

United States Department of the Interior National Park Service

VLR-6/21/88 NRHP-11/2/89

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 Clifton
other names/site number DHL File 02-155

2. Location

street & number State Route 729
city, town Shadwell
state Virginia code VA county Albemarle code 003 zip code 22906

3. Classification

Ownership of Property: private (checked)
Category of Property: building(s) (checked)
Number of Resources within Property: Contributing (4), Noncontributing (0)
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 (checked) does not meet the National Register criteria.
Signature of certifying official: [Signature]
Date: SEP 2 1989
VA Department of Historic Resources

In my opinion, the property meets (checked) 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.
determined eligible for the National Register.
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: single dwelling

Current Functions (enter categories from instructions)

Hotel: inn

**7. Description**

Architectural Classification  
(enter categories from instructions)

Federal  
Colonial Revival

Materials (enter categories from instructions)

foundation Brick, stone/slate  
walls wood/shingles

SKETCH MAP (not to scale) roof metal/tin

other

Describe present and historic physical appearance.

Summary Description

Clifton is a large, rambling two-story wood frame dwelling located on a seven-acre property off State Route 729 in eastern Albemarle County. Situated on a wooded bluff overlooking the Rivanna River, across from the extinct port village of Milton, the house is the only remaining evidence of Thomas Mann Randolph's plan to start the sister town of North Milton. Built in the first quarter of the 19th-century, the original farmstead portion is at the center of later 19th- and 20th-century Colonial Revival-style additions and alterations. Today the house stands as one of Albemarle County's finest examples of early 20th-century domestic architecture, with a core unit and five-bay facade dating to the early 1800s. The property also includes a detailed brick office (ca. 1833-45); ruins of an early 19th-century springhouse; the shaft of a 19th-century stone-lined ice house; an early 20th-century chicken coop and an altered 1920s brick garage, all associated with Clifton's early history and modern renovations.

Architectural Analysis

Clifton is an irregularly shaped two-story wood frame shingle sheathed dwelling. Originally built as a small five-room farmstead, the house now includes twenty-three rooms. The original early 19th-century core, built and used by Thomas Mann Randolph, is delineated by the symmetrical five-bay facade, beneath the ca. 1930 double level porch, on the eastern elevation. Due to modern additions, the original roof is covered but its barge boards still project from underneath the shallow-pitched porch roof on the east side. Beaded weatherboards, attached with wrought-iron nails and a box cornice with molding consisting of a smaller cyma reverse below a larger cyma recta can be found in the south end of the attic. The exterior sections of the old double end chimneys have been rebuilt in Flemish-bond brick. The exposed eastern facade of the Randolph period core was retrimmed during the 1920s. A 19th-century photograph of Clifton shows beaded weatherboard and 6/6 double-hung sash windows. Shingles now cover the weatherboard, 9/9 sash windows replace the smaller openings and a fanciful fanlight and sidelight Federal-style doorway update the original conception. The 19th-century facade was altered in a manner that complements the original simple Federal-style details. For instance, the early 20th-century photograph shows a five-bay, one-level porch with a second-story gabled gallery.

See continuation sheet

**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

Areas of Significance (enter categories from instructions)

Politics/Government

Commerce

Architecture

Period of Significance

1800-1828

ca. 1800 & ca. 1925

Significant Dates

1826-28

ca. 1800 &  
ca. 1925

Cultural Affiliation

N/A

Significant Person

Randolph, Thomas Mann

Architect/Builder

Unknown

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

Statement of Significance

Clifton is significant because it was built and used by Thomas Mann Randolph (1768-1828) who served as Governor of Virginia, a member of the Virginia House of Delegates, member of the U.S. Congress, and was son-in-law of Thomas Jefferson. Dating to the first quarter of the 19th-century, Clifton was part of the never-to-be port of North Milton, a sister port to the now extinct village of Milton directly across the Rivanna River. Spurred on by the economic prosperity of Milton, the most prosperous town in Albemarle County during the last quarter of the 18th-century, Randolph and several partners planned the town of North Milton adjacent to the Milton canal that supported agricultural commerce in the Albemarle region. The Clifton house is believed to have been built as an office but is referred to as a dwelling in Mutual Assurance Society policies. It was here that Thomas Mann Randolph spent time away from his family to work and in his later years, 1826-1827, with Edgehill sold to pay off debts, Clifton became his refuge when he became estranged with his son, Thomas Jefferson Randolph. Clifton has passed through the hands of seventeen owners, alterations and additions have been made to the once simple five-room house, yet at the core of the present fine Colonial Revival-style house remains most of the early 19th-century building.

Historical Background

The Clifton property was once part of the original land grant owned by William Randolph (of Tuckahoe), dating to 1735. In 1790, Thomas Mann Randolph, the grandson of William, married his third cousin Martha Jefferson (daughter of Thomas Jefferson) and the first Edgehill house was built shortly afterwards, east of the Three-Notched Road. A short distance away, on the western border of the estate, the bustling town of Milton was reaching its economic zenith.

See continuation sheet

**9. Major Bibliographical References**

Albemarle County Deed Book (complete citation list filed with VDHL)

Gaines, William H.. Thomas Mann Randolph: Jefferson's Son-in-Law  
Louisiana State University, 1966.

Mutual Assurance Society Policies, Thomas Mann Randolph  
Policy #'s 625 (1802); 178, 179, 180 (1806); 5262 & 5263 (1823)

Mutual Assurance Society Policies, Stapleton C. Sneed  
Policy #14494 (1846)

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:

Virginia Division of Historic Landmarks  
221 Governor Street  
Richmond, VA 23219

**10. Geographical Data**

Acreeage of property 7.85

UTM References

A 17 728500 4209570  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

Verbal Boundary Description

The property is described as the 7.85-acre lot off State Route 729 in Albemarle County as recorded in Albemarle County Deed Book 703, pgs. 626-627.

See continuation sheet

Boundary Justification

The boundary includes the parcel that has historically been associated with the property.

See continuation sheet

**11. Form Prepared By**

name/title Marc C. Wagner--Architectural Historian

organization Private Consultant date \_\_\_\_\_

street & number 206 Harris Road telephone (804) 977-4714

city or town Charlottesville state Virginia zip code 22903

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The supports are simple box columns with abbreviated base and capital moldings. The 20th-century porch uses all of the same features, a careful handling of detail that may have been executed by an architect. The Colonial Revival renovation on the exterior strengthened the symmetry of the old Randolph period section which would have otherwise been lost in a disparate jumble of boxy additions.

The early 19th-century core has a full basement with a three-course American-bond foundation (Flemish bond on the exterior), covered in some places by plaster. The original milled and hewn finished joists have been shored up with recent steel I-beams.

According to William H. Gaines in Thomas Mann Randolph: Jefferson's Son-in-Law, Thomas Mann Randolph lost Edgehill Farm in bankruptcy only to retain "his library and five-room house at North Milton."<sup>1</sup> This five-room asymmetrical central passage house measured 44' x 18'. With a room on either side of the passage there are only four rooms, the fifth room may have been a partitioned room section or an earlier destroyed ell. The original configuration is almost completely intact: walls are finished in plaster and trimmed with simple Federal-style details. The passage way features an early openstring staircase with two rectangular balusters per tread, rounded rail, a turned Federal newel, and decorative carved tread brackets. Both first-floor rooms and passage have high 11'6" ceiling with two-tier trim around Federal-style doors; plain board dado with pedestal cap, and two-tier baseboards with molded caps. The fireplaces are surrounded by Federal-style trim and mantels. The two upstairs rooms also feature original Federal-style mantels and trim and all of the floors throughout the older section are constructed of locally milled pine board.

According to simple sketch plans in the Mutual Assurance Society policies, additions were made on all sides of the original 44' x 18' dwelling sometime between 1833-1846.<sup>2</sup> On the north and south ends one-story wood frame wings were added; both measured approximately 16' x 14'.<sup>3</sup> A 16' x 14' two-story wood frame addition on the west elevation gave the house a symmetrical T-plan. Also, a one-story 18' x 8' porch appears on the eastern elevation, it was probably three bays wide at this period.<sup>4</sup>

The northern wing addition survives relatively unaltered with its simple exterior box cornice, 6/6 sash windows, and three-course American-bond brick foundation. A three-bay porch with a small center roof pediment was added later in the 19th-century. The interior, now used as an office, retains its simple Federal-style trim.

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The southern wing was enlarged and a second story added during the Colonial Revival renovations in the 1920s. The interior of the first story features wainscoting from the 1920s and an early Federal mantel which may have been moved from one of the rooms in the earliest section. The plan of the staircase in the central passage was changed at this period to its present configuration.

The most extensive additions to the 19th-century dwelling were made in the first quarter of the 20th-century. A two-story range of small rooms was added across the original western elevation; measuring approximately 14' x 75', and a two-story ell was extended off the south end measuring approximately 38' x 14'. In all, eighteen new rooms were added to the existing six. A new roof was built over the earlier existing western pitch and all roofs were probably renovated with standing-seam metal. The two older chimneys were enlarged and reconstructed while two new chimneys were added on modern northern and southern wings. The exterior was sheathed in shingle and new exterior trim and sash were installed on the Randolph period core.

The Colonial Revival style respects and compliments the simple detailing of the old Randolph period dwelling. The exterior Colonial Revival-style detailing is simple; it features box cornice with abbreviated entablature; built-in copper gutters; paired 6/6 and 9/9 double-hung sash windows with louvered shutters; one second-story oriel window; a one-story three-bay porch at the western elevation and a six-course American-bond brick foundation. A 10'6'' x 50' terrace constructed with a slate floor and brick foundation extends from the modern western elevation.

The Colonial Revival interior was carefully crafted to blend in with the original core. The most significant alteration to the old house was the removal of approximately 17' of the northwestern wall and frame to create a large living room with two fireplaces. The main fireplace features an accurate copy of a mid-18th-century mantel with consoles. Other notable Colonial Revival interior features are the Federal-style doors; fanlight and sidelights, at both ends of the central passage hall and a new staircase, on the southwestern side of the house, which was carefully designed to duplicate details from the older staircase.

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The double-level five-bay porch on the front of Clifton was constructed sometime after 1930. The new porch is certainly the crowning piece of Colonial Revival spirit which changed this simple dwelling into a venerable Virginia "plantation house."

Clifton is a fine example of early 20th-century Colonial Revival-style domestic architecture. While most of the interior configuration and structure of Thomas Mann Randolph's house is intact, only one of the original facades is evident from the exterior. Yet, the Colonial Revival renovation follows and carefully improves upon precedent found within the older section. The 20th-century renovation most likely involved an architect whose name was not retrieved by my research, and certainly included some skilled craftsmen for detail work on door surrounds and stairs. Careful attention is evident in the showcasing of original Randolph period interior features and its continuation throughout the modern additions without overzealous inclusion of fancy detail.

The Clifton property includes three contributing outbuildings and two sites dating from various periods. Built into a hill an antebellum brick office stands in the southwest side of the house. Constructed sometime between 1825-45, it is one story with a full basement (split level), a one-room plan with a gable roof. The five-course American-bond brick walls are 9" thick and the 23'13" x 17'2.5" interior includes two fireplaces, one with original Federal-style mantel and original 11" to 12" wide pine board flooring.

The slate rubble springhouse (ca. 1830-60) stands directly north of the house and is in ruinous condition without its original gable roof. The slate-lined ice well is closer to the house (ca. 1830-60) and has a recently constructed wood frame enclosure with gable roof and lattice sides protecting it from collapse. The brick office and the springhouse and ice well sites create an ensemble with the early 19th-century core of Clifton therefore they contribute to the property.

Two outbuildings date from the first quarter of the 20th-century; a gabled wood-frame chicken coop and a renovated gabled, brick garage which is connected to the brick office by a tall brick garden wall. Both buildings stand in good condition and relate to the Colonial Revival architectural style of Clifton and therefore contribute to the property.

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The Wyatt family cemetery is located in a small yard behind the brick office. There are no existing headstones or markers, nor are there any records of who is actually buried here. It is likely that Colonel Richard Wyatt, owner from 1851-1891 is buried in this area, but little else is presently known of other graves.<sup>5</sup> Wyatt named the property "Clifton" during his residence.

The house and outbuildings are situated on a 7.85-acre lot bordered on the west by a public access road, on the north by State Route 729, and on the south and east by tall stands of pine trees. The property on the south is terraced in seven levels which descend toward the Rivanna River. The period of this landscape feature is unknown. A low slate rubble wall surrounds the house and its immediate outbuildings. The front of Clifton is viewed across a well kept lawn which has a number of old shade trees. In the winter the house commands a wide view of the Rivanna River and the rolling hills that surround Monticello and Carters Mountain is off in the distance.

NOTES

1. William Harris Gaines, Thomas Mann Randolph: Jefferson's Son-in-Law. (Louisiana State University Press, 1966), p. 162.
2. Mutual Assurance Society Policy, Stapleton C. Sneed's policy # 11192, 1846.
3. Ibid.
4. Late 19th-century photography provided by present owners.
5. Albemarle County, Deed Book 145, p. 291, recorded April 7, 1911.



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By an act of Assembly, the town of Milton came into being in 1789. Milton was at the navigable head of the Rivanna River and it was therefore the most natural point for a shipping depot. In the same year that Milton was established, two hundred 1/2-acre lots were laid off on Bennett Henderson's land.<sup>1</sup> There were mills up and down the river but the most important cargo was tobacco. Henderson had a mill and a tobacco inspection warehouse. Tobacco and other goods came from as far away as the Shenandoah Valley to make the long trip to Richmond in flat bottom boats called bateaux.<sup>2</sup> When the waters were too low to navigate, tobacco was stockpiled in warehouses. A business grew up around the warehousing and transport of tobacco which maintained pace even when wheat became the preferred crop in the late 1790s. Milton's most prosperous years were between 1790 and 1810.<sup>3</sup>

With the Three-Notch Road coming through the Edgehill farm Thomas Mann Randolph realized the potential for a competing sister port on his side of the Rivanna. Plans for North Milton were realized in 1800 when forty-six men petitioned the General Assembly to start a new town. Their intentions:

Establishment of a town on the lands of Thomas Mann Randolph upon north bank of Rivanna, opposite the town of Milton. New town is likely to grow to considerable size as from the nature of the country around the river and the course of the roads, much more than half of the produce actually received at Milton arrives from the opposite side of the river.

G. Carr, Micajah Carr, John Fitch, Jaid Oglesby and 42 others (Bill Drawn.)<sup>4</sup>

The town became established by legislature (1800) and placed in the hands of trustees: Francis Walker, William D. Meriwether, Edward Moore, James Barbour, William Bache, George Divers, Hore Brouse Trist, Edward Garland and David Higginbotham.<sup>5</sup> All aspects of the plan seemed headed for sure success, especially since the Milton Canal ran closer to North Milton than Milton.

The Milton Canal, about a mile long and at the western edge of the Clifton property, existed as early as 1770. It was probably constructed to power a mill and later became the dependable means of passing river obstructions to continue up towards Jefferson's Shadwell Mills and even as far as the Woolen Mills locality. Today sections of the canal are still discernable as a well defined depression just below the Clifton property.

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In April, 1802 Thomas Mann Randolph took out his first Mutual Assurance Society Policy for North Milton. Three buildings appear on this policy; "a storehouse, 20 by 40 feet, two stories, built of stone, and covered with wood; a dwelling house, ? by ? feet, one story, built of wood and covered with wood," and "A lumberhouse 60 by 18 feet, two stories, built of stone and wood."<sup>6</sup> It is unclear whether any of these buildings transformed into the Clifton dwelling later on. In 1806 one more building is insured; "stone warehouse, one story, 100 by 40 feet."<sup>7</sup> On these policies, streets built around lots appear with one street labeled as "Main."<sup>8</sup> It isn't until his 1823 policies that the Clifton dwelling appears measuring "44 by 18 feet,"<sup>9</sup> completely surrounded by streets. In this policy Randolph notes that this is "my lot on the Hill."<sup>10</sup> The house is already being "revalued" which means that it had been insured earlier, these policies have not been found. In 1802, 1806, and 1823 Mutual Assurance Policies only show four buildings owned by Thomas Mann Randolph and according to Rev. Edgar Woods in Albemarle County, "It appears the only lot ever sold was Lot numbered Eight, and that was conveyed to John Watson in 1802."<sup>11</sup>

North Milton never became a real town, not even a hamlet, and by 1810 Milton's prosperity was beginning to wane. Randolph had built a 200' x 40' tobacco warehouse and ran an inspection station on his side of the river. His inspection station was short-lived because of the declining interest in tobacco, his warehouse was converted into private storage space.<sup>12</sup> The Rivanna Navigation Company, founded in 1805, was beset with constant problems caused by freshnets that would wash out lock doors, dams and fill in canals and with the depleted tobacco market, Milton began its quick decline. In 1818 Scott's Ferry was incorporated as Scottsville and served as a more ideal shipping depot on the deeper James River. Of the twenty-five houses that stood in Milton in 1815 very few are left today. In North Milton, Clifton is the only testimony to Randolph's ambitions to build a river port.

Thomas Mann Randolph used his North Milton house as a private refuge long before problems with his son Thomas Jefferson Randolph occurred in the 1820s. Randolph's only biographer, William Harris Gaines mentions, in Thomas Mann Randolph: Jefferson's Son-in-Law, how Randolph's children enjoyed spending time at their grandfather's (Thomas Jefferson's) Poplar Forest, while Randolph "does not seem to have joined these family pilgrimages, preferring his own retreat at North Milton on the Rivanna."<sup>13</sup> This was in 1809-1810.

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While Randolph used his North Milton house as a place to work, it became his final refuge when he was forced to sell Edgehill in November of 1825. He was bankrupt at this point and his creditor's allowed him to retain "his library and his five-room house at North Milton."<sup>14</sup>

When Randolph discovered that his son Thomas Jefferson Randolph had been appointed executor of Thomas Jefferson's will he felt slighted. On July 6, 1826 he moved to his house at North Milton (Clifton) and lived there in seclusion; working, brooding--he no longer considered himself "a member of the family at all."<sup>15</sup> In March of 1828, in failing health and low spirits, he moved to the North Pavillion where he died, four months later, on June 20, 1828.

Thomas Jefferson Randolph sold the North Milton house out of the family in 1832. Fontaine Wells owned the house for almost three years and sold it to Stapleton C. Sneed who built the first set of additions during his ownership between 1835-1851.<sup>16</sup> It was Colonel Richard W. Wyatt who named the property "Clifton" during the second half of the 19th-century, and is likely that he is buried in the unmarked area assumed to be the Wyatt family cemetery behind the brick office.

Clifton has been carefully altered by Colonial Revival-style details, but most of Thomas Mann Randolph's North Milton office remains intact, especially the interior. Clifton was the work place and spiritual refuge of an important Virginian statesman. It is also the only remaining North Milton building, one of the few physical evidences left of the bygone days of Albemarle's early commercial importance.

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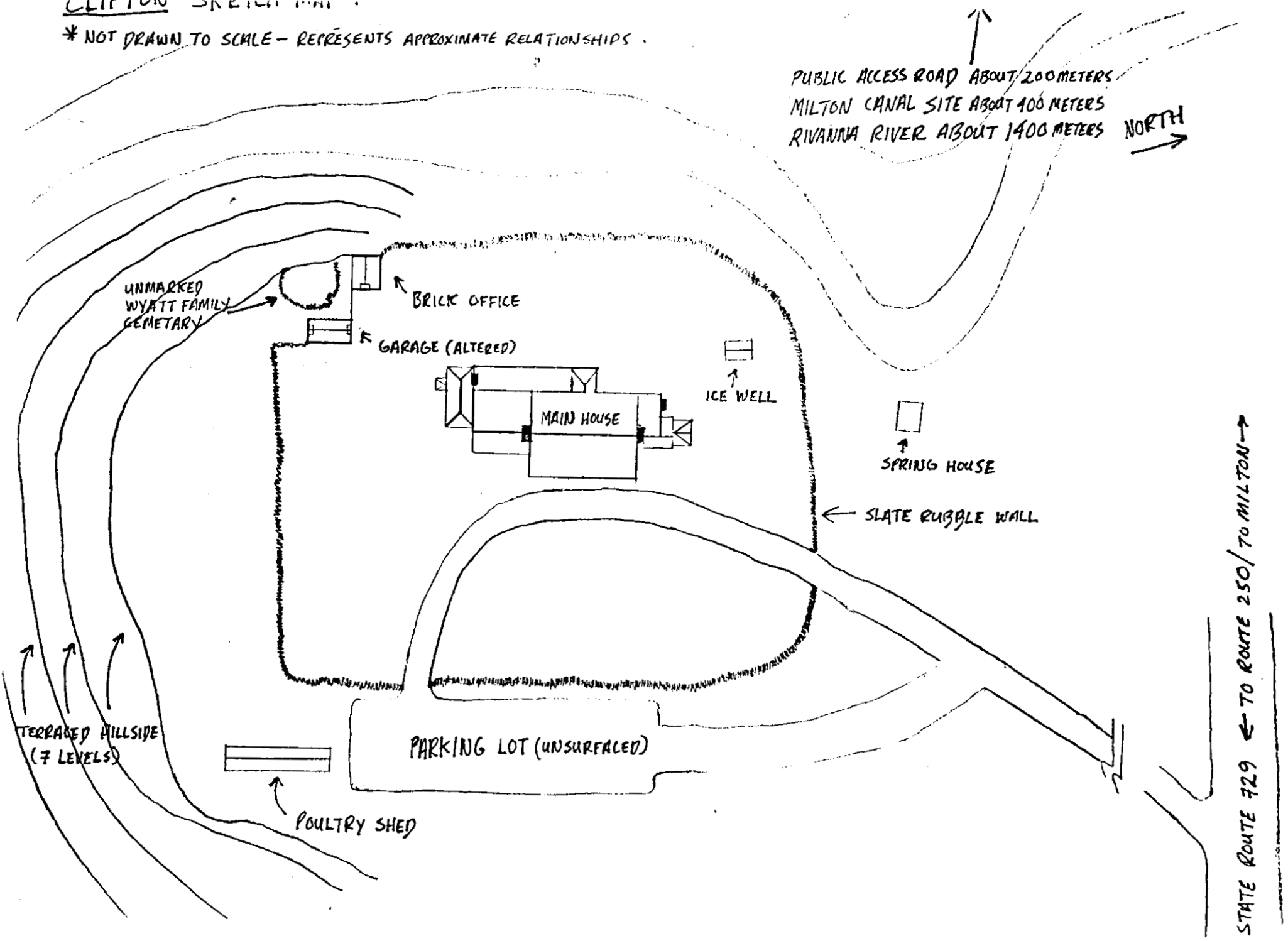
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NOTES

1. Cecile Clove Walters, "The Forgotten Town of Milton." The Albemarle Monthly Magazine, July 1978, p. 19.
2. Ibid.
3. Ibid.
4. "Petition for North Milton," verbatim, quoted by Vera V. Via in The Daily Progress, March 31, 1955.
5. Edgar Woods, Albemarle County (Charlottesville, VA, Michie Company Printers, 1901), p. 59.
6. Mutual Assurance Society Policy, Thomas Mann Randolph policy # 625, April 1802.
7. Mutual Assurance Society Policy, Thomas Mann Randolph policy # 21, August 1806.
8. Ibid.
9. Mutual Assurance Society Policy, Thomas Mann Randolph policy # 5263, June 1823.
10. Ibid.
11. Albemarle County, op. cit., p. 59.
12. Vera V. Via, "Looking Back," The Daily Progress, March 31, 1955.
13. William Harris Gaines, Thomas Mann Randolph: Jefferson's Son-in-Law (Louisiana State University Press, 1966), p. 78.
14. Ibid., p. 162.
15. Ibid., p. 166.
16. Albemarle County, Deed Books 30; p. 206 and 32, p. 270, recorded December 1, 1832 and June 1, 1835, respectively.

CLIFTON SKETCH PLAN

\* NOT DRAWN TO SCALE - REPRESENTS APPROXIMATE RELATIONSHIPS .



↑  
PUBLIC ACCESS ROAD ABOUT 200 METERS  
MILTON CANAL SITE ABOUT 100 METERS  
RIVANNA RIVER ABOUT 1400 METERS NORTH →

UNMARKED  
WYATT FAMILY  
CEMETARY

BRICK OFFICE

GARAGE (ALTERED)

MAIN HOUSE

ICE WELL

SPRING HOUSE

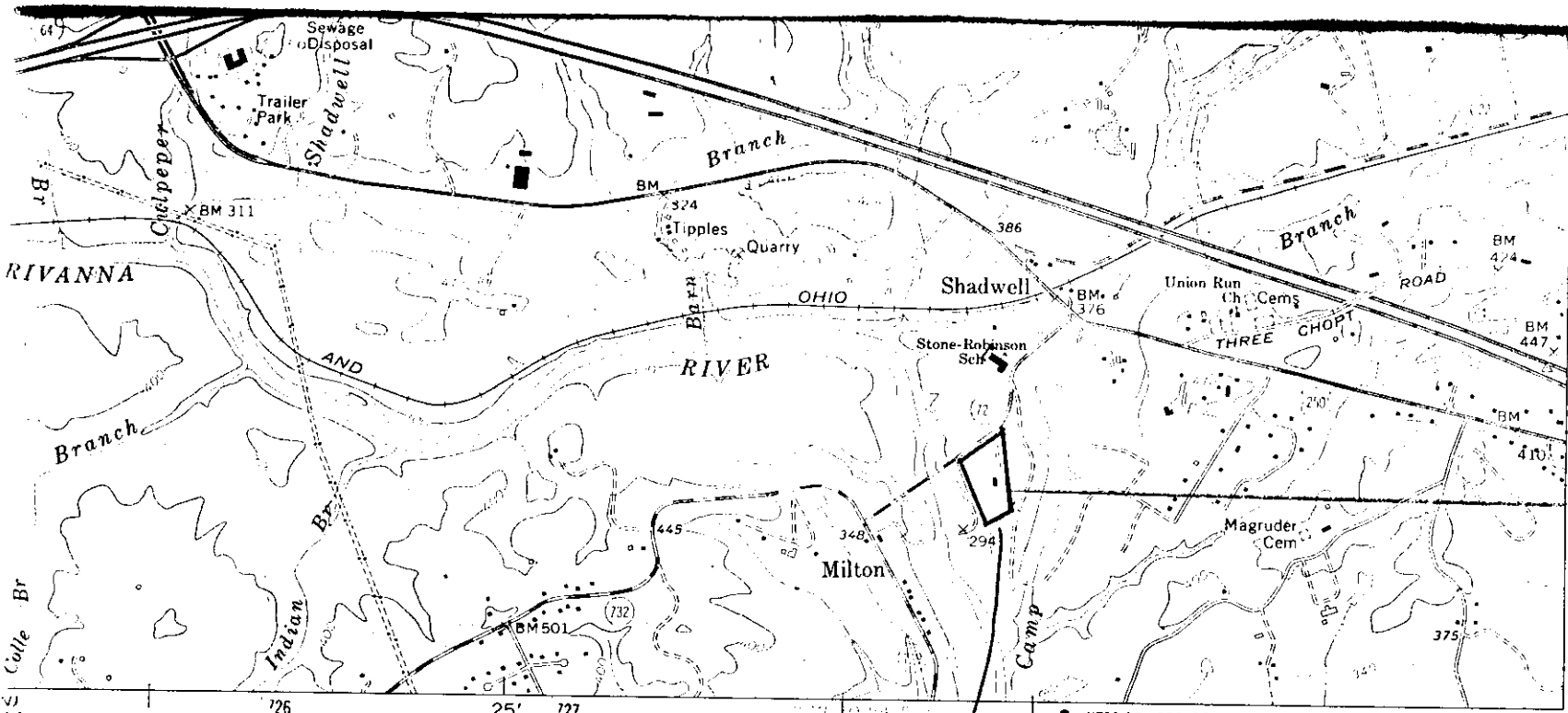
← SLATE RUBBLE WALL

TERRACED HILLSIDE  
(7 LEVELS)

PARKING LOT (UNSURFACED)

POULTRY SHED

STATE ROUTE 729 ← TO ROUTE 250 / TO MILTON →

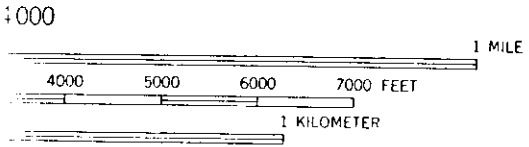


4211  
4209000m N  
38°00'

CLIFTON  
ALLEGHANIAN CO.  
UNIMPROVED ROAD  
11/729500/4007510

726 25' 727

729 730000m E 78°22'30"



SCALE 20 FEET  
VERTICAL DATUM OF 1929

### CLIFTON

#### ROAD CLASSIFICATION

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road
- Interstate Route
- U. S. Route
- State Route

(BOYD TAVERN)  
5359 N NE



QUADRANGLE LOCATION

### CHARLOTTESVILLE EAST, VA.

N3800—W7822.5/7.5

1973  
PHOTOREVISED 1978  
AMS 5360 III SW—SERIES V834

Revisions shown in purple compiled in cooperation with Commonwealth of Virginia agencies from aerial photographs taken 1977. This information not field checked. Map edited 1978

FEDERAL MAP ACCURACY STANDARDS  
GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
NATIONAL CENTER FOR GEOGRAPHIC INFORMATION, CHARLOTTESVILLE, VIRGINIA 22903  
FOR A COMPLETE LIST OF SYMBOLS IS AVAILABLE ON REQUEST