

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 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 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 Zimmerman, Daniel B., Mansion

other names/site number Manor Hill; Inn at Georgian Place

2. Location

street & number 800 Georgian Place Drive N/A not for publication

city or town Somerset Twp. N/A vicinity

state PA code PA county Somerset code 111 zip code 15501

3. State/Federal Agency Certification

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

DR. BRENT D. GLASS
Signature of certifying official/Title

Brent D. Glass 11/17/94
Date

PA HISTORICAL & MUSEUM COMMISSION
State of 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 the 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)	_____	_____

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

Number of contributing resources previously listed
in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic - Single Dwelling

Current Functions
(Enter categories from instructions)

Inn

7. Description

Architectural Classification
(Enter categories from instructions)

Colonial Revival

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

Marble

roof Slate

other

Narrative Description

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

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1915-1928

Significant Dates

1915

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Trumbauer, Horace
Hostetler, Harvey
Walter, Edward

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 17 | 664290 | 4431690
Zone Easting Northing
2 | | | |

3 | | | | |
Zone Easting Northing
4 | | | | |

See continuation sheet

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)

11. Form Prepared By

name/title Peg Landsman

organization SRB Corporation date 8/8/94

street & number 800 Georgian Place Drive telephone 814-443-1043

city or town Somerset, PA state PA zip code 15501

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 SHPO or FPO)

name SRB Corporation

street & number 601 Wabash St. telephone 219-873-1791

city or town Michigan City state IN zip code 46360

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 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 Reduction Projects (1024-0018) Washington, DC 20503

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Continuation SheetSection number 7 Page 1Zimmerman, Daniel B., Mansion
Somerset County, PA

Located on a hill, east of Highway 601, facing west and overlooking the borough of Somerset, is the D.B. Zimmerman House. A sweeping circular drive leads to this large Georgian Revival style house. It is currently the centerpiece of an outlet shopping center, made up of low frame buildings situated around the house at the base of the hill. Although the integrity of the site has been lost, the house itself retains architectural significance and its association with the prominent local coal operator.

Built in 1915, the house consists of a two and one half story central structure with a hip roof measuring 46' deep by 79' across, with asymmetrical north and south wings. The north wing features a hip roof while the south wing differs with a flat roof. The main section of the house has five imposing bays on the first level with a three bay, two story north wing, and a one story wing to the south of the main section, which is two bays deep. The projecting bay in the north wing interrupts the home's smooth facade and five hipped dormers project on each length of the main structure's roof.

The exterior walls of the home are deep red brick laid in a Flemish bond, contrasting with the white marble sills, lintels and keystones above each double-hung window belt course and cornice. The use of marble in this fashion is a common element used by Horace Trumbauer in his many eastern Pennsylvania commissions, as is the coordinated design of the home's six chimneys and its front entrance brick porch piers which are capped with marble. The four unfluted marble columns, marble cornice with dentil moulding and two oval windows flank the home's oversized main entrance door which is 4' x 7', six paneled, with a transom overhead. The threshold is marble and iron coach lamps are on either side of the door.

A small concrete patio outside the bow front parlour in the north wing has narrow double doors that keep the original design, although they are not used at this time. The kitchen, which is located farthest to the left of the entranceway at the back of the house on the north side, features a nine pane side door with raised panels and a brick patio with a marble balustrade of massive columns and spindles. French doors open from the patio, leading to the drawing room. Twelve foot wide marble steps lead to the sun porch in the south wing. In addition, there are two entrances at the lower level, one under the patio and another under the kitchen.

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A three story coach house/garage was originally built to the north of the house. A red brick driveway, circular in design with a red brick wall, capped in red terracotta tile, connected this structure to the main house. This, and the original landscaping was removed to build the shopping center, but there was no sacrifice to the original integrity of the main building itself. The bricks from the coach house and the driveway were used in the walkways down below.

The spacious, marble floor entrance hall and foyer, adorned with heavy dental molding and large wooden columns, leads directly to french doors that open to an ornate drawing room. The adornment in this elaborate room includes egg and dart carved wooden molding and a neoclassical fireplace mantle along with sconces, in rosewood, crystal and brass with gold leaf.

The living room is to the right, as one enters the house, and the dining room to the left. Along with the entranceway, these three rooms set the tone for the elegance of the home. The fireplace mantle in the living room is oak carved in a scrolled acanthus leaf design with dentil molding and oak wainscoating and recessed oak panels surround the room. Oak and glass cabinets are built into the north walls on either side of the French entrance doors. Floors in these rooms and hallways are parquet, in herringbone pattern.

There is heavy wood dentil molding at the ceiling in the dining room and walnut wainscoating surrounding the room. Silver and crystal sconces decorate the walls. A longitudinal hallway crossing the house, connects these main rooms and the north and south wings.

Fluted marble columns support the main staircase which is noteworthy for its turnings, hand carved applique style trim and mahogany railings. The curved staircase, with a spacious landing, leads to five bedrooms, a den, three servants rooms and five baths on the second floor.

The most notable rooms on the second floor are suites. D.B. Zimmerman's room on the southwest corner of the south wing, his daughter Sally's on the northwest corner and a library located just to the left at the top of the stairs. The fireplace in D.B.'s suite is cherry wood with dentil molding and additional ornate carvings on the side columns. The fireplace is framed in marble and the room includes a built-in cherry wood walk-in closet with brass hooks and brass sconces surrounding the walls. French doors lead to the deck above the sun room.

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Sally's room, with oak random length flooring, has a fireplace with bell flower molding and a painted mantle in a neoclassical design. Carved acanthus leaf plaster molding surrounds the ceiling. Both rooms open to large bathrooms with original white hexagon tiles, pedestal sinks and elegant fixtures.

The "library" walls are carved oak and have built-in shelves on the east wall with oak and glass door cabinets and an oak fireplace. Two steps lead to a large bathroom with ornate fixtures.

There are other bedrooms on the second floor and on the third, along with servants rooms, cedar lined closets and additional baths. The bedrooms are not as elaborate as the ones described, but inset windows, sloped ceilings and room configurations follow the design of the house. Floors are all wood, except for the bathrooms which are tile. The house is equipped with an air filtering system, intercoms and a central vacuum system.

The basement of the home is entirely excavated and contains, not only the boiler room and laundry area, but a sleeping room and an "amusement room" as it is described in the architects drawings.

Few changes have been made in the appearance of the Zimmerman home since its construction and the integrity of Mr. Trumbauer's design has been retained. In 1946 and 1949, two stationary picture windows were installed between original double hung sashes on either side of the main entrance. These picture windows disturb the original design but maintain rhythm and symmetry of the fenestration and therefore have a minor effect on the overall integrity of the house. From 1950 to 1959, during the time in which the home was opened as a hotel, a metal fire escape was placed at the south end of the house, providing egress from the second and third floor windows and additional bathrooms were constructed on the second and third floors.

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Zimmerman, Daniel B., Mansion
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Current owners have made numerous repairs to both the exterior and interior of the structure, paying close attention to the architect's standards. The slate roof was repaired along with all water damage to the ceilings and walls. The bricks and mortar on the exterior have been tuckpointed and pressure washed and the marble on the exterior has been cleaned in the same manner. All hand rails, spindles and steps in the patio area have been repaired. Interior work includes a partial new heating system, repairs or replacement of much of the plumbing and updated electrical service. All asbestos has been professionally removed from the building and it has been brought up to air quality standards.

The original physical appointments, such as moldings, lamp fixtures, fireplace mantles, cornices and woodwork are all in place with the character of the home intact. In spite of the changes to the site with the development of the retail mall, the house itself retains integrity of workmanship, design, materials and association.

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The Zimmerman Mansion, a brick Georgian Revival style home, designed by Horace Trumbauer, holds a prominent place in the architectural annals of Somerset County. The residence is a souvenir of the fortunes made in the Somerset County coal fields and is typical of the many revival style residences designed by Mr. Trumbauer. By local standards, the home's grand scale, interior details and style place the structure in a class by itself. Now known as the Inn at Georgian Place, the home was constructed for Daniel B. Zimmerman, a coal operator and cattle dealer of national reputation and an agriculturist. The size and elegance of the Zimmerman home reflects the original owner's economic success, his cosmopolitan tastes and the general optimism of the times. The scale and style of the home and the distinguished persons who came here for business and pleasure brought a taste of the opulence to this rural community that is unsurpassed in the surrounding areas. The home is a reminder of the success of one local man and his industrial contribution to the region.

The designer of the Zimmerman residence, Horace Trumbauer, a prominent Philadelphia architect, designed residences for some of the most wealthy and powerful citizens in the Philadelphia area. It has been said that Trumbauer understood, as few other architects of his generation, that only a magnificent setting could hope to satisfy an American with a magnificent income. His ambition was not confined to the limits of any city as he and his firm planned the mansion of William Elkins in Elkins Park, PA, and "Lymewood Hall", home of P.A.B. Widener. In addition, "Whitemarsh Hall" in Chestnut Hill, PA, and the villa of Mrs. Hugh Dillman in Grosse Pointe, MI, were excellent advertisements of his skill.

Trumbauer's work was eclectic, dominated by French, English and Colonial Revival styles. Although most of his works found in the Philadelphia and New York areas are on a scale much larger than the Zimmerman residence, similarities can be found in the architectural style and certain design elements such as roof, dormers and window treatments.

For example, many architectural details displayed in the Zimmerman residence are exhibited in the Frances E. Bond House in Penllyn, PA, designed by Trumbauer in 1905.

Horace Trumbauer created designs for three works in western Pennsylvania. In addition to the Zimmerman residence, he designed a house in Pittsburgh for J.F. Steel in 1900. In 1913 he designed the Presbyterian Church in Colver. He also built a house in Newport, Rhode Island in 1899 for Edward J. Berwind, owner of coal fields in northern Somerset County.

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The architect's records indicate that Trumbauer's firm prepared sixty five blueprints for the Zimmerman house and received \$2,000 in payment. When completed, it was described by local newsmen of the day as "Somerset's most pretentious home." It was a showcase for Somerset County workmanship and native building materials. Construction was overseen by local engineer Harvey Hostetler. Somerset architect, Edward H. Walker appears to have had a hand in the home's design as well, for his name appears on the house plans along with that of the owner, D.B. Zimmerman. Like Trumbauer, Walker worked in the Revival styles popular during the early 20th century. The George R. Scull house in Somerset Borough was built c. 1917 in the Colonial Revival style by Walker and represents the typical residence of a prominent Somerset citizen. Although built in similar style during the same period, this house cannot compare with the Zimmerman house in terms of scale, craftsmanship or materials.

Mr. Zimmerman, a Somerset County native, began his business career on a Quemahoning Township farm and then moved on to North Dakota in 1877 at the age of fourteen. Soon after, cattle bearing the "Z" brand grazed over hundreds of thousands of acres from the Dakotas to California. The Zimmerman ranches routinely shipped 40,000 cattle to market each year. At age fifty, newspaper articles referred to Zimmerman as the largest independent cattle dealer in the United States.

More importantly, D.B. became interested in the soft coal industry in Somerset County in 1893. In association with Isaiah Good and Norman B. Knepper, he developed a plant at Goodtown, near Berlin, and developed mines at Wilson Creek. In 1918, Mr. Zimmerman owned more than 90 percent of the stock in the Quemahoning Coal Company, with plants at Ralphton, Zimmerman and Rockwood, which that year produced 600,000 to 700,000 tons of coal. In 1923, he was the largest independent operator in Somerset County and was interested in many enterprises. At the time of his death in 1928, he was president of the Quemahoning Coal Co., Listie Coal Co., Indian Creek Valley Coal Co., Indian Creek Lumber Co., and First National Bank of Indian Head. Mr. Zimmerman entertained many distinguished politicians and businessmen in his home and included many of them in his circle of friends.

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After Mr. Zimmerman's death in 1928, his daughter, Sally, who never married, continued to occupy the family home until 1946 when the 44 acre estate was sold to Elmer Welch, also a coal operator. The property was sold at a Sheriff's Sale in 1949 for \$30,500.

Howard Merrill, another native Somerset County coal operator, purchased the estate in 1950, with an eye toward developing a hotel. "Manor Hill", as the Merrill's named the property, operated successfully between 1950 and 1959, drawing guests from the nearby Pennsylvania Turnpike. The home's dining room was opened as a public restaurant and Zimmerman's amusement room was known as the "Tiki Tiki Lounge". A modern motel was built on the hill below the mansion in 1959 and still stands. The mansion served as the Merrill family residence until June, 1989, when the property was acquired by Georgian Partners.

As a local historical structure, the mansion was opened by Georgian Partners and tours were conducted for local residents and interested visitors to the outlet center below. Extensive refurbishing began in 1992 and the building was opened as The Inn at Georgian Place in spring, 1993. This beautiful structure still conveys the architectural integrity that Horace Trumbauer created for Daniel Zimmerman. One still can step back into time and experience the elegance of this family's life at the turn of the century.

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"A New Influence in the Architecture of Philadelphia,"
ARCHITECTURAL RECORD, vol 15, February, 1904, pp 93-121.

ARCHITECTURAL RECORD, vol 24, July 1908, pp 58-59.

Tatman, Sandra L. BIOGRAPHICAL DICTIONARY OF PHILADELPHIA ARCHITECTS,
1700-1930. Boston: G.K. Hall, 1985.

Blackburn, E. Howard and William H. Welfley. HISTORY ORBEDFORD AND
SOMERSET COUNTIES, PENNSYLVANIA, 3 vols. New York: The Lewis Publishing
Company, 1906.

"D.B. Zimmerman Dies at Home", SOMERSET HERALD, June 6, 1928, p.1.,
col. 1,2.

Newspaper clipping files at Somerset County Library, So. Rosina Ave.,
Somerset, PA.

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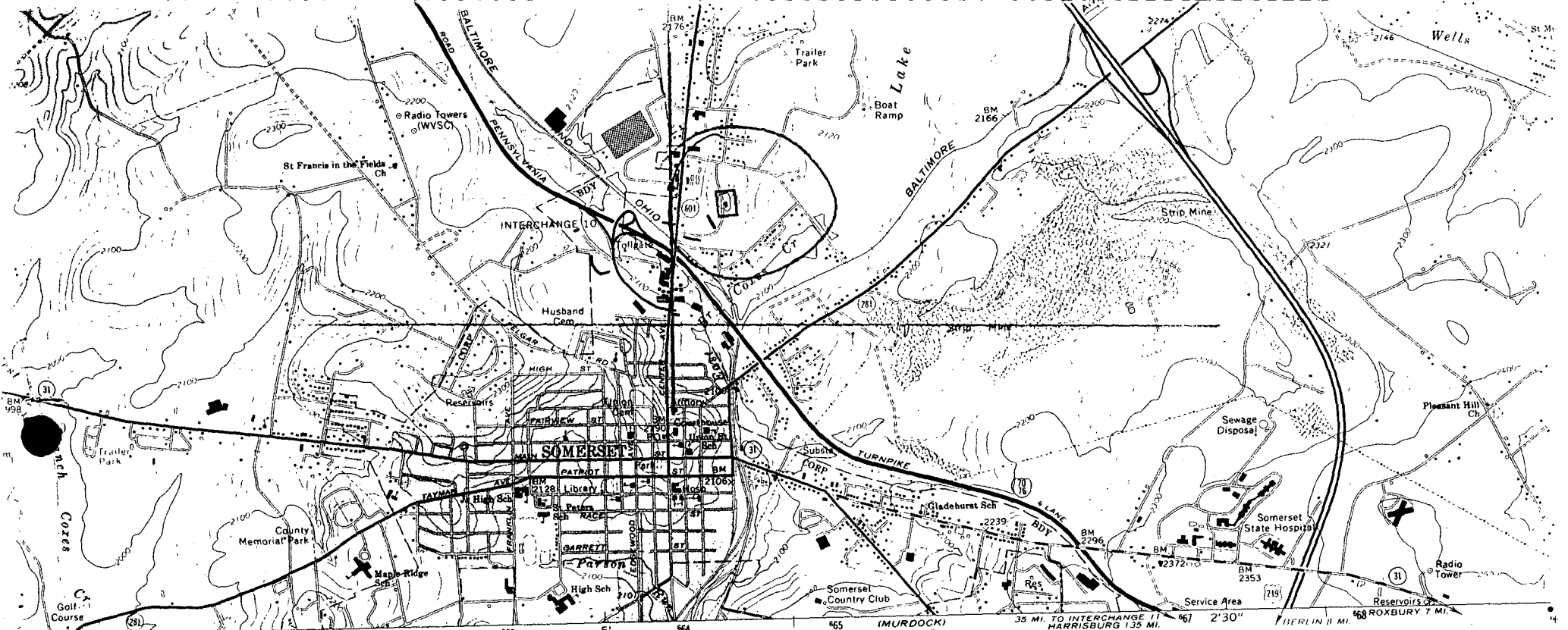
Zimmerman, Daniel B., Mansion
Somerset County, PA

Boundary Description:

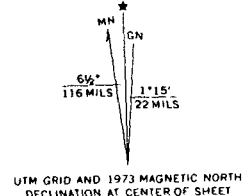
The boundary of the nominated property begins at a point approximately eight feet north of the northwest corner of the house at the top of the retaining wall and proceeds west approximately 21 feet then proceeds south along the west edge of the sidewalk approximately 90 feet to the top of the retaining wall on the south side of the nominated property. From this point at the southwest corner of the property, turn east and continue along the top of the retaining wall approximately 55 feet then north, across the top step of the stairs leading down the hill, and continue north, then west again, following the top of the retaining wall to the point of beginning.

Boundary Justification:

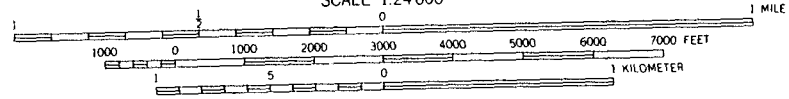
The Zimmerman mansion's boundaries are delineated to exclude the commercial development which immediately surrounds it. The structure is positioned at the very top of the hill with surrounding brick driveways and landscaped areas intact. Flower gardens and kitchen herb gardens immediately surround the house. In 1989, the land surrounding these areas was cleared, the hillside excavated and an outlet mall constructed. The retaining wall acts as a man made boundary, separating the mall below, from the house that dominates the hilltop.



Map compiled, edited, and published by the Geological Survey
 Control by USGS and USC&GS
 Topography by photogrammetric methods from aerial
 photographs taken 1967. Field checked 1967
 Polyconic projection. 1927 North American datum
 1000-foot grid based on Pennsylvania coordinate system.
 North zone
 100-meter Universal Transverse Mercator grid ticks.
 Zone 17, shown in blue
 Dashed lines indicate selected fence and field lines where
 visible on aerial photographs. This information is unchecked
 indicates area in which only landmark buildings are shown



UTM GRID AND 1973 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 20 FEET
 DATUM IS MEAN SEA LEVEL

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Primary high hard surface
 Secondary high hard surface
 Inter

Inset map of Pennsylvania showing the location of the map area. The map area is labeled as QUADRANGLE L.

B. B. Zimmerman H

Revisions shown in purple
 State of Pennsylvania taken 1973. This info

boundary of area