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AUG 10 1994

INTERAGENCY RESOURCES DIVISION

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. 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 HINCHMAN-LIPPINCOTT HOUSE  
other names/site number

2. Location

street & number 1089 North Park Avenue [NA] not for publication  
city, town Haddon Heights [ ] vicinity  
state New Jersey code NJ - 034 county Camden code 007 zip code 08035

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0 buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district		_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site		_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		_____ objects
	<input type="checkbox"/> object	1	0 Total

Name of related multiple property listing:  
Haddon Heights Pre-Revolutionary Houses  
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.  
*Allen J. Searles* 2/28/90  
Signature of certifying official Date  
Assistant Commissioner for Natural & Historic Resources/DSHPO  
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:)  
*Patrick Andrews* 2/17/95  
\_\_\_\_\_  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic: Single Dwelling

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Current Functions (enter categories from instructions)

Domestic: Single Dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Georgian

---

Greek Revival

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---

Materials (enter categories from instructions)

foundation stone

---

walls brick

---

stucco

---

roof wood/asphalt shingles

---

other 

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**Describe present and historic physical appearance.**

The Hinchman-Lippincott House is located on the north side of Park Avenue, facing southward to the street and, as originally, toward King's Run, a short block distant. The historic portion of the building is of brick, partially stuccoed, rectangular in plan, 2 1/2 stories in height, and clearly built in two phases. It has recently (1985) been enlarged by two wooden additions, to the east and west, respectively. This description will consider first the original house, then its historic additions and alterations. The 1985 additions are omitted.

The original house, built possibly as early as 1699 and clearly by the early 18th century, was a one-room rectangle, 2 1/2 stories in height, constructed of brick on a rubble stone foundation, with hand-hewn interior framing. It has a gable roof, the ridge aligned parallel with the facade. The front (south) elevation was laid in Flemish bond, the rear (north) in the material rich but less ornamental English bond. The west end was laid in common bond as, presumably, was the now concealed east end. The south elevation is articulated by a molded brick water table and a simple brick belt course approximately in line with the second floor and stepped down toward the east side of the facade. The south facade is three bays wide, the first story originally having a central door with a window to the left and a blank area to the right. The window opening, as is typical throughout the house, was rectangular and had no masonry arch or lintel, but there was a shallow brick arch over the door. As part of the 1985 alterations the door was replaced with a 12/12 light double sash window (the sash are in the same plane, not double hung) matching the remaining original. The second story has two 6/6 light wooden double hung sash windows, approximately aligned with the openings below, and, to the east, a horizontal double casement, set high in the wall and apparently dating from the time of the 19th century addition. The north wall was made into an interior partition during the 19th century building enlargement. It remains exposed to view in the first story, but its overall design and ornamental features, if any, have been covered by subsequent construction. The side (west) wall contains an original double-hung window at each level. While the box cornice may be original, the present slope of the roof dates from the 19th century expansion, although it retains its original hewn rafters, visible in the attic.

The historic expansion of the house appears to date from the second quarter of the 19th century. It is rectangular, two rooms deep, constructed of

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brick over a rubble stone foundation, and coated with stucco scored to resemble ashlar. The ceiling heights in the addition are somewhat higher than in the earlier house, and the overall height of the newer building clearly subordinates the older. The north and south facades of the addition are of comparable architectural quality. The south wall continues the plane of the original, while the early portion of the building was extended northward to the depth of the addition so that the north wall, too, was continuous. The wall added to the original house is of common bond with two tall windows in the first story and a high-set horizontal double casement in the second.

The south front of the enlargement is three bays in width. The door is toward the west and there are two 6/6 light wooden double hung windows. Above there are three 6/6 light windows only approximately in line with those below. All windows had shutters, none of which are presently in place. The door has six panels and a rectangular transom light embellished with a delicate muntin pattern incorporating elliptical and diamond forms. It has a classical enframing, possibly added in a ca. 1915 Colonial Revival alteration, of fluted pilasters supporting a dentil cornice.

The north facade, also of stuccoed brick, has three openings in the first story (a door and two 6/6 windows) and two in the second. The door is identical to that on the south front, including the decorative transom light, but without the classical enframing.

Both facades have molded wood cornices supporting the gable roof. Each slope of the gable is broken by two dormers. These are wide, almost square in elevation, and have full pediments of low, Greek proportion, supported by pilasters that are broadly reeded and crossed near the top by reeded bands to create the effect of capitals.

The one room interior of the original house has simple chamfered and beaded chair rail and base, a ca. 1915 Colonial Revival fireplace, with built-in inglenook bench, in the location of an original fireplace in the northeast corner and a winding stair in the northwest corner (removed at the first story level, but extant from the second floor to the attic).

Of the two first story rooms in the expansion, the northern is the more elaborate and stylistically pure. The wide opening to the south room, the entry door, and the windows are framed with wide jamb pieces combining deep square-cut recesses with ogival moldings. The jambs terminate in rose blocks and support low, full pediments. The raking cornices of the pediments are of particular note. In each, one member overshoots the other by approximately an inch. The feature is deliberate and consistent, all of the extensions pointing in uniform direction. The mantelpiece, like the surrounds of the masonry openings, is composed of wide reeded moldings, in a rural, but high style Grecian adaptation of standard classical form.

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SECTION 7, DESCRIPTION, PAGE 3

The south first story room has door surrounds with crossetted architraves and sloping tops in imitation of simple pediments. Its mantel is of Greek Revival proportion and form, but lacking in embellishment. In the northwest corner of the room is a partially enclosed stair with delicately turned newel and spindles on the exposed lower portion. The second and third story rooms in this portion of the building continue the simple Greek Revival stylism.

PHOTOGRAPHS, PAGE 1

- #1 General view of main facade looking north, earlier wing to left, 1830 wing to right
- #2 Detail of main (south) entrance
- #3 General view of rear facade looking south
- #4 East end of 1830 wing, looking west
- #5 Original north facade, now interior, looking south, showing English bond brickwork
- #6 Detail of door trim in northeast room of 1830 wing, looking south into southeast room. Note the "overshot" of the raking cornice at the apex of the pediment and the simpler Greek Revival trimwork in the southeast room.
- #7 Detail of mantel in northeast room, looking east

All photographs by Craig Morrison, AIA, July, 1988

Negatives deposited with the New Jersey Department of Environmental Protection, Division of Parks & Forestry, Office of New Jersey Heritage

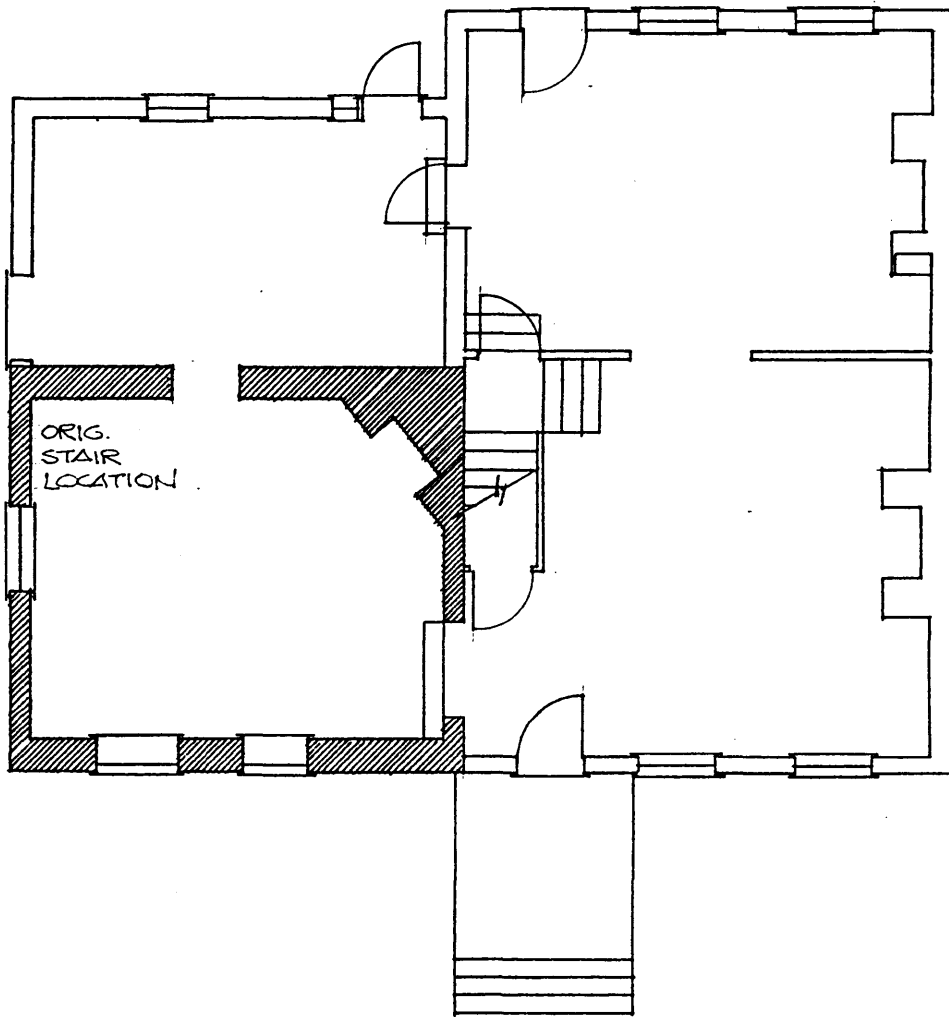
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National Park Service

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# National Register of Historic Places Continuation Sheet

Hinchman-Lippincott House, Haddon Heights  
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HINCHMAN-LIPPINCOTT HOUSE  
SKETCH PLAN - FIRST FLOOR  
18TH CENTURY PORTION SHADED

**8. Statement of Significance**

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

nationally  statewide  locally

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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)

Architecture

Exploration/Settlement

Period of Significance

18th Century

19th Century

Significant Dates

ca. 1699

ca. 1830

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Francis Collins, builder (?)

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

The Hinchman-Lippincott House stands at the head of a 1,000-acre tract of land purchased on May 18, 1699, by John Hinchman, a Flushing, New York Quaker. Hinchman, who had been a small landholder on Long Island, moved at once with his family to his new land, which was situated in what was then known as the Town of Gloucester, in Gloucester County (Camden Country was created from the norther half of Gloucester County in 1844). in 1700, Thomas Sharp, a noted West New Jersey surveyor, prepared a survey map of this area, noting the presence of Hinchman as "J. Hinksman." (Clement, 1877) Hinchman's presence is further confirmed by his service on the Gloucester County grand jury in the year 1701 and in several subsequent years. (Leap notes)

As subsequent probate and land title records make clear, John Hinchman's dwelling stood on the site of the Hinchman-Lippincott House, and as architectural evidence shows, the oldest portion of the existing house on the site could date from the late 17th century. The site chosen for the house occupied rising ground a few hundred feet north of the Little Timber Creek, or King's Run, which the house faces, and about an equal distance south of the "Queen's Road," the early highway between Haddonfield and the village of Gloucester (now Gloucester City). The agreement among these strands of evidence provides a high degree of likelihood from which to conclude that the western brick wing of the existing house was the residence of John Hinchman.

Whether Hinchman's house actually predates his ownership may never be known. Although no direct evidence for a dwelling on the property exists before 1699, Hinchman bought the property from John Hugg, Jr., an important local landholder. Hugg's brother Elijah owned and operated a brickyard within two miles of the house in 1712 and perhaps earlier. In addition, Hugg and married Priscilla, daughter of Francis Collins, an important brick mason and building contractor in West New Jersey. Collins had lived on an estate known as "Mount Well" at the site of Haddonfield in the early 1680s, in close proximity to other relatives, before moving to the town of

See continuation sheet

**9. Major Bibliographical References**

See Multiple Property Documentation Form

Previous documentation on file (NPS): N/A  
 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:  
Haddon Heights Historic Preservation Commission

**10. Geographical Data**

Acreeage of property approximately three-quarters acre

UTM References

A 

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

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

Camden, NJ Quad

See continuation sheet

Verbal Boundary Description

Block 47, Lot 11, Borough of Haddon Heights, Camden County, New Jersey

See continuation sheet

Boundary Justification

The parcel of land containing the resource. The original land holding has long since been divided into multiple lots.

See continuation sheet

**11. Form Prepared By**

name/title Craig Morrison, AIA date August 11, 1988  
organization \_\_\_\_\_ telephone (215) 423-3595  
street & number 2207 Emerald Street state PA zip code 19125  
city or town Philadelphia

United States Department of the Interior  
National Park Service

OCT 14 1001

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Burlington in Burlington County. There, from 1685 through 1692, he was the contractor for the first Burlington Friends' Meetinghouse, a hexagonal building, with Flemish bond brick masonry and a carefully worked relieving arch over the entrance. Both elements are present in the Hinchman-Lippincott House. Thus the question of its construction date is a significant one. Although Hinchman had no direct ties to Collins, such a lack would not have precluded him from hiring Collins to construct a house. Since the house is built with stylistic features Collins is known to have employed, it can be suggested that the Hinchman House might be attributable either to Collins or to one who was working in his manner.

The location of Hinchman's House is made clear by the manner in which he disposed of his 1,000 acres. At the time of purchase, he conveyed 300 acres to one son, John Jr., and he subsequently gave 200 acres to another son, Joseph. He conveyed a portion of his "home farm," adjacent to, but not including, the house, to a younger son, James, in 1715, and he bequeathed the remaining portion of his homestead farm to James upon his death in 1721. (Leap notes)

James continued to own and occupy the property until in 1754 he conveyed his property to a nephew, Isaac Hinchman. Isaac sold the house and 100 acres to David Hurley in 1762, who conveyed the same to his son John Hurley. The Hurleys, like the Hinchmans, were local farmers. John transferred the property to James Hurley in 1787. (Leap notes)

The sale of the farm by James Hurley to Nathaniel Lippincott in 1807 began more than a century of ownership by the Lippincott family. Subsequent maps show the property in the ownership of Benjamin Lippincott in 1860, and jointly owned by Benjamin and Joseph Lippincott in 1877 (Map 1860, Atlas 1877). The Lippincott family held title to the farm until the early 20th century when the land was subdivided for housing (Haddon Heights 1954).

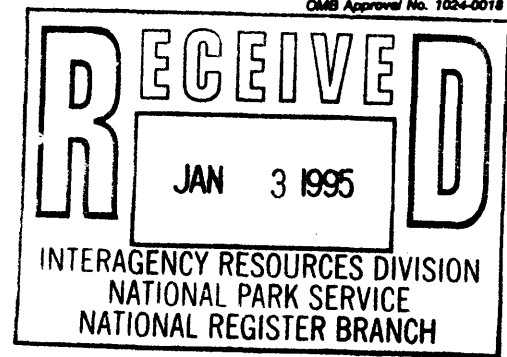
(research assistance from William Leap, Runnemede, New Jersey.)



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## National Register of Historic Places Continuation Sheet

Section number 8 Page Addendum



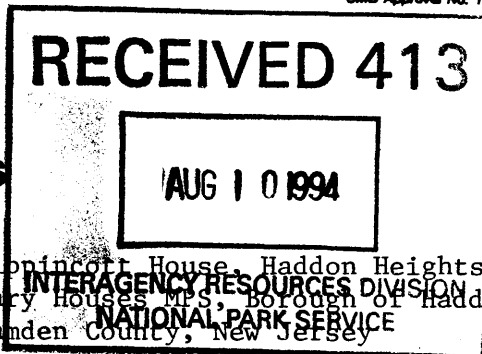
The Hinchmann-Lippincott house is associated with the earliest founders of Haddon Heights. The first permanent settlement in the Haddon Heights area was established by various families from Flushing, New York. The first from this group to settle was John Hinchmann who bought a 1000 acre plot from John Hugg in 1699. In the early 1700's John Hinchmann built two farmhouses on the property: the Hinchmann-Lippincott House and the Colonel Joseph Ellis House, both which are still extant. The Hinchmann family owned the property until it was divided and sold by Isaac Hinchmann in 1762. The Hinchmann-Lippincott House and 100 acres was bought by David Hurley (the second farmhouse was bought by Joseph Ellis, and the remaining property was bought by an unknown number of persons). In 1807, James Hurley sold the property, including the house, to Nathaniel Lippincott. The Lippincott family was important to the modern development of Haddon Heights. In 1876 Benjamin Lippincott built the first railroad station in Haddon Heights. He was also the last Lippincott to live in the house when, in the early twentieth century, he subdivided the land for housing.

Architecturally the Hinchmann Lippincott House is one of only four pre-revolutionary houses still extant in the Haddon Heights area. The original structure was built by John Hinchmann, probably in the early eighteenth century and is 2-bays wide and 2 1/2 stories in height. The original section exhibits features distinctive to Quaker architecture, most notably the Flemish-Bond brickwork and a prominent belt course along the front facade. A substantial addition was added by the Lippincott family during the 1830's.

Jonathan Forwood  
12-21-94

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National Register of Historic Places  
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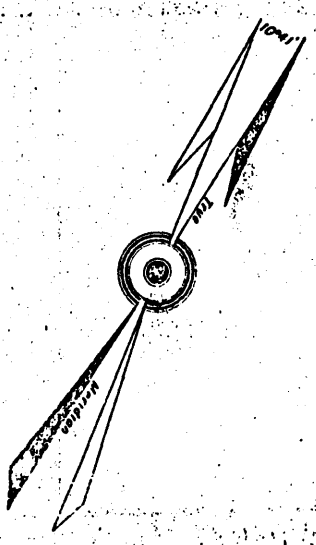
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Hinchman-Lionincott House, Haddon Heights Pre-  
Revolutionary Houses MPS, Borough of Haddon  
Heights, Camden County, New Jersey

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

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Signature of certifying official/Title: [Signature]  
Date: 8/1/94  
Assistant Commissioner for Natural & Historic Resources/DSHPO  
State of Federal agency and bureau: \_\_\_\_\_



SHEET 6 ADJOINS

Hinchman-Lippincott House  
Haddon Heights Pre-Revolutionary Houses  
Multiple Property Submission  
Borough of Haddon Heights  
Camden County, New Jersey

REVISOR TO OCT 4, 1975 BY  
REVISOR OF BOYD STEWART  
10/1/85 - Revised List No. 4 etc. W. Thomas Smith

BOROUGH OF  
HADDON HEIGHTS  
COUNTY OF CAMDEN, NEW JERSEY  
SCALE 1"=100' 1949  
PLOTTED FROM RECORDS AND SURVEYS

BY  
ROBERTSON & JOHNSON  
BOROUGH ENGINEERS

REVISED OCT 15, 1934  
BY  
W. Thomas Smith

NEW JERSEY DEPARTMENT OF TREASURY  
APPROVED AS TO TAX MAP FORM AND CONTENT  
PROVISIONS OF CHAPTER 125, TITLE 179 OF N.J.S.  
DATE NOV 27 1990 SERIAL NO 147

