

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

For NPS use only

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

received **AUG 12 1987**

date entered **SEP 10 1987**

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

**1. Name**

historic Stokes-Lee House

and or common 617 Lees Avenue

**2. Location**

street & number 615-617 Lees Avenue N/A not for publication

city, town Collingswood N/A vicinity of

state New Jersey code 034 county Camden code 007

**3. Classification**

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

**4. Owner of Property**

name Dorothy T. Stokes (615) /Robert W. and Linda Eckert (617)

street & number 615 and 617 Lees Avenue

city, town Collingswood N/A vicinity of state New Jersey 08108

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Register of Deeds

street & number Camden County Courthouse

city, town Camden state New Jersey 08108

**6. Representation in Existing Surveys**

1. Camden County Inventory of Historic Places

title 2. Collingswood Historic Sites Survey has this property been determined eligible?  yes  no

1. 1980, revised edition (1) (2)

date 2. 1985  federal  state  county  local

1. Camden County Cultural and Heritage Commission

depository for survey records 2. Office of New Jersey Heritage

1. 250 South Park Drive, Haddon Township, New Jersey 08108

city, town 2. CN 404 Trenton state New Jersey 08625

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## 7. Description

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

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### Describe the present and original (if known) physical appearance

#### Description

Located at 615-17 Lees Avenue, the Stokes-Lee House is a five-bay, two and one-half story, stucco-on-brick Georgian center hall farmhouse built in two stages, with a nineteenth-century one-story shed addition and a modern two-car garage at the south gable end. Sheathed in stucco, the front, or east, facade features a molded brick watertable, one-over-one wood sash windows, tooled stone belt course, molded box cornice, and central entrance portico with Roman Doric columns, vaulted soffit, matching molded box cornice, integral benches, and single-leaf sash entrance door with stained glass fanlight. Three later one-over-one sash gabled dormers punctuate the roof plane.

Both gable end elevations are dominated by double-breasted chimneys. The south gable end features a recessed semi-circular arch at the third floor level into which are struck the dates "1761" and "1907". 1907 is the known date of a major remodeling, from which the dormers, one-over-one window sash, and stucco dates. A historic photograph (taken circa 1900) shows the south and rear elevations with six-over-six sash windows, no dormers or porch, and the brick-arched datestone recess before the stucco. Although illegible in the photograph, it is believed that the 1761 construction date of the southern half of the house may appear in this recess beneath the stucco.

The west elevation faces Newton Creek and is believed to have been the front of the original house which comprised the two northern bays and was constructed between 1700 and 1715. Five bays in width, the facade's first floor is dominated by an enclosed Tudor Revival porch, added after the house was stuccoed, probably in 1923. Three dormers are placed symmetrically on the roof. At the central bay, the dormer is wider and the second floor one-over-one sash window lower, noting the location of the internal stair in the main hall.

The one-story frame lean-to wing on the south gable end is shown in the turn-of-the century photograph and was converted to a kitchen in 1923. Separating the main house from the modern garage addition to the south, this wing was covered with aluminum siding, as were the dormers and window sills, before the current preservation awareness. The new owners of 617 have expressed an interest in removing this covering to expose the original dormer clapboards, wood sills, and vertical board-and-batten siding of the shed addition, believed to be extant beneath.

It is in the basements of the two homes that the two stage construction is most clear. The north basement of 615 has a self-contained uncoursed rubble stone foundation. The south side of this foundation wall has been broken through to the south basement which features a brick-on-rubble stone foundation and a hewn north-south summer beam which bears on a brick infill wall between the two sections. Previous openings between basements have been filled with concrete

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block masonry. The 615 basement features pegged through-mortise and tenon construction. The floor joists in both sections are vertically sawn. Of note is a raised rubble stone "shelf" in the west room of the north basement, believed to have been a water trough for the refrigeration of foods.

Two rooms are located at both the first and second floor levels to the north and south of the main stair hall which features an attenuated Colonial Revival stair, rebalustraded and extended to the third floor at the time of the dormer additions. In 1923, when the original house was separated from the addition, the doorways to the main hall were closed, and a new stair added from the first to the second floor under what is believed to be the original stair to the attic. The interior of the 1700-15 house was clearly remodelled at the time of the 1761 addition; in fact, five periods of trim -- Georgian, Federal, Greek Revival, Victorian, and Colonial Revival -- co-exist within the house, giving it great architectural interest (see attached sketches of molding profiles). Fine Federal mantles are located in the two eastern first floor parlors and all but the southwest bedroom chamber. The fireplace wall in this room, as well as in the kitchen below, has been recently uncovered. The kitchen fireplace wall is dominated by a large cooking fireplace, uncovered with crane intact, and a warming oven. Evidence in the basement framing strongly suggests that this kitchen originally featured a brick floor. The mantle in the first floor northwest parlor is Victorian and is executed with decorative punch-and-gouge work. Both attics were finished at the same time, presumably in 1907 when the dormers were added.

## 8. Significance

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

**Specific dates** c. 1700-15; 1761 **Builder/Architect** Isaac Hollingham, builder 615 section;  
Jacob Stokes, builder of 617 section

**Statement of Significance (in one paragraph)**

Significance

The Stokes-Lee House is significant as one of only two remaining pre-Revolutionary houses in Collingswood, as the home of Sarah Bates Ellis who, with her father William Bates, came from Ireland in 1692 with Newton Colony's original settlers, and as a rare survivor of nearly three centuries of Collingswood history, reflecting the changing patterns of land use and favored architectural styles.

In 1682, William Bates, George Goldsmith, Mark Newbie, Thomas Sharp, Thomas Thackara, Robert Zane, and their families, all Irish Quakers, established a settlement between Newton and Cooper Creeks which, known as Newton Colony, was the first permanent English settlement in Old Gloucester County. Robert Turner chose as his tract the land on which the Stokes-Lee House stands but, choosing to live in Philadelphia, Turner sold the 404-acre property to Isaac Hollingham in 1693. After his father's death in 1695, Isaac Hollingham II owned and farmed the land, erecting the northern two bays of the existing structure between 1700 and 1717.

Sarah Bates, who sailed from Dublin with her father in 1681, lived on the south side of Newton Creek for the first ten years of her life in the New World. In 1692, she married Simeon Ellis of a Burlington County family, who prospered and became a relatively wealthy man with 800 acres of land in three farms. In 1717, after Simeon's death, Sarah Bates Ellis moved with her unpropertied son, Joseph, back to Newton Colony, purchasing the Hollingham Plantation, and living there until her death in 1757, thereby making the Stokes-Lee House the only extant home of an original settler of Newton Colony.

Sarah's son, Joseph Ellis, farmed the land and held several positions of civic responsibility. In 1733 he served as "Surveyor of Highways", in 1739 as "Overseer of the Poor", in 1740 as "Constable", and was then elected to a township office every year until his death in 1757. In the years preceding Joseph Ellis's death, his son-in-law Jacob Stokes farmed the plantation and, through his wife Pricella's inheritance and outright purchase, became the owner of the property in 1761. That same year he enlarged the house, adding the southern three bays to establish the center hall plan. Stokes was a farmer of grain, stock, and orchards and a civic activist. There were terms of "Overseer of the Poor", "Surveyor", and "Overseer of the Roads and Highways" before Stokes

# 9. Major Bibliographical References

(See Continuation Sheet)

# 10. Geographical Data

Acreeage of nominated property 3/10

Quadrangle name Camden

Quadrangle scale 1:24000

UTM References

A 

118	49401210	41411741010
Zone	Easting	Northing

B 

Zone	Easting	Northing

C 

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D 

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E 

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F 

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G 

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H 

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### Verbal boundary description and justification

The nominated property occupies Block 100, Lots 18A and 18B of the Collingswood Borough Tax Map and is 96' X 156' X 90' X 122' in size.

### List all states and counties for properties overlapping state or county boundaries N/A

state	code	county	code

state	code	county	code

# 11. Form Prepared By

Revised by: Margaret Westfield, 401 Bellmawr Avenue  
Haddon Heights, NJ 08035; (609)547-0465

name/title George A. Palmer, Local Historian

organization \_\_\_\_\_ date September 28, 1986

street & number 707 Everett Avenue telephone (609) 854-0226

city or town Collingswood state New Jersey 08108

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

Deputy State Historic Preservation Officer signature *John J. Senese*

title Assistant Commissioner for Natural Resources date July 27, 1987

### For NPS use only

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

*John A. Byers*  
Keeper of the National Register

Entered in the  
National Register

date 9-10-87

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
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Camden County, NJ)

was chosen a Freeholder to represent Newton Township at the county in 1779. After Jacob Stokes' death in 1794 his son, Jacob (d. 1805) inherited the home plantation. It is his wife Abigail who is the "A Stokes" on John Hill's 1808 map. In 1828, Stokes' son Howell sold the property to George Lee, who farmed the plantation for twenty years. In the 1880s, William Jones converted the house to a hotel in connection with the Kalium Springs real estate development and medicinal spas. In 1906, Isaac Collings of the local Collings family, acquired the house, undertaking renovations in 1907 and 1923, the former to return it to private use, the latter to create two separate dwellings, reflecting the developing need for affordable housing in the Collingswood area after World War I.

Architecturally, the Stokes-Lee House is significant as a vernacular example of a masonry Georgian farmhouse, renovated over the years to display five periods of architectural detailing co-existing within its four walls. The conversion of the home to a two-family dwelling emphasizes the two-stages of construction without compromising the structure's integrity, as the party wall is the original south exterior wall of the 1700-15 house. In addition, noted historical architect Henry J. Magaziner, FAIA, found the entrance portico to be of great interest and significance due to its level of sophistication, "combining as it does the arched headed doorway with the arched stoop ceiling...[indicating] the hand of either a particularly gifted carpenter-builder or an architect...[for] the 1761 addition."<sup>2</sup>

1. That there was no house on the tract in 1700 is known from Thomas Sharp's map, whereon this is the only tract of the original six shown without a house. However, when the property was sold to Sarah Bates Ellis in 1717 the deed conveyed "the Plantation wherein the said Isaac Hollingham did live, together with all housing, housing gardens, orchards, and all other improvements."

2. Henry J. Magaziner, FAIA. "The Houses at 615 and 617 Lees Avenue, Collingswood, New Jersey", unpublished paper, p.1.

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National Park Service

**National Register of Historic Places  
Continuation Sheet**

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(Stokes-Lee House, Collingswood Borough,  
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BIBLIOGRAPHY

Childs, Peter, Librarian. Personal interview of 17 September 1986.

Clement, First Settlers of Newton Township. (Examined by George A. Palmer.)

Collingswood Public Library, file of historic newspaper clippings and donated private photographs (Examined by George A. Palmer).

Eckert, Robert W. and Linda, Present owners, 617 Lees Avenue. Personal interviews of 20 September 1986.

Gloucester County Deeds, liber A, p. 98. (Examined by Dorothy Stokes at the Archives Library, Trenton New Jersey).

Magaziner, Henry J. F.A.I.A. "The Houses at 615 and 617 Lees Avenue, Collingswood, New Jersey", (Unpublished paper), n.d.

Maps of Collingswood and Vicinity, Historic and Current, attached herewith.

Mintz, Elizabeth R. "Collingswood Historic Sites Survey." Trenton: Office of New Jersey Heritage, 1985, inventory no. 0412556.

Newton Township Annual Meeting Minutes, 1721 to 1821. (Examined by George A. Palmer).

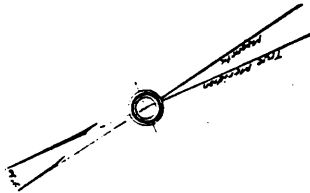
Palmer, George A., Local Historian. Interview of 17 September 1986.

Palmer, George A. "Preliminary History Report on the Stokes House at 615-617 Lees Avenue, Collingswood, New Jersey." (Unpublished paper), 1986.

\_\_\_\_\_. "The Stokes-Lee House." (Unpublished paper), n.d.

Stokes, Dorothy Tice. "Ancient Manuscript by Thomas Sharp, Voice of the Early Quakers--Founding of the Newton Colony, 1681." Brochure published by the Collingswood-Newton Colony Historical Society, 1981.

Stokes, Dorothy T., present owner, 615 Lees Avenue. Personal interviews of 17 and 20 September 1986.



Stokes-Lee House  
615-17 Lees Ave.

BOROUGH OF  
COLLINGSWOOD  
CAMDEN CO., N.J.

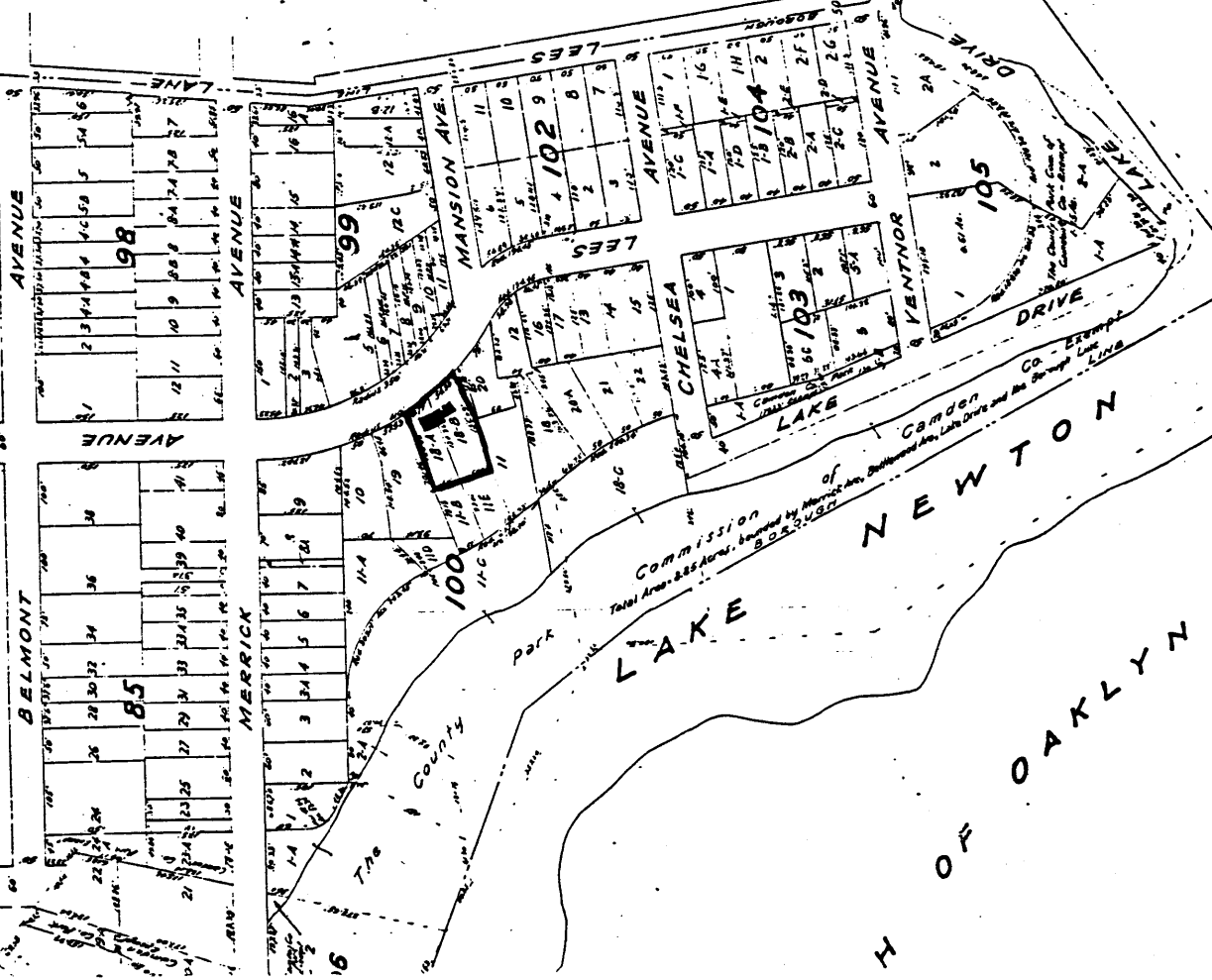
Jan 1937 Scale 1 in = 100 ft  
Plotted from Surveys and Records  
By the West Jersey Title & Guar. Co.  
Newark, N.J.

Scale: 1 in = 100 ft  
Approved: [Signature]  
[Signature]

HADDON TOWNSHIP

PLATE 7 ADJOINS

LATE 8 ADJOINS



Commission of  
Total Area 885 Acres, bounded by Merrick Ave., Belmont Ave., Lake Drive and the Storage Line  
8052432

LAKE NEWTON

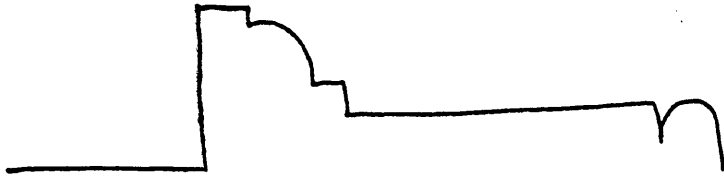
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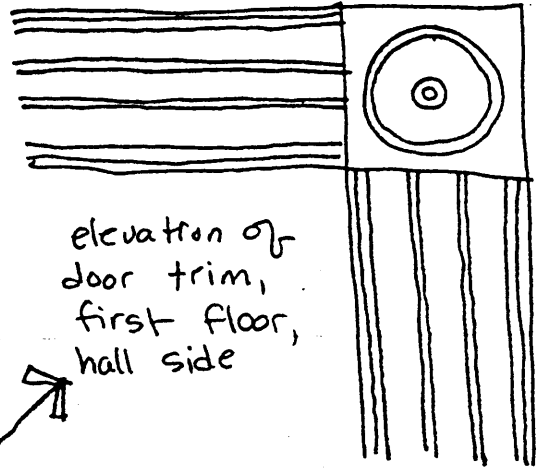
# STOKES-LEE HOUSE · Site notes · 9/20/86

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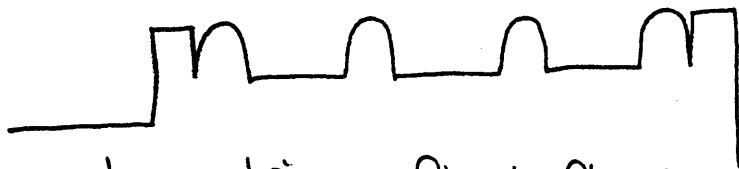
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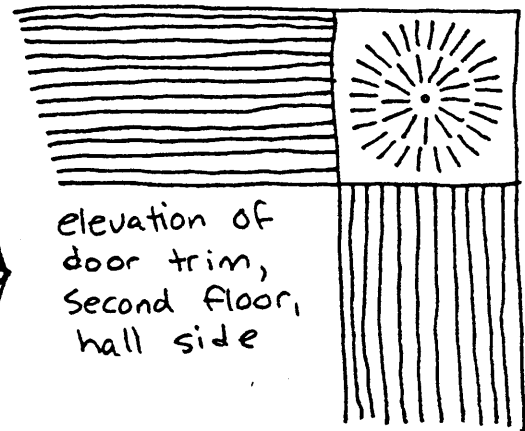
interior door trim,  
front door, stair hall



elevation of  
door trim,  
first floor,  
hall side



door trim, first floor,  
hall side



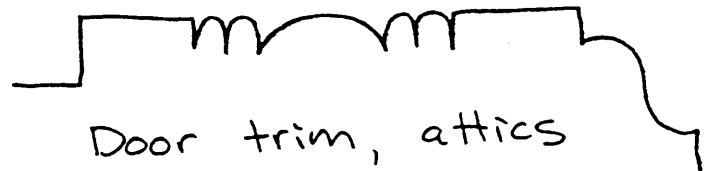
elevation of  
door trim,  
second floor,  
hall side



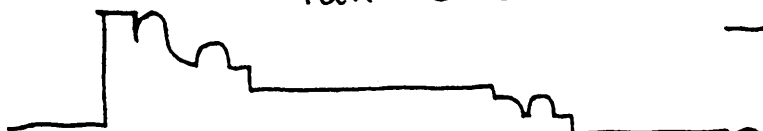
door trim, second  
floor, hall side



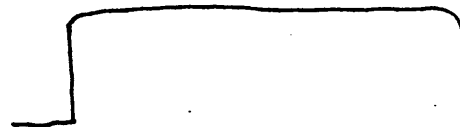
door trim, second  
floor, room side,  
hall door



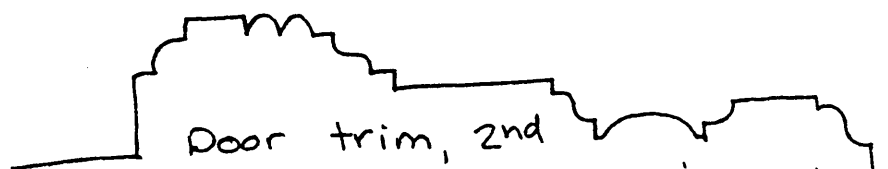
Door trim, attics



door trim, first  
floor, room side



Door trim,  
partitions added  
in 1923

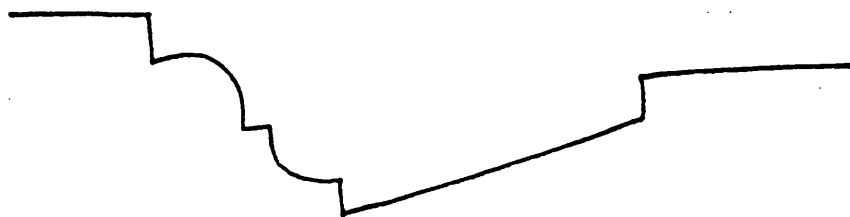


Door trim, 2nd  
floor commuting door & closet

STOKES-LEE HOUSE . Site notes . 9/20/86

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not to scale



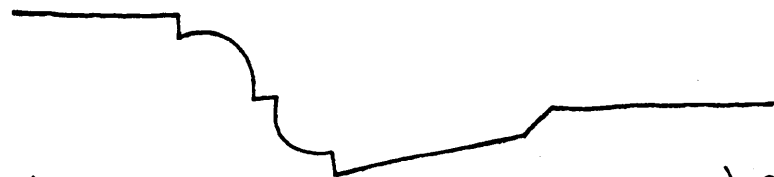
door panel, front door - exterior



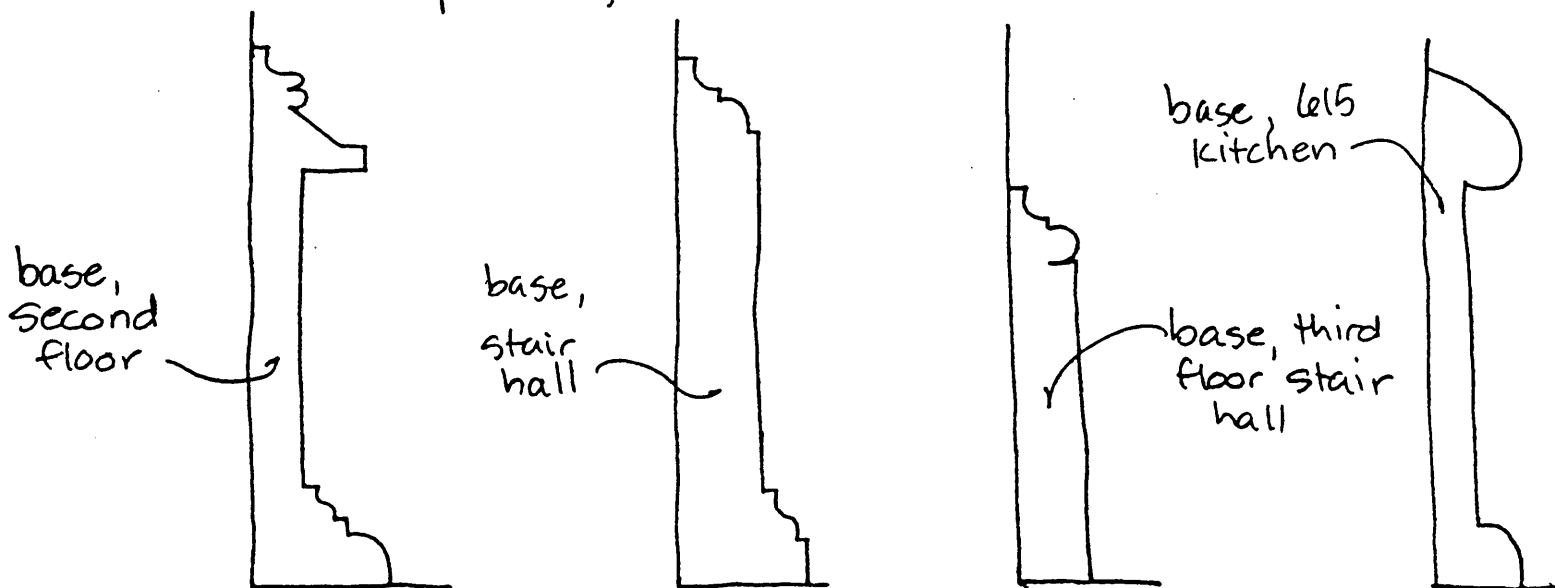
door panel, second fl - hall side



door panel, second fl - room side



door panel, closet 2nd fl SW chamber



base, second floor

base, stair hall

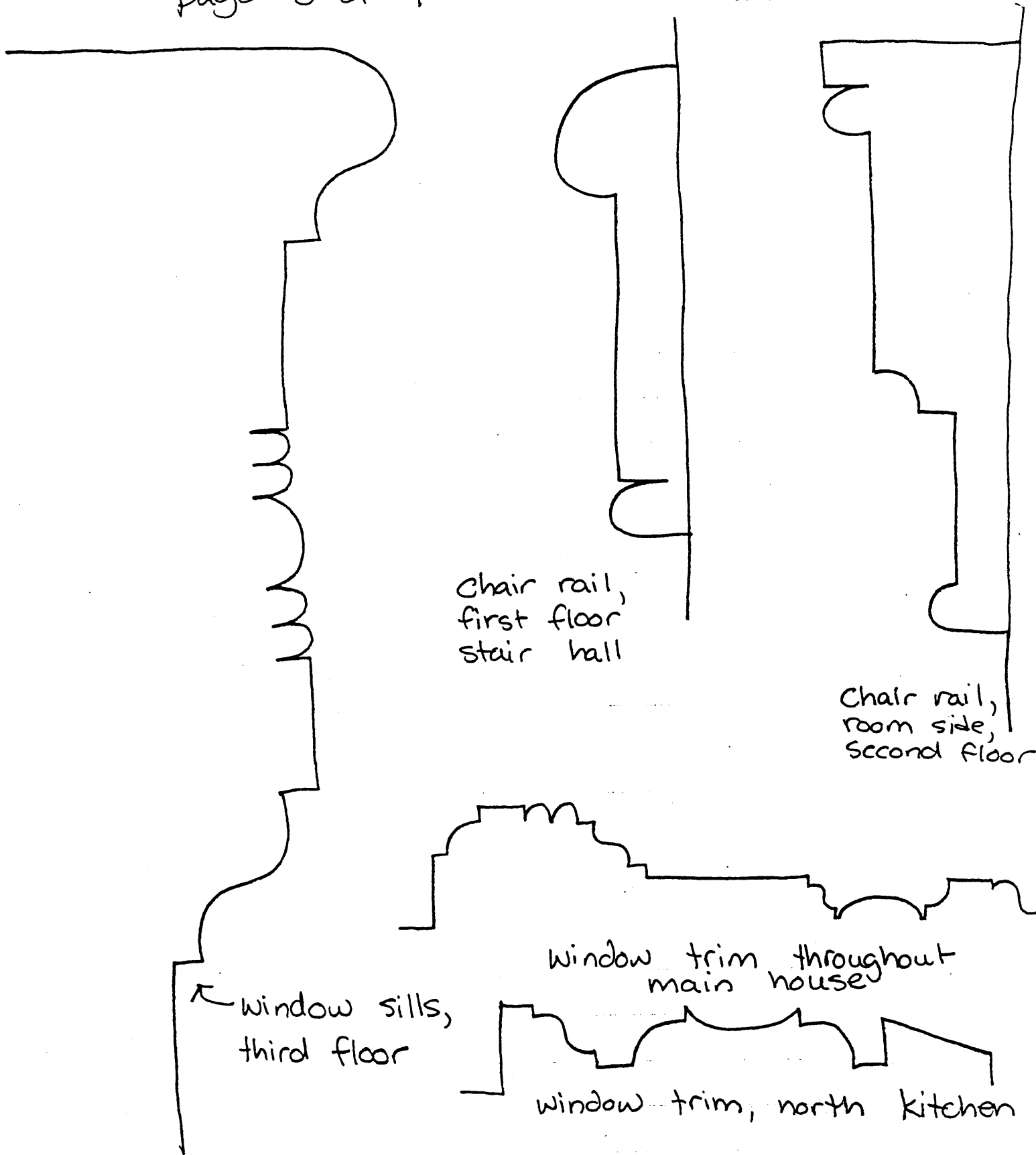
base, kitchen

base, third floor stair hall

STOKES-LEE HOUSE . Site notes . 9/20/86

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not to scale



Chair rail,  
first floor  
stair hall

Chair rail,  
room side,  
Second floor

↖ window sills,  
third floor

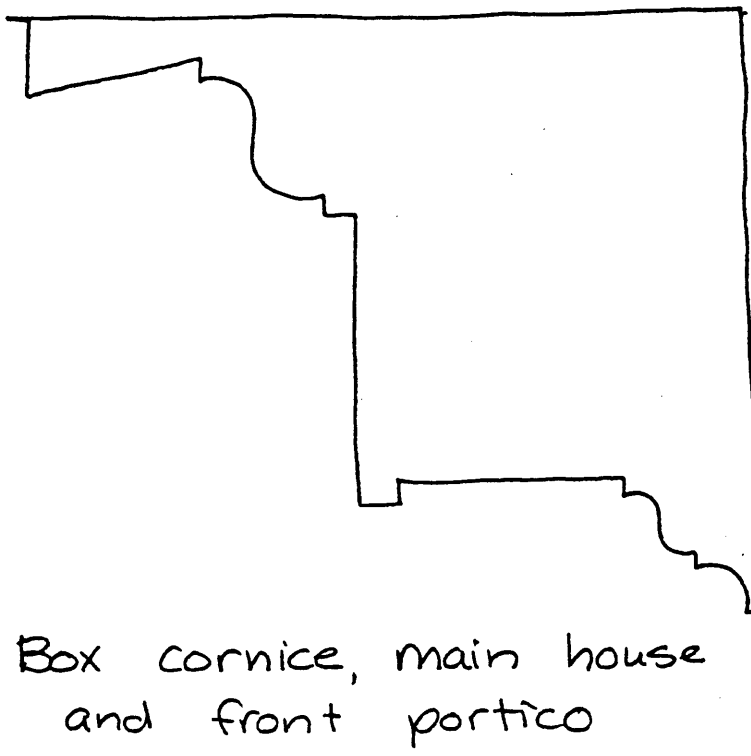
Window trim throughout  
main house

Window trim, north kitchen

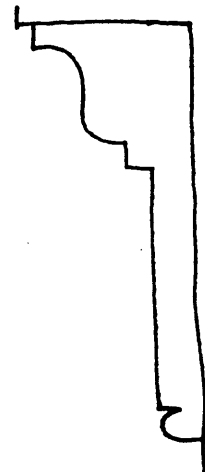
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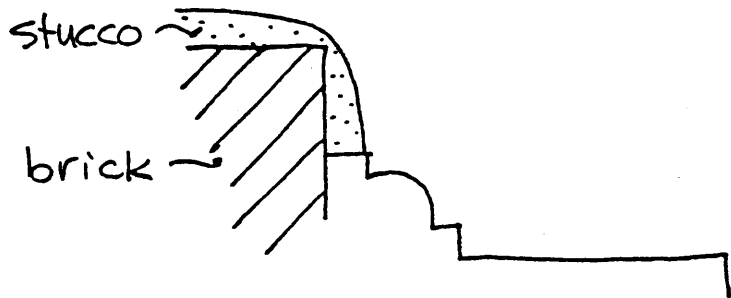
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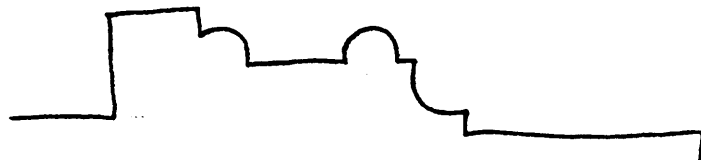
Box cornice, main house and front portico



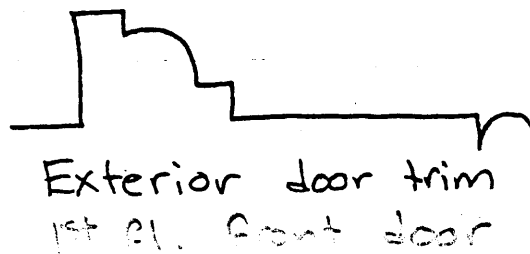
Ridge fascia, main house



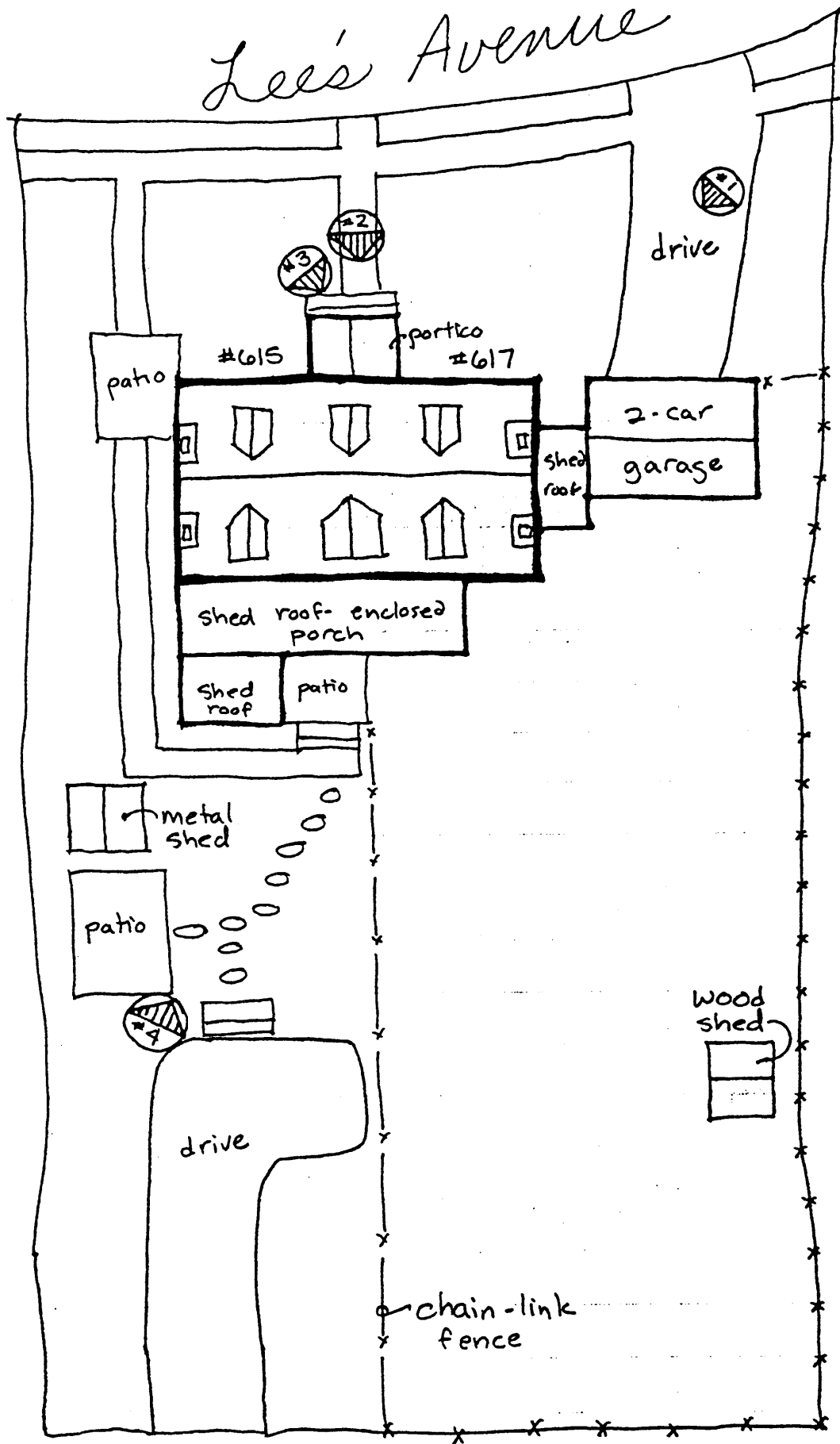
Brick mold, first floor window on rear wall (now interior - in kitchen/porch)



Exterior door trim, 1st fl. rear door



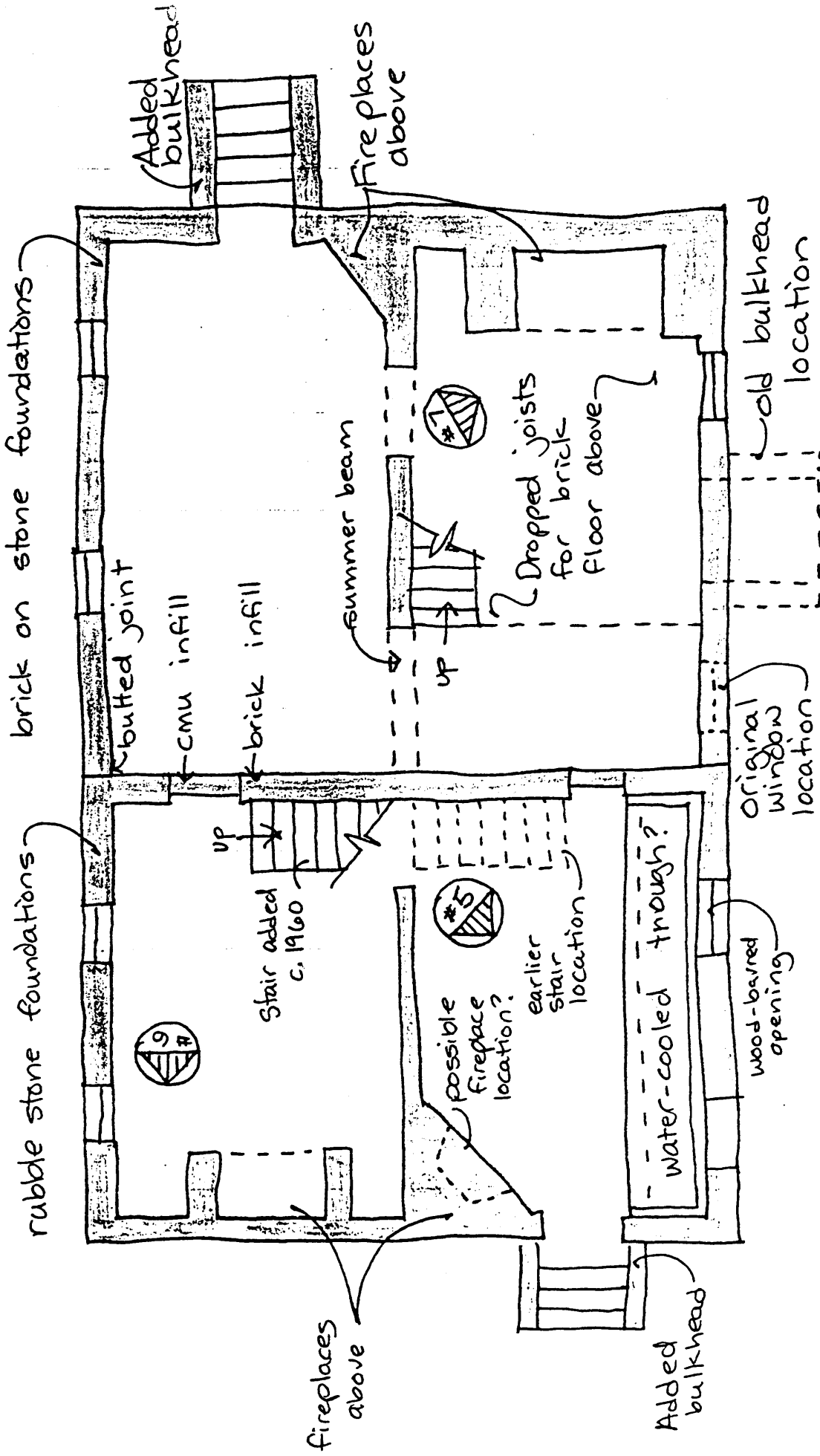
Exterior door trim 1st fl. front door



STOKES-LEE HOUSE • Sketch Site plan  
 9-22-86 • Not to scale • Cilliswood, N.J.

#615

#617

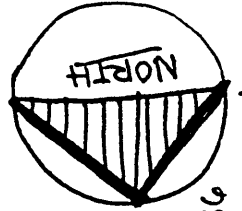


# STOKES-LEE HOUSE

Collingswood, New Jersey (Camden County)

Sketch plan of Basement 9.20.86 Not to scale





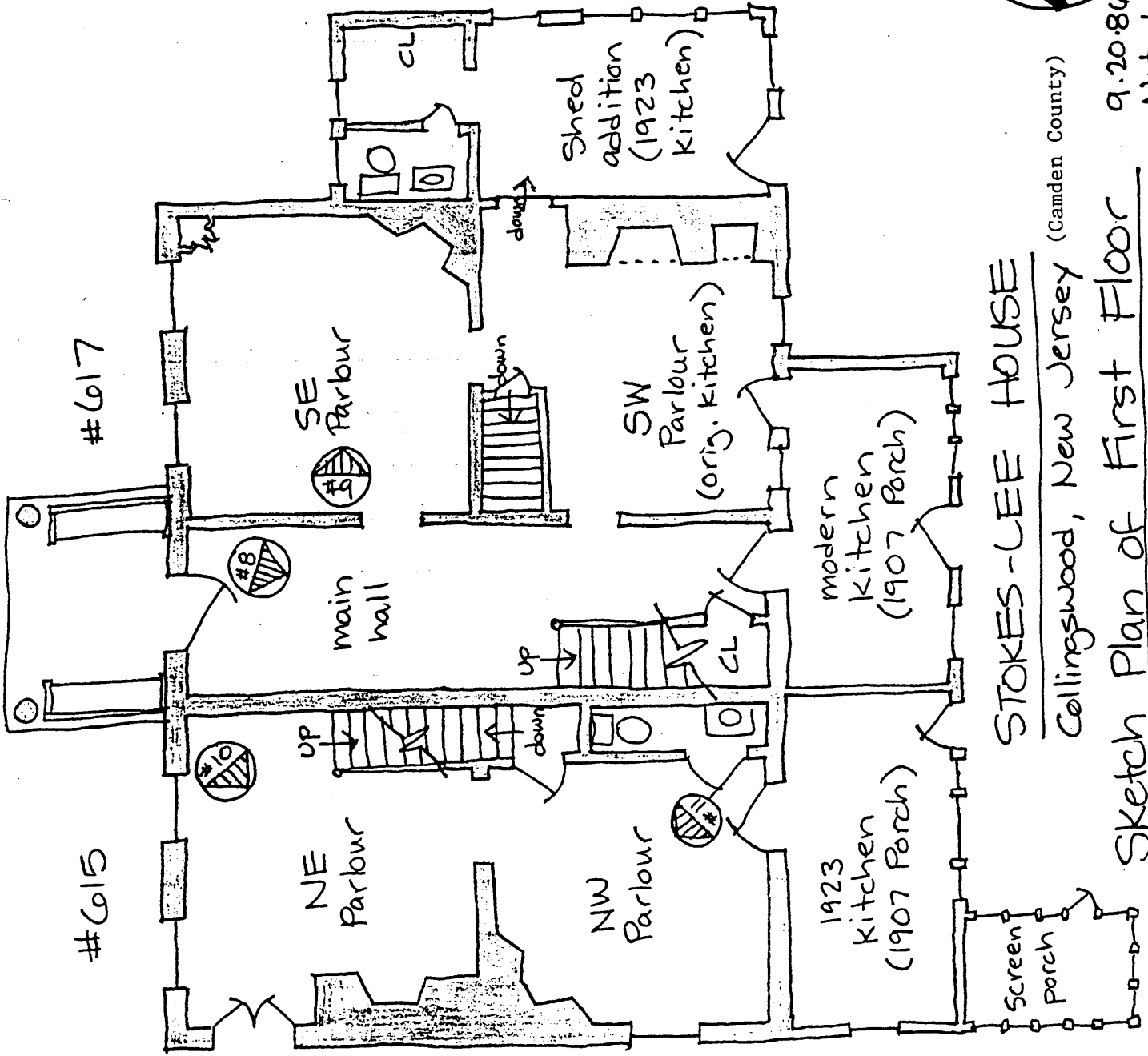
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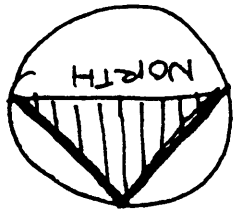
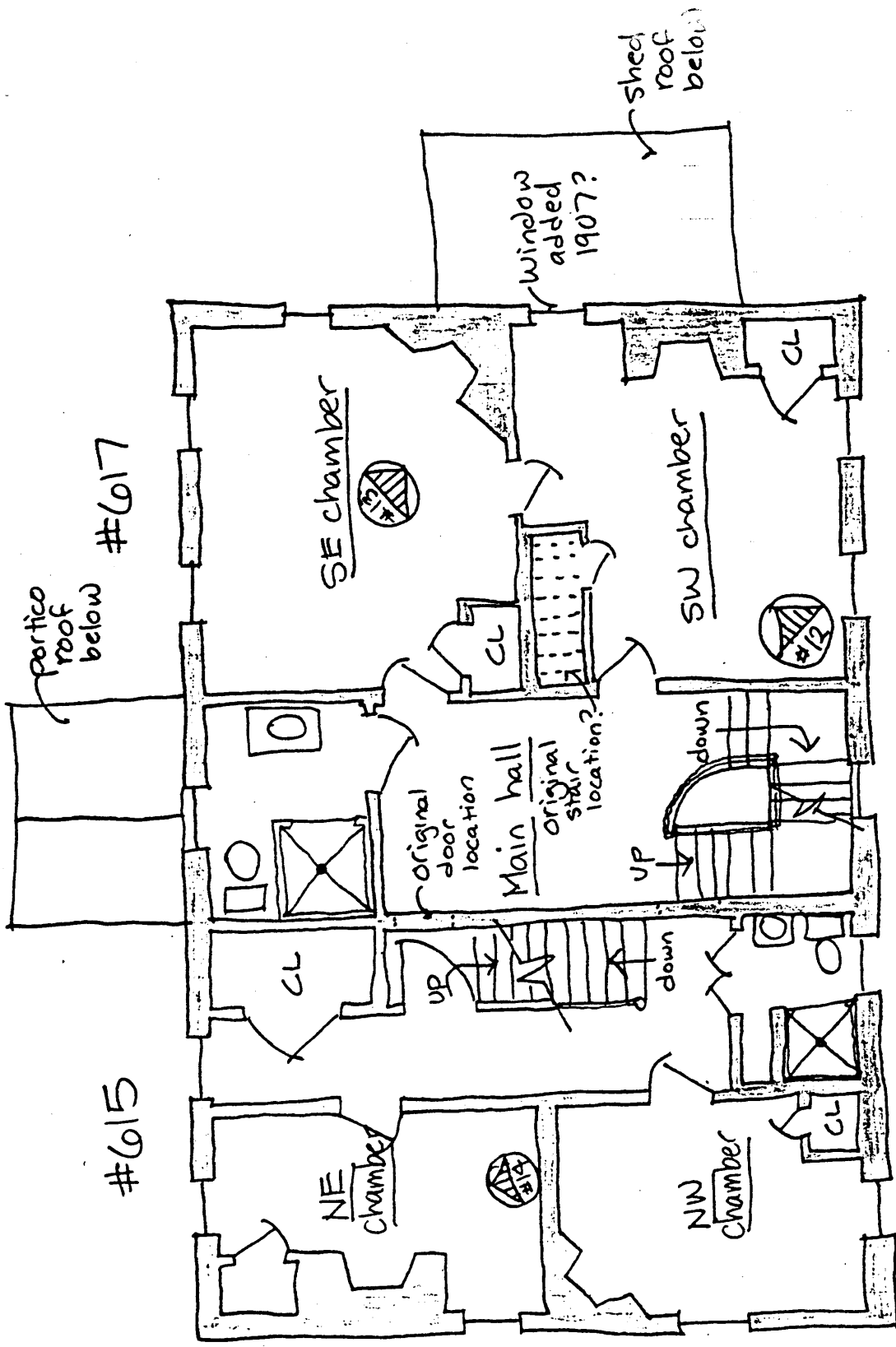
(Camden County)

# STOKES-LEE HOUSE

Collingswood, New Jersey

## Sketch Plan of First Floor





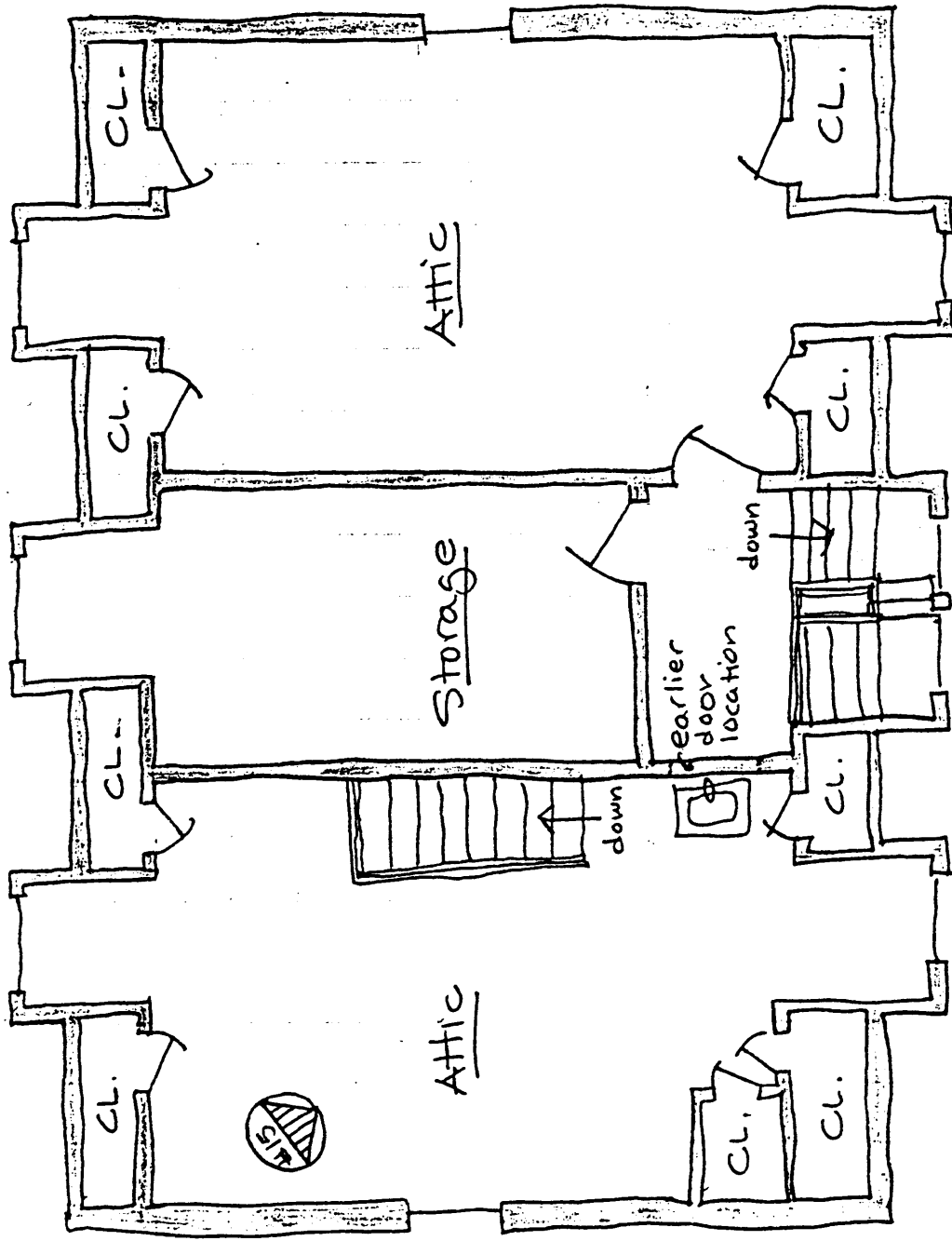
STOKES-LEE HOUSE  
 Collingswood, New Jersey (Camden County)

Sketch plan of Second Floor 9.20.86 Not to scale



#615

#617



# STOKES-LEE HOUSE

Collingswood, New Jersey (Camden County)

## Sketch Plan of Third Floor

9.20.86 Not to Scale