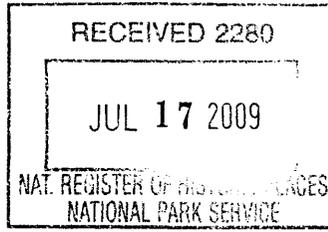


United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and 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 any 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 from 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 Zurbrugg Mansion

other names/site number The Columns

**2. Location**

street & number 531 Delaware Avenue not for publication n/a

city or town Delanco vicinity n/a

state New Jersey code NJ county Burlington code 005 zip code 08075

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

[Signature] 4/20/09  
Signature of certifying official Date

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 commenting or other official Date

State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

entered in the National Register  
See continuation sheet.

determined eligible for the  
National Register

See continuation sheet.  
determined not eligible for the  
National Register

removed from the National Register

other (explain):

Signature of Keeper  
[Signature: Ebon H. Beall]

Date of Action  
8.28.09

Zurbrugg Mansion  
name of property

Burlington County, NJ  
county and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)  
 private  
 public-local  
 public-State  
 public-Federal

**Category of Property**  
(Check only one box)  
 building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property		
Contributing	Noncontributing	
2	0	buildings
0	0	sites
1	0	structures
1	0	objects
4	0	Total

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

**Number of contributing resources previously listed in the National Register**  
0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)  
DOMESTIC/ single dwelling  
DOMESTIC/ secondary structure  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)  
DOMESTIC/ multiple dwelling  
DOMESTIC/ secondary structure  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)  
LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY REVIVALS/ Classical Revival  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)  
foundation concrete, stone  
roof ceramic tile, synthetic  
walls brick  
other limestone

**Narrative Description**  
(Describe the historic and current condition of the property on one or more continuation sheets.)  
See Attached.

**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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1910

**Significant Dates**

1910

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Furness, Evans and Co., architects

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See continuation Sheet.

**Previous documentation on file (NPS)**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

Zurbrugg Mansion  
name of property

Burlington County, NJ  
county and State

## 10. Geographical Data

**Acreage of Property** Two and one-half acres

### UTM References

(Place additional UTM references on a continuation sheet)

1	<u>18T</u> Zone	<u>418039.5</u> Easting	<u>4435599</u> Northing	2	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing
3	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing	4	<u>                    </u> Zone	<u>                    </u> Easting	<u>                    </u> Northing

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

See continuation sheet.

## 11. Form Prepared By

name/title Logan McClintic-Smith

organization Powers & Co., Inc. date October 2, 2008

street & number 211 N. 13<sup>th</sup> Street, 5<sup>th</sup> Floor telephone (215) 636-0192

city or town Philadelphia state PA zip code 19107

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Randy Cherkas, Zurbrugg Partnership LLC

street & number 1 Executive Drive, Suite 8 telephone (856) 426-1560

city or town Moorestown state NJ zip code 08057

**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. Response to this request 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 the 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 Project (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

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### Description

The Zurbrugg Mansion, located at 531 Delaware Avenue in Delanco, Burlington County, NJ, is a Classical Revival style building that was constructed in 1910. The property occupies an entire block that faces the Delaware River. Union Avenue borders the north side of the property, 2<sup>nd</sup> Street extends to the east and Willow Street frames the property to the south. Delaware Avenue edges the property to the west and is directly east of the Delaware River. Along the north, east and south boundaries is a low brick wall with cast-stone coping, which is punctured by various wrought-iron gates, and along the western edge is a concrete sidewalk. A U-shaped gravel driveway bisected by a concrete walkway is located to the west of the west elevation; the driveway winds through the remainder of the north side of the property and exits onto 2<sup>nd</sup> Street. The remainder of the lot is covered with grass and mature trees. There is an original 2-story carriage house in the northeast corner of the lot and a wood shed to the southeast of the carriage house. The immediate neighborhood is predominately residential with a commercial corridor directly to the east. All of the surrounding buildings are primarily two to three stories in scale.

The 3-story Zurbrugg Mansion is constructed primarily of red brick with extensive limestone detailing. While the original building was essentially square in shape, the enclosure of two side porches and the construction of a rear addition give the current building more of a cross plan. The original building retains its original hipped roof with low cross gables projecting from the center of the east and west elevations. The roof is covered in terra cotta tiles and there is a brick chimney with cast-stone detailing at both the north and south ends and two small dormers on all four of the elevations. The dormers have wood windows with intersecting wood tracery and pitched roofs with terra cotta tiles. There is also a 9-light laylight with leaded glass centered above the primary stairway. The rear addition and the side porches all have flat roofs. Both the original section and the addition have a denticulated wood cornice and stone quoining at each of the exterior corners.

The west elevation, facing Delaware Avenue and the Delaware River, is five bays wide on the 1<sup>st</sup> floor, seven bays wide on the 2<sup>nd</sup> floor and three bays wide on the 3<sup>rd</sup> floor (Photograph #1). On the 1<sup>st</sup> floor, the two outermost bays contain 6/1 wood windows with limestone sills and heads and wood surrounds. The center bay on the 1<sup>st</sup> floor contains the primary entrance to the building, which consists of original double-leaf doors with a wood panel below and a multi-light metal window above. The doorway is topped by a wood transom with intersecting wood tracery and is flanked by sidelights with a wood panel below and a multi-light metal window above, to match the door. Above each sidelight is a wood transom with intersecting wood tracery. A contemporary glass and metal portico surrounds the center bay and is flush with the historic portico.<sup>1</sup> The doorway is accessed by several concrete stairs, which have a metal railing and brick and

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<sup>1</sup> A 1976 photograph shows the enclosure to be in place.

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cast-stone newel posts and by a handicap accessible ramp from the south. Along the length of the west elevation is an open concrete porch with a metal railing. The 2<sup>nd</sup> floor of the west elevation has 6/1 wood windows with limestone keystone heads, limestone sills and wood surrounds in the two outermost bays. The remaining bays are filled by a contemporary enclosed glass and metal balcony with a historic metal railing. The dominant feature of the elevation is a massive, 3-story portico, which consists of a denticulated wood pediment with a centered 3-light semi-circular wood window with intersecting wood tracery and limestone voussoirs, which is supported by six, 2-story fluted Corinthian columns of white granite. There are also two fluted Corinthian pilasters that abut the building on the north and south ends of the portico.

The south elevation is eleven bays wide, the western five of which belong to the historic building and the eastern six of which are part of the mid-20<sup>th</sup> century addition (Photograph #2). On the 1<sup>st</sup> floor, the first through fourth bays from the west contain 6/1 wood windows with limestone sills and heads and wood surrounds. Surrounding the second and third bays from the west is an original open wood side porch with a denticulated cornice and a flat roof that is supported Doric columns. The fifth bay from the west is filled with a projecting wood porch with 1/1 replacement windows, a paneled single-leaf wood door and a geometric wood transom.<sup>2</sup> In front of the third through fifth bays from the west is a wood handicap assessable ramp.<sup>3</sup> The sixth, seventh and eleventh bays from the west contain 6/1 aluminum windows with cast-stone sills and heads. Bays eight, nine and ten from the west contain paired 6/1 aluminum windows with cast-stone sills and heads. On the 2<sup>nd</sup> floor, the four westernmost bays contain 6/1 wood windows with limestone keystone heads, limestone sills and wood surrounds. The fifth bay from the west contains a 6/1 wood window with a wood surround. To the east of the fifth bay from the west is a brick pilaster with a Corinthian limestone capital. Between the fifth and sixth bays from the west, the floor plate of the building steps inward, creating a single bay. On the 1<sup>st</sup> floor, this bay contains a 6/1 wood window with a limestone sill and head and a wood surrounds. On the 2<sup>nd</sup> floor, this bay contains a 6/1 wood window with a limestone sill and a wood surround. The sixth, seventh and eleventh bays from the west contain 6/1 aluminum windows with cast-stone sills. Bays eight, nine and ten from the west contain paired 6/1 aluminum windows with cast-stone sills and heads. Beneath the 1<sup>st</sup> floor windows is a cast-stone stringcourse.

The east elevation is three bays wide (Photograph #3). A raised basement is partially visible, which contains a 6-light replacement window in each of its bays. Between the basement level and the 1<sup>st</sup> floor is a cast-stone stringcourse. On the 1<sup>st</sup> floor, the outermost openings contain 6/1 aluminum windows with cast-stone sills and heads and the center bay contains a 9-light single-leaf wood door. On the 2<sup>nd</sup> floors, the outermost openings contain 6/1 aluminum windows with cast-stone sills and the center bay

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<sup>2</sup> The porch enclosure dates to the early 1990s.

<sup>3</sup> The ramp dates to the early 1990s.

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contains a 9-light single-leaf wood door. A metal fire escape extends from the 2<sup>nd</sup> floor doorway to the south end of the elevation. Between the first and second bays from the north is a projecting brick chimney. The original pediment of the historic building is also visible above the contemporary addition. The denticulated wood pediment is nearly identical to that on the west elevation with a centered 3-light semi-circular wood window with intersecting wood tracery and limestone voussoirs. Uniquely, this semi-circular window is flanked by two smaller semi-circular wood windows with intersecting wood tracery and wood surrounds.

The north elevation is eleven bays wide, the western five of which belong to the original building and the eastern six of which are part of the mid-20<sup>th</sup> century addition (Photographs #3 and 7). On the 1<sup>st</sup> floor, the first, fourth and fifth bays from the west contain 6/1 wood windows with limestone sills and heads and wood surrounds. The second and third bays from the west are filled with a wood-paneled enclosed side porch with a denticulated cornice. The porch has two 1/1 replacement windows on each elevation and a centered single-leaf wood door in the center of its north elevation, which is accessed by a straight-run flight of wood steps and covered by a simple wood portico.<sup>4</sup> Although the side porch is original, its enclosure dates to the mid-20<sup>th</sup> century.<sup>5</sup> The sixth, seventh and eleventh bays from the west contain 6/1 aluminum windows with cast-stone sills and heads. Bays eight and ten from the west contain paired 6/1 aluminum windows with cast-stone sills and heads. The ninth bay from the west contains a 6/1 aluminum window with a cast-stone sill and head and a 9-light single-leaf wood door with a cast-stone lintel. In front of the ninth bay from the south is a contemporary elevated wood porch. On the 2<sup>nd</sup> floor, the first and fourth bays from the west contain 6/1 wood windows limestone keystone heads, limestone sills and wood surrounds. The second and third bays from the west contain single-leaf 9-light wood doors with wood transoms and limestone lintels. The fifth bay from the west contains a 6/1 wood window with a limestone sill and a wood surround. To the east of the fifth bay from the west is a brick pilaster with a limestone Corinthian capital. The sixth, seventh and eleventh bays from the west contain 6/1 aluminum windows with cast-stone sills. Bays eight, nine and ten from the west contain paired 6/1 aluminum windows with cast-stone sills. The floor plate of the building steps inward between the fourth and fifth and fifth and sixth bays from the west, creating a single bay at each point. On the 1<sup>st</sup> floor, both bays contain a 6/1 wood window with limestone sills and heads and wood surrounds. On the 2<sup>nd</sup> floor, both bays contain a 6/1 wood window with limestone sills and wood surrounds. The north elevation also has a raised basement that is visible in front of the fourth through eleventh bays from the west. The portion below bays fourth through seven from the west has been fully excavated and a paved area has been created, which is accessed by several concrete steps with a painted metal railing. A metal railing also surrounds the entirety of the

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<sup>4</sup> The stairway was replaced in the early 1990s.

<sup>5</sup> A 1923 photograph in *Country Life* shows that the porch was not enclosed, but a 1976 photograph shows that it was. "Advertisement." *Country Life*, May 1923: np.

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excavated portion. At the westernmost end of this area is a single-leaf paneled wood doorway that provides access to the basement. The fourth bay from the west of the basement level contains two 6/6 wood windows with wood sills. The fifth and seventh bays from the west contain 6/6 wood windows with wood sills. The sixth bay from the west contains a single-leaf wood door with a wood surround. The recessed portion between the fourth and fifth bays from the west contains an opening that has been infilled with glass block and with a wood sill to the south and a 6/6 wood window with a wood sill to the north. The recessed portion between the fifth and sixth bays from the west contains a 6/6 wood window with a wood sill. The only other visible basement openings are paired 6/1 replacement windows beneath the eighth bay from the west. Between the basement and the 1<sup>st</sup> floor is a stone stringcourse.

The interior of the building is remarkably intact with only a few minor changes to indicate the diversity of ownership. In 1992, the residence was used as a Designer Show House and many of the painted surfaces date to that time.

On the 1<sup>st</sup> floor, the entrance hall is in the center of the floor plate (Photograph #8). The space has extensive original mahogany woodwork, including crown molding, pilasters, doors and door surrounds; there is also a carved mahogany and marble fireplace on the north wall. At the east end of the hall, the walls are entirely paneled with mahogany. All of the mahogany doors either have panels or are glazed. To the north of the hall are two large rooms that were originally used as dining and music rooms. The music room retains its original painted wood crown moldings, baseboards, and door and window surrounds (Photograph #10). A painted and carved wood and limestone fireplace with wood pilasters is centered on the east wall. A scroll with musical notes is depicted on the mantel and various musical instruments can be seen on the pilasters. The dining room is entirely paneled in mahogany with additional contemporary mahogany woodwork on the ceiling (Photograph #11). The space also has heavy mahogany crown molding, a carved limestone fireplace in the center of the west wall and wall-to-wall carpeting. To the north of these spaces is an enclosed side porch with wall-to-wall carpeting and contemporary crown molding, baseboards and door surrounds. In the southwest corner of the floor plate is a room of equal size as those to the north, and it was used as a drawing room (Photograph #9). The space has wood wainscoting, denticulated crown molding, door and window surrounds and built-in cabinets. In the center of the east wall is a carved wood and marble fireplace with various coats-of-arms in the mantle and three wood pilasters on either side. In the southeast corner of the floor plate are two smaller rooms, which were probably used as a study and reading room. The westernmost of these spaces has wood wainscoting, door and window surrounds and ceiling beams. In the center of the west wall is a carved wood and tile fireplace. The easternmost room is a glass-enclosed side porch with contemporary crown molding, wall-to-wall carpeting and ceiling fabric. At the east end of the original floor plate are secondary spaces, including the original service kitchen and a contemporary bathroom. The kitchen has a contemporary tile floor, plaster walls and original cabinetry and the bathroom has

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contemporary finishes including a tile floor and wallpaper. In the contemporary addition to the east, there is a hallway running from east to west that bisects the floor plate (Photograph #15). On either side of the hallway are three bedrooms. These spaces were reconfigured in the early 1990s and have wall-to-wall carpeting, drywall partitions and dropped drywall ceilings (Photograph #16).

The main stairway is located at the east end of the entrance hall (Photograph #8). It is a U-return stairway that is constructed entirely out of mahogany and extends between the 1<sup>st</sup> and 3<sup>rd</sup> floor. The side of the stairway that abuts that wall has a paneled surface with an engaged and carved handrail. The inner side of the stairway is composed of twisted balusters that support a carved handrail and there is a turned newel post on the 1<sup>st</sup> floor (Photographs #14 and 17). All of the stair risers, treads and landings are covered with carpeting. In the stair hall, all of the doorways have wood surrounds and each landing has mahogany crown molding. The skylight in the roof of the stair hall has a mahogany surround. There is also a secondary stairway with wood treads and risers and a wood handrail, which is located directly south of the primary stairway and provides access between the basement and the 1<sup>st</sup> floor. There is a single passenger elevator that is located to the southwest of the secondary stairway and provides access between the basement and 3<sup>rd</sup> floors.<sup>6</sup> The elevator was installed prior to 1923.

The 2<sup>nd</sup> floor has an equally symmetrical arrangement. There are four rooms in the western half of the original floor plate. The eastern half is divided into five spaces with the stair hall in the center and two smaller rooms to the north and south. Throughout these spaces, the extant original finishes include wood baseboards, door and window surrounds, crown molding and paneled doors (Photograph #12). The spaces also all have wall-to-wall carpeting. The two rooms along the south elevation have back-to-back carved wood and tile fireplaces, in keeping with those on the 1<sup>st</sup> floor (Photograph #13). In the contemporary addition to the east, there is a hallway running from east to west that bisects the floor plate (Photograph #15). On either side of the hallway are three bedrooms. These spaces were also remodeled in the early 1990s and have wall-to-wall carpeting, drywall partitions and dropped drywall ceilings (Photograph #16).

The 3<sup>rd</sup> floor has a similar layout to that of the 2<sup>nd</sup> floor. There are four rooms in the western half of the original floor plate, one of which is located in the projecting portico. The remaining three rooms are arranged linearly along the west wall of the building. The eastern half is divided into five spaces with the stair hall in the center and two smaller rooms to the north and south. As the 3<sup>rd</sup> floor served as secondary living space, it does not have the same level of finishes as the 1<sup>st</sup> and 2<sup>nd</sup> floors. The extant original finishes include wood baseboards, door surrounds, and paneled doors. The spaces are carpeted throughout.

<sup>6</sup> "Advertisement." *Country Life*, May 1923: np.

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The basement consists of a series of rectangular rooms arranged on a grid. As it is an entirely utilitarian space, the finishes include concrete floors and tiled and plaster walls. The space was originally used as the primary kitchen and for storage.

The carriage house, located in the northeast corner of the property, was designed in conjunction with the original building (Photographs #5 and 6). The rectangular, 2-story building is of red brick with wood and limestone detailing. It has a hipped roof clad in asphalt shingle with single dormer on the east and west sides, two brick chimneys in the center of the east elevation and a contemporary skylight on the south elevation. Each dormer contains an arched wood window flanked by wood Doric pilasters. The bottom sash contains a 9-light wood window and the upper sash contains intersecting wood tracery to match that of the primary building.

The roof also has a massive eave with substantial wood brackets on its south elevation that cantilevers over the carriage doors providing shelter. The entire roof rests on a simple wood cornice.

The south elevation of the carriage house is three bays wide, each of which contain a wood garage-style door with three wood panels below a rectangular wood window filled with intersecting wood tracery to match that of the primary building.

The east elevation is four bays wide. The three southernmost bays contain 12/12 double-hung wood windows with limestone sills and heads and wood surrounds. The northernmost bay contains a 1/1 replacement window with a limestone head.

The north elevation is three bays wide on the 1<sup>st</sup> floor and one bay wide on the 2<sup>nd</sup> floor. On the 1<sup>st</sup> floor, the two easternmost openings contain single-leaf 6-light wood doors with a 3-light wood transom. The westernmost bay contains a 6/6 double-hung wood window with a limestone sill and head and a wood surround. The 2<sup>nd</sup> floor contains centered double-leaf 1-panel, 8-light wood doors, above which is a wooden hoist.

The west elevation is four bays wide. The two southernmost bays contain 12/12 double-hung wood windows with limestone sills and heads and wood surrounds. The third bay from the south contains a 1/1 replacement window with a limestone head and sill. The northernmost bay contains a single-leaf, 2-panel, 1-light wood door with sidelights, each of which is flanked by wood Doric pilasters. The sidelights contain a wood panel above which is a rectangular wood window filled with intersecting wood tracery to match that of the primary building. Above the doorway is a wood stringcourse containing a stylized wood wave molding.

The 1<sup>st</sup> floor is divided into three spaces. The southern half of the floor contains large open garage space with concrete floors and plaster walls. The northern half is divided into two spaces. The western space is used as a living area and has carpeting, plaster

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walls and paneled wood doors. The eastern space is used as a kitchen and has painted brick walls and contemporary linoleum floors. The 2<sup>nd</sup> floor is divided into two spaces, both of which have wood floors and plaster walls. A quarter-turn stairway with wood treads and risers, a plank wood handrail and wood beadboard walls is located in the center of the floor plate and provides access to the 2<sup>nd</sup> floor.

The other structure on the property is a small wooden shed with a hipped roof clad in asphalt shingles (Photograph #4). The shed has a single-leaf wood door on its north elevation and a 6/1 wood window on its west elevation. There are no other openings.

The Zurbrugg Mansion retains a high level of integrity, as the significant architectural features on both of the interior and exterior remain intact. On the exterior, the most significant change is the partial removal of the center of the east elevation and the construction of the rear addition in the mid-20<sup>th</sup> century. Fortunately, this addition was designed using many of the details and materials as the historic building and its construction reads as a continuous part of the whole. The other minor alterations are the enclosure of the primary entrance and balcony on the west elevation. These alterations are wholly reversible, and no historic fabric would be damaged in their removal. On the interior, the only alteration is the construction of a small passenger elevator near the center of the floor plate. The impact of the elevator is minimal and it is hardly noticeable.

The carriage house and shed also retain a high level of integrity. Other than the replacement of two windows and the insertion of a skylight, there have been no significant changes to the exterior. On the interior, there have been no changes to the interior circulation or floor plan. Although the shed has none of the architectural merit as that of the mansion or carriage house, it is entirely intact.

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## National Register of Historic Places Continuation Sheet

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### Significance

The Zurbrugg Mansion, a 3-story Classical Revival style residence standing at 531 Delaware Avenue in Delanco, NJ, is a prominent structure on the Delaware River. Constructed in 1910, the house was designed by Furness, Evans and Company as the primary residence of Theophilus Zurbrugg and his family. The Zurbrugg Mansion merits listing on the National Register of Historic Places under Criterion C, Architecture, for its significance as a work of Furness, Evans and Company, and as the last known residential commission of the firm before the death of notable architect Frank Furness in 1912. The period of significance begins and ends in 1910, in keeping with the period of construction.

### Building History

In 1908, Theophilus Zurbrugg purchased an entire block on the Delaware River between Union Avenue and Willow Street for \$10,000.00. The parcel was approximately 2.5 acres and there were two extant residences on the site – the Woods Mansion and the Carruthers-Johnson Mansion.<sup>1</sup> The Woods Mansion, was relocated to the corner of 3<sup>rd</sup> and Willow Streets by Hartschorn and Company of Moorestown, NJ using wooden rollers and teams of horses.<sup>2</sup> The Carruthers-Johnson Mansion stood at the corner of Delaware and Union Avenues, until it was demolished in 1998.<sup>3</sup> Although Zurbrugg had originally planned to build a bungalow, he commissioned Furness, Evans and Company in 1910 to design a large 3-story residence with a 2-story carriage house to the northeast.<sup>4</sup> Hugh B. Miller of Edgewater Park constructed both of the buildings and the total cost of the project was \$100,000.00.<sup>5</sup>

Theophilus Zurbrugg (1861-1912) lived in the house with his wife Lisette (1860-1923) for only two years before his death in 1912. Beginning in 1915, the house was used as the headquarters of the Zurbrugg Hospital, but it was still occupied by Lisette Zurbrugg as her primary residence.<sup>6</sup> When she died in 1923, it was left to her niece Margarette E. Rapp, who then sold it in 1924 to E. George and Emma Schwinn.<sup>7</sup> After Schwinn's death in 1942, the house remained empty until 1949, when it was sold to the Rev. Carl McIntire

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<sup>1</sup> *Deed Book* 433, 27 March 1908: 115.

<sup>2</sup> "Riverfront Mansions of Delanco." Courtesy of the Delanco Historic Preservation Advisory Board. The Woods Mansion remains on that site.

<sup>3</sup> "Delanco History – A Timeline." World Wide Web, accessed on October 2, 2008. <http://www.delancotownship.com/content/77/49/1130/default.aspx>.

<sup>4</sup> *Philadelphia Real Estate Record and Builders' Guide*, 25:24, 15 June 1910.

<sup>5</sup> "Delanco History – A Timeline." World Wide Web, accessed on October 2, 2008. <http://www.delancotownship.com/content/77/49/1130/default.aspx>; "Theophilus Zurbrugg Dead." *New Jersey Mirror*, 27 November 1912: 3.

<sup>6</sup> The hospital was later relocated elsewhere in Delanco.

<sup>7</sup> E. George Schwinn was a contractor in Philadelphia and a member of the Schwinn bicycle family. During this time, the house was known as Evening Rest.

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(1906-2002) of the Bible Presbyterian Church.<sup>8</sup> The building was closed in 1976 because it could no longer meet building and fire codes, and the Bible Presbyterian Church relocated. Since that time, the building has had a variety of uses, including as a hospice and a senior residential facility. The building was purchased by the township of Delanco in 2006 and is currently vacant.

### *Brief History of Theophilus Zurrugg and the Keystone Watch Case Company*

Theophilus Zurrugg was born in Switzerland in 1861, and moved to New Jersey in 1876. He was followed shortly thereafter by his father John, a Swiss watchmaker, who opened a shop in Mount Holly, NJ, where he repaired and sold watches and clocks.<sup>9</sup> By 1880, Zurrugg moved to Philadelphia to pursue a career in watchcase manufacturing, and in 1883, he founded T. Zurrugg and Company, which manufactured watchcases. In 1884, the company was renamed the Philadelphia Watch Case Company and began to manufacture gold-filled cases as well.<sup>10</sup> In 1892, Zurrugg moved the Philadelphia Watch Case Company to Riverside and purchased the Pavilion Avenue Hotel (NR 1978) on Fairview Street as its headquarters.<sup>11</sup> Zurrugg also expanded his enterprise by adding a 7-story building and an 8-story tower to the existing building. The company consequently became the "mainstay of Riverside's economy" and sold watchcases domestically and to Swiss watchmakers.<sup>12</sup> In 1897, Zurrugg continued his expansion and founded The Riverside Metal Company to produce foreign coins and to supply the necessary alloys for the gold-filled and gold-plated watchcases. In 1899, the company bought Bates and Baker and H. Muhr's Sons and then all three companies were re-consolidated as the Riverside Watch Case Company. The Riverside Watch Case Company then bought the Keystone Watch Case Company and the entire operation was renamed the Keystone Watch Case Company. Within this larger operation, the Philadelphia Watch Case Company remained a prominent division and was responsible for marketing the products of the new corporation.<sup>13</sup> In 1900, the Keystone Watch Case Company bought the New York Standard Watch Company and, in 1901, it bought the United States Watch Company. According to the 1901 *Manual of Statistics*, the company had one plant in Philadelphia, which consisted three 6-story buildings, the Riverside plant, as well as 3- and 4-story buildings, engine rooms and boiler houses. In both plants, the "equipment of machinery and labor-saving devices [were] of the latest and

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<sup>8</sup> McIntire added the addition to the rear of the building. McIntire was a fundamentalist writer and radio preacher in the 1950s and 1960s. The Bible Presbyterian Church was founded in 1937 and promoted abstinence from such things as alcohol, tobacco and dancing. "Key People of Delanco." Courtesy of the Delanco Historic Preservation Advisory Board.

<sup>9</sup> "Designer Show House," 1992. Courtesy of the Delanco Historic Preservation Advisory Board.

<sup>10</sup> National Register Nomination. "Philadelphia Watch Case Company Building", 1978, 8:1.

<sup>11</sup> Riverside was incorporated as the town of Progress in 1851 by Samuel Bechtold. In 1852, Bechtold founded the Pavilion Avenue Hotel. "Philadelphia Watch Case Company Building", 8:1.

<sup>12</sup> "Philadelphia Watch Case Company Building", 8:1.

<sup>13</sup> "A Group of Trusts and Combinations." *The Quarterly Journal of Economics*, August 1912: 603.

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best."<sup>14</sup> In 1903, the company bought the E. Howard Clock Company and the Crescent Watch Case Company. By 1903, the Keystone Watch Case Company employed 1,000 people and produced 6,000 watchcases per day.<sup>15</sup> In 1906, the company bought the Bay State Watch Company.<sup>16</sup> Although Zurbrugg had retired from being the active president in 1911, a *New York Times* article of that same year stated that the company principally manufactured watchcases and that it "manufactures and sells 80 percent of all watch cases manufactured and sold in the United States."<sup>17</sup> When Zurbrugg died in 1912, his obituary in the *New York Times* stated that the company was "the largest of its kind in the country."<sup>18</sup> In 1953, the Riverside Metal Company was purchased by the H.K. Porter Company, but the Keystone Watch Case Company continued until 1972 when it permanently closed.<sup>19</sup>

### Criterion C: Significance in Architecture

The Zurbrugg Mansion is significant in the area of Architecture as a work of Furness, Evans and Company, and as the last known residential commission of the firm before the death of notable Philadelphia architect Frank Furness.

#### *Furness, Evans and Company (1886 – c. 1931)*

Furness, Evans and Company was established in 1886 as the successor firm to Furness and Evans. Although Frank Furness and Allen Evans remained the principals of the firm, Furness, Evans and Company increasingly incorporated the efforts of younger architects such as, Louis C. Baker, E. James Dallett, William Camac, James Fassitt, George W. Casey and Herman Kleinfelder. The firm was one of the most prominent in Philadelphia, and its commissions ranged from residences and office buildings to churches, institutional buildings, factories and train stations. Some of the firm's more prominent commissions include the Fisher Fine Arts Library in Philadelphia, PA (1888-1891, NR 1975, NHL 1985), the Bryn Mawr Hotel in Bryn Mawr, PA (1890, NR 1979), the First Unitarian Church and Parish House in Philadelphia, PA (1885, NR 1971), the Protestant Episcopal Church of the Evangelists in Philadelphia, PA (1886, NR 1982), and the Philadelphia, Wilmington and Baltimore Train Station in Wilmington, DE (1905, NR 1976). Although Frank Furness died in 1912, the firm continued in operation until c. 1931.

Of the nearly two hundred residential commissions that the firm received, only the Jayne Residence at 318-322 S. 19<sup>th</sup> Street in Philadelphia, PA (1895, NR 1982) is listed on the

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<sup>14</sup> Henry E. Wallace, ed. *The Manual of Statistics*. New York: Charles H. Nicoll, 1901: 423.

<sup>15</sup> "Philadelphia Watch Case Company Building", 8:1.

<sup>16</sup> *The Quarterly Journal of Economics*, 604.

<sup>17</sup> "Government Sues Watch Case Trust." *New York Times*, 21 December 1911: np.

<sup>18</sup> "Theophilus Zurbrugg." *New York Times*, 22 November 1912: 13.

<sup>19</sup> Richard Rutter. "Canny Companies Growing Fast by Putting Eggs in Many Baskets." *New York Times*, 11 December 1955: 183.

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National Register of Historic Places. Additionally, other than the Zurbrugg Mansion, Furness, Evans and Company only completed eight projects in New Jersey, only two of which were residences.<sup>20</sup>

### *Frank Furness (1839-1912)*

Frank Furness was born and educated in Philadelphia, before moving to New York in 1857 to work with Richard Morris Hunt. He worked in New York until 1864, when he returned to Philadelphia and founded the firm of Fraser, Furness and Hewitt with John Fraser and George W. Hewitt. When Fraser left the firm in 1871, Furness and Hewitt remained together until 1875. By 1881, Furness had established the firm of Furness and Evans with Allen Evans. In 1886, the firm expanded to become Furness, Evans and Company. As one of the leading architects in Philadelphia, Furness and his many firms worked on every conceivable type of project from houses and apartment buildings to schools and churches to laboratories and museums. Although Furness received numerous important commissions, he is perhaps best known for the sumptuous Pennsylvania Academy of the Fine Arts (1871-1876, NR 1975), which he designed with George W. Hewitt.

Although Furness is typically known for his excessively elaborate ornamentation, the Zurbrugg Mansion is an extremely understated example of his work. Although this could possibly be attributed to his age – he was seventy-one at the time of construction – or that George W. Casey (1866-1955) was the chief of the drafting room and particularly interested in the Classical Revival style or that the client was simply interested in a more traditional residence, the design is certainly in keeping with Furness' transition away from the Victoriana that dominated so much of his career, and toward more historicizing and revivalist styles.<sup>21</sup> His choice of materials – red brick, terra cotta, colonial detail – was also consistent with the last decade of his career.<sup>22</sup>

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<sup>20</sup> "Furness, Evans and Company – Projects," *Philadelphia Architects and Buildings*. World Wide Web, accessed on October 2, 2008.

[http://www.philadelphiabuildings.org/pab/app/ar\\_display\\_projects.cfm#Projects](http://www.philadelphiabuildings.org/pab/app/ar_display_projects.cfm#Projects)

<sup>21</sup> George Thomas, Jeffrey A. Cohen and Michael J. Lewis. *Frank Furness: The Complete Works*. New York: Princeton Architectural Press, 1996: 89. Although Casey is credited with the original design of the Girard Trust Corn Exchange Building at S. Broad and Chestnut Streets, which was completed in the Classical Revival style, he was only "rarely... listed as being in charge of a project, and [he] never established an identity separate from Furness or Evans." "George Whitman Casey." *Philadelphia Architects and Buildings*. World Wide Web, accessed on October 2, 2008. [http://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/22820](http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/22820); *Frank Furness, the Complete Works*, 87.

<sup>22</sup> National Register Nomination. "Horace Jayne Residence", 1982, 8:1.

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### *Comparisons*

As an unusual example of the work of Furness, Evans and Company, there are no true comparables for the Zurbrugg Mansion. However, the Marriott Smyth House in Ardmore, Pennsylvania and the Lotta Crabtree House in Lake Hopatcong, New Jersey share stylistic, geographic and functional similarities to the Zurbrugg Mansion.

The Marriott Smyth House in Ardmore, Pennsylvania was designed by Furness, Evans and Company in 1906. The Smyth House is a large Colonial Revival style residence with denticulated pediments and cornices, stone quoining, multiple dormers, prominent chimneys and side porches. As such, the Zurbrugg Mansion is extremely similar in appearance to the Smyth House with the exception of the large portico. Moreover, both residences are representative of Furness' transition toward a more conservative approach. In *Frank Furness, the Complete Works*, the author discusses this shift by saying, "As late as 1906, in a seemingly conventional colonial revival house... there were strains of form contrary to the nominal style: there was a heavy horizontality infusing inside and out with a certain ponderousness; several of the distinctive proprietary motifs he had created in the 1800s and 1890s appeared in new forms that evolved out of a dynamic between his persistent sensibilities and contemporary stylistic currents; and here and there were explicit recollections of an older creed tucked discretely away from the more representational faces and spaces, constrained declarations of his constancy."<sup>23</sup> These subtle insertions of traditional Furness can be found in the Zurbrugg Mansion as well; in the oversized portico, in the incongruous but humorous use of terra cotta tile in a Neoclassical style building, and in the prominent eaves of the carriage house.

The Lotta Crabtree House in Lake Hopatcong, New Jersey was designed by Furness, Evans and Company in 1886. As one of only two of the firm's residential commissions in New Jersey, the Crabtree House was also designed as somewhat of a rural primary residence. Unlike the Zurbrugg Mansion, the house has a more organic design in which the spaces "simply unfold in the order in which they are encountered."<sup>24</sup> However, the firm designed the house in a Tudor Revival style demonstrating not only their evolution toward this approach but also the importance of a less formal, more historical design in a rural setting.

In conclusion, the Zurbrugg Mansion is simultaneously a unique residential example of the work of Furness, Evans and Company and a continuation of the more revivalist and conservative inclinations of Furness towards the end of his career.

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<sup>23</sup> *Frank Furness: The Complete Works*, 103-104.

<sup>24</sup> *Frank Furness: The Complete Works*, 49.

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### **VERBAL BOUNDARY DESCRIPTION**

The boundary of the nominated property is shown as the heavy black line on the accompanying USGS map. The property is known as 531 Delaware Avenue, Delanco, Burlington County, New Jersey, block 1202, lots 1-10.

Beginning at the corner formed by the intersection of the south side of Union Avenue with the east side of Delaware Avenue, running thence eastward along the south side of Union Avenue, 270 feet, thence southward along the west side of 2<sup>nd</sup> Street, 420 feet, thence westward along the north side of Willow Street, 270 feet, thence northward along the east side of Delaware Avenue, 420 feet, to the point of beginning.

### **BOUNDARY JUSTIFICATION**

The nominated property includes the entire parcel on which the building is situated and historically associated with the nominated property. No historically associated resources have been excluded.

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**PHOTOGRAPH LIST**

The following information pertains to every photograph:

**Zurburgg Mansion  
831 Delaware Avenue  
Burlington County, NJ  
Robert Powers  
August 2008  
Powers & Company, Inc.**

**Inks Used: Epson Ultrachrome K3 Inks  
Paper Used: Epson Premium Luster Photo Paper  
Printer Used: Epson Stylus Pro 4800**

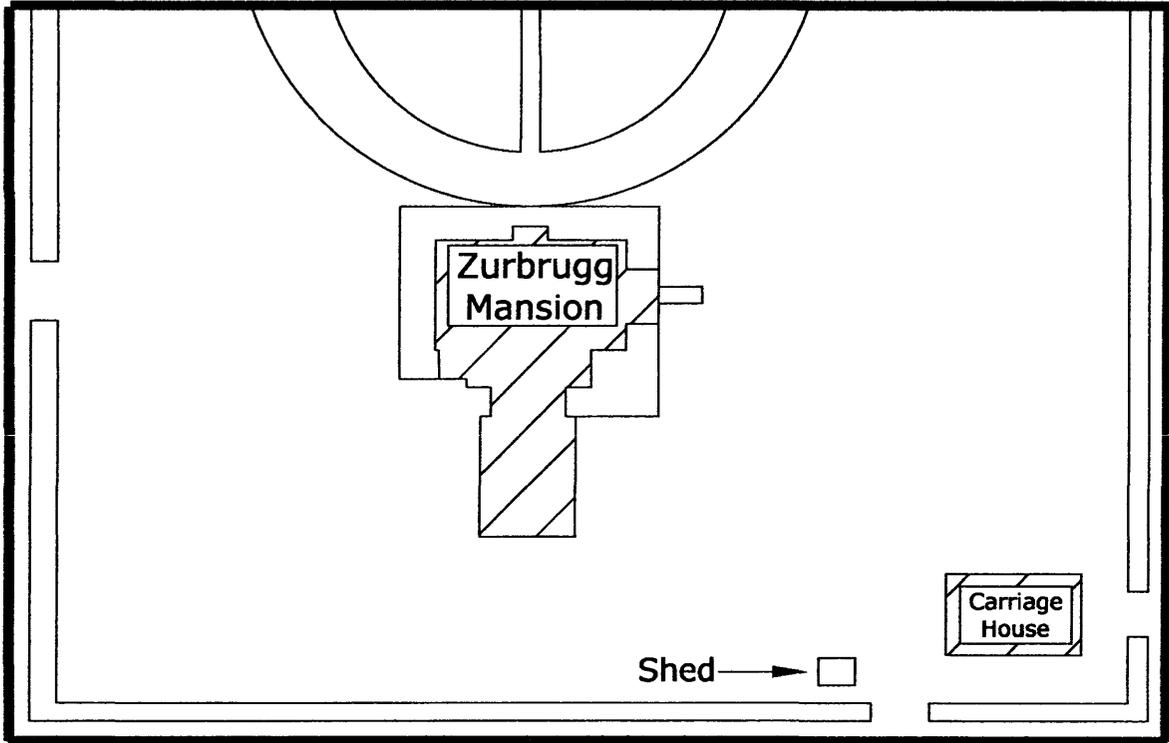
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2	South elevation, view north
3	East and north elevations, view southwest
4	Shed, East and north elevations, view southwest
5	Carriage house, East and north elevations, view southwest
6	Carriage house, West and south elevations, view northeast
7	North elevation, view south
8	1 <sup>st</sup> floor, view east
9	1 <sup>st</sup> floor, view south
10	1 <sup>st</sup> floor, view north
11	1 <sup>st</sup> floor, view north
12	2 <sup>nd</sup> floor view west
13	2 <sup>nd</sup> floor view west
14	2 <sup>nd</sup> floor view west
15	2 <sup>nd</sup> floor view east
16	2 <sup>nd</sup> floor view northeast
17	3 <sup>rd</sup> floor view northeast

Delaware River

Delaware Avenue

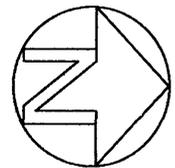
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Union Avenue



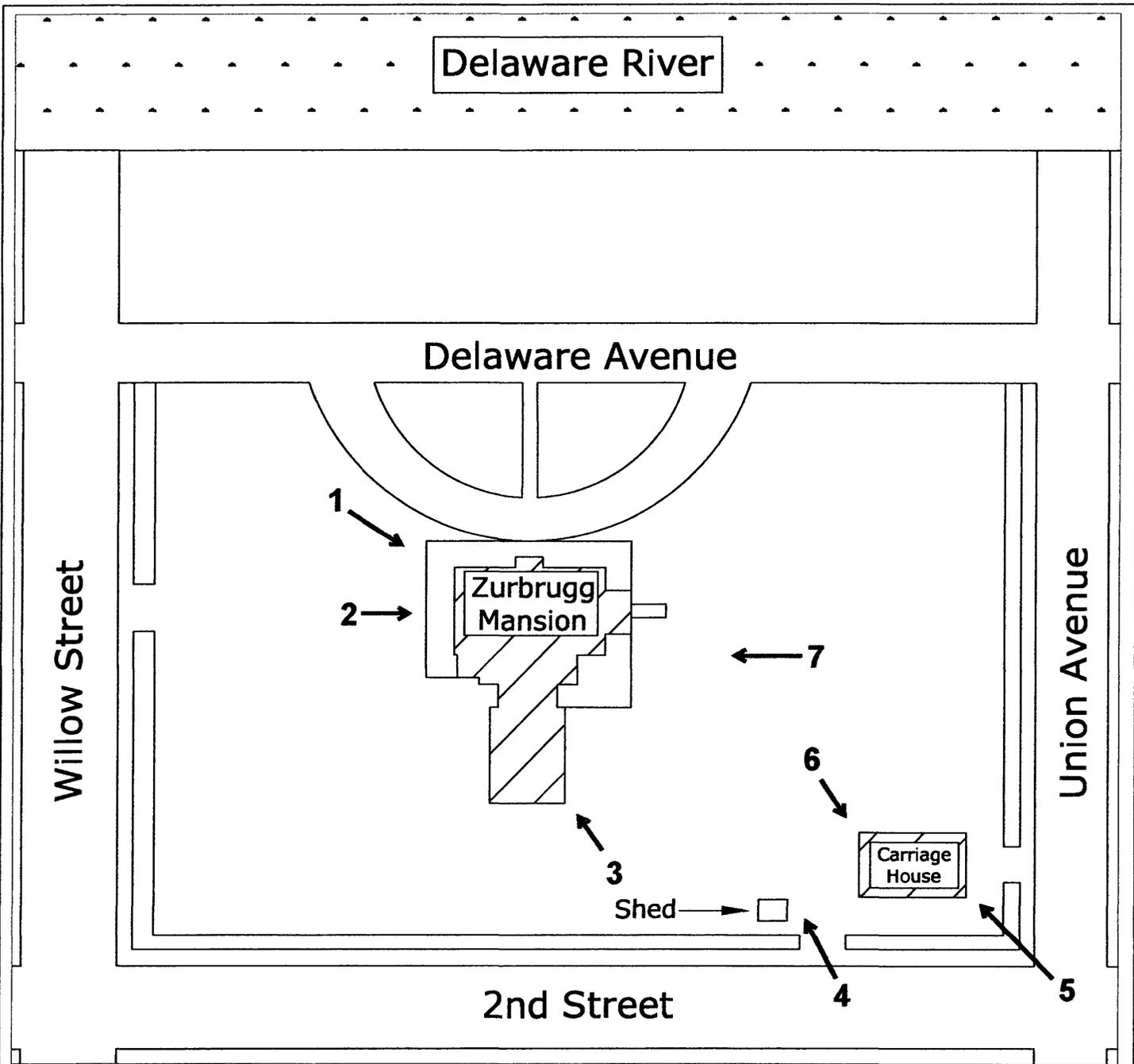
2nd Street

Zurbrugg Mansion  
531 Delaware Avenue  
Burlington County, NJ  
Site Plan with Photograph Key  
Not to Scale



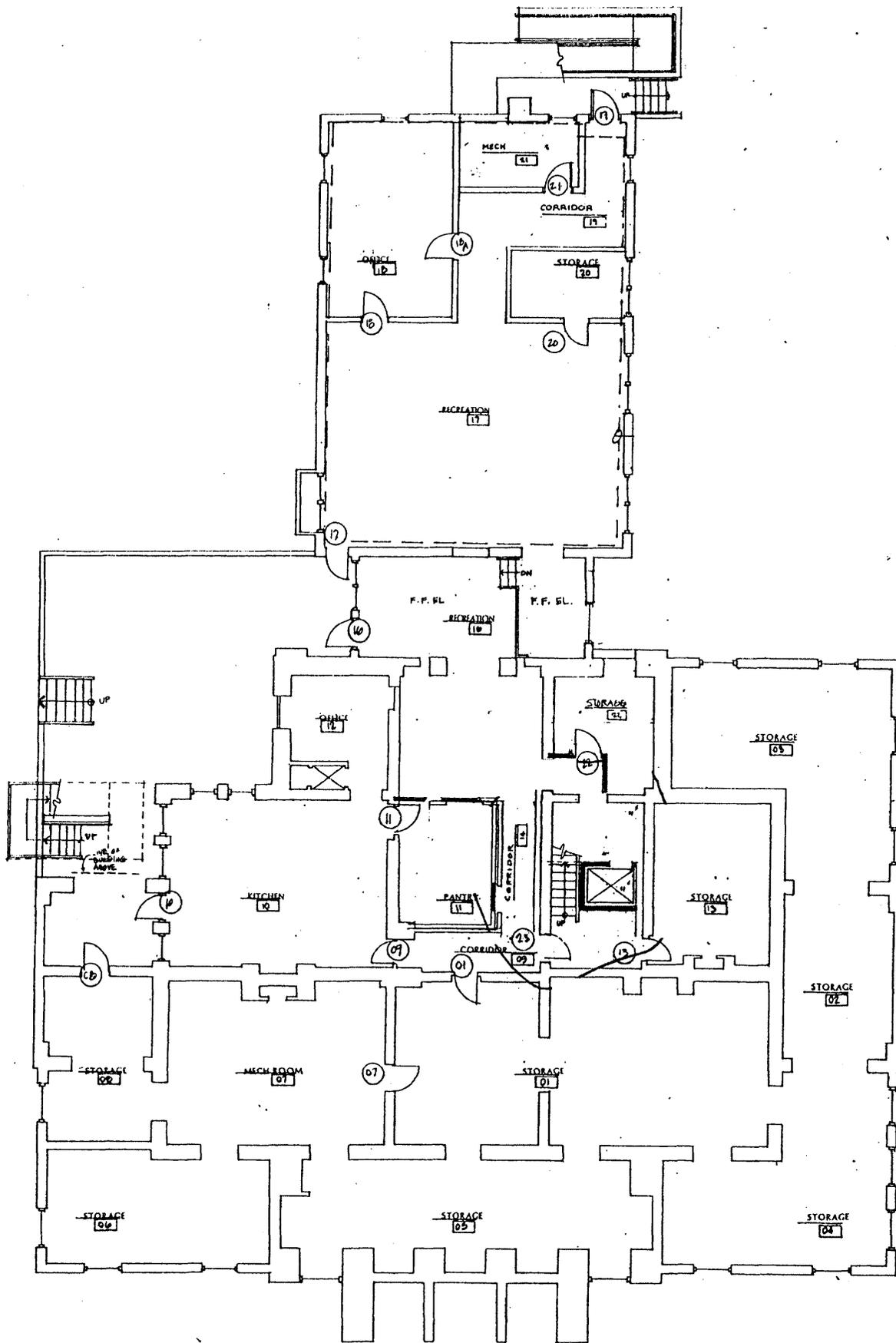
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————— National Register Boundary



Zurbrugg Mansion  
 831 Delaware Avenue  
 Burlington County, NJ  
 Site Plan with Photograph Key  
 Not to Scale

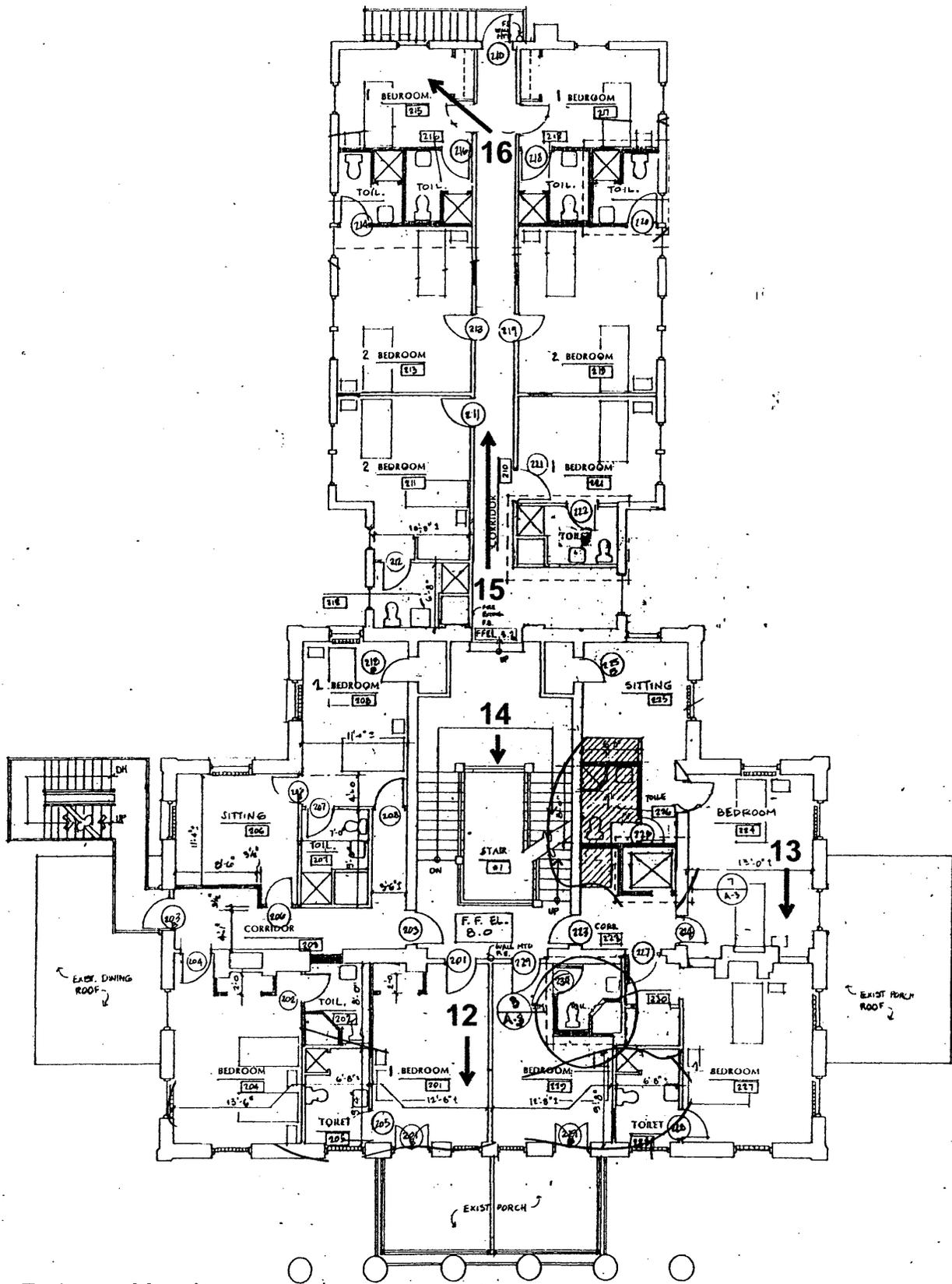




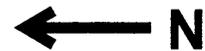
Zurbrugg Mansion  
 831 Delaware Avenue  
 Burlington County, NJ  
 Basement Plan with Photograph Key

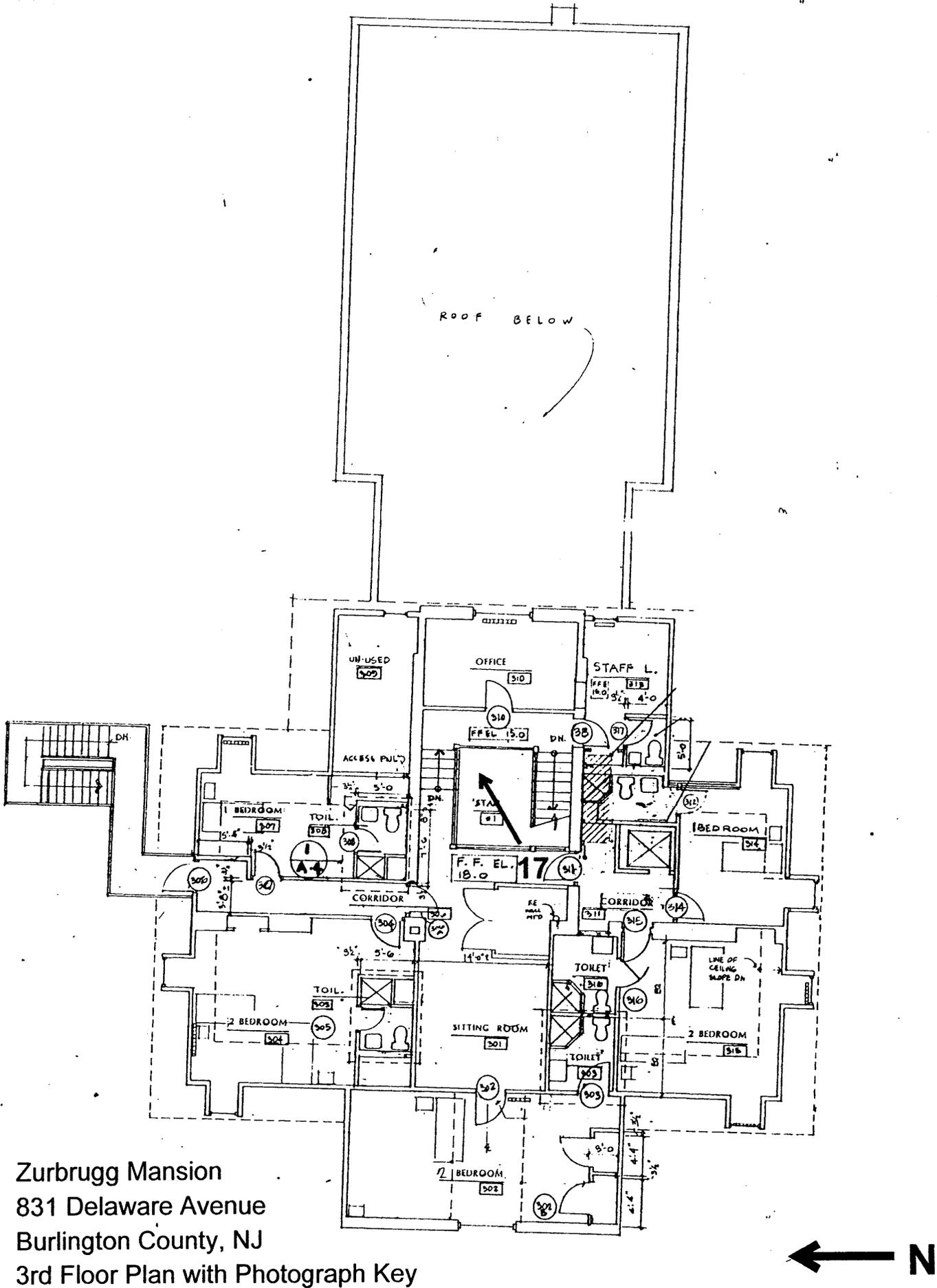






Zurbrugg Mansion  
 831 Delaware Avenue  
 Burlington County, NJ  
 2nd Floor Plan with Photograph Key





Zurbrugg Mansion  
 831 Delaware Avenue  
 Burlington County, NJ  
 3rd Floor Plan with Photograph Key