

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hinchman-Rickey Farm

other names/site number Lowland Farm

2. Location

street & number 435 and 442 Route 94

☐ not for publication

city or town Vernon

☐ vicinity

state New Jersey

code NJ

County Sussex

zip code 07462

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I 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

Deputy SHPO Assistant Commissioner for Community Investment & Economic Revitalization

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet for additional comments.

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ 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:) _____

Name of Property

County and State

Ownership of Property

☒ private

☐ public-local

☐ public-State

☐ public-Federal

(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
7		buildings
		sites
		structures
		objects
7		Total

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Historic Functions

DOMESTIC/single dwelling

DOMESTIC/secondary structure

AGRICULTURE/SUBSISTENCE/storage

AGRICULTURE/SUBSISTENCE/agricultural field

AGRICULTURE/SUBSISTENCE/animal facility

AGRICULTURE/SUBSISTENCE/agricultural outbuilding

(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE/agricultural field

COMMERCE/specialty store

VACANT/NOT IN USE

Architectural Classification

MID-19TH CENTURY/Greek Revival

(Enter categories from instructions)

foundation	<u>STONE/Limestone</u>
	<u>CONCRETE</u>
walls	<u>WOOD</u>
	<u>SYNTHETICS/Vinyl</u>
roof	<u>METAL/Tin</u>
other	<u></u>

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets.

8 Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria considerations

(mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on continuation sheets.)

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

c.1796– c.1937

Significant Dates

c. 1796

c.1855

1936

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

James Manufacturing Co. (barn)

9. Major Bibliographical References**Bibliography**

(cite the books, articles, and other sources used in preparing this form on continuation sheets.) See continuation sheets.

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

Name of repository: Vernon Historical Society

Hinchman-Rickey Farm
Name of Property

Sussex County, New Jersey
County and State

10. Geographical Data

Acreage of property _____

Latitude / Longitude Coordinates

(Note to Preparers: NJ HPO will complete this portion of the Registration Form for all Preparers, based on the coordinates derived from the Site Map or District Map that HPO produces.)

(NJ HPO will place additional coordinates, if needed, on a continuation sheet for Section 10.)

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet for Section 10.) See Continuation Sheets.

Boundary Justification Statement

(Explain, on the section sheet following the Verbal Boundary Description, how the chosen boundaries meet the requirements for boundary selection and are the most appropriate boundaries for the nominated property or district.) See Continuation Sheets.

11. Form Prepared By

name/title Margaret M. Hickey, Renee Stemcovski and Beth Bjorklund, Historic Preservation Specialists
with Ronald J. Dupont, Jr. (Vernon Township Historical Society)
organization Connolly & Hickey Historical Architects date June 2, 2023
street & number P.O. Box 1726 telephone 973-746-4911
city or town Cranford state NJ zip code 07016

Additional Documentation

(Submit the additional items with the completed form that are outlined in the "Standard Order of Presentation" that NJ HPO provides. Each page must contain the name of the nominated property or district, and the State and the county in which the property or district is located. Consult with NJ HPO if you have questions.)

Property Owner

(Either provide the name and address of the property owner here or provide the information separately to NJ HPO. Check with NJ HPO for other requirements. All owners' names and addresses must be provided, including public and non-profit owners, but their presence on the form, itself, is not required).

name Farm 94, LLC
street & number 68 Prices Switch Road telephone 917 566 7106
city or town Warwick state NY zip code 10990

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. The proper completion of this form and the related requirements is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Direct questions regarding the proper completion of this form or questions about related matters to the Registration Section, New Jersey Historic Preservation Office, Mail code 501-04B, PO Box 420, Trenton, NJ 08625-0420.

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Summary Paragraph

The Hinchman-Rickey Farm is a farm complex on Vernon-Warwick Road (Route 94) on the western edge of the Highlands physiographic province¹ in Vernon, NJ. It consists of a Greek Revival frame farmhouse (c.1855), spring house (c.1771-1796), two chicken houses (c.1855, c.1910), a carriage house (c.1813-1826), and a large Wisconsin-style dairy barn, milk house and machinery shed (c.1937), all of which are contributing resources. The farm site is split in the east/west direction with the farmhouse, spring house, and two chicken houses located on the west side of Route 94 and the carriage house with the dairy barn, milk house and machinery shed located a distance apart on the east side of Route 94. The former tenant farmer's house is located between the machinery shed and carriage house; it is not included in the nomination. Surrounded by both its original farmland and preserved open space, the farmhouse and its structures date primarily from the mid-19th to the mid-20th centuries. The farmhouse reflects the Greek Revival style and is a five-bay wide by two-bay deep, two-and-one-half story, side-gable frame house. The vernacular farm buildings reflect their uses from the mid-19th to the mid-20th centuries during which time the property was used primarily for dairy farming. The farmhouse, spring house, and carriage house retain a high degree of architectural integrity. The chicken houses, dairy barn, milk house, and machine shed are simpler reflections of the vernacular and have undergone some modifications, but they retain their integrity through their forms, positions in the landscape, and their relationship to the other farm features, including their rural setting.

Narrative Description

Site Description

The Hinchman-Rickey Farm buildings are located on the east and west sides of Vernon-Warwick Road (Route 94), which travels in a general southwest to northeast direction between Hamburg to the southwest and New Milford, New York to the northeast. There are four buildings (farmhouse, spring house, and two chicken houses) located on the west side of Vernon-Warwick Road (Route 94), and three farm buildings (carriage house, dairy barn, and machine shop) on the east side of Route 94. (Figure 3). To the north, west, and south of the farmhouse is relatively flat farmland with a gravel parking area along the road south of the house. On the east side of Route 94, a similar gravel parking area is set south of the carriage house with sloping farmland to the east of this and the farm buildings as well as to the north. (Figure 2). The farming areas are broken into irregular-sized pastures on both sides of Route 94 separated by wood and steel mesh fencing with metal gates. To the west of the farmland are the Pochuck Mountains and to the east are the Wawayanda Mountains and Wawayanda State Park. The Appalachian Trail, administered by the National Park Service for recreational purposes, crosses Route 94 approximately a third of a mile north of the Hinchman-Rickey Farm. Both of the mountain ranges rise out of and form the borders of the Vernon Valley where the Hinchman-Rickey Farm sits.

¹ The Highlands extend across northwestern Bergen, Passaic, Morris and Hunterdon counties and southeastern Sussex and Warren counties in a northeast to southwest direction towards Phillipsburg. The Highlands comprise approximately one-eighth of the total land area of New Jersey, being approximately twenty-two miles wide at the New Jersey-New York border and narrowing to eight miles at Phillipsburg. The province is composed of primarily metamorphic rocks with deep valleys of tightly infolded and unfaulted Paleozoic rocks, and today is noteworthy as a relatively undeveloped area of forests, wetlands, and grasslands within the otherwise highly developed New York metropolitan area.

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The front of the farmhouse, set on the west side of Route 94, faces southeast (east), and to its west is the spring house; these buildings are connected at their foundation. To the southwest of the farmhouse and spring house are located two chicken houses. Across from the farmhouse on the east side of Route 94 is the carriage house, which faces northwest (west). The dairy barn, which is located north of the carriage house, faces southwest (south), and is banked on its north side. The milk house is attached to the dairy barn on its south side, and the machinery shed, which is located southwest of the milk house, is connected by a stone wall. Between the carriage house and the barn is a former tenant's house which has been excluded from the nomination as it is located on a separate parcel and the building lacks integrity.

The grade on the farmhouse side slopes gradually from the road to about the center of the house then the slope steepens on the south side so the basement level of the house is level with grade. The grade is retained by a curved stone retaining wall set adjacent to a gravel drive that leads to the spring house and the chicken houses. A second, semi-circular gravel drive is set in front of the house so the site can be accessed from the north and south along Route 94.

The grade at the carriage house is relatively flat with a parking area set to its south. It is set forward of the open space that gradually slopes to a tree-covered ridge to the southeast. The dairy barn is positioned on a slight rise toward the north and east with the open space gradually sloping to the north and east toward the tree-covered ridge. A gravel parking area is set along the south and west side, and a gravel drive continues to the north where the building is banked, and access is gained to the first-floor level of the barn. Retaining the earth around the barn is a stone retaining wall set a few feet from the west and south corner of the barn where to the north and east there is a steeper slope a distance from the foundation of the barn; this sloped area is retained by a loose-laid stone retaining wall to the south and east of the barn.

A. Farmhouse. The main dwelling, c.1855, is a five-bay wide by two-bay deep, two-and-one-half story, side-gable frame house that faces southeast (east) towards Vernon-Warwick Road (Route 94) and is built in the Greek Revival style. (Photo 1). A one-story extension with full basement spans the west side of the house almost its full width and one-story porches are located at the front and south sides. Based on the historical documentation, this is the second residence on the property with the first constructed between 1774 and 1795 and based on historical records may have served as a tavern, referred to as Hinchman's Tavern. The original house was located either in the same location as the current house or near to it as the present-day spring house, which appears of 18th century construction, is noted in a deed when the properties around the main house was subdivided and sold after Dr. John Hinchman's death. The foundation of the main house and extension are dressed ashlar limestone, and the walls are clad with vinyl siding. The vinyl siding covers five-inch wood clapboard siding at the main block; the clapboard siding remains uncovered within the side porch. Based on a historic image of the house (Figure 4), the corner boards were fully articulated as pilasters.² The grade slopes toward the northwest so the house is partially banked revealing the foundation at its full height on the south side. The roof, which has a boxed

² Wide flush boards finished with capitals at the underside of the fascia and resting on slightly projecting plinth blocks are visible in the historic image and portions of these may remain under the vinyl siding.

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cornice with built-in gutters and slight overhang, is clad with pressed tin. The cornice and soffits are clad with vinyl, some of which has fallen off, revealing a molded cornice. Four thin steel brackets appear to support the cornice on the east side. As visible from the attic, a 19th century wood shingle roof remains under the early-20th century pressed tin roof.

Exterior

East Elevation

A three-bay wide porch spans the three center bays on the front elevation. It has a shed roof clad with painted standing-seam metal³ that is supported by four square columns. These columns rest on a stone foundation clad with stucco. Based on the historic image, the original columns were slightly wider with molded capitals and wood plinth blocks, but their position remains unchanged and they formerly rested on a wood deck supported by stone end walls and stone piers, which have been retained albeit slightly modified (Figure 4); the stucco is newer and the area between the piers have been infilled. Stone steps finished with stucco span the center bay and lead to the front entrance. The entrance is composed of a single four-panel wood door flanked by three-light-over-one-panel sidelights. Above the door and sidelights is a four-light transom. Each sidelight is flanked by in-set paneled pilasters and the whole assembly is flanked by larger inset-paneled pilasters (Photo 5). The two outer bays on either side of the center door assembly have six-over-six wood-hung windows. In each bay at the second floor are single six-over-six wood-hung windows that are slightly shorter than the first-floor windows, a design feature that makes the building appear taller and more impressive. Based on a historic image of the house, these windows and the remaining windows of the main block were originally crowned with wide wooden architraves (Figure 4); the projecting portions of the architrave have not survived but the trim around the openings and profile of architrave molding may survive under the vinyl siding.

South Elevation

An enclosed one-bay wide by two-bay deep porch spans from the center of the house on its south side to a half bay over the rear extension (Photo 2). The porch is in poor condition but per the historic image (Figure 4) and the remaining material fabric, it has a low-slope hip roof with a built-in gutter and molded wood cornice, now partially covered by vinyl, that is supported by three turned posts. The east post is supported by a mixed stone and brick pier, the center post is unsupported, and the west post rests on a square wood post, which is replacement material. Under the porch is an access to the basement of the main core, which consists of a six-panel wood door with a five-light transom set in a molded wood surround. At the basement level of the extension and also located under the porch is a board-and-batten wood door with strap hinges set flush with the foundation. Concrete steps, set on a partial stone foundation, lead to a door opening on the east face of the porch. What remains at the first-floor level on the east side is the frame of a wood screen and vertical vinyl siding. On the south and west sides, there appears to have been a low vertical board wall with three grouped two-light sashes above in each porch bay. Based on the material fabric and the historic images (Figure 4), the porch roof overhang and possibly elements of the foundation are original, but the stairs, columns, and deck, which are wood, appear to be early-20th century material possibly taken from other buildings. The columns at the side porch appear to match the columns on the front porch, which are original.

³ Since the roof is painted, the metal is unknown but could be tin or zinc.

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At the main core of the farmhouse on the south elevation, there are two chimneys, one to either side of an attic window at the gable. The east chimney is made of concrete masonry units and finished with cementitious parging, all of which are a mid-20th century material. The west chimney, also added in the mid-20th century, is brick with a simple decorative top. Historically, the house had two interior brick chimneys, one at each gable end. At the first floor of the farmhouse, there is a single six-over-six wood-hung window at the eastern-most bay. In the western-most bay is a smaller six-over-six wood-hung window adjacent to the brick chimney, and to the west of the small window is a typical first-floor hung window. Within the porch at the rear extension is a four-panel wood door with an eight-light storm door. To the west of the porch in the extension is a single six-over-six wood-hung window. A single six-over-six wood-hung window is set at the attic level of the gable end of the main core (Photo 2).

West Elevation

A one-story extension spans the entirety of the rear (west) elevation; it is one-bay deep, has a shed roof, and is finished similarly to the farmhouse with the vinyl siding cladding from just above grade to the underside of the roof. The foundation, where exposed, is rough uncoursed limestone. This extension served as an out kitchen and includes a stone spring box enclosing a natural spring on the south end and is partitioned off from the rest of the rear cellar. The masonry separating the main core and rear extension shows two distinct phases of construction, but both were possibly constructed within a few years of each other given the first-floor framing at the extension is mostly composed of hand-hewn timbers. The fenestration at the west elevation consists of three equally-spaced six-over-six wood-hung windows at the first floor of the rear extension. At the second floor of the main core are single six-over-six wood-hung windows in the two center bays (Photo 3).

North Elevation

At the north elevation, there are single typical hung windows in each bay at the first and second floors of the main block as well as a single window centered on the gable at the attic level (Photo 4). A six-panel wood door is set off-center to the east at the rear extension. It is accessed by two stone steps and is enclosed on two sides by flush wood boards supporting an asphalt shingled shed roof; The shed enclosure appears to be a mid-20th century addition based on its configuration and exterior cladding.

Interior (see Photo Keys for interior plans)

The main core of the house was originally a center hall double-pile plan at the first and second floor levels with the formal living spaces retained at the front and a more ad hoc configuration to the spaces toward the rear where changes were made to accommodate changing residential needs in the 20th century. A one-story shed addition and the main core each have full basements. At the first and second floors, the walls are typically finished with plaster, some of which have been covered with wallpaper, wood sheet paneling, and varnished plywood. The flooring is typically wood with early-to-mid-20th century floor covering, such as sheet linoleum. The doors, six-over-six wood-hung windows, and molded door and window surrounds, particularly at the main core, appear to be original fabric.

Basement

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The basement is a single open space with stone walls finished with limewash, exposed hewn first floor framing running east/west and also finished with limewash. A center supporting hew girder runs north/south and generally aligns with the dividing partitions between the front parlors and rear spaces at the first floor (Photo 6). Two wood posts set on concrete footings support this girder and the floor is finished with concrete, installed in the 20th century. The interior stair, set off-center of the basement toward the south with its landing located along the west basement wall, has wood treads and open risers. A single four-panel wood door with five-light transom to the exterior is located on the south wall in the west corner. The basement under the extension is accessed from a stair its northwest corner, and the spring house is partitioned from the main basement at its south end. The extension basement has exposed timber framing, a dirt floor, and unfinished backside of the wood siding. There is no access between the two basements.

First Floor

The front entrance off the east porch leads to the center hall (Room 101) with a staircase set along the north wall. The front entrance (Photos 7 and 8), center door with two sidelights and a transom, is composed of two parts. The outer part has molded casing, plinths with a molded backband, and rectangular molded corner blocks. Recessed in this outer surround is the four-panel wood door, sidelights, and transom with each divided by molded mullions, and at the three corners where the outer and inner surrounds meet are square corner blocks. The center hall staircase has a continuous rounded banister from the first floor to the upper landing with a wide, ornate newel post and narrower balusters (Photo 9). The spandrel wall below the staircase is paneled and contains a door to a closet beneath the stairs. There are door openings on either side of the hall that lead to the front parlors (Rooms 102 and 106), and the rear door leads to a third room (Room 104), which is presently a bathroom. The doors accessing the three rooms off the hall have the same molded trim, corner blocks, and plinths (Photo 10) matching the surround of the front recessed door assembly. The wood base, with its molded top and flat-stock base, matches in detail and aligns with the door plinths. The floor is currently finished with linoleum tile and there is low-pile carpeting on the stairs. The walls are finished with plaster, but with an added layer of either paneling or wallpaper. The ceiling is also finished with plaster.

Room 102, the southeast parlor, is relatively square in shape, with two windows on its east side, one on its south, and a mantel piece surrounding an in-filled fire box (typical for use with a coal stove) that is set the west of the window on the south side. The wood fireplace surround is composed of two wide pilasters supporting a tall flat-stock apron and mantel with molded trim set between the mantel and apron. Each pilaster is adorned with tall molded plinths that carries along the base of the fire box, relatively short and wide shafts detailed with two vertical recessed panels, and a tall capital with flat-stock echinus and molded abacus. (Photo 11) The wood window and door surrounds are wide with low-profile stepped molding to more pronounced outer molding and each head is treated with crossettes (Photo 11). The windows are tall so the surrounds frame the window including below the sill. The wood doors, where present, are two tall molded panels over two short molded panels. (There is evidence in the door trim in Room 102 leading from the front hall that the wood may have faux finish in a strié pattern.) A closet with two-paneled wood door and flush wood transom is set to the west of the fireplace. The wood floors are narrow strip over original wider boards. The walls are finished with a variety of

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wallpapers. The ceilings have a faux 20th-century Tudor-style raised panel molding.

Room 106, the northeast parlor, is also relatively square in shape being slightly wider (north/south) and deeper (east/west) than Room 102. The openings and mantel placement are the near mirror image to Room 102 with two windows on the east side, one window and a fireplace on the north side, and openings to the hall and rear spaces on their respective sides. The mantel, which is more elaborately adorned than in Room 102, has two molded jambs supporting a shallow flat-stock apron and deep projecting wood mantel. The legs are detailed with molded plinths that carry across the fire box, and fluted shafts topped with square molded corner blocks similar to the trim in this space and the hall. The fluting at the shafts is carried horizontally between the corner blocks. (Photo 12) The window and door surrounds match the hall (Photo 10) and the windows have a molded horizontal panel below each slightly projecting molded wood sill. The doors, where present, are two tall over two shorter molded panel wood. The ceiling is similarly treated to Room 102, the walls have wood paneling over plaster, and the floors are narrow wood strip over wider boards. The differences in the fireplace mantels and window and door surrounds between Rooms 102 and 106 may denote the difference between family spaces for everyday use (Room 102) and those used for more formal occasions and entertaining visitors (Room 106).

Access to west spaces within the core of the house (Rooms 103, 104, and 105) are through doors in the west walls of Rooms 101, 102, and 106, respectively. Room 104A is set between Rooms 104 and 105. The finishes in these rear spaces are typically plaster walls and ceilings, except where noted, and the window and door trim is typically flat stock with a simple molded outer edge and narrow projecting sill without an apron.

The kitchen (Room 103) is located in the southwest corner of the main block and extends into the rear shed addition. A stair is set in its southeast corner and ascends to second floor at its west side and descends to the basement at its east end with door openings to each side. Two windows, one short and one tall, are set along the south wall and four-panel wood door is set to the west of these windows. The walls have a vertical board wood wainscot with projecting top rail. The ceilings have a similar simpler Tudor-style ceiling details and the floors are finished with mid-20th century sheet linoleum. The pantry sits in the southwest corner of the rear extension and similarly finished to the kitchen with a shorter wainscot.

Rooms 104, located to the west of the hall within the footprint of the historic core, recently served as a bathroom with a bathtub set along its west wall projecting into the rear extension. The space lacks windows and the doors, the one leading to the kitchen in the south wall and to the closet (104a) in the north wall are wood vertical board-and-batten, and the one leading to the hall in the east wall is a nine-light over two-panel wood door. The finishes are newer gypsum board at the walls and ceilings and vinyl tile at the floor. The small closet to the north has a door leading to Room 105 to its north and the door is a four-panel wood. The floors are wide-plank wood, the base is tall flat stock with top bead and the walls and ceilings are finished with plaster. There is a simple wood board with hooks set on each wall at about a six-foot height.

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Room 105, set to the northwest corner of the main block, is similarly treated to 104a with four-panel wood doors in the south and east walls, a single window on its north side, tall wood base, plaster wall and ceiling finishes, and carpet over wide plank wood floors.

The rear extension (Room 108) is accessed via a single door in the north wall of the kitchen. There are two small windows at the south end of the west exterior wall, an enclosure (Room 108a) in the northwest corner containing the stair to the rear extension's basement, and an exterior door in the north wall. The walls are horizontal wood boards, the ceiling is similar with the boards running north/south, and the flooring is painted wide plank wood running east/west.

Second Floor

At the second floor, the rooms are arranged similarly to the first floor with a center stair hall (Room 102) and a bedroom on either side of the hall on the east two-thirds of the main block (Room 202 and 206), and a single room (Room 203) in the southwest corner, and two rooms that are open to each other (Rooms 204 and 205) in the northwest corner. The second stair, located in Room 203, provides access to the attic. The east bedrooms have doors that access the west spaces. The finishes vary but it appears, at a minimum, the original plaster wall finishes and wide plank flooring remain under the later finishes, where not currently exposed.

The stair hall (Room 201) contains fixtures for an ad-hoc lavatory unpartitioned from the rest of the stair hall at its west end. The treatment of the stair railing continues to this level from the first floor. There are single centered windows at the east and west sides and each has the same molded trim as found in Room 102 minus the crossettes and including the molded panels below the sills as found in Room 106. The door openings, one to each room on its north and south sides, have the same surrounds as the windows, and the doors, where present, are four-panel wood. The wood base matches the first floor. The walls are partially finished with wood paneling and wallpaper. The ceiling has the same Tudor-style treatment as found on the first floor. The flooring is wide wood plank running north/south.

Room 202 (Photo 13), the southeast bedroom, is relatively square in plan, has two windows on its east side, one on its south side, and a mantel surrounding an in-filled fire box to the west of the window on the south side. Above the mantel is a small closet enclosed by a one-panel wood door. The mantel is similar to Room 102 without the recessed panels at the pilaster shafts. The windows and door surrounds are similar at the original openings to the hall (Room 201) with flat-stock trim used at added closets (early-20th century additions). The doors to the 20th-century closets are wood with five-vertical panels; in Room 202. The closet is located in the southeast corner of the space. The walls and ceilings are plaster with some wood paneling remnants, the floor has linoleum, and the wood base matches the hall. There are front and rear bedrooms on both sides of the stair hall with all but Room 205 containing faux fireplace surrounds and mantel pieces that would have framed coal stoves based on the flue hole above mantels. The window and door trim as well as the built-in cabinetry is stylistically similar to those of the first floor. The floors on this level retain the original wood boards.

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Room 206, the northeast bedroom, is relatively square in plan, has two windows on its east side, one on its north side, and a mantel surrounding an in-filled fire box to the west of the window on the north side. To the west of the mantel is a narrow closet enclosed by a two-panel wood door. The mantel is similar to Room 202 as are the window and door surrounds, doors, and wood base. A closet is set in the northeast corner of the room but its door is four-panel wood similar to the main space. All but the west wall is finished with wood paneling over the plaster from floor to ceiling. The ceiling is finished with square acoustical tiles attached to wood furring (mid-20th-century fabric), and the floors are wood plank.

Room 203, southwest bedroom, has a single window on its west wall, another window on its south wall, a mantel with in-filled fire box to the east of the window on the south wall, the door to Room 202 on its east wall, and the stair to the first floor and attic on its north wall. There is a small closet in the southwest corner with a vertical board-and-batten door. The mantel is composed of flat-stock wood at the plinth, shaft, capital, and apron with a narrow, molded trim at the transition of the apron to the narrow projecting wood mantel shelf. The window surrounds are similar to the rear spaces on the first floor. The door surrounds and wood base are also similar to the first-floor rear spaces. The doors, except where, noted are four-panel wood. The doors enclosing the stairs, although not intact, are vertical board-and-batten based on on-site salvaged material. The exterior walls are finished with wood paneling and the interior walls are plaster finished with wallpaper. The ceiling is plaster with a narrow molding at the ceiling/wall transition. The floors are finished with sheet linoleum.

Rooms 204 and 205 are open to each other and may have been one room originally. There is a single window in the north wall of Room 205, a single window in the west wall of Room 204, and a closet in the northwest corner of Room 205. The closet is finished with vertical board with a vertical board-and-batten wood door possibly of late-19th century material based on the thumb latch hardware. The windows and door surrounds match those found in Room 203. All of the walls are finished with mid-20th-century wood paneling. The ceilings have a round finish so their material is unclear. Both rooms were filled to capacity with debris, so the base and flooring were not readily visible but given the consistency between spaces more than likely match those in Room 203.

Attic

The attic is accessed via the small servants' staircase in Room 203 and is a single, open space with supported purlins and sawn dimensional rafters with mortise and tenon joinery (Photo 14). A wooden ladder provides access to a disused roof hatch. Visible from within the attic are the open board sheath and wood shingle roofing. At the south end, two corbeled chimneys meet at the peak of the gable roof but are truncated just below the rafters. The wide plank flooring runs north south.

B. Spring House, c. 1771-1796, contributing. Located five feet from the rear of the south end corner of the Farmhouse is a one-bay-wide by two-bay-deep stone spring house with a side-gable roof (Photo 15). The spring house is attached to the Farmhouse by masonry footings. The walls are a mix of rough uncoursed stone and dressed, semi-coursed limestone; the stone rises to the top plate level on the south, west, and north sides, and to the gabled peak on the east side. The west gable end is clad with wood novelty siding, an early-20th century material (Photo 16). The roof is clad with corrugated panels, which

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sit atop the original wood shingle roof; Missing panels and shingles reveal the roof sits on open board sheathing. There is a single door on the south elevation in the east bay and a single window in the west bay. The door and window are missing most of their material fabric. There is a single window opening in each gable end at the first floor. At the interior the floor is earth, the walls are unfinished stone, and the roof framing is a mix of hand-hewn and sawn timbers (Photo 17). The top plate and tie beams are hand-hewn timbers while the rafters are of sawn timbers, which indicates the roof was rebuilt. The building has served no purpose for cooling foodstuffs since the introduction of electricity c.1925, and it is currently in poor condition.

C. "Old" Chicken House, c. 1855, contributing. Located immediately south of the farmhouse, is a one-bay wide by two-bay deep, front-gable, one-story chicken house (Photo 18) of hewn, timber-frame construction⁴ with unfinished round logs used for its rafters. The roof is finished with a ribbed corrugated steel roof. It has a slight overhang on all sides and a deep wood fascia at the front gable end. The exterior at the front is clad with flush horizontal wood boards on the first floor. The front elevation gable end and the west and east elevations are flush with vertical boards. The south side is also finished with vertical wood boards but sheets of asphalt have been nailed to the boards. A pair of wide vehicle board-and-batten wood doors span almost the entire front from the center to the east. To the west of this double door is a single man door also of board-and-batten construction. Both sets of doors have three small center-strap hinges that may date to the turn of the 20th century. Each door swings out and both openings are finished with flat-stock wood trim. There is a six-light wood awning window over the doors on the front gable end. Two pairs of half-arched fixed wood windows are located in each bay on the south elevation; the north pair are infilled with horizontal boards at their heads and the south pair have horizontal slats attached at their interior. On the west elevation, there are single two-light wood fixed windows covered with chicken wire and spaced equally apart. The north elevation lacks fenestration.

The interior has a concrete floor, exposed framing, and the backside finishes of the exterior siding. Circa 1980, the feed bin, nest boxes, and roosts were removed in order to convert the building to a garage. At that time, the front may have been also modified using material from other buildings. In addition, the date of the building is unknown but was either repurposed or constructed from repurposed framing from another barn. It is unclear when the Rickey family entered the poultry business beyond subsistence farming, but most farms in Sussex County included poultry farming by 1910.⁵

D. "New" Chicken House, c. 1910, contributing. Located about 20 feet west of the "Old" Chicken House, is a one-story, three-bay wide by one-bay deep structure with asphalt sheet siding over earlier vertical wood board siding and a corrugated steel-clad shed roof built of dimensional frame lumber with a concrete floor and likely dates to c.1925 or earlier (Photo 19). There is a two-light over one-panel screen door and two two-light wood awnings covered with chicken wire spaced apart on the front (east)

⁴ The timber framing exhibit square-rule joinery that has been modified at the interior but appears to retain its overall original form.

⁵ Hubert G. Schmidt, *Agriculture in New Jersey: A Three-Hundred-Year History*, (New Brunswick, NJ: Rutgers University Press, 1973), 164.

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elevation, a six-over-six wood double-hung window with aluminum sash liners on the south elevation, and a pair of nine-light wood casement windows on the north elevation. Original nesting boxes and roosts remain along the west wall on the interior.

E. Dairy Barn, c. 1937, contributing. The Dairy Barn is an irregular five-bay wide by three-bay deep, two-floor, dimensional wood frame structure, clad in horizontal “Novelty” siding with a beveled top edge; the barn was deskinned and resided in the late-20th century (Photo 20). The structure is topped with a painted steel standing-seam gambrel roof with straight, flared eaves and exposed rafter tails. It faces northeast (north) and is built into the hill on its north side. The lower level is accessible at grade on the south side, while the upper level has wagon access from the bank on the north side via two 20-foot-tall wagon doors in the second bay from the east elevation. These doors sit within a large, shed wall dormer. On the remainder of the north elevation, there is a four-light wood casement window west of the wagon doors as well as a pair of flush wood doors and an empty shed dormer in the second bay from the west elevation. Three large, round hood ventilators punctuate the ridgeline of the roof (Photo 21) and each has a weathervane with the “James” imprint.

On the interior, the lower level of the barn has a stamped concrete floor and a mix of painted wood board and gypsum board wall finishes, but many of the walls are unfinished with the wood framing entirely exposed. It contains a milking parlor, box stalls, and drains, and it originally accommodated a herd of roughly 40 cattle. On the upper level, all of the framing is exposed; the gambrel roof was constructed using a Shawver truss system (Photo 23 and Figures 12 and 13). A hayloft and grain bins occupy this level, and the hayloft retains its original hay fork trolley running along the ridgeline. Based on the interior conditions, the barn is currently under renovation.

The Rickeys had remodeled or replaced the original mid-19th century dairy barn by c.1918. The resulting “fine new barn” was struck by lightning and destroyed by fire in July 1919.⁶ The 1919/20 replacement barn was itself likewise destroyed by fire in May 1936.⁷ The present gambrel-roof barn was constructed in late 1936 or early 1937, occupies the same general footprint, and uses some of the same foundations, as earlier barns (see below), as the various earlier phases of masonry foundations remain visible. There are also historic photographs of the earlier main barn in the same position and approximate size as the current barn (Figure 5). The present barn is a well-preserved example of a Wisconsin-style dairy barn; its fixtures, fittings, and framing kit were obtained from the James Manufacturing Co. of Fort Atkinson, Wisconsin. Attached to the lower level on the south side is a one-story concrete block milk house, where milk was kept refrigerated prior to shipment (Photo 22). This structure and the Machine Shed occupy a portion of a large level area previously occupied by a lateral wing of the original dairy barn.

The barn complex never included silos. The Rickey family did not use silos to store feed, but instead kept chopped silage on the main floor of the barn or in the stalls.

F. Machine Shed, c. 1937, contributing. Just south of the milk house and connected to it by a 4-foot-

⁶ “Lightning and Tornado Raise Havoc,” *Warwick Valley Dispatch*, July 30, 1919, 1.

⁷ “Lightning Fires Rickey Cattle Barn,” *Warwick Valley Dispatch*, May 20, 1936, 1.

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high concrete wall, is a one-story, one-bay wide Machine Shed. The building faces southwest (south), away from the Dairy Barn, and is a roughly-mortared cinderblock structure (Photo 20). The structure is topped by a frame front-gable roof with tin sheathing and sits on what appear to be older concrete footings. The only openings on the building occur on the south and north elevations and consist of a pair of 20th-century sliding barn doors on the south elevation and a two-light fixed window set in wood trim centered at each gable end. The building was historically used for storing and making repairs on tractors and other gasoline powered equipment.

5. Carriage House. The Carriage House is a three-bay wide by two-bay deep, one-and-one-half story, side-gable structure that faces northwest (west) towards Vernon-Warwick Road (Route 94). The building is of heavy hand-hewn-timber construction⁸ set on a limestone foundation, is clad with vertical board-and-batten siding, and has a pressed tin roof (Photo 24). On the front elevation, the center bay contains a pair of large board-and-batten carriage doors with strap hinges and a one-over-one vinyl-hung window set in wood trim above it, just under the gable eave. A sliding panel constructed of wood boards hangs from the eave and can slide across the window. Flanking the carriage doors is a large board-and-batten door in the northern-most bay and a narrower board-and-batten door in the southern-most bay; both doors are affixed with strap hinges (Photo 25).

On the south elevation, the first floor contains a fifteen-light wood door set in wood trim in the eastern-most bay and a two-light sliding vinyl window set in wood trim in the western-most bay. Centered at the attic level is a one-light fixed vinyl window with two two-panel shutters flanking either side. The north elevation contains only a one-over-one vinyl-hung window set in wood trim at the attic level.

On the east elevation, there is a wide one-light fixed wood window at the first floor in the center bay. A one-over-one vinyl-hung window with a sliding panel matching that on the west elevation is mirrored on the east elevation. At the northern end of the east elevation is a shed frame addition that is rectangular in plan, clad with vertical board-and-batten siding, and has a corrugated steel roof. The sill plates of the walls sit directly on a gravel pad, and the south face of the addition is open.

Inside the structure, the first floor is a single open space. The foundation and floor are concrete, which was a repair/change made when the Rickey's owned the property. Fixed wood stairs are set in the southwest corner along the south wall and lead to the loft space, which retains the original wide-board wood floors.⁹ In the 20th century, the structure was used for equipment and crop storage, and from c. 1985-2016 it was used as retail space occupied by "Carriage House Antiques." In 2019, the structure underwent a remodeling to preserve its historic framing and remains a retail space. The changes made included adding electricity, applying insulation clad with gypsum wallboard from the knee wall to grade in the voids of the timber frame, and insulating and cladding the underside of the roof framing. The work undertaken does not detract from the timber framing, the primary feature of the interior, and appears to be reversible.

⁸ Square-rule joinery, which indicates the carriage house was construction after 1800.

⁹ The stairs formerly hinged and folded into the ceiling, which was more than likely a mid-20th-century modification.

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Statement of Integrity

The farmhouse, spring house, and carriage house, which are three of the oldest buildings on the property, retain the highest degree of integrity at their interior and exterior. Although all three buildings have been subject to changes in order to adapt to changes in how the property has been used, the plan and elevation forms of each remains little changed and much of the original and early material fabric, such as masonry, siding, interior finishes, and framing, have also been retained and are in good condition overall. The two chicken houses reflect the evolution of farming and market force of sustainability, resulting in the addition of poultry to dairy farming in Sussex County by the early-20th century. The two buildings, even with the changes made to the old chicken house, continue to reflect their role in poultry operations. The dairy barn, adjoining milk house, and machine shed, which are the youngest buildings on the property and replaced barns and outbuildings of similar sizes burned in the 1930s, retain a high degree of architectural integrity in their form, material fabric, and relationship to the landscape.

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Statement of Significance Summary Paragraph

The Hinchman-Rickey Farm is located on Route 94 (originally King's Highway dating to 1731) in the northern Vernon Valley in Sussex County, New Jersey. It is locally significant under Criterion A in the area of Agriculture as a well-preserved farm reflecting the "Golden Age" of dairy farming in the region from c. 1845 to c. 1937. The farmhouse, dairy barn, and the other outbuildings remaining from the period of dairy farming are significant under Criterion C in the area of Architecture. The period of significance is c. 1796, when the spring house was completed, to c. 1937, when the current dairy barn was constructed on the foundation of earlier dairy barns.

Narrative Statement of Significance

Significance in the Area of Agriculture (Criterion A)

Summary - The Hinchman-Rickey Farm reflects in its history and development the transformation from subsistence farming in the late-18th to the mid-19th centuries in a decidedly rural area of New Jersey to one of a moderate-scale family-run dairy business reflecting agricultural market changes brought about by advances in transportation, farm implements, and experimental farming especially those related to animal husbandry and improved sanitary conditions for safe-food practices. As the dairy market changed due to a variety of economic forces, farms in Sussex County, once leading dairy production in New Jersey in the first half of the 20th century, adapted by expanding to other crops and small-scale poultry operations but eventually dwindled precipitously by the end of the 20th century. The Hinchman-Rickey Farm, through the remaining vestiges of its early origins (spring house and carriage house), the farm's growth (farm house, foundation of the early dairy barns, and old chicken house) and its expansion in the early-20th century (new chicken house and dairy barn, milk house, and machine shed), remains a witness to the importance of agriculture, particularly dairy farming, in the regional cultural landscape.

Hinchman-Rickey Farm - 18th and early-19th Centuries

Family tradition holds that on May 11, 1771, Joseph Barton (1730-1788) gave a 600-acre farm as a wedding gift to his son-in-law and daughter, Dr. John Hinchman and Abigail Barton Hinchman.¹⁰ The deed record shows that John and Abigail Hinchman's farm was 350-acres and originally consisted of at least seven parcels acquired from the East Jersey Proprietors by either Proprietary shareholders (like James Drummond Lundin, Earl of Perth, Scotland, and Morris County Judge and Assemblyman Abraham Ogden) or settlers, like Anthony Broderick.

The central farm tract, where the Hinchman-Rickey Farm is located, was acquired by Broderick in 1771 (he may already have had a house on the property) and was evidently sold by him to Barton or Hinchman (also referred to as Henxman in some records) soon thereafter. Barton and/or later Hinchman acquired the remaining property in stages prior to 1787, but no deeds have been found to record these transactions. Barton, who was involved with East Jersey Proprietor affairs in Sussex County, may have financed and facilitated the acquisitions. Barton's later activities as a Loyalist (whose properties were subject to confiscation) may have led the Hinchman family to avoid publicly recording his land

¹⁰ Jennie Sweetman, "Down History's Lane," *New Jersey Herald*, 2011, 100.

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transactions.¹¹

The Hinchman family constructed a large dwelling on the property, referred to in later deeds as “the Mansion House,” which also operated as a public tavern between 1774 and 1795. John and Abigail Hinchman had twelve children between 1772 and 1791. Dr. John Hinchman died intestate in March 1796. Leaving no will, and with six children still minors, in September 1800 the Sussex County Courts established a commission to settle Hinchman’s estate. Hinchman’s 350-acre property was subdivided into 15 lots, apportioned among the Hinchman heirs.¹² Lot No. 15 contained the original Hinchman dwelling and is referred to as “the Mansion House lot.” Deed surveys indicate this is the area on which the present Rickey Farmhouse stands (a spring is noted in the deed). Lot No. 15 was apportioned to Robert Hinchman, who was only nine years old. Abigail Hinchman and her remaining minor children continued to reside there. The only structures that may survive from the Hinchman era is the spring house, which was likely constructed in the 18th century as evidenced by its construction.

Among the Hinchmans’ minor children in 1796 was daughter Abigail (1781-1850), who on May 4, 1799, married William Rickey (1775-1826), a native of Basking Ridge, New Jersey. William and Abigail Rickey settled on her parents’ property, acquiring Lot No. 7 in 1802.¹³ They added more property over the years, buying the Mansion House lot “whereon the Big House now stands” from Jane and Robert Hinchman in March 1813.¹⁴ By 1816 they had re-consolidated much of the old Hinchman property and owned 250 acres.¹⁵ William was also the local tax collector at this time¹⁶ and is listed as an attorney in his wife’s will (dated 1848.) Together, Abigail and William had eleven children. The carriage house, based on the detailing of the hand-hewn timber framing was probably constructed during William Rickey’s tenure on the farm.

Upon William Rickey’s death in 1826, the ownership of the farm passed to his eldest sons, Israel and John Rickey. They later transferred it back to their mother Abigail. Upon her death at the age of 69 in 1850, it passed to her youngest son, William Rickey [Jr.] (1819-1897). Records from this period are slim but more than likely the Rickey’s continued to utilize the farm for subsistence and localized trade including into New York state. Agriculture during this period tended to be prosperous. According to the 1850 United States Census, the Hinchman-Rickey Farm was valued at \$8,000, which is equal to about

¹¹ The Revolutionary War caused a schism in the family, with Joseph Barton remaining a Loyalist and ultimately immigrating to Nova Scotia, while his son-in-law Hinchman joined the Sussex County Militia, serving as a surgeon. [Hinchman, 169.] A Hinchman family document from the mid-19th century claims that while Dr. Hinchman was away during the war, Gen. George Washington and his troops camped for the night on the farm, and Mrs. Hinchman and her servants slaughtered 13 bulls and 60 sheep to feed the army, which also had breakfast there the next day. [Meyer, no page.] There are a number of other documented encampments at Hinchman’s Tavern (the residence/tavern erected in the late-18th century and replaced by the present-day farmhouse) by elements of the Continental Army during the War, including Col. William Thompson’s Battalion of Riflemen (Pennsylvania, stayed 28 July 1775) and Capt. Daniel Livermore’s Third New Hampshire Regiment (stayed 20 May 1779). [Sue Gardner, *Pure Necessity: Revolution at Warwick* (Warwick, NY: Wickham Thicket, 2019), 79.]

¹² Estate of John Hinchman, Sussex County Surrogate, 1 Sep. 1800.

¹³ Sussex County Deeds I-6.

¹⁴ Sussex County Deeds I2-143.

¹⁵ 1816 Tax Assessment, Vernon Township.

¹⁶ Ron Dupont, “A Taxing Subject in Vernon History,” *AIM Vernon*, September 2, 2016, A2.

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\$300,000 in 2022. At the time of Abigail's death, William (aged 30), Catharine (aged 50), Millicent (aged 35), and Hetta (aged 28) remained at home and there were two servants.¹⁷ William was left the bulk of the real estate in Abigail's will and her daughters were left items and money with special consideration given to Millicent, who was specifically called out in a codicil to Abigail's will to be looked after by her son, William.¹⁸ In January 1852, William Rickey married Margaret Moore (1824-1914); by 1866, their family included seven children.

Sussex County/Rickey Dairy Farms – Mid-19th to mid-20th Centuries

Dairy Farms in Sussex County - Early Development and Influences

In the 18th and early-19th centuries in New Jersey, most farms were subsistence, growing a variety of crops including grains, orchards, vegetables, and raising a variety of livestock, but at a small scale. These activities sustained most families until about the mid-19th century, which coincided with the Industrial Revolution and expansion into the American West. Expansion of farming settlements in the West was due, in part, to the vast tracts of available land and the technological innovations in farm equipment, which made the production of grains and livestock dramatically more efficient.¹⁹ As a result, New Jersey farmers yielded to the economic pressures of this competition by concentrating their agricultural pursuits in vegetables, fruits, poultry, and dairy, including breeding dairy cattle. These activities were best for serving local and regional markets due to limitations on keeping produce, dairy and poultry fresh, and required substantial labor, but not a lot of land.²⁰

The impacts on agriculture in the 19th century in New Jersey were influenced by a number of key factors: increased immigration; improvements in technology; advances in transportation; and scientific farming. Expanding immigrant populations, particularly in the cities, provided cheap labor for all industries as well as provided an increased consumer base. The immigrant populations were also available to support not only the labor-intensive farming activities, but also industry and mining in the state. Production was also made easier by advances in various technologies, including machinery to undertake previous labor-intensive tasks and refrigeration. Companies increasingly manufactured implements such as mechanical reapers, seeders and bailers, steam-powered portable threshers, cream separators, and hay tracks. Machinery incorporating steam power was also produced to help facilitate larger agricultural operations. Despite the labor-saving machinery, farming continued to be a labor-intensive industry, with seasonal spikes in labor demands depending on the type of farm.

Sussex County was one of the last counties in northwest New Jersey accessed by railroad with the Sussex Mine Railroad opening in 1851. It was mule powered and commissioned specifically for the

¹⁷ The National Archives in Washington D.C.; Record Group: *Records of the Bureau of the Census*; Record Group Number: 29; Series Number: M432; Residence Date: 1850; Home in 1850: *Vernon, Sussex, New Jersey*; Roll: 464; Page: 59b

¹⁸ *Wills, 1804-1905*; Author: *New Jersey. Surrogate's Court (Sussex County)*; Probate Place: *Sussex, New Jersey*. Available from the Internet: Ancestry.com. *New Jersey, U.S., Wills and Probate Records, 1739-1991* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

¹⁹ Federal Writers' Project, *The WPA Guide to 1930s New Jersey*, (New Brunswick, NJ: Rutgers University Press, 1989) 90.

²⁰ Leonard B. Irwin and Herbert Lee Ellis, *New Jersey: The Garden State*, (New York: Oxford Book Company, 1962) 51.

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transportation of iron product from Andover to Waterloo where the iron ore was transferred to boats along the Morris Canal. This rail line was later expanded by the Morris & Essex Railroad in 1855 and the market share along this and other railroads soon increased to include milk and agricultural products.²¹

The first milk train out of Sussex County departed on January 22, 1863. It traveled from Newton to Newark and New York City, along the Erie Railroad, with stops at milk depots along the way.²² In 1881, a train station was constructed at Vernon along the Lehigh & Hudson River Railway. While it missed the initial railroad boom of the 1850s and 1860s that was afforded to nearby towns, this train station had a great impact on the local economy. A creamery, hotel, and general store were all built adjacent to the station. This development aided Vernon's farmers' abilities to export their dairy products.²³ The 1880 Agricultural Census indicates that in Sussex County, 4.2 million gallons of milk product were sold or sent to butter and cheese factories, resulting in 1.2 million pounds of butter and 16.7 thousand pounds of cheese. Farmers in Vernon, like the Rickeys, could now sell their milk to the local creameries to be processed and then shipped via train to city markets. This allowed dairy farmers to focus more on improving the quality and quantity of their cows' milk, as they no longer had to make it into other products themselves.

In the mid-19th century, dairy farms typically produced cheese and butter for sale to the growing population, as liquid milk was not widely consumed. Milk spoiled more rapidly than butter or cheese and was often consumed immediately on the farm for that reason. However, once the populations grew in the city and railroad car refrigeration was an option (the refrigerated car was invented in 1857) by the end of the 19th century, liquid milk became more popular, but it was often of poor quality.²⁴ Louis Pasteur's process for pasteurizing wine was applied to liquid milk products in the 1870s; however, it was not fully adopted in the United States until the 1930s.²⁵ Prior to that time, there was other experimentation, some good and some bad. The invention of the glass bottle in 1878 by Dr. Hervey D. Thatcher helped to keep the milk clean during transportation, and mechanization of milking and bottling improved conditions.²⁶ However, unclean conditions and experimentation with such products as formaldehyde made milk consumption, especially in urban centers, less than optimal until the end of the 19th century.²⁷

²¹"Sussex Branch Trail History: New Jersey," TrailLink, RTC, 2014, <https://www.trailink.com/trail-history/sussex-branch-trail/>.

²² John T. Cunningham, *This is New Jersey*, (New Brunswick, NJ: Rutgers University Press, 1968), 16.

²³ Ronald J. Dupont, "The Vernon Stories Jacobus Van Brug," Vernon Stories, July 28, 2005, <http://www.vernonstories.com>.

²⁴ Commodity Economics Division, Economic Research Service, U.S. Department of Agriculture, *Landmarks in the U.S. Dairy Industry*, Mark R. Weimar and Don P. Blayney, Agriculture Information Bulletin no. 694, Herndon, VA: ERS-NASS, 1994, <https://naldc.nal.usda.gov/download/CAT10663952/PDF>.

²⁵ Daniel Fernandez, "The Surprisingly Intolerant History of Milk," Smithsonian Magazine, Smithsonian Magazine, May 11, 2018, <https://www.smithsonianmag.com/history/surprisingly-intolerant-history-milk-180969056/>.

²⁶ Christina Baker, "Thatcher Glass: A History of Innovation," Corning Museum of Glass, Behind the Glass, May 10, 2017, <https://blog.cmog.org/2017/05/10/thatcher-history/>.

²⁷ Deborah Blum, "Battling the Scourge of 'Embalmed Milk'," Undark Magazine, October 5, 2018, https://undark.org/2018/10/05/battling-scurge-embalmed-milk-2/?xid=PS_smithsonian.

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Creameries and milk processing houses in Vernon included the Glenwood Creamery, built in 1865; the Vernon Creamery, built c. 1871; and the McAfee Creamery, constructed in 1902 within McAfee Valley, which was a center of iron mining and limestone quarrying. There was also one at Prices Switch, which is near the Hinchman-Rickey Farm, and another along Sand Hill Road. In 1930, there were 94 farms in Vernon.²⁸ These creameries supported a thriving dairy industry; according to the 1900 Agricultural Census, New Jersey farmers produced 77.7 million gallons of milk, with 12.6 million gallons from Sussex County alone. The average cow produced 494 gallons of milk that year. For an example of the volume in production, in 1903 the Vernon Creamery (also known as Rutherford Creamery and Reid's Ice Cream Co.) was shipping 700 gallons of milk (70 cans, 10 gallons each) on the Lehigh & Hudson River Railway per day.²⁹

Family records indicate the Rickeys first produced butter, at a time when local shippers ran "butter wagons" daily to Erie depots at Chester, New Jersey and Goshen, New York. They then switched to fluid milk production, likely after the railroad arrived and liquid milk became more popular.³⁰ It was likely by the mid-1860s that William Rickey erected the first dairy barn. Historic photos show this structure located in approximately the same footprint as the present dairy barn. Although milk and dairy product would have been kept in the spring house, once the cowbarn was constructed, milk was kept and sometimes processed within it. As advancements were made in agricultural science and as farms grew, separate milkhouses were created. An early-20th-century image shows the large dairy barn (Figure No. 5) with an adjoined milk house, which would have been used to place the milk where it was cooled and later collected for transportation to the local creameries for processing. These structures were often placed close to the cowbarn and would have made the spring house obsolete.³¹

The Dairymen's League (1880-1933)

During the Civil War (1861-1864), New Jersey was a main food supplier of the Union Army.³² This meant dairy farmers lessened their focus on milk in order to adequately provide for a variety of war provisions. As a result, after the completion of the war, dairy farmers overproduced milk in order to compensate for the years they had lost. This, in combination with the Financial Panic of 1873, resulted in the milk market crashing at the end of the decade. This inspired the creation of the Milk Producers' Association in 1880, later renamed the Dairymen's League in 1907.³³ The goal of the Dairymen's League, as well as other dairy unions, was to act as a bargaining agency on behalf of dairy farmers. They would negotiate prices with both local creameries and city markets and buy farm supplies that could be collectively used by members.³⁴ The Dairymen's League was primarily made up of Granges in northwest New Jersey and New York.³⁵ While Vernon had an organized Grange for many years, it did not have its own hall until c.1920. Demolished in c.1980, it stood near the corner of Vernon Crossing

²⁸ 1930 United States Agricultural Census.

²⁹ Pauline Appleman, *Creameries in Sussex County, New Jersey: Compiled 1970-1977*, (1984), 48.

³⁰ Richard W. Hull, *People of the Valleys* (Warwick, NY: Warwick Historical Society, 1975), 98.

³¹ Allen G. Noble and Richard K. Cleek, *The Old Barn Book*, (New Brunswick, NJ: Rutgers University Press, 2007) 140.

³² James P. Johnson, *New Jersey: History of Ingenuity and Industry* (Northridge, CA: Windsor Publications, Inc., 1987), 199.

³³ Cunningham, 16.

³⁴ Schmidt, 213.

³⁵ Schmidt, 216.

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Road and Route 94.³⁶ The goal of the Dairymen's League was to create a price plan that would equitably pay farmers based on the quality of their milk and to make dairying a stable industry for farmers. By 1917, 80% of dairy farmers in the New York City milkshed (region where milk could be transported to New York City) were members of the Dairymen's League, including James Rickey.³⁷ In 1916, dairy farmers in the New Milford vicinity organized into the New Milford Manufacturing Association, a subset of the Dairymen's League. James Rickey was one of the original directors. One of the first actions of this group was raising \$600 for a cheese factory that would be co-owned and operated by them.³⁸ Dairy unions often did this in order to cut out the middleman between farmers and consumers to guarantee maximum profits for the farmers.³⁹

Tensions between dairy farmers and creameries and/or city markets sometimes resulted in milk strikes. On October 1, 1916, the Dairymen's League organized a milk strike that lasted until October 19.⁴⁰ 15,000 farmers, including James Rickey, participated by pausing shipments of milk to New York City via the Lehigh & Hudson River Railway.⁴¹ Farmers brought their milk to alternate places such as the previously mentioned cheese factory, Forester Farms Co., to be processed into butter, and sugar plants to be processed into chocolate milk. The strike was ultimately successful, and farmers were able to receive higher pay for their product.⁴² During the U.S. involvement in World War I (1917-1918), the Dairymen's League often negotiated and compromised with the Federal Food Administration. This was done to avoid strikes and ensure stable food supplies during the war.⁴³ Soon after the war, in January 1919, the Dairymen's League went on strike again. At one point during the 14-day strike, 26 creameries stopped receiving any milk from farmers.⁴⁴ The strike ultimately ended in the farmers' favor.⁴⁵ During the 1930s, dairy farmers were able to greatly increase their milk production due to advancements in dairy science. However, the demand was not matched as the Great Depression (1929-1939) resulted in a decreased consumption of dairy products. The Dairymen's League was able to keep prices stable for a period, but eventually it became more profitable for farmers to leave the organization.⁴⁶ Dairy farmers then pushed for the government to create minimum milk prices.⁴⁷ This resulted in the formation of the New Jersey Milk Control Board in 1933, which worked with the Dairymen's League and other similar organizations.⁴⁸

Hinchman-Rickey Farm – Diversification (1897-1937)

William Rickey Jr. died in 1897 and the farm passed to his son, James W. Rickey (1859-1942), who

³⁶ Ronald J. Dupont, *Images of America: Vernon Township* (Charleston, SC: Arcadia Publishing, 2002), 90.

³⁷ Schmidt, 216.

³⁸ "Dairymen's Mass Meeting Friday," *Warwick Valley Dispatch*, September 27, 1916, 5.

³⁹ Schmidt, 242.

⁴⁰ Schmidt, 216.

⁴¹ "Dairymen's Mass Meeting Friday," 1.

⁴² "Dairymen's Mass Meeting Friday," 5.

⁴³ Schmidt, 216.

⁴⁴ Appleman, 93.

⁴⁵ Appleman, 95.

⁴⁶ Schmidt, 217.

⁴⁷ Schmidt, 243.

⁴⁸ Schmidt, 218.

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occupied and operated the farm during what was possibly its most prolific period as a dairy farm and in line with the dairy business in Sussex County.

Similar to other farms in the area, the Rickeys also introduced other crops and farm produce with their dairy operations; diversified farms held an edge in shipping fragile fruit to urban markets. The Rickeys entered the peach business in late 1902, planting a peach orchard on the eastern side of the farm, and shipping out hundreds of bushels of peaches annually.⁴⁹ It appears the peach orchards had been discontinued by World War II. This may have been because of the San Jose Scale that decimated the New Jersey peach tree population by 1920.⁵⁰

The Rickeys also entered the locally lucrative poultry business. Chickens and eggs were always produced for home use, and the railroads brought large population growth to local towns like Vernon, New Milford, and Warwick, creating a prime market for eggs and poultry. Technical advances in poultry breeding, particularly the development of incubators, made it easier for farmers to enter the trade. By the 1880s, poultry had become a lucrative sideline for many area farms, and by 1910 most dairy farmers raised chickens commercially.⁵¹ The two chicken houses at the Hinchman-Rickey Farm suggest that at its peak the Rickeys had a flock of perhaps 300 chickens; Charlotte Rickey advertised poultry for sale into the 1950s.⁵² As these animals needed to be checked in on more often than cows, their coops tended to be built closer to the house than the enclosures of other livestock, which is seen at the Hinchman-Rickey Farm.⁵³

Hinchman-Rickey Farm – Mid-to-Late-20th Century (after the Period of Significance)

As the cost of producing liquid milk went up (that is the work associated with maintaining healthy cattle herds and the labor associated with milking increased), and the demand from consumers went down, dairy farming became increasingly less common in New Jersey throughout the 20th century. As a result, farmers began to sell their land to developers as northern New Jersey became an ever-expanding suburb to New York City, and as a result, home building became lucrative.

Upon James Rickey's death, the farm passed to his son, William Rickey (1899-1992) and wife Charlotte (1907-1995). William and Charlotte Rickey continued the dairy and poultry businesses into the mid-to-late-20th century. However, Vernon and much of Sussex County saw a decrease in agriculture and an increase in tourism and outdoor recreation.⁵⁴ During the 1920s and 1930s, summer cabin resorts at

⁴⁹ "The County Fair," *The Warwick Advertiser*, October 16, 1902, 3.

⁵⁰ Ernest Christ, "A History of the New Jersey Peach," New Jersey Agricultural Experiment Station, accessed August 4, 2023, <https://njaes.rutgers.edu/peach/history-statistics/nj-peach-history.php>.

⁵¹ Schmidt, 163-164.

⁵² "For Sale," *The Warwick Advertiser*, October 30, 1952, 12.

⁵³ Farm Buildings: A Compilation of Plans for General Farm Barns, Cattle Barns, Dairy Barns, Horse Barns, Sheep Folds, Swine Pens, Poultry Houses, Silos, Feeding Racks, Farm Gates, Sheds, Portable Fences, Concrete Construction, Handy Devices, etc., (Chicago: Sanders Publishing Company, 1911) 198.

⁵⁴ Liam Cusack, "Vernon, New Jersey: Mountains, Mining and Nature," CooperatorNews New Jersey, Yale Robbins Publishing, LLC, January 2013, <https://nj.cooperatornews.com/article/vernon-new-jersey>.

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Highland and Wallkill Lakes first opened with visitors coming by both rail and train.⁵⁵ However, by the mid-20th century rail transportation steadily declined as the railroads could no longer compete with the automobile and tractor trailer transportation was greatly facilitated by improved roads and the expanded highway system under President Eisenhower beginning in 1956.

William and Charlotte Rickey eventually conveyed the farm to their son William J. “Bill” Rickey (1935-1997) and wife Marilyn (born 1936) in 1973.⁵⁶ Over the next decades, several parcels of the farm were conveyed to both the New Jersey Department of Environmental Protection and the U.S. Department of the Interior, National Park Service, for conservation purposes; Wawayanda State Park and the Appalachian National Scenic Trail being adjacent properties. With the lack of local infrastructure and services to support dairying, the Rickey family ceased the dairy business in 1989.⁵⁷

Upon William J. Rickey’s death in 1997, the property passed to his wife Marilyn Rickey and son William J. “Jamie” Rickey. In 2018, the house parcel of the farm was conveyed to Will Brown of Lowland Farm, Warwick, NY, under Farm 94, LLC. In 2019, Farm 94 LLC also took ownership of the main farm tract across the road from the house parcel. This brought to an end nearly 250 years of ownership by the Rickey family and their forebears. The present owner currently uses both parcels for agriculture, agritourism, and farm-to-table commerce.

The Hinchman-Rickey Farm is one of only two 18th-century farms that remain in Vernon, the other being Cedar Crest Farm (a.k.a. Hunt-Wood-Parker Farmstead). The remaining farms in Vernon, whether today active or with some buildings associated with the farming remaining, date to the early-19th century or late including High Breeze Farm, the Theobald Farm, and Wawayanda Homestead Farm. The Cedar Crest Farm has little preserved retaining only a dairy barn and a much-altered farmhouse. The Hinchman-Rickey Farm is the longest continually farmed agricultural land under private ownership and retains not only a broader swath of its agricultural buildings but such an array that speaks to how farming practices adapted to changes in the agricultural economy from the mid-18th century to the mid-to-late-20th century.

Significance in the Area of Architecture (Criterion C)

Summary

The farmhouse, constructed c. 1855, is a locally significant example of a house constructed in the Greek Revival style, which was one of the most widely-adopted architectural styles for commercial, institutional, and residential architecture in the early-to-mid-19th century including antebellum farmers in this region. The form and detailing, including on the exterior and interior, reflect those utilized in Greek Revival residences including its center hall plan with symmetrical façade, side-gable roof, three-bay wide front porch, elaborate front door surround, molded architraves at the window surrounds at the

⁵⁵ Ronald J. Dupont, “Vernon,” in *Encyclopedia of New Jersey*, ed. Maxine N. Lurie and Marc Mappen (New Brunswick, NJ: Rutgers University Press, 2004), 834.

⁵⁶ Sussex County Deeds, 933-1259, 29 October 1973.

⁵⁷ Jamie Rickey, personal communication with Ron Dupont, October 5, 2020.

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exterior, molded door and window surrounds at the interior, simple molded mantles and fireplace surrounds, and railing details at the main stair.

The spring house, the two chicken houses, and the carriage house, which vary in date of construction and were modified to reflect the changing needs in agriculture from the 18th century through to the early-20th century, are fine examples of local vernacular architecture. The spring houses utilizes locally available limestone and there is evidence of hand-hewn beams, which reflects an initial construction period of the 18th century when the Hinchman's operated the farm. The carriage house reflects a typical form for its building type and also employs hand-hewn heavy-timber framing reflecting an early-19th-century construction period.

The dairy barn, including the milk house and machinery shed, was constructed c. 1937 on the foundations of earlier dairy barns. It was constructed utilizing a popular form of dairy barn produced by the James Manufacturing Co. of Fort Atkins, Wisconsin; the barn is banked, uses the Shawver truss system (Figures 13 and 14), and at one time incorporated the James Way milking system at the ground level, where the cows were milked. Its reuse of the earlier dairy barn foundations reflects an economy often employed in rural environments, which is also seen in the reused timbers of the old chicken house.

The Greek Revival Style

Farmhouse

The profitable period of dairy farming at the Hinchman-Rickey Farm is reflected in the main dwelling, constructed by William Rickey Jr. c.1855. Rickey family tradition holds that the original Hinchman dwelling stood just northeast of the present one, closer to the roadway. Construction of the present dwelling was said to take three years and cost \$3,000 (or \$102,000 in 2022 currency), after which time the original dwelling was demolished. The two-story frame dwelling in the Greek Revival style reflected both Rickey's growing affluence and his growing family.

The house reflects the Greek Revival style (Figure 4) as seen in its center hall plan with symmetrical façade, side-gable roof, three-bay wide front porch, elaborate front door surround, molded architraves at the window surrounds at the exterior, molded door and window surrounds at the interior, simple molded mantles and fireplace surrounds, and railing details at the main stair. The Greek Revival style was popular throughout the country between 1825-1860.⁵⁸ Simpler versions but still holding to the main features of the style, like that of the Rickey farmhouse, were common in rural areas.⁵⁹ The style itself was spread through the country via pattern and carpenter books, such as *The Practical House Carpenter: The Builder's Guide* by Asher Benjamin, published, in 1835, and *The Modern Builder's Guide: The Beauties of Modern Architecture* by Minard Lafever, published in 1846.⁶⁰

Comparative Analysis

⁵⁸ Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2015), 247.

⁵⁹ Gabrielle M. Lanier, and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic* (Baltimore: The Johns Hopkins University Press, 1997), 138.

⁶⁰ McAlester, 252.

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The Greek Revival style was most common from 1825-1860 and could be found throughout New Jersey and the United States. Over time, however, many of these examples have been lost in Vernon Township due to the changing tastes and preferences of the population. The closest comparable examples to the Hinchman-Rickey Farmhouse, which also feature Greek Revival interior design elements typical of 19th century farmhouses, are in Hamburg Borough, New Jersey and Orange County, New York. These include: Lawrence Mansion in Hamburg, New Jersey; George T. Wisner House in Goshen, New York; Fury Brook Farm in Sugar Loaf, New York; and Jeremiah Morehouse House in Warwick, New York.

Lawrence Mansion (Hamburg, New Jersey): Lawrence Mansion, also known as “Claremont,” (Figure 8) was constructed in 1841 and listed on the National Register in 1979. It is an excellent example of the Greek Revival style, with a full-façade porch. Like the Hinchman-Rickey Farmhouse, almost all of the original interior wood trim remains and exhibits a high degree of craftsmanship. This includes the entrance, which has a simple entablature and full transom light. While they both have the same general floor plan, five-bays wide, two-bays deep, and a center hall, the kitchen at Lawrence Mansion was historically located in the basement, and later in a since-demolished wing. Additionally, the staircase turns halfway up, whereas in the Hinchman-Rickey Farmhouse, it has a straight run. In the 1980s, Lawrence Mansion was restored and adapted for commercial use.⁶¹

George T. Wisner House (Goshen, New York): The George T. Wisner House (Figure 9), also known as “Oak Hill,” was constructed circa 1840 and listed on the National Register in 2005. It is similar to the Hinchman-Rickey Farmhouse in form and style, except it has a full-width porch, is four bays deep, as opposed to two, and has a large rear addition. The interior has a mixture of Greek Revival and Federal style elements, the latter of which can be seen in the mantels, doors and architrave moldings. Another difference between these two dwellings can be seen in the placement of the fireplaces. While in both, they are placed on the out walls, in the George T. Wisner House they are centered, but in the Hinchman-Rickey Farmhouse they are set to the east sides. Furthermore, the George T. Wisner House has wide plank floors, while the Hinchman-Rickey Farmhouse has – where exposed – narrow to medium width floorboards.⁶²

Fury Brook Farm (Sugar Loaf, New York): Fury Brook Farm (Figure 10), also known as “Bairdlea Farm,” was constructed circa 1856 and listed on the National Register in 2004. It is similar to the Hinchman-Rickey Farmhouse in its form and style, except it has a full-width porch. Additionally, it has a rear, one-story addition spanning the full width of the house that was historically used as a kitchen, like the Hinchman-Rickey Farmhouse. However, this rear addition is two-bays deep, as opposed to one. The Fury Brook Farm also has Greek Revival interior finishes, like those found at Hinchman-Rickey Farm, including its doors, mantels, stairway with turned newel post and balusters, plank floors, and use of plaster.⁶³

⁶¹ Wayne T. McCabe, *National Register of Historic Places Inventory – Nomination Form: Lawrence Mansion* (Hamburg, NJ: Historic Preservation Alternatives, Inc., 1979).

⁶² William E. Krattinger, *National Register of Historic Places Registration Form: Wisner, George T., House* (Goshen, NY: NYS OPRHP, FSB, 2005).

⁶³ William E. Krattinger, *National Register of Historic Places Registration Form: Fury Brook Farm* (Sugar Loaf, NY: NYS

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Jeremiah Morehouse House (Warwick, New York): The Jeremiah Morehouse House, also known as “Warwick’s White House,” was listed on the National Register in 2006. It was originally constructed circa 1767 and expanded upon several times in the nineteenth century. It is similar to the Hinchman-Rickey Farmhouse in its form and style, except it is three bays deep, as opposed to two, and has a portico, as opposed to a porch. Although originally constructed in the Georgian style, additions made in the mid-nineteenth century gave it numerous Greek Revival details. The National Register Nomination describes its interior finishes as “representative of a mature expression of the Greek Revival style at the folk level, and include two-paneled doors with beveled panels, door and window casings and baseboards with flat molding profiles, and the mantel in the rear kitchen which is treated in typical fashion.” The Jeremiah Morehouse House also includes a circa 1840 rectilinear chinoiserie-inspired pattern for the stair balustrade, only known example in Orange County, New York. The building was renovated in 2018 and now serves as a short-term rental.⁶⁴

Agricultural Outbuildings

Spring House

The extant masonry spring house was likely constructed in the 18th century, during the Hinchman era (c. 1771-1796), but has been modified over time. Spring houses were built over or downstream of a spring and were used not only to protect access to fresh water, but also to store perishable goods. They were typically constructed of stone using locally available materials, and constructed partially below grade to keep items cool.⁶⁵ Although published 100 years after the construction of the spring house at the Hinchman-Rickey Farm, *Barns, Shed and Outbuildings* (1881) provides detailed plans for a variety of creamery and dairy buildings that spoke to traditional outbuildings on most farms. It notes that spring houses generally followed “coolness of water, purity of air, the preservation of an even temperature during all seasons, and perfect drainage.”⁶⁶ It recommends locating the house near a spring or constructing the necessary piping. If a spring is to be used, its sides should be built up with rough stone and the top shaded from the sun. The book recommends continual maintenance in the area of the spring to allow for the continual free flow of water and to cover any openings with wire gauze to prevent insects and other vermin from entering yet allow for ventilation.⁶⁷ The Hinchman-Rickey Farm spring house takes a simple rectangular form with a gable roof and is set partially below grade. The stone is local limestone, which was abundant and actively quarried in the area in the 18th century.

OPRHP, 2004).

⁶⁴ Sue Gardiner and Bill Krattinger, *National Register of Historic Places Registration Form: Morehouse, Jeremiah, House* (Warwick, NY: Historical Society of the Town of Warwick, 2006).

⁶⁵ Lawrence Grow, *Country Architecture*, (Pittstown, NJ: The Main Street Press, 1985), 54.

⁶⁶ Byron D. Halstead, Ed., *Barns, Sheds and Outbuildings: Placement, Design and Construction*, (Brattleboro, VT: The Stephen Greene Press, 1977), 170-171.

⁶⁷ Halstead, 170-171.

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Carriage House

The carriage house, based on its hand-hewn framing using the square-rule joinery techniques, was constructed in the early years of the 19th century more than likely during the time William Rickey (1775-1826) owned and operated the farm (1813-1826). The building was more than likely constructed as a multi-purpose barn and used for various functions including housing of animals and storing of grains and equipment to support farming activities. The carriage house resembles the popular form of a three-bay barn with a central wider bay flanked by narrower bays on the long side of the barn. As noted, they were typically used for general purposes including crop processing, storage of tools and equipment, and the housing of animals, with hay storage on the upper levels and access to the upper levels by gable-end openings.⁶⁸

Around 1800, the older system of heavy-timber joinery changed from scribe rule framing, which was brought to America from Europe, to square rule framing. The square rule did not require the preassembly of components and allowed for the creation of interchangeable parts. The framer or carpenter uses a framing square to pattern the tenons, mortises and dowel holes to create 2-inch wide tenons and mortises, 1-1/2-inch-wide tongues, and the pinned connections were then placed 1-1/2 or 2 inches from the face of the mortise or tenon. This created a standard connection between the parts, that is diagonal brace and end post, or end post and intermediate girt, so that a framer could use any diagonal brace, which were of a standard size, with any post. This was considered a significant labor-saving device and most consider it a major change in heavy-timber framing that spread quickly. The existing carriage house retains its heavy-timber framing using this new technique.⁶⁹

The layout of the three-bay barn made these buildings readily adaptable so that as the farm grew and more specialized buildings were constructed, such as the dairy barn, the carriage house was converted for the purpose of storing carriage, wagons, and horses.

Chicken Houses

By the late-19th century, most dairy farms in Sussex County began to diversify in order to meet the needs of the consumer as well as to help make their farms as profitable as possible and this included poultry farming. It is feasible that the Rickey family kept roosters and hens for their personal use or to sell eggs to local families throughout their ownership. The presence of two chicken houses as well as historical records indicate they may have had a flock of perhaps 300 chickens at their peak.

In the publication *Farm Buildings* (1911), the authors make note that “the location of the poultry house is thought to be of minor consequence and consequently is given less consideration than any other farm building.”⁷⁰ However, the publication counters there are a number of key design and placement factors in poultry or chicken houses. The first is convenience because they needed to be visited several times

⁶⁸Lanier and Herman, 184-185.

⁶⁹ Jack A. Sobon, *Hand Hewn: The Traditions, Tools and Enduring Beauty of Timber Framing*, (North Adams, MA: Storey Publishing, 2019), 106-108.

⁷⁰ *Farm Buildings*, 198.

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per day, which speaks to why both chicken houses at the Rickey Farm are near the farmhouse. The second is the houses should provide “warm, dry, well lighted, and well ventilated quarters”⁷¹ and a southern exposure is often mentioned in the publication; both chicken houses are located south of the farmhouse and adjacent to open fields for maximum exposure, which is most important during winter months.⁷²

The old chicken house has early-to-mid-19th-century origins (c. 1855) based on its existing hand-hewn timber frame and may have seen different uses before conversion into a chicken house. Based on scant information of the earliest forms of poultry or chicken houses, the form and size could vary widely; however, images of poultry houses note a common feature, a man door located off-center on the gable end⁷³ indicating a layout of one-third aisle to align with the door and the remaining two-thirds occupied by roosting and scratching areas. The old chicken house has a man door on the west side of its gable end; the existing carriage doors next to it appear to be modifications when the building was converted for storage.

The new chicken house, constructed c. 1910, reflects the general form of several examples of poultry houses published in *Barns, Sheds and Outbuildings* (1881) and *Farm Buildings* (1911). Such features include a rectangular form; shed roof; roosts and nesting boxes on one side and scratching shed on the other; a single man door entry; a hinged opening for the hens; and large windows to admit light and warmth. The *Farm Buildings* publication emphasizes buildings of this nature can be built by the farmer, can be made inexpensively, and can use rough exterior cladding.⁷⁴

Dairy Barn including Milk Room and Machine Shed

Dairy (cheese, butter, and liquid milk) at the Hinchman-Rickey Farm was the main agricultural product by the late-19th century and it appears that the property had at least three dairy barns. The first was struck by lightning in 1919 and the second was destroyed by fire in 1936. There is an historic image of the second barn (Figure 5) that shows a Dutch-style gambrel roof main barn and a smaller gable roof milk house attached to it. This style and form of the dairy barn was typical for the period and reflected changes in dairy operations that emphasized the issues of health and hygiene, which was critical due to the high incidents of cattle disease at the turn of the 20th century. These problems and the methods for addressing them were published in newspapers and agricultural journals as well as addressed by the federal and state government.⁷⁵ *Farm Buildings*, published by *The Breeder's Gazette* in 1911, notes of

⁷¹ *Farm Buildings*, 198.

⁷² *Farm Buildings*, 198-204.

⁷³ Figure 85, Plan of a hen house found in *Barns Sheds and Outbuildings* published in 1881 shows this configuration, and the poultry house at the William House Farm in Maryland documented by the Historic American Building Survey in 1933 shows this configuration.

⁷⁴ *Farm Buildings*, 202 - 209.

⁷⁵ The Model Dairy Farm in Beemerville, Sussex County, was formed by the Agricultural Experiment Station (Rutgers University) to conduct experiments in breeding and nutrition on numerous dairy cattle breeds. [Federal Writers' Project, 461.] In 1912, the Sussex County Extension Service was organized, one of the first two in the state. [“Rutgers Cooperative Extension History,” New Jersey Agricultural Experiment Station, Rutgers, the State of New Jersey, 2000,

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dairy barns:

Another problem has confronted the dairyman. As he more and more surrounded the cows with artificial conditions, he discovered unless unusual precautions were taken, that disease instead of health followed, and it is only within a very recent period that we have been able thoroughly to combine comfort and health, which means nothing more or less than warmth, light, and pure air.”⁷⁶

The publication goes on to note that until these three basic principles were understood, “we had no form, size or mode of construction that could be called standard.”⁷⁷ In the design, several factors need to be considered no matter the barn layout: the layout of the barn should not negatively impact the “best performance of the animals housed;” a barn should allow for both maintaining a stable temperature while taking into account the amount of heat generated by the cows yet also allow for ample ventilation and the importance of the animals to remain cool particularly during the warm months; the barn should “admit the needed amount of light to all the animals housed;” the layout should “reduce the labor of caring for the animals” in order to yield “the largest yearly net profit;” and “the form and arrangement of the buildings should be such as to necessitate the least first cost and the smallest maintenance expenses compatible with the necessary accommodations.”⁷⁸ The details of the second-generation dairy barn at the Hinchman-Rickey Farm are unclear; however, it appears, based on the form as seen in the historic image, (Figure 5) similar to what the *Farm Buildings* publication calls “A Hygienic Dairy Barn”. This barn plan shows the ground floor of one section of the L is for the stabling of the cows, “loose and dehorned,” and the other section is where there are stanchions to be used only when the cows eat their grains and are milked.⁷⁹ Feed stored in the form of silos would also have been located at this level. It appears that the second story would have been used for the storage of hay, which was typical.

The extant and third Hinchman-Rickey Farm dairy barn is an excellent example of a “Wisconsin” style barn (first promoted by the University of Wisconsin School of Agriculture in the 1890s) and dates to late 1936 or early 1937. The trademark “James” on the two surviving weathervanes (Photo 23) on the three large loft ventilators indicate they, and presumably most of the barn’s fixtures, fittings, and probably overall design, were the product of the James Manufacturing Co. of Fort Atkinson, Wisconsin. This company was the industry leader in dairy barn design and construction, and a leading supplier of dairy farming equipment. Their book, “The James Way,” was a standard dairy reference. The standards noted in *Farm Buildings* in 1911 are reiterated in “The James Way” publication states:

By use of the proper construction, and by carefully planning the arrangement of the stable, this point may be cared for without excessive increase in cost of building, or in cost of operating the plant.

Since contented, healthy cows produce more milk, the things that please the cow and insure

<https://njaes.rutgers.edu/extension/history/rce-history-2000.pdf>, 8.]

⁷⁶ *Farm Buildings*, 124.

⁷⁷ *Farm Buildings*, 124.

⁷⁸ *Farm Buildings*, 126-127.

⁷⁹ *Farm Buildings*, 131.

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her health and comfort must likewise receive thoughtful attention.

If the arrangement of the barn is planned rightly, plentiful lighting, abundant ventilation and easy disposal of the litter will be provided—all floor space will be used economically and to the best advantage—and the number of steps necessary in doing the daily chores will be reduced to the minimum.⁸⁰

The features of the Wisconsin barn present in the Hinchman-Rickey dairy barn include the Shawver truss system; concrete flooring at the ground level; a hay storage loft at the upper level; separate cow pens from the feeding/milking stalls, which were also produced by the James Manufacturing Company; plenty of openings at the animal level to promote ventilation; incorporating ventilators on the roof for the hay storage but also for the stable area; and concrete floors incorporating the proper gutters for sanitation. The key feature of the barn is the use of plank frame construction, which includes the Shawver truss (Figures 13 and 14): “The use of modern hay carrying machinery calls for barns with open centers. In the plank frame barn there are no cross beams nor heavy supporting timbers to interfere with such machinery.”⁸¹ The James Manufacturing Company also promoted its ease of construction in the publication quoting a happy customer:

H. A. Bennett, Ridgewood, N. J., writes: “We have built a dairy barn from the plans which you prepared for us, and must say that we are well pleased with the plank frame barn; the erection of it was very cheaply done as to labor, and we saved lots of heavy lifting, besides the economy in construction of the plank frame cannot be compared with the old heavy timber frame.”⁸²

The Wisconsin style barn became common in dairy farming areas of New Jersey and New York beginning during the Great Depression.⁸³ The Rickey family having lost a barn not yet 20 years old, would have been looking for an economical way to rebuild, which included both reusing the foundations from the earlier barn and employing the latest in construction technologies.

The milk room could have also been part of the plans provided by the James Manufacturing Company as their publication notes the ability to customize plans for the Owner’s needs and to accommodate site conditions. The machine shed would have been a common building on site as well and could have held any amount of equipment from seeders and cultivators to wagons and manure spreaders. According to the *Farm Building* publication of 1911, the gabled form of either one or two bays deep with large openings on one side would have been a typical arrangement.⁸⁴ Concrete block, of which both buildings are constructed, was readily available beginning in the 1920s, has fire-rated capabilities, and were an economical building material. Utilitarian in form and function, they are each subservient to the larger

⁸⁰ The James Way: A book showing how to build and equip a practical up to date Dairy Barn, (Fort Atkinson, WI: The James Manufacturing Co., 1918), 13. (Available from the Internet: Cornell University Library - <http://ia800207.us.archive.org/4/items/cu31924051998791/cu31924051998791.pdf>)

⁸¹ The James Way, 25.

⁸² The James Way, 27.

⁸³ Noble and Cleek, 122.

⁸⁴ Farm Buildings, 255.

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and grander Wisconsin-style dairy barn.

Comparative Analysis

The Hinchman-Rickey Farm reflects in its history and development the transformation from subsistence farming in the late-18th to mid-19th centuries in a decidedly rural area of New Jersey to a moderate-scale family-run dairy business reflecting agricultural market changes brought about by advances in transportation, farm implements, and experimental farming, especially those related to animal husbandry and improved sanitary conditions for safe-food practices. The Hinchman-Rickey Farm, like most farms in the region, developed organically and based on its individual needs, and thus is difficult to compare to others in terms of the architecture of the outbuildings. The most notable difference between the Hinchman-Rickey Farm and others is its Wisconsin-style dairy barn from the James Manufacturing Company. While commonly found in the Midwest, it may be the only one of its kind in Vernon Township and the surrounding region.

Shoemaker-Houck Farm (Walpack, New Jersey): The Shoemaker-Houck Farm (Figure 11) was established in the early 19th century and listed on the National Register in 1979. A house and six outbuildings sit on a 145.39-acre property. Such outbuildings include a large, early 19th century barn with vertical wood siding; a tiled silo; a workshop; a connected icehouse and milkhouse, built c. 1829 and in 1854, respectively; and a storage building from c. 1948-1957. The town of Walpack was mostly abandoned in the 1960s for the Tock Island Dam project, which never came to fruition. Today, the abandoned farm is part of the Delaware Water Gap National Recreation Area.⁸⁵

Jeremiah Morehouse House (Warwick, New York): The Jeremiah Morehouse House, also known as “Warwick’s White House,” was listed on the National Register in 2006. The approximately 9.5-acre farmstead is bisected by Hathorn Road and at one time included numerous agricultural outbuildings, many of which have been demolished since 2006. The largest of such buildings was a heavy timber-frame dairy barn, constructed c. 1870. It had a gable roof, narrow clapboard siding, a pent-roofed extension, and was situated perpendicular to the road. To the west were a chicken house and granary, constructed to form an L-shape. Both were of frame construction, and only the chicken house remains. It is much larger than either chicken house at the Hinchman-Rickey Farm. The final outbuilding no longer present is the horse barn. It was built in the late 19th century with frame construction, and featured board-and-batten siding and a cupola. Located behind the house is a light-frame shed built in the late 19th century with novelty siding and a metal roof. To the west of it is a modern frame garage.⁸⁶

Fury Brook Farm (Sugar Loaf, New York): Fury Brook Farm (Figure 10), also known as “Bairdlea Farm,” is a 7-acre property that was listed on the National Register in 2004. While all of the farm’s buildings are located on the same side of Kings Highway, the property is divided by a creek running east-west. At the north end of the property is a T-shaped dairy barn with the primary gable ridge running parallel to the road and a silo at the north junction. The frame and concrete barn was constructed in 1936

⁸⁵ Wayne K. Bodle, *National Register of Historic Places Inventory – Nomination Form: Shoemaker-Houck Farm* (Walpack, NJ: National Park Service, 1979).

⁸⁶ Gardiner and Krattinger.

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and contains elements of an older barn from 1856. Presently, the lower, concrete section of the barn is used as a machine shop. To the south of the creek is a tenant farmer's house built c. 1810. The 1 ½ story building has a timber frame and rubblestone, with additions at the front and rear. Other buildings include a small hay barn with board-and-batten siding and a non-extant well house that was originally utilized as a milk shed. The remaining outbuildings on site are all non-contributing resources.⁸⁷

High Breeze Farm (Vernon, New Jersey) (Figure 7): The buildings at High Breeze Farm were constructed c. 1810 – c. 1935 and were listed on the National Register in 1989. The 162-acre property includes 15 buildings and is bisected by Barrett Road. According to the National Register nomination, “the farm plant was never adapted to mechanized, large-scale dairy or fruit-farming” and remained a 19th-century-style farm until its closing. The horse barn, situated perpendicular to the road, is an English-style barn constructed in 1886 with a timber frame, vertical siding, and an asphalt shingle roof. The cow barn, located across the road, is an English-style bank barn constructed in 1887. It has cattle stanchions in the lower forebay, livery storage and stables above, and a hay mow in the attic. The machinery shed, built c. 1925, had a hog pen at one end and a storage space in the attic. It has fallen into disrepair over time. There is an outhouse on either side of the road, one for the main house and the other for the tenant house, both built in the early 20th century. The tenant house was constructed in 1909 with a mix of masonry, wood frame, and poured concrete. The blacksmith shop, no longer visible, was built using timber framing in the early- to mid-19th century. It had board-and-batten siding, a stamped-metal roof, and its own well. Another well is located in front of the main house, and is covered by a lattice and rubblestone well house, constructed c. 1940. The farm also had two corn cribs, one built of metal in the early 20th century near the cow barn, and another built of timber in the mid-19th century near the tenant house. The latter is the only one remaining, and stored wagons in addition to corn. A separate wagon shed is located across the road, and also functioned as a summer kitchen and chicken coop. It was constructed c. 1886 and has timber framing, board-and-batten siding, and a slate roof. There are two additional chicken coops on the farm. The older was built c. 1880 with timber framing and a slate roof, while the newer was built with board siding and a composition roof c. 1930. The final outbuilding is a concrete garage, built c. 1935 in a vernacular style.⁸⁸

Supplemental Information

Vernon's Rural Setting

Vernon Township consists of 68 square miles⁸⁹ and is set between the Wallkill River to the west and the Wawayanda Mountains to the east. The northeast border of the township is the New Jersey-New York border⁹⁰ and Vernon's initial settlements focused on iron mining, including the production of iron products, subsistence farming, and milling of grains and lumber products. Vernon's natural setting,

⁸⁷ Krattinger, *National Register of Historic Places Registration Form: Fury Brook Farm*.

⁸⁸ Ronald J. Dupont, *National Register of Historic Places Registration Form: High Breeze Farms* (Vernon, NJ: Vernon Township Historical Society, 1989).

⁸⁹ Cusack.

⁹⁰ Kevin W. Wright, “Sussex County,” in *Encyclopedia of New Jersey*, ed. Maxine N. Lurie and Marc Mappen (New Brunswick, NJ: Rutgers University Press, 2004), 790-791.

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characterized by the Wawayanda, Wallkill, and Pochunk Mountains and several small lakes, included an abundance of limestone and iron ore. The limestone was important in the production of slaked lime, which was valuable in iron manufacturing and in local construction. The key mines in Vernon included the Canistear, Pochuk and William Mines,⁹¹ all of which closed by 1890.⁹² Agriculture was also a principal occupation producing wheat, corn, and butter for local and New York markets. Advances in transportation were key to the success of these industries from initial settlement. Today's Route 94, also known as King's Highway and Vernon Turnpike, runs from the banks of the Delaware River through to the New York border, and as a result, divided the town in a southwest to northeast direction.⁹³ Available records are slim for the initial settlement, but by 1865, there were two forges, three grist mills, four sawmills, 12 schools, and a population of 1,984 people in Vernon.⁹⁴ In the late-19th century into the early-20th century, agriculture with an emphasis on dairy farming as well as the iron mining and limestone quarry operation continued to be main industries. However, the population changed little and the area remained decidedly rural. An image of Route 94 taken in 1906 shows it unpaved (Figure 6) and electricity was not brought to the town until the mid-1930s. In 1930 the trains stopped servicing Vernon, in 1931 the iron mines closed, and by the mid-1930s creameries were also closed. However, the town became a recreational area, first as a summer resort and in 1968 became a winter ski resort.⁹⁵ The Appalachian Trail, a segment of which passes through Vernon, was completed in 1937.

Census Records

Census records from 1860 show nine people living in the Rickey House. Their immediate neighbors were William's brother Israel, who owned a small plot, and one nephew that also owned a small farm. The 1860 and 1870 census records indicate the Rickey family typically employed one or more female servants. They also provided lodging at any given time for hired farm laborers and sometimes the local schoolteacher. For example, in 1860 the Rickeys lodged Erastus Hokum, a 17-year-old farm laborer, Hester Longwill, a 16-year-old servant, and Hannah Norman, a 45-year-old local schoolteacher.⁹⁶ In 1870, the Rickeys lodged Robert Mabee, a farm laborer, and Louiza Moore, an 18-year-old servant.⁹⁷ In addition, most of the Rickey's neighbors were farmers or who worked in construction, but the number of farmers considerably outnumbered those in other industries.

⁹¹ Cusack.

⁹² Dupont, "Vernon," 834.

⁹³ Dupont, "The Vernon Stories."

⁹⁴ John W. Barber, *Historical Collections of New Jersey: Past and Present* (New Haven, CT: John W. Barber, 1868), https://www.google.com/books/edition/Historical_Collections_of_New_Jersey/lkUVAAYAAJ?hl=en&gbpv=1.

⁹⁵ Jessi Paladini, Editor, *Vernon Township 1792-1992*, 36-39.

⁹⁶ The National Archives in Washington D.C.; Record Group: *Records of the Bureau of the Census*; Record Group Number: 29; Series Number: M653; Residence Date: 1860; Home in 1860: *Vernon, Sussex, New Jersey*; Roll: M653_709; Page: 535; Family History Library Film: 803709

⁹⁷ Year: 1870; Census Place: *Vernon, Sussex, New Jersey*; Roll: M593_889; Page: 243A.

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Verbal Boundary Description

The boundary for Rickey Farm includes the entirety of Block 228/Lot 8 and Block 58/Lot 2 in Vernon Township, which sit opposite one another across Route 94.

Boundary Justification

The boundary corresponds with the last portions of the Rickey Farm that were owned by the Rickey family and contain the core elements of the historic farmstead. Block 58/Lot 1 containing the former tenant house has been excluded as the building lacks integrity.

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Photo Log

Name of Property: Hinchman-Rickey Farm
City or Vicinity: Vernon Township
County: Sussex State: New Jersey
Photographer: Margaret M. Hickey (Photos 1-4, 6, 9, 11-20, 22 - 25)
Ronald J. Dupont Jr. (Photos 5, 7-8, 10)
Will Brown (Photo 21)

Date Photographed: Photos 1-4, 6, 9, 11-20, 22-25 (October 27, 2022)
Photos 5, 7-8, 10 (September 20, 2020)
Photo 21 (June 6, 2023)

Location of Current Photos: Offices of Connolly & Hickey Historical Architects
1 S. Union Avenue, Cranford, NJ 07016

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 0001: View of the front (east) elevation of the farmhouse, camera facing north.

Photo 0002: View of the south elevation of the farmhouse showing the side porch, camera facing northeast.

Photo 0003: View of the west side of the Rickey Farmhouse showing the partial elevation of the main house and its fenestration, camera facing northeast.

Photo 0004: View of the north elevation of the farmhouse, camera facing south.

Photo 0005: Detail view of the front entrance surround from the exterior at the farmhouse, camera facing southwest.

Photo 0006: Overall view of the basement within the farmhouse, camera facing northeast.

Photo 0007: View looking at the front entrance door assembly within the farmhouse, camera facing east.

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Photo 0008: Detail view of the front entrance trim and moldings, camera facing south.

Photo 0009: Detail view of the stair including newel post and balusters beyond, camera facing north.

Photo 0010: View of typical fluted door molding, camera facing southwest towards Room 102

Photo 0011: View of Room 102 showing simpler eared moldings, camera facing west.

Photo 0012: View of the fireplace in Room 106, camera facing east.

Photo 0013: View of Room 202, camera facing west.

Photo 0014: View of the attic showing the exposed framing and earlier wood roof shingles, camera facing north.

Photo 0015: View of the south elevation of the spring house, camera facing northeast.

Photo 0016: View of the west and south elevations of the spring house with the west elevation of the Farmhouse beyond, camera facing east.

Photo 0017: View of the interior of the spring house, camera facing north.

Photo 0018: View of the north and east elevations of the "old" chicken house, camera facing west.

Photo 0019: View of the east elevation of the "new" chicken house, camera facing west.

Photo 0020: View of the south elevation of the dairy barn and machine shed, camera facing northeast.

Photo 0021: View of the James trademark on the weathervane of a ventilator at the dairy barn; camera facing northwest.

Photo 0022: View of the milk shed on the south elevation of the dairy barn, camera facing north.

Photo 0023: View of the Shawver truss system and exposed framing on the upper level of the dairy barn, camera facing northwest.

Photo 0024: View of the west elevation of the carriage house from just southwest of the Farmhouse, camera facing east.

Photo 0025: View of the west and south elevations of the carriage house, camera facing northeast.



Hinchman-Rickey Farm

New Jersey and National Registers Nomination
Vernon Township,
Sussex County,
New Jersey

Boundary and tax map

Legend

- SR & NR District boundary
- Coordinates
- Tax Parcels

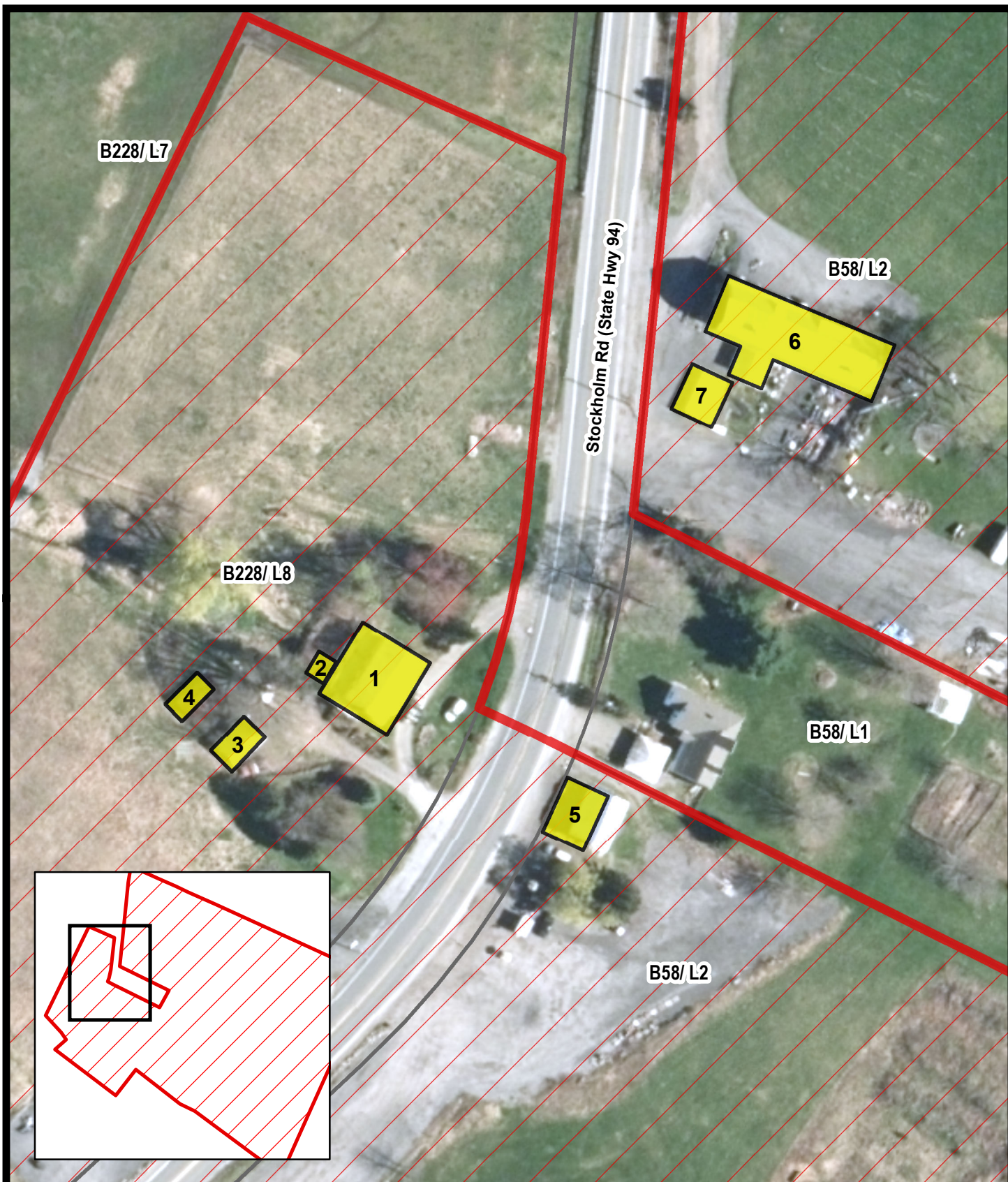
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Datum: NAD 1983 State Plane New Jersey

72.93 Acres



NJDEP,
Historic Preservation Office
December 2022



Hinchman-Rickey Farm

New Jersey and National Registers Nomination
 Vernon Township,
 Sussex County,
 New Jersey

Boundary and tax map

0 20 40 80 120 Feet

Datum: NAD 1983 State Plane New Jersey

Legend

-  SR & NR District boundary
-  Contributing Resources
-  Tax Parcels

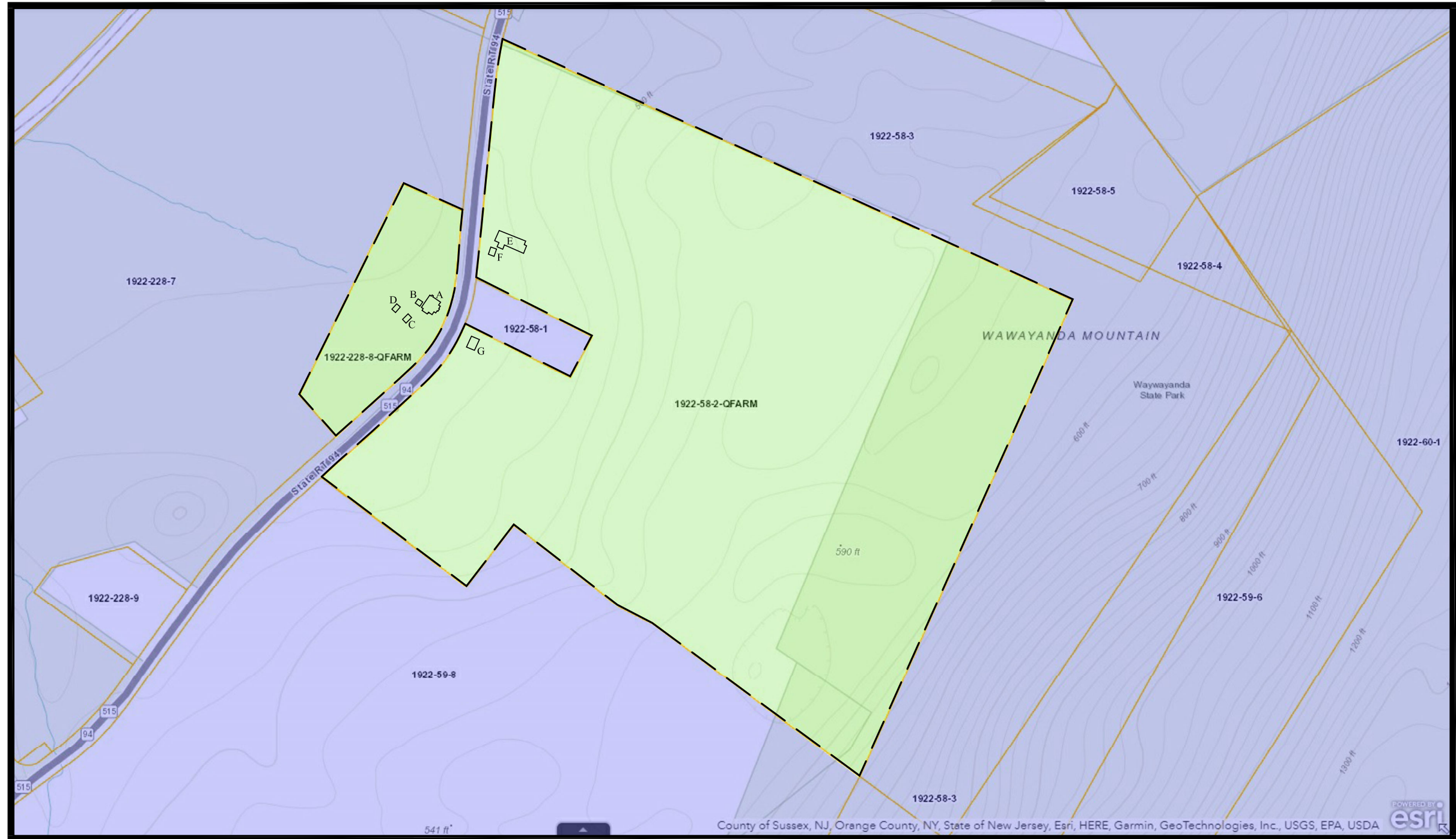
72.93 Acres



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 December 2022

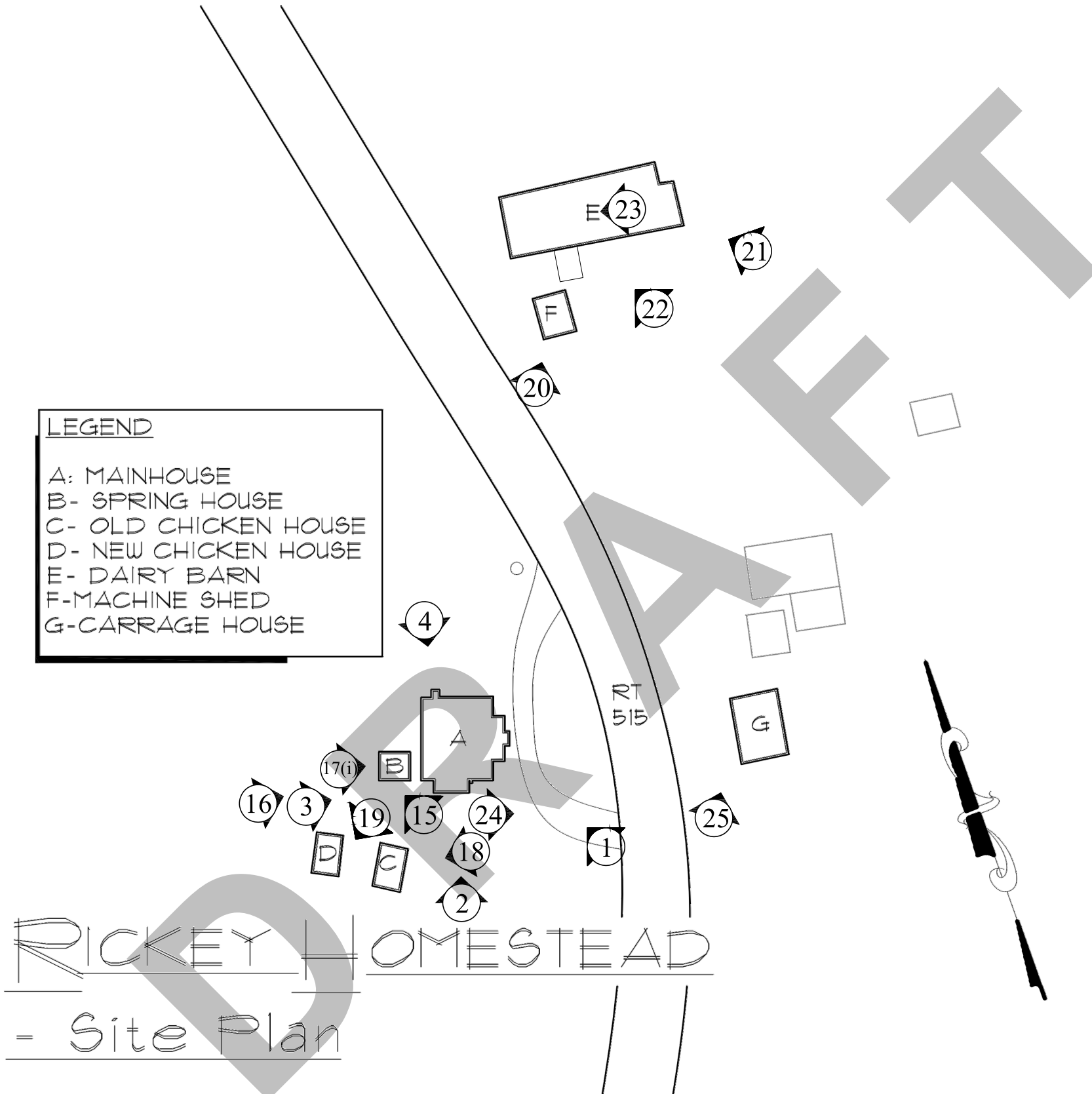
RICKEY FARM

VERNON TOWNSHIP, SUSSEX COUNTY, NJ

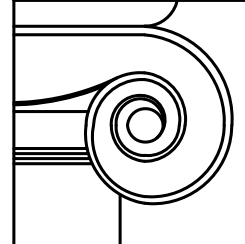


— — — DISTRICT BOUNDARY





SITE PLAN - PHOTO KEY
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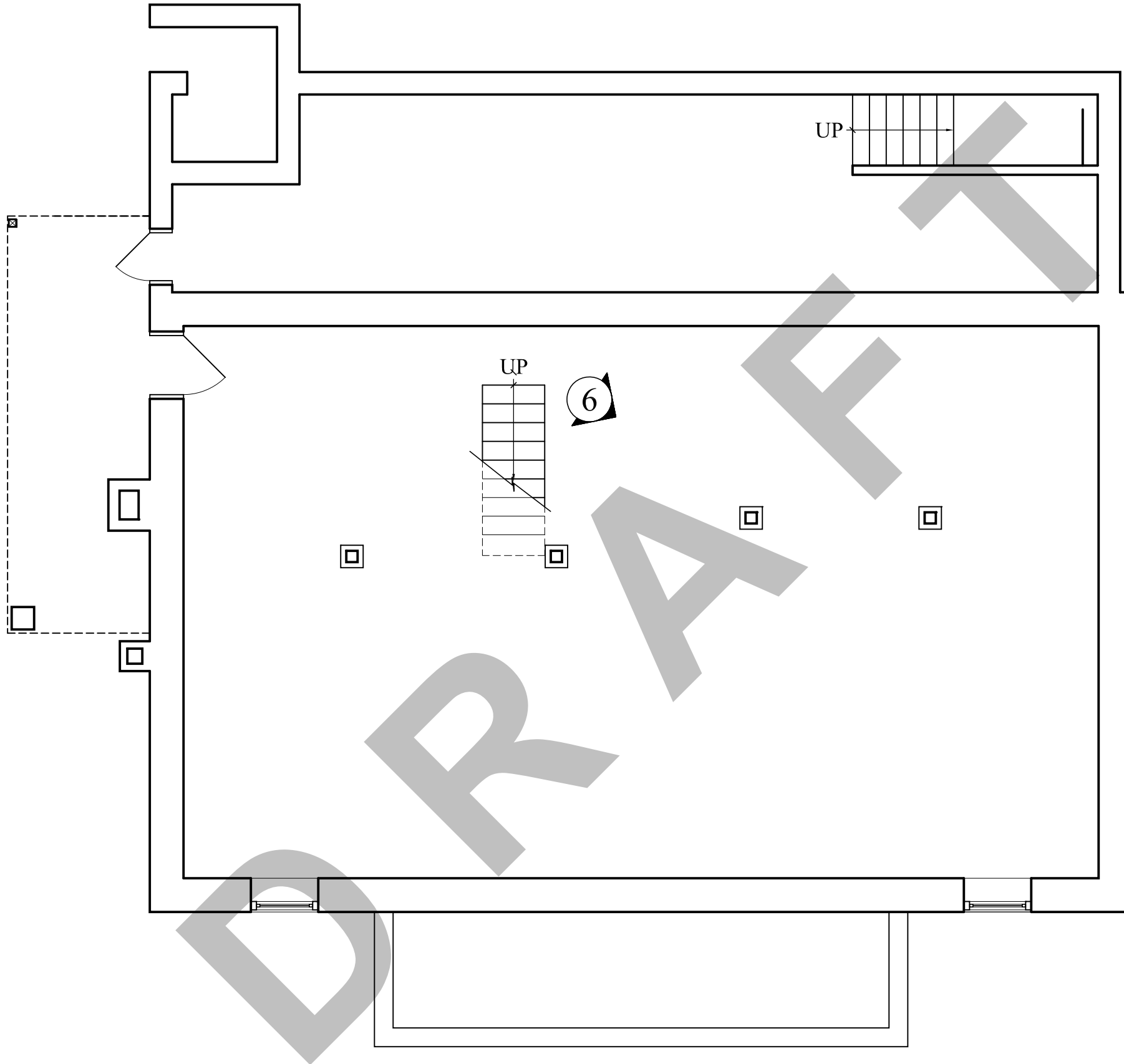
THOMAS B. CONNOLLY, RA
NJ 21AI01699200
PA RA403776

MARGARET M. HICKEY, RA
NJ 21AI018244500

PROJECT No. 2238C

DATE: 11 AUGUST 2023

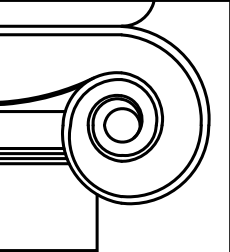
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VERNON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY



BASEMENT - PHOTO KEY

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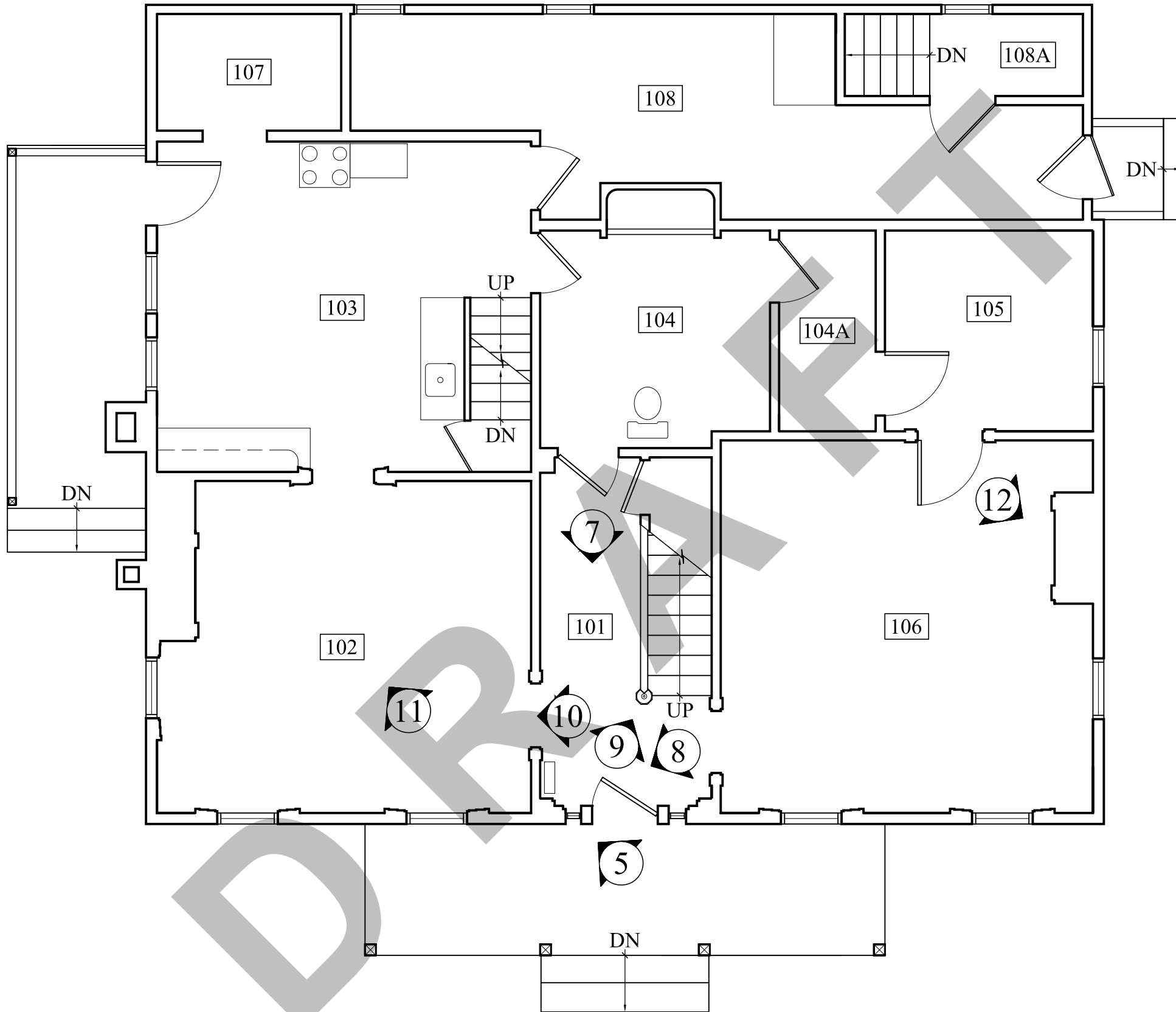
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NJ 21AI018244500

PROJECT No. 2238C

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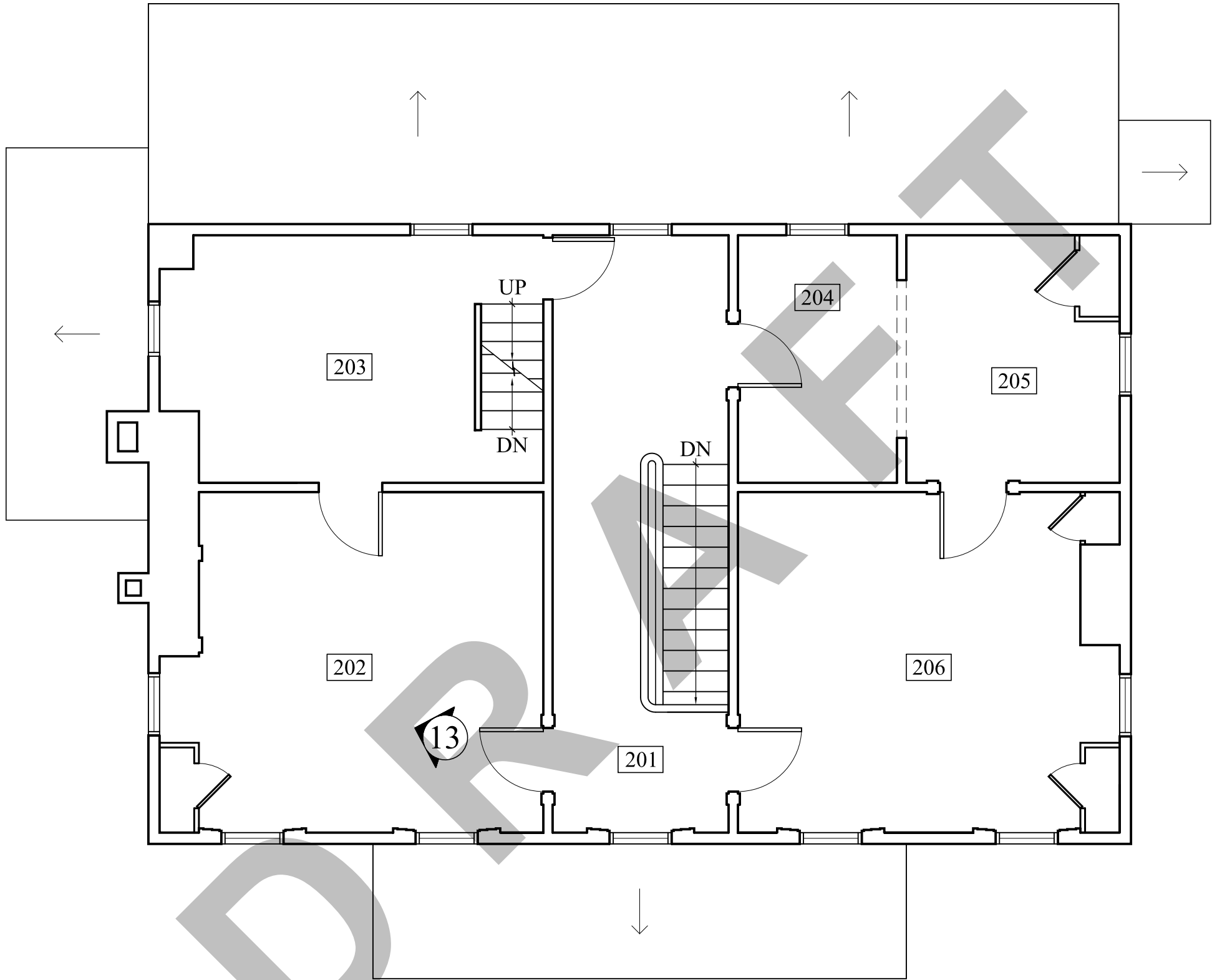
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NJ 21AI018244500

PROJECT No. 2238C

DATE: 11 AUGUST 2023

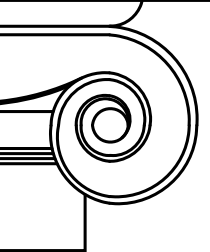
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SECOND FLOOR - PHOTO KEY

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NJ 21AI018244500

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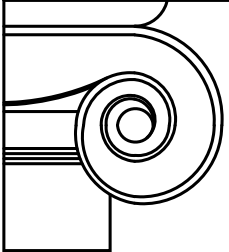
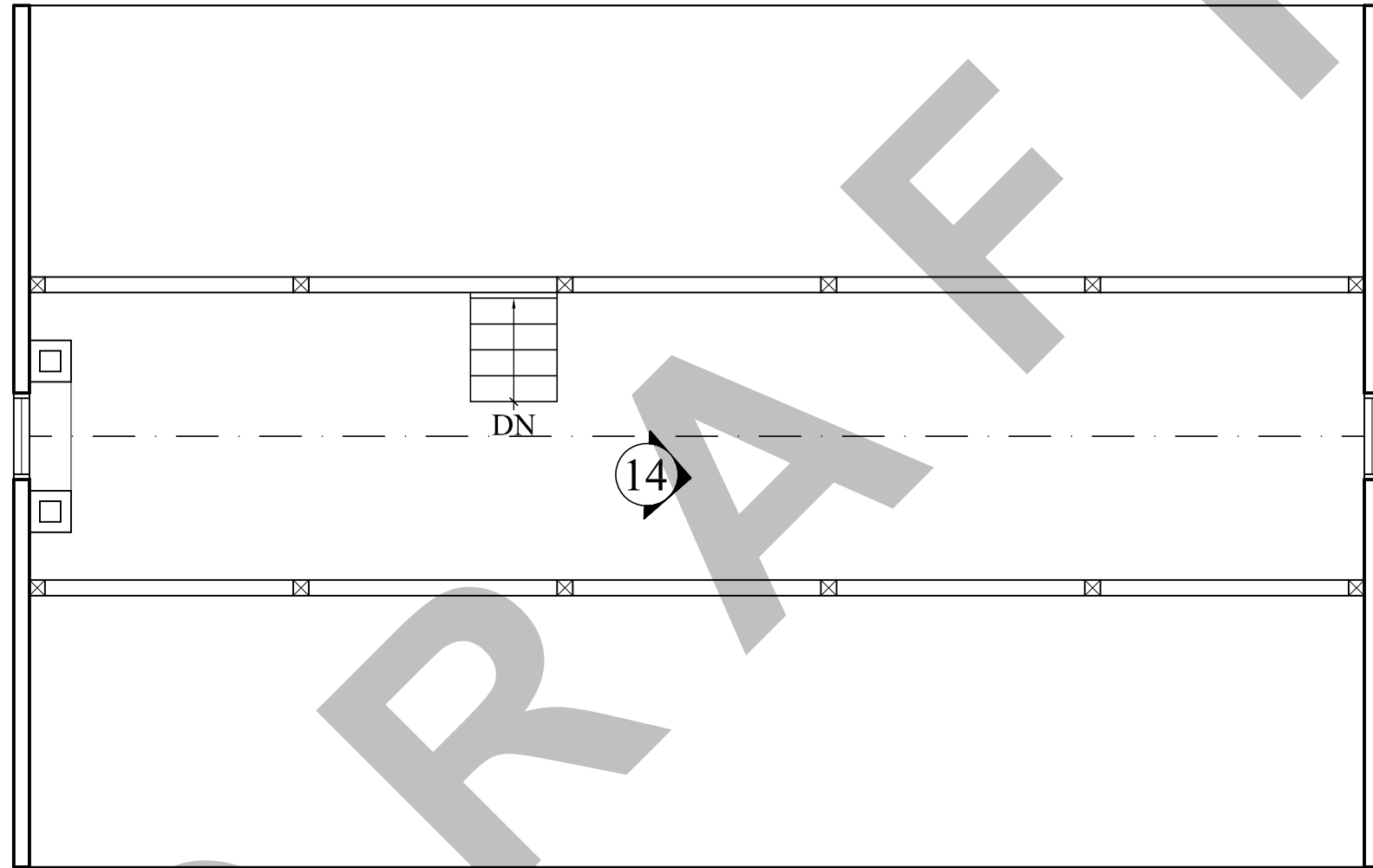
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Figure 1. Aerial view of Hinchman-Rickey Farm looking west.¹

¹ Western Highlands Scenic Byway Committee and New Jersey Department of Transportation, *Chapter 9 Frontispiece*, in *Western Highlands Scenic Byway: Corridor Management Plan* (Sussex County: October 2018), 77, <https://www.sussex.nj.us/documents/tourism/western-highlands-corridor-mgmt-sign-location-plan-rev.jjb.pdf>.

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Figure 2. Closer aerial view of Hinchman-Rickey Farm looking east-northeast.²

² Mike Zummo, *An Aerial View of the Site (From Planning Exhibits)*, photograph, West Milford Messenger, April 6, 2021, <https://www.westmilfordmessenger.com/news/local-news/new-life-for-the-old-rickey-farm-as-commercial-project-is-approved-XJ1586303>.

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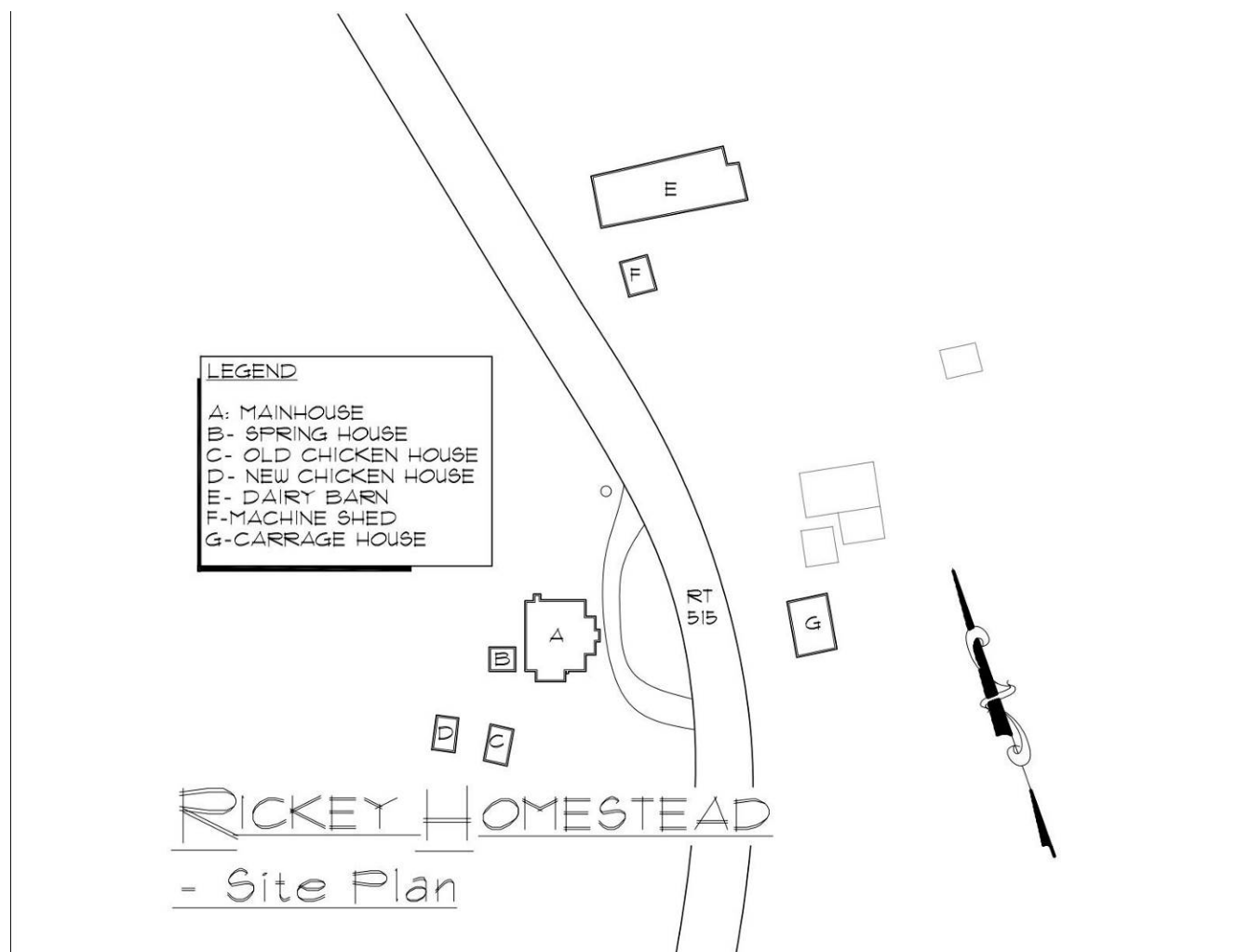


Figure 3. Site plan showing location of historic resources.

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Figure 4. Circa 1912 view of the Rickey Farmhouse with the Rickey family.³

³ *Rickey Family (Circa 1912)*, photograph, Rickey Farm, The Recovery Farm, accessed November 23, 2022, <http://rickeyfarm.net/history/>.

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Figure 5. Circa 1912 view of the original dairy barn from the Rickey farmhouse.⁴

⁴ *Main Barn View from Farmhouse (Circa 1912)*, photograph, Rickey Farm, The Recovery Farm, accessed November 23, 2022, <http://rickeyfarm.net/history/>.

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Figure 6. Circa 1906 view of Route 94 heading south toward Vernon Crossing Road.⁵

⁵ Ronald J. Dupont, *Images of America: Vernon Township*, (Charleston, SC: Arcadia Publishing, 2002), 81.

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Figure 7. Historic image of High Breeze Farm, aka Barrett Farm, constructed c. 1828, showing simple Greek Revival detailing at the porch of the two-story section.⁶ High Breeze Farm is located a few miles northwest of the Hinchman-Rickey farm within the Wawayanda Mountains.

⁶ Dupont, *Images of America: Vernon Township*, 14.

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Figure 8. Historic image of the Claremont, constructed c. 1841, which is an example of a high-style Greek Revival residence constructed for the Lawrence family.⁷ The house was located in Hamburg, a town a few miles south of the Hinchman-Rickey Farm.

⁷ William R. Truran, *Images of America: Franklin, Hamburg, Ogdensburg, and Hardyston* (Charleston, SC: Arcadia Publishing, 2004), 112.

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Figure 9. A 2004 image of the George T. Wisner House, Goshen, NY.⁸

⁸ Available from the Internet: https://commons.wikimedia.org/wiki/File:George_T._Wisner_House.jpg. Accessed: August 11, 2023.

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Figure 10. 2009 image of the farmhouse at Furybrook Farm in Chester, Orange County, New York.⁹

⁹ Photographed By Clifton Patrick, November 20, 2009. Available from the Internet:
<https://www.hmdb.org/m.asp?m=24692>. Accessed: August 11, 2023.

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Figure 11. Late-20th century image of the barn and other outbuildings at the Shoemaker-Houck Farm in Walpack, New Jersey.¹⁰

¹⁰ National Register Nomination for the Shoemaker-Houck Farm, Walpack Twp., NJ. Image taken by Wayne K. Bodle, April 1977. Available from the Internet: <http://npshistory.com/publications/dewa/nr-shoemaker-houck-farm.pdf>. Accessed: August 11, 2023

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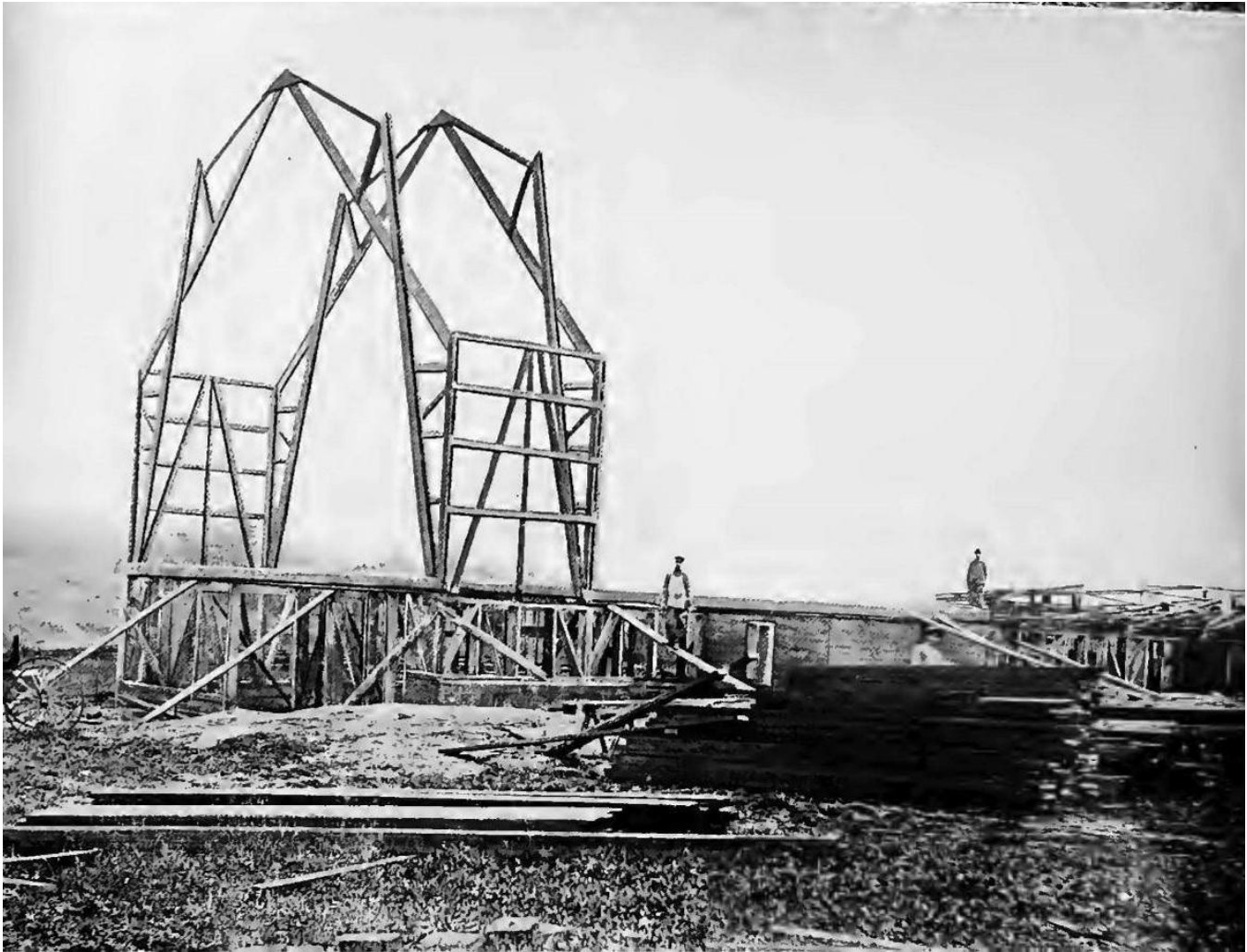


Figure 12. Image of a Wisconsin-style barn being erected and showing the plank frame construction and Shawver truss system.¹¹

¹¹ *The James Way: A book showing how to build and equip a practical up to date Dairy Barn*, (Fort Atkinson, WI: The James Manufacturing Co., 1918), 26. (Available from the Internet: Cornell University Library - <http://ia800207.us.archive.org/4/items/cu31924051998791/cu31924051998791.pdf>)

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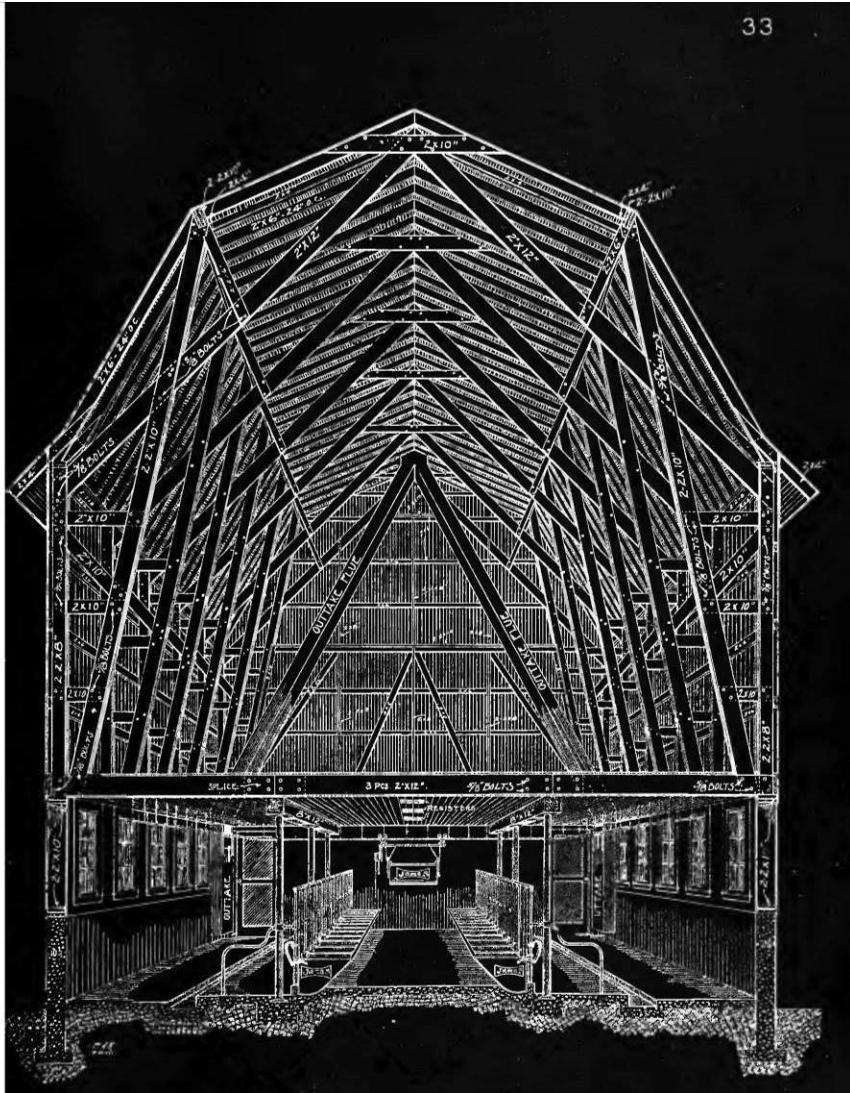


Figure 13. Section of a typical Wisconsin-style barn produced by the James Manufacturing Company of Fort Atkinson, Wisconsin.¹² Note the upper floor level of open space for hay and equipment storage, and the stalls at the ground level including the milking and feed stanchions, which were also produced by the company.

¹² *The James Way*, 33. (Available from the Internet: Cornell University Library - <http://ia800207.us.archive.org/4/items/cu31924051998791/cu31924051998791.pdf>)

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Photo 0001: View of the front (east) elevation of the farmhouse, camera facing north.

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Photo 0002: View of the south elevation of the farmhouse showing the side porch, camera facing northeast.

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Photo 0003: View of the west side of the farmhouse showing the partial elevation of the main house and its fenestration, camera facing northeast.

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Photo 0004: View of the north elevation of the farmhouse, camera facing south.

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Photo 0005: Detail view of the front entrance surround from the exterior at the farmhouse, camera facing southwest.

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Photo 0006: Overall view of the basement within the farmhouse, camera facing northeast.

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Photo 0007: View looking at the front entrance door assembly within the farmhouse, camera facing east.

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Photo 0008: Detail view of the front entrance trim and moldings, camera facing south.

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Photo 0009: Detail view of the stair including newel post and balusters beyond, camera facing north.

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Photo 0010: View of typical fluted door molding, camera facing southwest towards Room 102.

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Photo 0011: View of Room 102 showing simpler eared moldings, camera facing west.

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Photo 0012: View of the fireplace in Room 106, camera facing east.

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Photo 0013: View of Room 202, camera facing west.

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Photo 0014: View of the attic showing the exposed framing and earlier wood roof shingles, camera facing north.

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Photo 0015: View of the south elevation of the spring house, camera facing northeast.

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Photo 0016: View of the west and south elevations of the spring house with the west elevation of the farmhouse beyond, camera facing east.

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Photo 0017: View of the interior of the spring house, camera facing north.

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Photo 0018: View of the north and east elevations of the "old" chicken house, camera facing west.

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Photo 0019: View of the east elevation of the “new” chicken house, camera facing west.

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Photo 0020: View of the south elevation of the dairy barn and machine shed, camera facing northeast.

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Photo 0021: View of the James trademark on the weathervane of a ventilator at the dairy barn; camera facing northwest.

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Photo 0022: View of the milk shed on the south elevation of the dairy barn, camera facing north.

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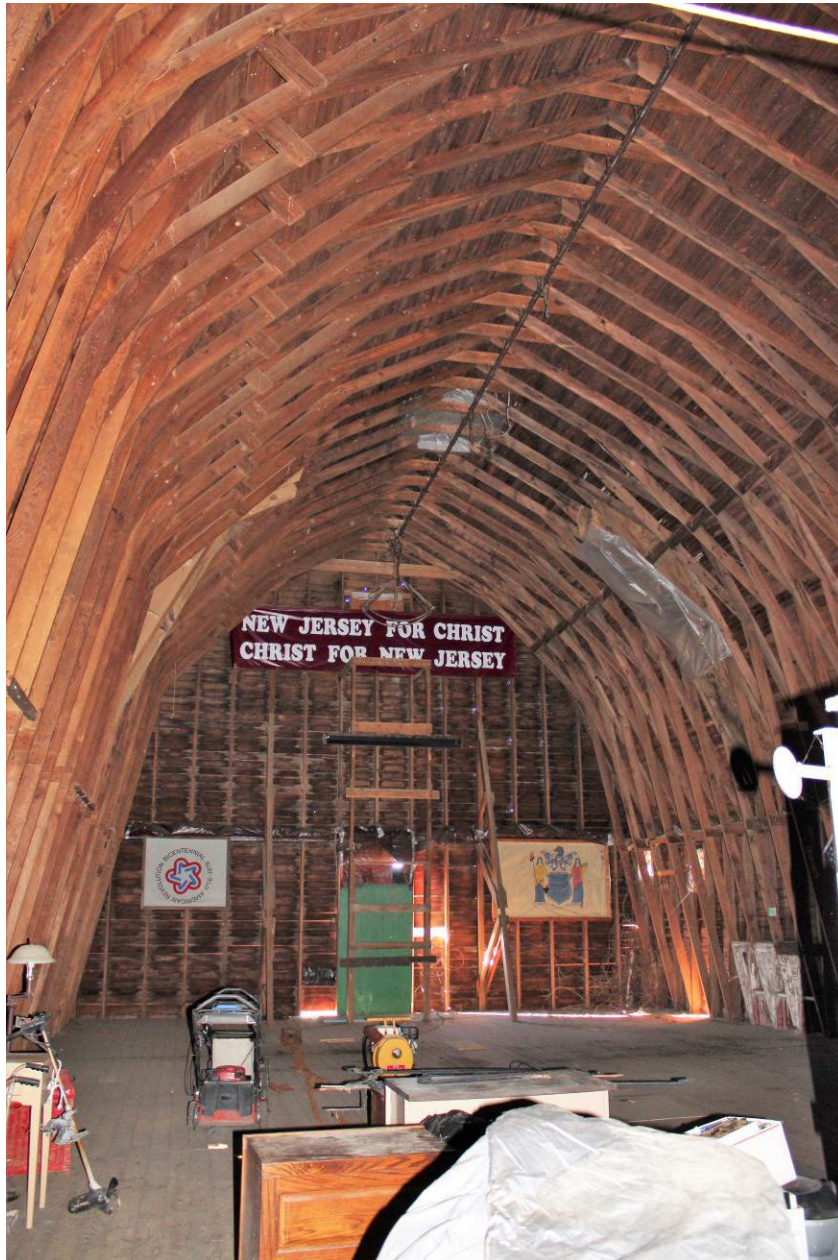


Photo 0023: View of the Shawver truss system and exposed framing on the upper level of the dairy barn, camera facing northwest.

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Photo 0024: View of the west elevation of the carriage house from just southwest of the farmhouse, camera facing east.

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Photo 0025: View of the west and south elevations of the carriage house, camera facing northeast.