eastern edge of River Road; then proceeding south along the eastern edge of River Road c. 100 ft. to a point opposite the northern boundary of tax parcel (44-30-8-1); then proceeding west from this point along the northern boundary of the aforementioned parcel to where it meets the eastern edge of Cafferty Road; then proceeding south along the eastern edge of Cafferty Road to a point opposite tax parcel (44-32-2-1-1); then proceeding west crossing Cafferty Road and going along the northern boundary of tax parcel (44-32-2-1-1) to its western boundary; then proceeding south along the western boundary of this property c. 400 ft. to a point, the northern point of tax parcel (44-30-4); then proceeding south along the western boundary of parcel (44-30-4) and continuing south as it goes along the eastern edge of Tohickon Creek to where it meets the Point Pleasant Pike; then proceeding west from this point crossing over the Tohickon Creek along the northern edge of Point Pleasant Pike and crossing over Tohickon Hill Road to a point in line with the southern boundary of tax parcel (34-19-6) on the western edge of Tohickon Hill Road; then proceeding north from this point along Tohickon Hill Road to the northern boundary line of tax parcel (34-19-4); then proceeding west from this point c. 150 ft. to a point; then proceeding south from this point c. 550 ft. to a point on the

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**

Pt. Pleasant Historic District

Section number 10 Page 2

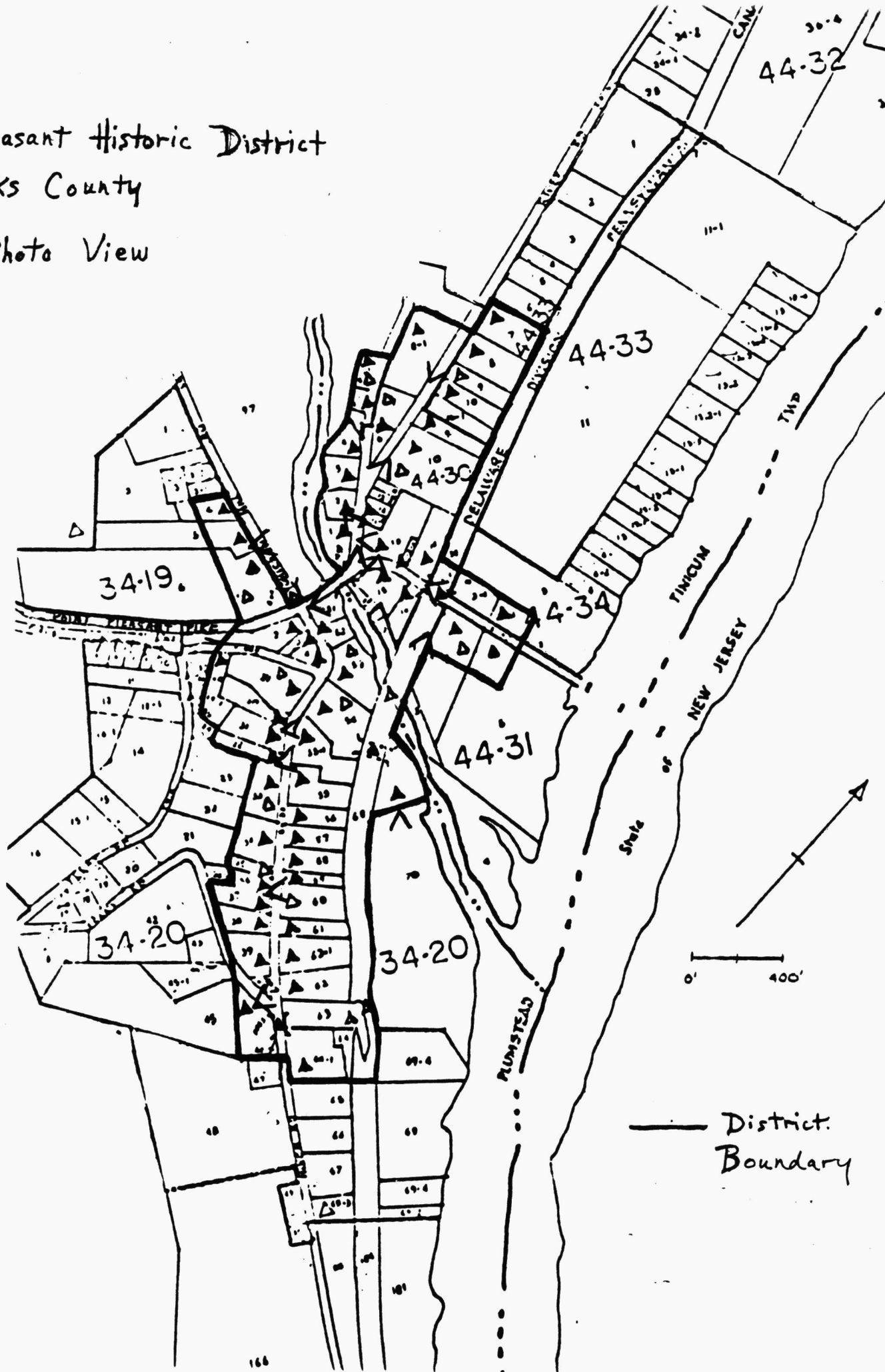
northern edge of Point Pleasant Pike; then proceeding southwest from this point crossing over the Pike, continuing along the western edge of tax parcel (34-20-2), crossing over Swauger Road to a point in line with the western boundary of tax parcel (34-20-28); then proceeding south along the western boundary of the aforementioned parcel to a point where its boundary heads east, then following the boundary east to a point where it meets the boundary of tax parcel (34-20-32); then proceeding from this point south to the southern boundary of the aforementioned parcel to where it meets the boundary of tax parcel (34-20-33); then proceeding from this point south along the western boundaries of tax parcels (34-20-33, 34, 35, 36) to a point; then proceeding west along the northern boundary of tax parcel (34-20-37) to a point where it meets the eastern edge of Old Ferry Road; then proceeding southeast along the edge of Old Ferry Road to a point opposite the southeast point of tax parcel (34-20-45-1) and crossing Old ferry Road at this point and continuing across tax parcel (34-20-45) c. 425 ft. to a point on the southern boundary of this parcel; then proceeding east c. 200 ft. from this point along the southern boundary of the aforementioned parcel, crossing River Road to a point on its eastern edge; then proceeding south c. 150 ft. from this point to the place of beginning.

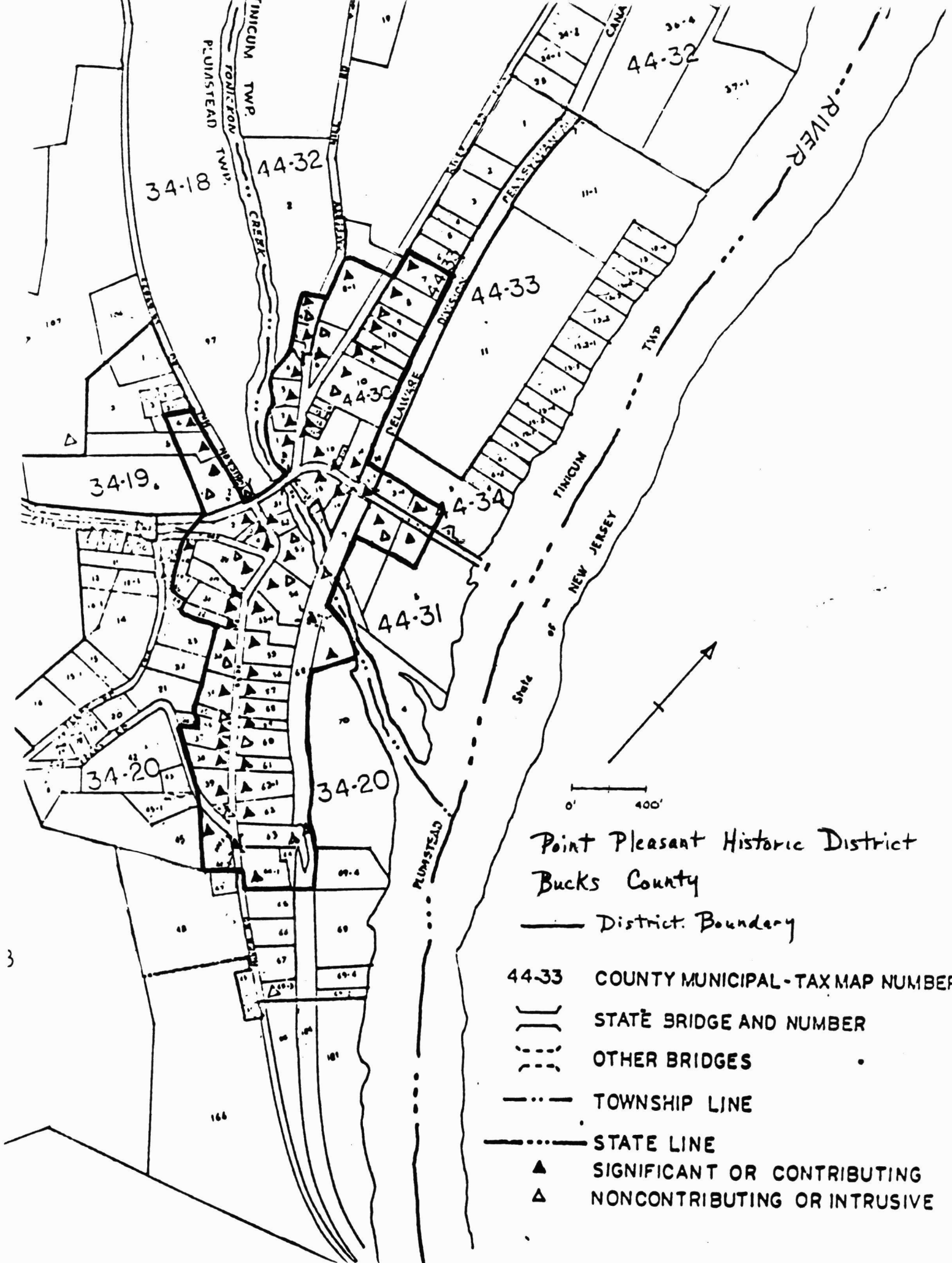
**Boundary Justification**

The boundaries of the Point Pleasant Historic District provides the highest concentration of buildings and structures historically associated with the commercial and transportation significance of the village. The boundaries on the west were determined by the natural boundaries of the Tohickon Creek and by vacant land on the adjoining steep slopes, and by noncontributing buildings which had been greatly altered through additions, changed fenestration, and modern siding. The boundary on the north was determined by post-1930 buildings. The Delaware Division of the Pennsylvania Canal, a National Historic Landmark, generally forms the boundary on the east except the areas where a road and the Point Pleasant Pike cross the Canal. The excluded land on the east was largely vacant or had buildings of post-1930 construction. As a large intrusion, the Point Pleasant Pumping Station with its pipeline, determined the southern boundary of the district.

Point Pleasant Historic District  
Bucks County

< Photo View





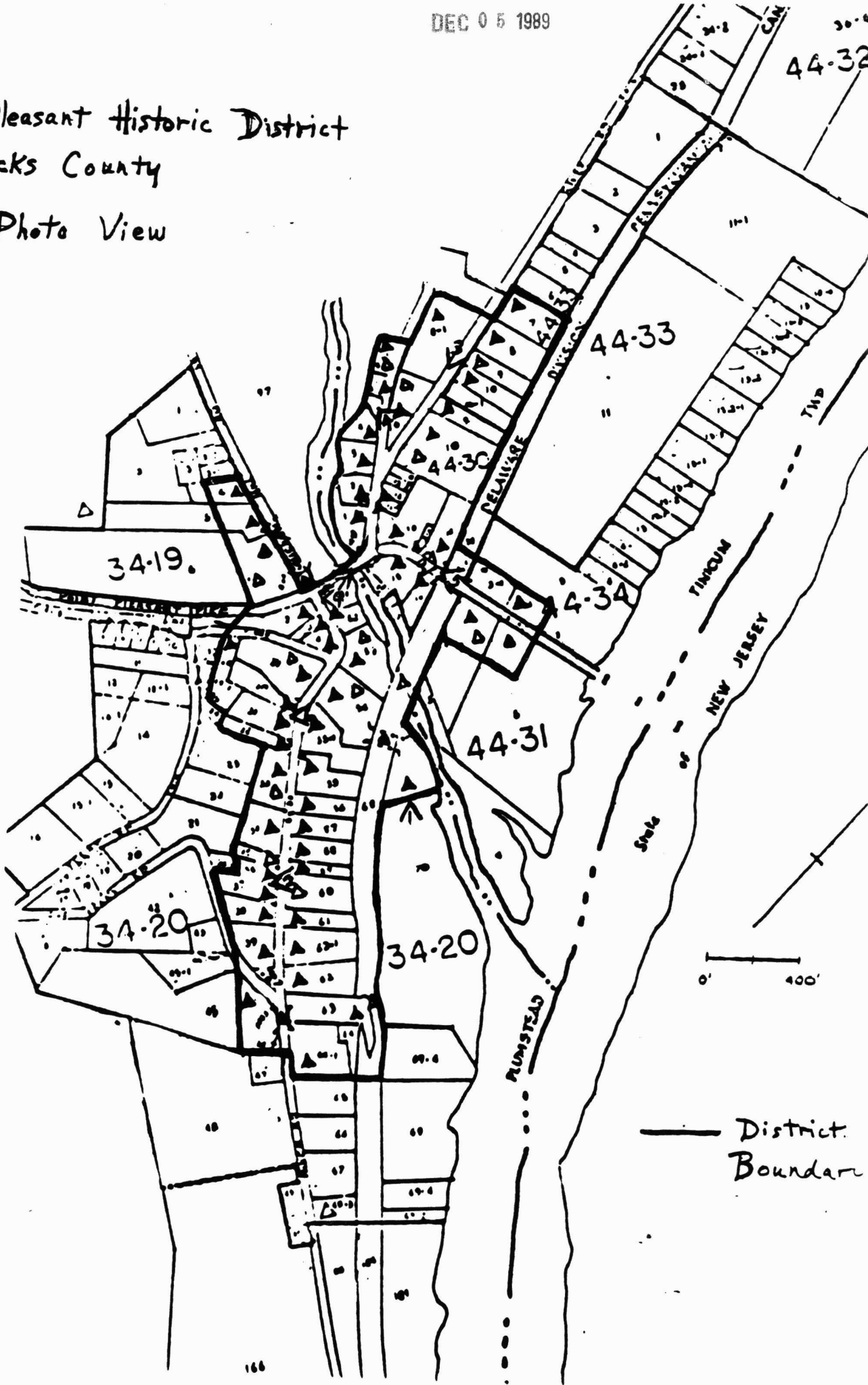
Point Pleasant Historic District  
Bucks County

- District Boundary
- 44-33 COUNTY MUNICIPAL-TAX MAP NUMBER
- STATE BRIDGE AND NUMBER
- - - OTHER BRIDGES
- - - - - TOWNSHIP LINE
- · - · - STATE LINE
- ▲ SIGNIFICANT OR CONTRIBUTING
- △ NONCONTRIBUTING OR INTRUSIVE

3

# Point Pleasant Historic District Bucks County

< Photo View



0' 400'

— District Boundary

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 89001652                      Date Listed: 10/05/89

Point Pleasant Historic District	Bucks	Pennsylvania
<b>Property Name</b>	<b>County</b>	<b>State</b>

**Multiple Name**

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper

October 5, 1989  
Date of Action

=====  
**Amended Items in Nomination:**

In section 3, public (federal) should also be marked for ownership of property. District includes a U.S. Post Office. (Postmaster has been notified of nomination by letter.)

Confirmed by telephone with SHPO staff, Bill Sission, on 10/5/89.

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Point Pleasant Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: PENNSYLVANIA, Bucks

DATE RECEIVED: 9/14/89 DATE OF PENDING LIST: 9/19/89  
DATE OF 16TH DAY: 10/5/89 DATE OF 45TH DAY: 10/29/89  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001652

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 10/5/89 DATE

ABSTRACT/SUMMARY COMMENTS:

*Public (federal) added SLR*

RECOM./CRITERIA A+C  
REVIEWER MacClelland  
DISCIPLINE Arch Hist  
DATE 10/5/89

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

---

CLASSIFICATION

count       resource type

---

STATE/FEDERAL AGENCY CERTIFICATION

---

FUNCTION

historic       current

---

DESCRIPTION

architectural classification  
 materials  
 descriptive text

---

SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

summary paragraph  
 completeness  
 clarity  
 applicable criteria  
 justification of areas checked  
 relating significance to the resource  
 context  
 relationship of integrity to significance  
 justification of exception  
 other

---

BIBLIOGRAPHY

---

GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTM's       boundary justification

---

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps     USGS maps     photographs     presentation

---

OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

---

Point Pleasant Historic District

Bucks County, PENNSYLVANIA

ADDITIONAL DOCUMENTATION APPROVAL

Keeper *Alanna Sykes* 12/18/89

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ~~NOMINATION~~ *ADDITIONAL DOCUMENTATION*

PROPERTY NAME: Point Pleasant Historic District

MULTIPLE NAME:

STATE & COUNTY: PENNSYLVANIA, Bucks

DATE RECEIVED: 12/05/89      DATE OF PENDING LIST:  
DATE OF 16TH DAY:      DATE OF 45TH DAY: 1/19/90  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 89001652

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    12/18/89 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

---

CLASSIFICATION

count       resource type

---

STATE/FEDERAL AGENCY CERTIFICATION

---

FUNCTION

historic       current

---

DESCRIPTION

architectural classification  
 materials  
 descriptive text

---

SIGNIFICANCE

Period      Areas of Significance--Check and justify below

Specific dates      Builder/Architect  
Statement of Significance (in one paragraph)

summary paragraph  
 completeness  
 clarity  
 applicable criteria  
 justification of areas checked  
 relating significance to the resource  
 context  
 relationship of integrity to significance  
 justification of exception  
 other

---

BIBLIOGRAPHY

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 UTMs       boundary justification

---

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps       USGS maps       photographs       presentation

---

OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_



Thomas Swartz Inn, Point Pleasant Historic District

Plumstead Twp., Bucks Co.

12/17/85

Kathryn A. Auerbach

Bucks Co. Conservancy

View looking north with canal bridge on left

1

DEC 5 1989



Tax parcels 34-20-36, 37 on River Rd., Point Pleasant  
Historic District

Plumstead Twp., Bucks Co.

11/19/85

Kathryn A. Auerbach

Bucks Co. Conservancy

View looking southwest along River Rd.

2

DEC 5 1989



Tax parcels 44-30-6 + 9 on River Rd., Point Pleasant Historic  
District

Tinicum Twp., Bucks Co.

11/19/85

Kathryn A. Auerbach

Bucks Co. Conservancy

View looking south showing church + school on right and  
frame Victorian houses on left

3



Tax parcel 44-32-2 on Cafferty Hill Rd., Point Pleasant  
Historic District

Tinicum Twp., Bucks Co.

12/17/85

Kathryn A. Auerbach

Bucks Co. Conservancy

View looking northwest showing grist & saw mill

4



Tax parcel 44-30-1 in center with Point Pleasant Hotel at  
right, Point Pleasant Historic District  
Tinicum Twp., Bucks Co.

11/19/1985

Kathryn A. Auerbach

Bucks Co. Conservancy

View looking west from bridge over canal

5

DEC 5 1989



Tax parcels 34-20-30 + 31 on River Rd., Point Pleasant  
Historic District

Plumstead Twp., Bucks Co.

12/17/85

Kathryn A. Auerbach

Bucks Co. Conservancy

View looking west from River Rd.

6

DEC 5 1989



Point Pleasant Hotel to right, Point Pleasant Historic District

Plumstead/Tinicum Twp., Bucks Co.

12/17/85

Kathryn A. Auerbach

Bucks County Conservancy

View looking northeast from bridge.

7



Tax parcel 44-34-3-1 to left, Point Pleasant Historic  
District

Tinicum Twp.

12/17/85

Kathryn H. Auerbach

Bucks Co. Conservancy

View looking east through "Pike" Bridge over Canal

8



Name: Point Pleasant Historic District

Location: River Road opposite Church,  
Bucks Co.

Tax Map #: 44-33-10 Vicinity.

Date of photo: 5/11/82

Credit by: Jeffrey L. Marshall

Negative filed: Bucks County Conservancy

Negative #: R14, 11A-12.

Description: Streetscape of River Road  
opposite Church.

4



Name:

Location: Cafferty Hill Rd.

Point Pleasant Historic District

Tax Map #: 44-32-2

Date of photo: 12/17/85

Credit by: Kathryn A. Auerbach

Negative filed: B. C. Conservancy

Negative #: 36A; R-81R

Description: Grist Mill west side of  
Cafferty Hill Road

5



M DOBRON & SONS  
EST. 1880  
FLOUR & JOBBERS OF  
FLOUR SUPPLIES

← GARDENVILLE →  
← BRIDGELVILLE →  
32  
→

Tax parcel 34-20-3 at left & parcel 34-19-6 at center,  
Point Pleasant Historic District  
Plumsted Twp.

11/19/85

Kathryn H. Quorbach

Bucks Co. Conservancy

View looking northwest from River Rd.

9



Name: P/O Point Pleasant H.D.  
Location: Plumstead & Tinicum Twps.  
Bucks County PA.  
Tax Map #: 44-30-6 & 9  
Date of photo: 11/19/85  
Credit by: Kathryn Ann Auerbach  
Negative filed: Bucks County Conservancy  
Negative #: 37/Roll 80R  
Description: Baptist Church, school  
and frame Victorians, River Road  
looking south.



Name: Point Pleasant Historic District

Location: River Road

Tax Map #: 44-30-1

Date of Photo: March 1, 1980

Credit by: Bruce Katsiff

Negative filed: B. Katsiff, Lumberville

Negative #:

Description: On River Road at Tohickon Creek  
Bridge and town center across from Point  
Pleasant Hotel.

7



NORTH  
32

POOR RICHARD'S

W. H. ...  
...  
...  
...  
...

Name:

Location River Road

Point Pleasant Historic District

Tax Map #: 44-30-1(1.), -13 (r.)

Date of Photo: 12/17/85

Credit by: Kathryn A. Auerbach

Negative filed: B. C. Conservancy

Negative #: 30A-31; R-81R

Description: streetscape looking north on  
River Road, hotel at right

8



Name:  
Location:  
Tax Map #:  
Date of Photo:  
Credit by:  
Negative filed:  
Negative #:  
Description:

P/O Point Pleasant H.D.  
Plumstead & Tinicum Twps.  
Bucks County, PA.  
44-30-1 & 13  
11/19/85  
Kathryn Ann Auerbach  
Bucks County Conservancy  
28/Roll 80R  
View from bridge #324 to River  
Road, Trading Post &c.



Name: Point Pleasant Historic District

Location: Bridge over the Canal

Tax Map #: 44-31-7

Date of photo: March 1, 1980

Credit by: Bruce Katsiff

Negative filed: B. Katsiff, Lumberville

Negative #:

Description: Bridge over the Canal 1877 carried  
Point Pleasant Pike to Delaware Bridge.

12



M. DOBRON & SONS  
EST. 1908  
MFG. & JOBBERS OF  
FLORIST SUPPLIES

RALPH STOVER  
STATE PARK  
← GARDENVILLE 4  
RIEGELSVILLE 18 →  
NORTH  
32  
→

Name: P/O Point Pleasant H.D.  
Location: Plumstead & Tinticum Twps.  
Bucks County, PA.  
Ta ip #: 34-20-2 & 34-19-6,5,4  
Date of Photo: 11/19/85  
Credit by: Kathryn Ann Auerbach  
Negative filed: Bucks County Conservancy  
Negative #: 20/Roll 80R  
Description: View from River Rd., at Pt. Pleas.  
pike looking up Tohickon Hill Road,  
Dobron's Store on left.

13



Name:

Location: Point Pleasant Historic Dist.  
Point Pleasant, PA

Tax Map #: 34-20-30 & 31

Date of photo: 12/17/85

Credit by: Kathryn A. Auerbach

Negative filed: B. C. Conservancy

Negative #: 12A-13; R-81R

Description: houses on west side of River  
Road (34-20-31 on left)

17



Name: P/O Point Pleasant H.D.  
Location: Plumstead & Tinicum Twps.  
Bucks County, PA.  
Tax Map #: 34-20-36,37  
Date of photo: 11/19/85  
Credit by: Kathryn Ann Auerbach  
Negative filed: Bucks County Conservancy  
Negative #: 33/Roll 80R  
Description: Jos. White House & bungalow,  
W. side of River Road.

21



Name: Point Pleasant Historic District

Location: River Road near Hickory Run

Tax Map #: 34-20-45

Date of photo: March 1, 1980

Credit by: Bruce Katsiff

Negative filed: B. Katsiff, Lumberville

Negative #:

Description: River Road near Hickory Run.

22



Name: Thomas Swartz Inn

Location: Point Pleasant Historic Dist.

Point Pleasant, PA

Tax Map #: 34-20-70

Date of photo: 12/17/85

Credit by: Kathryn A. Auerbach

Negative filed: B. C. Conservancy

Negative #: 8A-9; R-81R

Description: Inn Built by Thomas Swartz on  
King's Island from S., canal on left.

24

## Missing Core Documentation

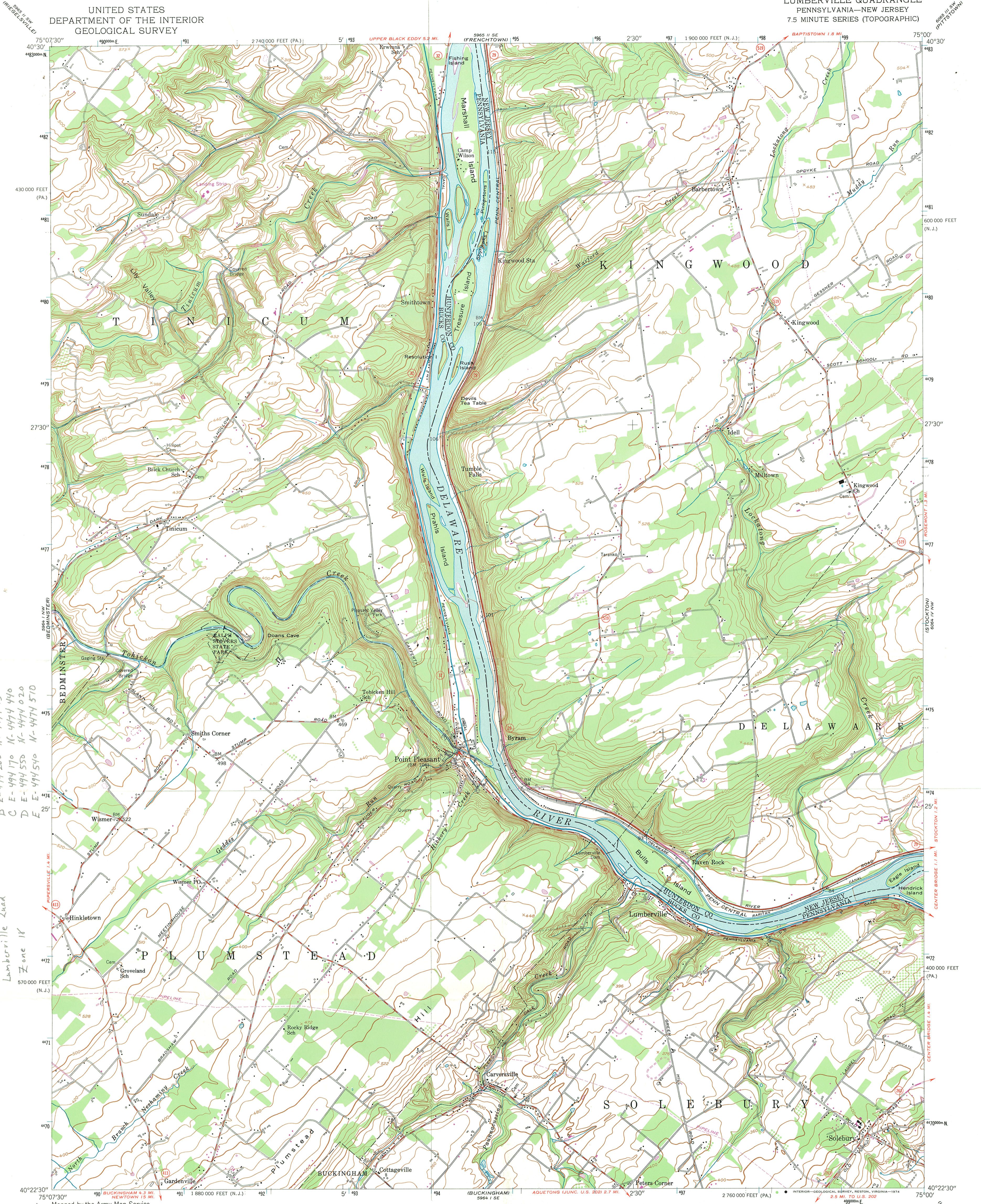
Property Name	County, State	Reference Number
Point Pleasant Historic District	Bucks, Pennsylvania	89001652

The following Core Documentation is missing from this entry:

Nomination Form

Photographs (#1-2, 6-7, 9, 11, 14-16, 18-20, 23)

USGS Map

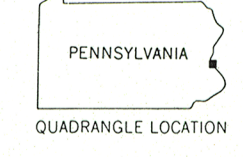
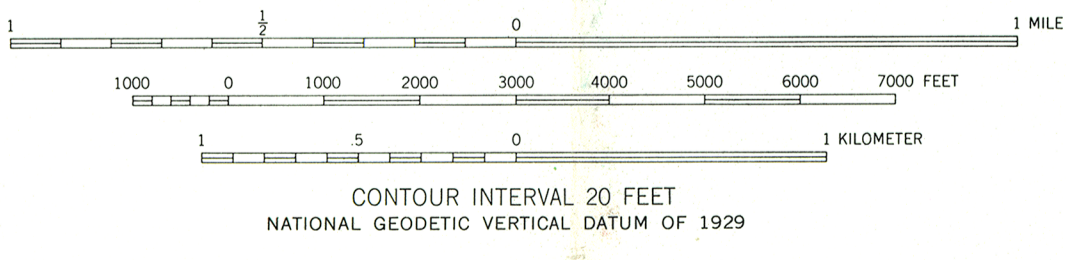
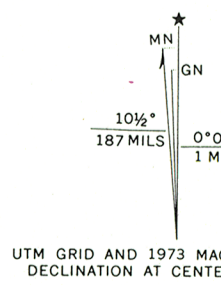


Point Pleasant Historic District  
Reference A E-494 370 N-4474 750  
B E-494 200 N-4474 630  
C E-494 170 N-4474 440  
D E-494 550 N-4474 020  
E E-494 510 N-4474 570

Bucks County  
Lumberville Quad  
Zone 18

Mapped by the Army Map Service  
Edited and published by the Geological Survey  
Control by USC&GS  
Topography from aerial photographs by photogrammetric methods. Aerial photographs taken 1940. Field check 1942  
Culture revised by the Geological Survey 1955  
Polyconic projection. 1927 North American datum  
10,000-foot grids based on Pennsylvania coordinate system, south zone, and New Jersey coordinate system  
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



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
State Route	

LUMBERVILLE, PA.—N. J.  
N4022.5—W7500/7.5

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

1955  
PHOTOREVISED 1968 AND 1973  
AMS 5964 1 NE—SERIES V831



COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION  
P. O. Box 1026, HARRISBURG, PENNSYLVANIA 17108-1026

EXECUTIVE DIRECTOR

August 29, 1989



Point Pleasant Postmaster  
River Road  
Point Pleasant, Pennsylvania 18950

Re: Point Pleasant Historic  
District, Bucks County

Dear Postmaster:

We are pleased to inform you that your property is located within the proposed boundaries of the above historic district which will be considered by the Pennsylvania Historic Preservation Board for nomination to the National Register of Historic Places. The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage.

Listing of the above historic district provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of the historic district. If the district is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

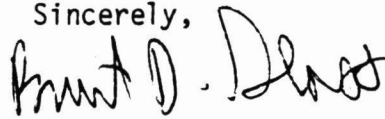
Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them.

You are invited to attend the Pennsylvania Historic Preservation Board meeting at which the nomination will be considered. The Board will meet at 9:30 a.m. September 12, 1989 on in Harrisburg. If you wish to attend, please call the Bureau for Historic Preservation at (717) 783-8946 to reserve seating. In addition, according to Pennsylvania Historic Preservation Board policy owners, preparers, or any guests (other than representatives of Certified Local Governments) who attend the meeting will not be allowed to direct any comments or clarifications to the Board, except at the initiation of and as specifically requested by the Board.

Attached please find a notice that explains, in greater detail, the results of listing in the National Register and that describes the rights and procedures by which an owner may comment on or object to listing in the National Register.

Should you have any questions about this nomination before the Pennsylvania Historic Preservation Board meeting, please contact the Bureau for Historic Preservation at (717) 783-8946.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent D. Glass". The signature is written in a cursive style with a large, prominent initial "B".

BRENT D. GLASS

Enclosures  
BG/dc



COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION  
BUREAU FOR HISTORIC PRESERVATION  
BOX 1026  
HARRISBURG, PENNSYLVANIA 17108-1026

September 13, 1989

Carol Shull, Chief of Registration  
National Register of Historic Places  
U.S. Department of Interior  
1100 L Street, N.W.  
Washington, D.C. 20240

SEP 07 1989  
NATIONAL  
REGISTER

Re: Point Pleasant Historic  
District, Bucks County

Dear Ms. Shull:

The following National Register nomination forms are being submitted/re-submitted for your response:

Point Pleasant Historic District, Bucks County

The proposed action is :

listing in the National Register

determination of eligibility (owner objection)

If you have any questions regarding the nominations please call us at (717) 783-8947.

Sincerely,

Dan G. Deibler, Chief  
Division of Preservation Services

Enclosures  
DGD/dc

U.S. DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

DATE

10/15/89

TELEPHONE REPORT

TIME OF CALL

11:20

AM  
PM

1. CALL  TO:  FROM (Name)

Bill Sisson

2. ADDRESS (Tel. No. if needed)

PA Skye

3. SUBJECT, PROJECT NO., ETC.

Point Pleasant H.D.

4. DETAILS OF DISCUSSION

Copy of letter to postmaster will be sent. Fed Agency notified by letter August 29, 1989.

Property will be listed as SLR for section 3 adding public (federal)

NAME OF PERSON PLACING/RECEIVING CALL

L McClelland

TITLE

Arch. Hist

OFFICE

NR

DATE 10/15/89  
TIME OF CALL 11:20 AM PM

TELEPHONE REPORT

1. CALL  TO:  FROM (Name)

Bill Sisson

2. ADDRESS (Tel. No. if needed)

Pt Supt

MEMORANDUM OF CALL

Previous editions usable

TO:

Linda

H.P.

YOU WERE CALLED BY-  YOU WERE VISITED BY-

Jerry Course (Claus)  
OF (Organization)

aster will be notified by letter

PLEASE PHONE  FTS  AUTOVON

WILL CALL AGAIN  IS WAITING TO SEE YOU

RETURNED YOUR CALL  WISHES AN APPOINTMENT

MESSAGE

There is a federal facility in the boundary it is the U.S. Post office.

studies SLR  
any public (federal)

RECEIVED BY

Janice

DATE

10/4/89

TIME

2:45

63-170 NSN 7540-00-634-4018

\* U.S. GPO: 1988 - 201-759

Delores -

I have listed property. U.S. P.O. was notified. A copy will be mailed to us. - Linda

NAME OF PERSON PLACING/RE:

L McClelland

in ch. H&L

NR



COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION  
BUREAU FOR HISTORIC PRESERVATION  
BOX 1026  
HARRISBURG, PENNSYLVANIA 17108-1026

DEC 05 1989

November 6, 1989

Carol Shull, Chief of Registration  
National Register of Historic Places  
U. S. Department of Interior  
1100 L. Street, N.W.  
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed you will find the needed photo documentation and map for the Point Pleasant Historic District. The map replaces the one originally sent with the nomination in September. I do hereby certify that the documentation is to the best of my knowledge complete and accurate.

Sincerely Yours,

A handwritten signature in cursive script, appearing to read "Brenda Barrett".

Brenda Barrett,  
Director