

United States Department of the Interior
National Park Service

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STATE OF
NEW JERSEY HISTORICAL

National Register of Historic Places
Multiple Property Documentation Form

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Haddon Heights Pre-Revolutionary Houses

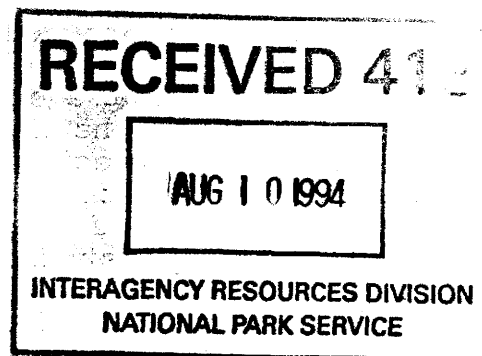
B. Associated Historic Contexts

Architecture of Haddon Heights, ca. 1699-1775, ca. 1820-1860

Settlement of Haddon Heights, ca. 1680-1760

C. Geographical Data


Properties of this group, by definition, are located exclusively within the corporate boundaries of the Borough of Haddon Heights, Camden County, New Jersey.



☐ See continuation sheet

D. Certification

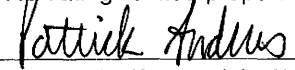
As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.


Signature of certifying official

2/28/90
Date

Assistant Commissioner for Natural & Historic Resources/DSHPO
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.


Signature of the Keeper of the National Register

9/23/94
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

The four 18th-century residences included in this nomination comprise all of the known surviving pre-Revolutionary architecture within the Borough of Haddon Heights. Their style and techniques of construction provide significant documentation of building practices that prevailed in southern New Jersey from the 17th through the early 19th centuries. They also form a cluster of neighboring houses associated with a group of allied families that were significant to the history of Haddon Heights before its incorporation as a borough in 1904. Together, they form an important counterpoint to the 20th-century residential development that dominates Haddon Heights today, and constitute an element of the community that is crucial to any understanding of the early topography and settlement history of this portion of "old" Gloucester [now Camden] County.

Architecture

Architecturally, the houses as individuals and as a group are an artifactual text of early southern New Jersey residential construction. In their existing condition and through a reading of the evidence of their original form they provide a handsome illustration of local building in the 18th century. Further, in the additions and alterations that have been made to them, they illustrate both the subsequent history of local residential architecture and the way in which old houses were treated in the 19th century. The alterations, all of high quality, encompass the stylistic range from 18th century vernacular to high-style Greek and Gothic Revival to a subtle and interesting example of Colonial Revival antiquarianism.

The Hinchman-Lippincott house, for which good evidence exists upon which to conclude that the oldest portion was constructed during or prior to the year 1699, is one of the oldest brick masonry houses in New Jersey and is a representative of the first generation of such houses in the Delaware Valley. The oldest sections of each of the other three houses all date from the first half of the 18th century. They display both similarities and differences. Three of the four consist of one room per floor, on four levels: basement, first floor, second floor, and garret. This appears to be as typical plan of early southern New Jersey houses, and differs (in the preparer's experience) from early northern New Jersey houses by the presence of the full second story. The exception, the Isaac Glover house, originally contained two rooms per floor, in a hall-parlor arrangement, in which the entrance opened into the hall.

The presence of Flemish bond brickwork in the original wing of the Hinchman-Lippincott House does not rule out the possibility of a construction date toward the end of the 17th century. This house shows, for example, that in the earliest houses in which Flemish bond appears, it was restricted to the principal facade, while less decorative English bond was employed in foundations and in lesser elevations. For example, this treatment also appears in the Thomas Revel House (HABS NJ-30), in Burlington, built about 1685. The presence of a brick relieving arch over the entrance, but not over the windows was a feature that Francis Collins employed in the Burlington Friends' Meetinghouse, built between

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1685 and 1692. That these features are missing in the original section of the Isaac Glover House is evidence that the house was constructed at a later date.

However, both the Isaac Glover and the Hinchman-Lippincott Houses exhibit the same plaster ceiling construction in their basements. These ceilings consist of short pieces of split lath, clinched with short rose-head nails to the soffit or the floor boards above. Though perhaps originally commonplace among early houses, it is today an unusual surviving feature.

Another similarity throughout the four houses is the universal use of tongue-and-groove boards for floors and partitions, regardless of how early the house were constructed. Butt and lap joints were not found. This is unusual, since [in this preparer's experience] tongue-and-groove joinery, laborious to produce, was seldom used elsewhere in New Jersey before the 19th century.

The later 18th century sections of the John Thorn Glover, Isaac Glover, and Colonel Joseph Ellis houses all exemplify fine period craftsmanship in the vernacular Georgian mode. The Greek Revival section of the Hinchman-Lippincott houses is of high style and of interest for the manner in which the left slope of the interior door and window hood pediments uniformly lap over the right slope.

Exploration/Settlement

The four houses included in this nomination are also significant for their associates with as group of three allied families--Hinchman, Thorn, and Glover--which were significant in the early settlement history of the Haddon Heights area. John Hinchman and John Thorn were two of the earliest settlers of the land within the modern boundaries of Haddon Heights. Apparently encouraged by the availability of land, they both came to Gloucester County from Flushing, New York. Hinchman made the move in 1699 and Thorn about 1702. Afterward, a daughter of Hinchman married one of Thorn's sons. Other Flushing families also bought tracts of Gloucester land and moved into the county during this period. One suspicion is that these families were acquainted in Flushing, before the removal to New Jersey. However, whether any of the building practices evident in their New Jersey houses can be traced to Long Island remains an unresolved question. John Glover also emigrated from Long Island about 1750 and married into the Thorn family. (Leap notes)

John Glover remained a significant local figure during his lifetime, and subsequent generations of his family also gained local prominence. Joseph Ellis was a widely respected military figure and officeholder, but the local prominence of his family did not outlive him. During the 19th century, the Lippincott family emerged as perhaps the largest landholder

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SECTION E, HISTORIC CONTEXTS, PAGE 3

within the area of Haddon Heights. In the 20th century, the Glovers and Lippincotts were responsible for the residential subdivisions that comprise most of the modern Borough of Haddon Heights.

[The preparer wishes to thank Mr. William Leap, of Runnemede, New Jersey, for permission to use the results of his research into the early families, houses, land title, and roads of Haddon Heights and adjacent municipalities in Camden County. His research has been indispensable to the preparation of this nomination.]

SECTION H, BIBLIOGRAPHICAL REFERENCES, PAGE 2

Published sources (continued):

Weiss, Harry B., and Ziegler, Grace M. THE EARLY FULLING MILLS OF NEW JERSEY. Trenton, NJ: New Jersey Agricultural Society, 1957.

Manuscript sources:

GCD: Gloucester County Deeds, Gloucester County Clerk's Office, Woodbury, NJ.

GCW: Gloucester County Wills, New Jersey State Archives, Trenton, NJ.

Research notes of Camden County historian William W. Leap, Runnemede, NJ.

Historic Sites Survey dated August, 1986, prepared by Research & Archeological Management, Inc., for the Office of New Jersey Heritage, Trenton, New Jersey

F. Associated Property Types

I. Name of Property Type Pre-Revolutionary Houses in Haddon Heights, New Jersey

II. Description

The property type consists of residential buildings built prior to the Revolutionary War and located within the boundaries of the present Borough of Haddon Heights, New Jersey. It is associated with the area's rural and early industrial past, in some cases with persons and events surrounding the Revolutionary War, and with the overall settlement of the area of New Jersey that fell on the outer edge of influence of Philadelphia, the colonial and early national capitol. Buildings of this property type were located throughout the western portion of the present Borough, many in proximity to King's Highway, an extant early road. Their rural context disappeared in the 20th century, as the area acquired its present suburban quality.

III. Significance

The constituent buildings of this property type illustrate the sturdy construction and simplified Georgian style that typified high-quality early rural residences in the area. Despite alterations and additions, the constituent buildings generally have retained their original architectural character and many of their original Georgian details.

The houses are associated with such individuals as the Glover family, major landowners and industrialists who defined the early character and development of the community, and Col. Joseph Ellis, a significant military figure during the Revolutionary War. Although certain of the associations are more broadly based, the significance of the property type is based upon a local level of evaluation.

IV. Registration Requirements

Constituents of the property type are qualified for registration by their existence as residential buildings prior to the Revolutionary War. All known examples originally were single-room structures, 2 1/2 stories in height, generally of brick construction. All have been incorporated into later buildings, the additions themselves sometimes pre-dating the Revolution. In each case the form of the original structure is discernable in both the interior and exterior of the present building, although this quality might be waived should a candidate building possess significant pre-Revolutionary interior features not visible from the exterior.

☐ See continuation sheet

☐ See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

The multiple property listing for pre-Revolutionary Houses in Haddon Heights is based upon a Historic Sites Inventory prepared in 1986 for the Office of New Jersey Heritage by a professional consulting firm. The study was comprehensive and carefully conducted.

The typology of significant property types was based on function and period of construction. The subject buildings were identified, through use of several historic maps and comprehensive site survey, to be the only remaining examples of the represented type.

The standards for integrity were based on the National Register standards for assessing integrity. Careful, professional inspection of each building was made to determine the extent to which alterations may have obscured the pre-Revolutionary character of the respective structures.

☐ See continuation sheet

H. Major Bibliographical References

Published sources:

ATLAS OF PHILADELPHIA AND ENVIRONS. Philadelphia: G. M. Hopkins, 1877.

ATLAS OF THE VICINITY OF CAMDEN. Philadelphia: G. M. Hopkins, 1907.

MAP OF PHILADELPHIA, CAMDEN AND VICINITY. Philadelphia: 1860.

Bassett, William B. HISTORIC AMERICAN BUILDINGS SURVEY OF NEW JERSEY. Newark, NJ: New Jersey Historical Society, 1977.

Leuder, Mark Edward. THE RIVER WAR: THE FIGHT FOR THE DELAWARE, 1777: Trenton, NJ: New Jersey Historical Commission, 1979.

☒ See continuation sheet

Primary location of additional documentation:

- ☐ State historic preservation office
☐ Other State agency
☐ Federal agency

- ☐ Local government
☐ University
☒ Other

Specify repository: Haddon Heights Historic Preservation Commission

I. Form Prepared By

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Property Documentation Form, Borough of Haddon
Heights, Camden County, New Jersey

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

Date

Assistant Commissioner for Natural & Historic Resources/DSHPO

State of Federal agency and bureau

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