

# BEGINNING OF HISTORIC DISTRICT ORDINANCE AND GUIDELINES

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## ORDINANCE

### Edinburg Historic District Ordinance, September 11, 2007

#### ARTICLE X HISTORIC DISTRICT

##### § 175-60. Statement of Intent.

- A. The intent of this section is to implement the Comprehensive Plan goal of protecting our natural, scenic and historic resources and provide a means to recognize and protect the historic, architectural, cultural, and artistic heritage of the community, and to promote and protect the health, safety, recreational, educational, economical, and general welfare of Edinburg through the identification, preservation and enhancement of its buildings, structures, sites, districts, objects, neighborhoods, landscapes, places and areas which have special historical, cultural, artistic, architectural or archaeological significance as provided by § 15.2-2306 of the Code of Virginia, as amended, hereinafter the “Virginia Code”.
  
- B. A survey of architectural resources within the corporate limits of the Town of Edinburg was completed in the spring of 1997. Its purpose was to identify and document approximately 170 architectural properties in an area defined as the proposed Edinburg Historic District. The three main objectives of the project were to survey the historic resources within the proposed historic district boundaries, write a survey report on the findings and complete a National Register Nomination application for the Edinburg Historic District to be accepted by the Virginia Historic Resources Board. The survey report not only established an historic context for the surveyed properties, but also serves as a planning document for making land use decisions and assists the Town in the creation of a Historic District Ordinance. The proposed Edinburg Historic District was approved and placed on the National Register of Historic Places July 22, 1998. The survey resulted in the documentation of 186 properties with a total of 305 individual historic resources including; 133 single dwellings, 19 commercial or mixed use buildings, four churches, two hotels, a train station, a mill, 2 warehouses, 41 garages, thirty-six chicken coops, 22 sheds, 8 barns, 8 meat-houses, five kitchens, 3 workshops, 2 bridges, 2 cemeteries, two foundations, 2 privies, one station, one fountain, one gatepost and stairs, one pump house, road trace and mill ruin, and a town hall building. The Edinburg Town

Council established the Designated Historic District as an Overlay of the Town's Official Zoning Map, June 13, 2006.

- C. It is hereby recognized that the deterioration, destruction or alteration of said buildings, structures, sites, districts, objects, landscapes, places and areas may cause the permanent loss of unique resources which are of great value to current and future generations of Edinburg, the Commonwealth of Virginia, and the Nation, and that special controls and incentives are warranted to ensure that such losses are avoided.

**§ 175-61. The purposes for establishing an historic district ordinance are:**

- A. To protect the historic significance and integrity of the properties within the historic district which are or may be recognized for having association with historic events that have made a significant contribution to the broad patterns of Edinburg's history; or have association with significant persons; or possess distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or have the potential to yield information important to prehistory or history.
- B. To preserve and improve the quality of life and sense of place for Edinburg's residents by protecting familiar and treasured tangible, visual elements in the area.
- C. To promote tourism and other economic benefits by protecting historical, architectural, archaeological and cultural resources, including historic landscapes attractive to visitors and thereby supporting local business and industry.
- D. To stabilize and improve property values by providing incentives for the upkeep and rehabilitation of significant older buildings and structures and encourage appropriate land use planning and development that will enhance both the economic viability and historic character of the district.
- E. To educate residents, students and tourists about the local cultural and historic heritage as embodied in the historic district through the preservation of Edinburg's architectural and archaeological past that demonstrates the social and artistic development pattern of our predecessors.
- F. To promote local historic preservation efforts and to encourage the identification and nomination by their owners of eligible individual historic properties to the National Register of Historic Places and the Virginia Landmarks Register.
- G. The promotion of harmony of style, geographical context, form, color, proportion, scale, height, width, spacing, setback, orientation, rhythm, traditional quality, appearance, texture, finish and material between buildings of historic design and those of more modern design.

H. To develop the historic areas, not in a vacuum, but as a vital area in which each succeeding generation may build with the quality and sensitivity of past generations.

I. Encourage sound stewardship and foster a sense of pride in Edinburg's heritage resources.

### **§ 175-62. Definitions related to Historic Zoning.**

For the purpose of Article X of this chapter, certain words and terms are defined as follows. These definitions and terms are in addition to those set forth in § 175-2 of this chapter and apply only to those areas included in the Town's Designated Historic District.

Aggrieved Person – A person with an immediate, financial and substantial interest in an action taken by the Zoning Administrator or the Architectural Review Board (the ARB) under this Ordinance, as opposed to a remote or indirect interest.

Alteration – Any change, modification or addition to the form, materials, workmanship, design, appearance, texture or details of all or a part of the exterior of any building, structure, site, or object other than normal repair, maintenance, and landscaping.

Architectural Significance – Importance of a property based on physical aspects of its design, materials, form, style or workmanship and recognized by National Register Criterion No. 3.

Area of Significance – The aspect of historic development in which a property made contributions for which it meets the National Register Criteria, such as architecture, agriculture, commerce, community planning and development, politics/government, religion, etc.

Association – Link of an historic property with an historic event, activity, or person, and the quality of integrity through which an historic property is linked to a particular past time and place.

Building – A resource created principally to shelter any form of human activity, including, but not limited to, a house, barn, meat house, bank, store, church, town hall, courthouse, jail, library, garage, or hotel.

Building Official – The person designated by the locality to administer and enforce the Virginia Uniform Statewide Building Code.

Certificate of Appropriateness (COA) – The approval statement signed by the Chairman of the Architectural Review Board or designated staff member which certifies the appropriateness of a particular request for the construction, alteration, reconstruction, repair, rehabilitation, restoration, demolition, or relocation of all or part of any building, structure, site or object within an historic district, subject to the issuance of all other regional permits needed for the matter sought to be accomplished.

Contributing Building – A building, which has historic significance by reason of type, period, design, style, workmanship, form, materials, architectural details, or historic association to a significant event or person or has or may yield information important to prehistory or history.

Contributing Properties – Those parcels of land containing a contributing building, structure, site or object adding to its historic significance and so designated on the inventory map and inventory of contributing properties and non-contributing properties which are identified in the July 1, 1997, Edinburg Historic District Survey Report. This survey and accompanying files and photographs are adopted as a part of this Ordinance. The designated contributing properties, which may or may not be individually listed on the Virginia Landmarks Register or National Register of Historic Places, are those properties which by reason of type, period, design, style, workmanship, form, materials, architectural details, or have historic association to a significant event or person, or have or may yield information important to prehistory or history and relation to surrounding properties contribute favorably to the general character of the part of the Historic District in which they are located.

Contributing Resource – A building, site, structure, district or object adding to the historic associations, historic architectural qualities or archaeological values for which a property is significant because it was present during the period of significance, relates to the documented significance of the property and possesses historic integrity or is capable of yielding important information about the period; or it independently meets the National Register Criteria.

Corridor District – A geographical area contiguous to arterial streets or highways on a significant route of tourist access to the locality or to designated historic landmarks buildings, structures or districts therein or in a contiguous locality determined by the Governing Body to be an historic district.

Cultural Landscape – A geographic area, including both cultural and natural features, associated with an event, person, activity, or design style that is significant in the history of the locality, state or the nation. Historic sites, landscapes designed by a landscape architect, master gardener, architect or horticulturist and vernacular landscapes developed by human use and activities are types of culture landscapes.

Design – A quality of integrity applying to the elements that create the physical form, plan, space, structure and style of a property.

District – One of the five resource types, being a concentration, linkage or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.

Eligibility – The ability of a property to meet the National Register Criteria.

Feeling – A quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Historic Area – An area containing one or more buildings or places in which historic events occurred or having special public value because of notable architectural, archaeological or other features relating to the cultural or artistic heritage of the community, of such significance as to warrant conservation and preservation.

Historic Context – An organizing construct for interpreting history that groups information about historic properties which share a common theme, common geographical location and common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration and treatment of historic properties, based upon comparative significance.

Historic District – Any geographical area delineated by the governing body from time to time and consisting of public or private property, containing a significant concentration, linkage or continuity of contributing properties containing contributing building(s), structure(s), site(s), or object(s), united historically or aesthetically by plan or physical development and having a common historical, architectural, archaeological or cultural heritage being of such interest and significance as to warrant conservation and preservation.

Historic Landmark – A building, structure, district, site or object determined to have historical, architectural or archaeological statewide or national significance listed on the Virginia Landmarks Register.

Historic Property - Any prehistoric or historic building, district, site, structure or object.

Historic Significance - Importance for which a property has been evaluated and found to meet the National Register Criteria.

Integrity – The authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic or prehistoric period.

Level of Significance – The geographical level – local, state or national – at which a historic property has been evaluated and found to be significant.

Local Significance – The importance of a property to the history of its community, this locality, general vicinity or area.

Location – A quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials - A quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

National Historic Landmark (NHL) – An historic property evaluated and found to have significance at the national level and designated as such by the Secretary of the Interior.

National Register Criteria – The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places (which is the same criteria used for inclusion in the Virginia Landmarks Register). Specifically, the quality of significance in American history, architecture, archaeology, engineering and culture is present in districts, sites, building, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded, or may be likely to yield, information important in prehistory or history.

National Register of Historic Places - The official federal list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering or culture.

National Significance – The importance of a property to the history of the United States as a nation.

Non-Contributing Building – A building that does not add to the historic architectural qualities, historic associations or archaeological values for which a property is significant because it was not present during the period of significance or does not relate to the documented significance of the district; or due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period/ or it does not independently meet the National Register Criteria.

Non-Contributing Property – A property that does not add to the historic architectural qualities, historic associations or archaeological values for which a resource is significant because it was not present during the period of significance or does not relate to the documented significance of the district; or due to alterations, disturbances, additions or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or it does not independently meet the National Register Criteria.

Non-Contributing Resource – A building, site, structure, district or object that does not add to the historic architectural qualities, historic association or archaeological values for which a resource is significant because it was not present during the period of significance or does not relate to the documented significance of the district; or due to alterations, disturbances, additions or other

changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or it does not independently meet the National Register Criteria.

Normal Repair and Routine Maintenance – For the purpose of maintaining the existing condition of the building, structure, site or object, normal repair and routine maintenance involves the repair of existing materials and features with equivalent material through stabilization, consolidation and conservation of historic materials, features and workmanship when the physical condition of these character-defining features has deteriorated. Routine maintenance includes repainting the same or different color, but does not include the initial painting of masonry surfaces on any contributing resource.

Object – The resource term used to distinguish from buildings and structures those constructions, which are primarily artistic in nature, or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment, i.e., sculpture, statuary, monuments, boundary markers, fountains.

Period of Significance – The span of time in which a property attained the significance for which it meets the National Register Criteria.

Preservation – The process of determining what to keep from the present for the future and applying measures to sustain the existing form, integrity, type, style, design, details, workmanship and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

Rehabilitation – The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Resource – Any building, structure, site, district or object that is part of or constitutes a historic property.

Restoration – The act or process of accurately recovering the form, features, character, materials and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Setting – A quality of integrity applying to the physical environment of an historic property.

Site – One of the five resource types, being the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing or non-existing structure.

Site Improvements – Structural changes to the grounds of a property including the installation or alteration of walls, fences, or structures, paving, regarding, and the installation or removal of major plantings.

State Significance – The importance of a property to the history of the Commonwealth of Virginia.

Structure – One of the five resource types distinguished from a building, being a functional construction made usually for purposes other than creating shelter, including, but not limited to, a gazebo, windmill, communication tower, bridge, canal, roadway, power plant, fence, and silo.

Virginia Landmarks Register (VLR) – The official state of Virginia list of districts, sites, buildings and structures of historical, architectural or archaeological statewide or national significance.

Workmanship - A quality of integrity applying to the physical evidence of the crafts of a particular culture, people or artisan.

#### **§ 175-63. The Architectural Review Board.**

##### **Creation of the Architectural Review Board (the ARB) and Membership.**

- A. For the general purposes of this article and specifically to preserve and protect historic places and areas in the historic district through the control of demolition and relocation of such places and through the regulation of architectural design and uses of buildings, structures, sites and objects in such areas, there is hereby created a board to be known as the “Architectural Review Board” (the “ARB”) to be composed of five (5) voting members. The members of the Architectural Review Board shall be appointed by the Town Council.
- B. Members of the ARB shall be appointed for terms of four (4) years and shall serve at the pleasure of the Town Council. Initial appointments shall be for two (2) members for four (4) years and three (3) members for two (2) years, so that terms of office shall be staggered. Members shall serve until their successors are appointed.
- C. Any member of the ARB may be removed from office by the Town Council for neglect of duty, malfeasance, and the continued absence from the regular or called meetings of the ARB or ongoing disregard for the positive mission of the Historic District and the ARB, as determined by the Town Council.
- D. Members of the ARB shall receive such compensation as may be authorized by the Town Council, from time to time.

**§ 175-64. Interests and qualifications of members.**

- A. Members of the Architectural Review Board shall have demonstrated a positive interest in preserving the architectural integrity of the buildings, structures, sites and objects within the designated history district(s). One (1) member may be selected among the membership of the Planning Commission. To the extent practicable, at least one (1) member should be a licensed architect, or have experience in the field of architecture, and one (1) should be an architectural historian or have substantial background in local, state, or national history or in historic preservation, architecture, archaeology or culture preservation or in landscape architecture, or should be a licensed contractor or be employed in the building materials industry. The Town shall make every effort to appoint residents of Edinburg as members of the ARB. It may become necessary to seek members from areas outside of the corporate limits of the Town to obtain the desired knowledge and skills required for the ARB. Such members shall have demonstrated an interest in historic preservation within the Town of Edinburg and surrounding areas.
- B. Members shall make every effort to attend training sessions periodically sponsored or approved by the Virginia Department of Historic Resources, the Association for the Preservation of Virginia Antiquities, Preservation Virginia, or other organizations, including those arranged by the staff of the Planning Department, that are involved with historic preservation issues, design and review standards or other work of the ARB.
- C. The ARB shall elect from its own membership a chairman and vice-chairman who shall serve annual terms and may succeed themselves. Until the ARB has staff of its own, the Town Clerk and Town Manager shall serve as administrative staff to the ARB and maintain all records, minutes and files relating to the ARB meetings.

**§ 175-65. Powers and duties of the Review Board.**

The powers and duties of the Architectural Review Board shall be as follows:

- A. The ARB shall administer the provisions of this Ordinance in accordance with duties as set forth in Article X of Chapter 175, Zoning.
- B. The ARB shall use the Historic District Design Guidelines established by the Planning Commission and approved by the Town Council that are consistent with the provisions established herein and the Secretary of the Interior's Standards and Guidelines for Rehabilitation for each such district. The ARB may, from time to time, recommend amendments and additions to the Town Council for consideration.
- C. The ARB may, from time to time, recommend areas for designation as Historic Districts, and additions or deletions to districts;

- D. The ARB shall review and approve or deny all applications for Certificates of Appropriateness in any Historic District. Decisions of the board are binding upon applicants, unless and until said decisions are overturned on appeal;
- E. Act in an advisory role to other officials and departments of the locality regarding protection of local historic resources;
- F. Periodically conduct, or cause to be conducted, a survey of historic resources in the community according to guidelines established by the State Historic Preservation Office;
- G. Disseminate information within the locality on historic preservation issues and concerns;
- H. Coordinate local preservation efforts with those of local historic and preservation organizations, the Virginia Department of Historic Resources, and other parties, both public and private;
- I. Receive and act on public comment;
- J. Advise owners of historic properties of issues of preservation, as requested;
- K. Make recommendations to the Town Council regarding authorization of plaques to commemorate historic resources;
- L. Seek out funds to forward the purposes of this Ordinance, and to make recommendations to the governing body regarding the use of the funds;
- M. Investigate and support incentives programs including heritage tourism events and activities;
- N. Investigate and support heritage education activities.

**§ 175-66. Power to adopt rules of procedure.**

- A. The ARB shall be authorized to adopt rules of procedure for the transaction of its business and implementation of the purposes of this Ordinance. The rules of procedure shall not conflict with the provisions of this Ordinance.
- B. The ARB may request the Town Council to employ or contract for such secretaries, clerks, legal counsel, consultants and other technical and clerical services as the ARB may deem necessary for the transaction of its business. Such requests shall be considered within the constraints of the Town's budget. The ARB shall have the authority to request the opinion, advice or other aid of any officer, employee, board, bureau or commission of the Town.
- C. The ARB shall submit an annual report of its activities to the Town Council at the regularly scheduled June Town Council meeting.

## **§ 175-67. Creation of Designated Historic Districts.**

- A. In accordance with the Virginia Department of Historic Resource's criteria and guidelines, the Town Council conducted a survey of architectural resources within the corporate limits of the Town in the spring of 1997. The resulting survey documented 186 properties resources within the defined area and resulted in the identification of 305 individual contributing historic resources. The proposed Edinburg Historic District was approved and placed on the National Register of Historic Places on July 22, 1998. The Town Council established the District as an Overlay of the Town's Official Zoning Map, June 13, 2006. The Edinburg Historic District Survey Report, Inventory and Historic District Inventory Map are adopted as part of this Ordinance.
- B. The ARB may, with the approval of Town Council, conduct or cause to be conducted a survey of additional buildings, structures, objects and sites for the purpose of identifying additional resources which have historical, architectural, archaeological or cultural significance, and for the purpose of compiling appropriate descriptions and documentation to create additional Historic Districts when they feel the need exists to do so. Upon completion of a survey or updating of the inventory, the ARB shall use the survey results to recommend to the Town Council the designation of a new Historic District or revisions to the existing Historic District. In accomplishing the survey and study, the ARB shall place particular emphasis upon evaluating and incorporating the findings of historic, architectural, and archaeological surveys and studies already completed. The resulting new or updated inventory shall be recommended to the Town Council for adoption as a part of this Ordinance.
- C. Based upon the inventory, or any amendment thereto, the ARB shall prepare and recommend for adoption by the Town Council, as part of this Ordinance, the resulting inventory map hereinafter called the "Inventory Map". When adopted by the Town Council, following the recommendation of the ARB and the Planning Commission, the Inventory Map, and any amendments thereto, shall be a part of this Ordinance and shall be filed with this Ordinance and with the Zoning Map. Any new Designated Districts created as a result of the Inventory Map, or any amendment thereto, shall become an Overlay of the Town's Official Zoning Map upon adoption by the Town Council.
- D. Buildings, structures, objects or sites designated as properties which contribute to the historic character of the District shall be shown as contributing properties for the purpose of this Ordinance. Contributing properties that are further distinguished with individual listing on the Virginia Landmarks Register and National Register of Historic Places will also be noted. Buildings, structures, sites or objects that do not contribute to the Historic District shall be shown as noncontributing properties.
- E. The ARB may propose to the Town Council one or more Historic Districts based upon the inventory and the Inventory Map, or any amendments thereto. Historic Districts so proposed or later modified shall be established as amendments to the Zoning

Ordinance. Upon receipt of a proposal, the Town Council shall initiate an amendment in compliance with the provisions of the Zoning Ordinance.

**§ 175-68. Preparation of report on a proposed designation.**

- A. The ARB shall prepare and submit a report to the Planning Commission evaluating the proposal to establish an additional district or amend the existing Historic District. Such report shall identify the Historic District boundaries as well as the historic, architectural, archaeological, or cultural significance of buildings, structures, objects or sites to be protected, and describe present trends, conditions and desirable public objectives for preservation. Upon review, the Planning Commission shall forward a recommendation to the Town Council for consideration. In addition, such report shall include the following specific information:
- (1) An analysis of existing structures by period of construction, architectural style, type, form, materials, design, integrity, condition and matters relating to site conditions, such as building location, location of yards and other open spaces, access to interior lots and off-street parking provided.
  - (2) A description of individual buildings, structures, sites and objects that add historic significance to a property and premises of substantial public interest, with maps, photographs and other data indicating the public importance of their preservation and the particular features to be preserved. These shall be identified as contributing properties and be noted as such in the report.
  - (3) An analysis of the extent and historic significance of identified archaeological sites including general location maps, photographs and other data indicating the public importance of a particular site.
  - (4) The boundaries of the proposed Historic District, or expansion area, and the location of the District's core and all contributing properties, including those individually listed on State and National Registers, and noncontributing properties shall be shown on a proposed Map.
  - (5) Recommendations concerning regulations to be applied within the District, to supplement or modify general regulations set forth in this Ordinance and any Guidelines adopted pursuant thereto.
- B. Criteria for evaluating the merits of a given building, structure, site or object shall be based on architectural features as well as historic associative factors. Certain buildings, structures, objects or areas, although not associated with a historic personage or event, may be valuable examples of the community's physical and cultural heritage. Buildings, structures, objects and sites of local significance shall be evaluated as well as those of State and National significance, and any structures individually listed upon the National Register of Historic Places or the Virginia Landmarks Register shall be designated upon the community's register as contributing NRHP and VLR properties. In addition, such evaluation should be based

on the following specific matters:

- (1) The evaluation shall respect the qualities of each architectural and landscape style or type and its geographical context and shall judge a resource's merit on how well it exemplifies the distinguishing characteristics of said style or type. Consideration will be given to:
  - (a) Significance of architectural design, period, form, method of construction, character-defining details or representation of a significant distinguishable entity whose components may lack individual distinction.
  - (b) Scale, size and/or interrelationships of resources and/or environmental features.
  - (c) Significant patterns of development.
  - (d) Quality of workmanship.
  - (e) Amount of surviving original fabric.
  - (f) Remaining outbuildings or dependencies.
  - (g) Original location and/or use.
  - (h) Surrounding environment, including gardens, landscaping and walks.
  - (i) Aesthetic or artistic quality.
  - (j) Original integrity of the resource and its details.
- (2) It is related to a park, street configuration, open space, hill, body of water or landscaped grounds of significance in the areas of urban planning or landscape architecture.
- (3) It is contiguous with a neighborhood, district, building, structure, object or site that meets one or more of the foregoing criteria, and changes to it could impact the neighborhood, district, building, structure, object or site that meet the foregoing criteria.
- (4) It fosters civic pride in the community's past and enhances the community's attractiveness to visitors.
- (5) Historical and/or Cultural Significance. Buildings, structures, objects, district or sites relating to one or more of the following National Register Criteria will be considered historically or culturally valuable.

- (a) Association with historic personage.
- (b) Association with historic event.
- (c) Work of leading architect or master craftsman. (Associative value of Criterion (c)-architectural significance).
- (d) Site of cultural significance that has or may be likely to yield information important in prehistory or history
- (e) In addition, sole surviving or infrequent surviving building types and structures not historic in themselves but adding to the character of a Historic District needs to be considered as potentially deserving preservation.

**§ 175-69. Boundaries of Historic Districts.**

- A. The boundaries of an historic district shall, in general, be drawn to include areas containing historic landmarks as established by the Virginia Board of Historic Resources, and any other concentration, linkage or continuity of buildings, structures or places in which historic events occurred or having special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community of such significance and integrity as to warrant conservation and preservation. The district may include either individual buildings or places of such character, and a reasonable distance beyond, to incorporate the contributing setting, or it may include areas or groupings of resources which have significance relative to their patterns of development or social and economic or architectural interrelationships even though some in the defined area might not possess significant merit when considered alone.
- B. Historic District boundaries may also be drawn to include any area of unique architectural value located within designated conservation, rehabilitation or redevelopment districts and land contiguous to arterial streets or highways, as designated under Title 33.1 of the Code of Virginia, 1950, as amended, found by the Town Council to be significant routes of tourist access to the locality or to designated historic districts, landmarks, buildings or structures.
- C. The boundaries of an historic district shall conform to the boundaries of individual lots of record to the extent possible. Where a street is proposed as an historic district boundary, the edge of right-of-way adjoining the district shall be deemed the district boundary.

**§ 175-70. Existing Zoning not affected.**

The regulation of a Historic District shall be in addition to the regulations of the underlying zoning, and shall be applied so as to overlay and be superimposed on such other zoning districts as permitted by the provisions of this Chapter and shown on the Official Town Zoning Map. Any property lying within a Historic District shall also lie within one or more of such

other zoning districts, which shall be known as underlying districts. The regulations of this Historic District Ordinance shall be in addition to the regulations of the underlying zoning district.

**§ 175-71. Zoning Map amendments.**

All historic districts and amendments thereto, shall be designated on the Zoning Map and approved in compliance with map amendment requirements of the Zoning Ordinance.

**§ 175-72. Certificate of Appropriateness.**

- A. After the designation of an Historic District, and when required by the Historic District Design Guidelines adopted as part of this ordinance, no exterior portion of any existing historic landmark, building, structure or object (including, but not limited to, walls, fences, light fixtures, statuary, monuments, steps and pavement, or other appurtenant features) nor any new building, structure, or object, or any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within such District until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the ARB or, on appeal of a decision of the ARB by the Town Council.
- B. Notwithstanding the foregoing, any work under Normal Repair and Routine Maintenance to stabilize, consolidate and conserve historic materials, features and workmanship by strengthening fragile fabric through consolidation, patching, limited splicing in kind or otherwise reinforcing using recognized preservation methods to prevent further deterioration or to partially replace too decayed parts with in-kind materials in order to correct any deterioration, decay or damage, or to restore as nearly as practicable to its condition prior to any decay, deterioration or damage shall be exempt from the requirements of a Certificate of Appropriateness.

**§ 175-73. Limitations on Board power to review.**

The ARB shall not consider interior arrangements.

**§ 175-74. Pre-application conference.**

- A. Prior to the submission of an application for a Certificate of Appropriateness, it is strongly recommended that an owner hold a conference with the Chairman of the ARB, the Planning Commission, designated staff, or the Zoning Administrator to discuss and review any proposal for a change in a protected property. The principal objective of this conference shall be to simplify and expedite the formal review process.
- B. Any person may request the ARB to review conceptual design proposals for exterior work before submitting a formal application for a Certificate of Appropriateness. The ARB shall review and discuss the proposal with the applicant and make any unnecessary recommendations. Such conceptual review shall be advisory only, and shall not be binding on the ARB upon review of a formal application.

C. In consideration of a complete application, the ARB may require any or all of the following information and any other materials as may be deemed necessary for its review:

- (1) Statement of proposed use and user.
- (2) Statement of estimated construction time.
- (3) Photographs and maps showing the existing condition, design, details and location of any existing buildings, structures, objects or sites and relating proposed use to the surrounding property and/or the corridor on which it is located.
- (4) Site plan drawings, showing the location of the existing and proposed building and site improvements, including:
  - (a) Existing property boundaries, building placement and site configuration, location of parking, pedestrian access, signage, exterior lighting, fencing, buildings, structures and other appurtenant elements.
  - (b) Existing topography and proposed grading.
  - (c) Relationship to adjacent land uses and any buildings or structures thereon.
- (5) Scaled architectural drawings showing plan view and elevations of new planned construction or alterations, including drawings of original building.
- (6) Proposed building materials including their composition, texture, finish, quality and appearance, including product brochures and specifications.
- (7) Existing landscape preservation plan, if applicable, and the proposed landscaping and buffer plan.
- (8) Designs for exterior signage, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- (9) Comprehensive design and material details of doors and windows, ornamentation, including any product specifications.
- (10) A written statement concerning methods to be employed.
- (11) Samples to show the nature, texture, finish, appearance and color of materials proposed.
- (12) In the case of a demolition request where structural integrity is at issue, the Applicant shall also provide a structural evaluation prepared by a qualified

contractor or structural engineer and cost estimates for rehabilitation. The ARB may waive the requirement for a structural evaluation and cost estimates in the following cases:

- (a) In the case of an emergency.
  - (b) If it determines the structure proposed for demolition is not historically significant.
- D. No application for a Certificate of Appropriateness shall be complete until the Zoning Administrator can determine that the use of the property, building or structure is permitted under current zoning for such property.
- E. Certain minor actions, which are deemed not to permanently affect the character of the Historic District are exempted from review for architectural compatibility. Such actions shall include the following and any similar actions, which in the opinion of the Zoning Administrator will have no more effect on the character of the District than those listed:
- (1) The repainting of the exterior of any building or structure.
  - (2) Addition or deletion of storm windows and/or storm doors. Addition or deletion of window air conditioners. Character-defining features such as, alteration, addition or deletion of windows and doors or alteration to the frames, shall be reviewed by the ARB. The replacement of broken windowpanes is exempted from review.
  - (3) Additions or deletions of television or radio antennas, skylights, solar collectors or satellite dishes, in locations not visible from a public street.
  - (4) Planting of grass, trees and shrubs, but not including landscape treatments which substantially alter the contour of a landmark site.
  - (5) Permitted new construction of outside storage, which will not substantially change the architectural character in any office, business or industrial district, which is not visible from a public street.
- F. Notwithstanding the above, the Zoning Administrator shall have the authority to order that work be stopped and that an appropriate application be filed for review in any case where the action may produce arresting effects, violent contrasts of materials, patterns or incongruous details inconsistent with the character of the present buildings and structures or with the prevailing character of the surroundings and the Historic District.

**§ 175-75. Consideration of application for a Certificate of Appropriateness.**

- A. The ARB shall be guided in its decisions by the standards and guidelines established in Article X of this Chapter and in the Historic District Design Guidelines adopted as part of

this Ordinance. The ARB shall have the authority to request modification of the proposed actions of the applicant in order to comply with said standards and guidelines.

- B. The ARB shall not approve or disapprove an application except with respect to the standards and guidelines in Article X of this Chapter or the Historic District Design Guidelines. The ARB shall give reason for its decisions, shall act promptly on applications before it and shall coordinate its procedures with those of other agencies and individuals charged with the administration of this Ordinance.
- C. Meetings of the ARB shall be open to the public.
- D. Where the exterior appearance of any building or structure is involved, no Building Permit shall be issued for erection, alterations or improvements, and no Certificate of Occupancy shall be issued by the Shenandoah County Building Department, unless a Certificate of Appropriateness has first been issued.
- E. No exterior alterations which do not require a building permit but which can change the exterior appearance and character-defining features of the building or structure, such as alteration or replacement of doors, window sash, porch railings, roof areas, porch flooring, installation, removal or replacement of trim detail, cornices, shutters, gutters and down spouts; sign face changes; and the like shall be constructed or installed unless a Certificate of Appropriateness has first been obtained.
- F. No driveway permit shall be issued by either the Town or the Virginia Department of Transportation unless a Certificate of Appropriateness has first been obtained.
- G. No site features or appurtenances, such as walls, fences, arbors, paved parking areas, patios, decks, garages, tool sheds, other accessory structures and the like, visible from the public right of way, shall be constructed or installed unless a Certificate of Appropriateness has first been obtained.
- H. During construction or installation, the Certificate of Appropriateness shall be posted on the property in a location that is visible from the public right-of-way, and a complete set of approved plans, if necessary, shall be retained on the premises and shall be made available to the Town and County inspectors.

**§ 175-76. Criteria for the Architectural Review Board (ARB).**

The ARB shall consider, among other things, the following in determining the appropriateness of any erection, exterior alteration or restoration:

- A. The compatibility with the design, development standards and criteria as included in this Chapter and the adopted Historic District Guidelines, entitled Historic District Design Guidelines for the Town of Edinburg, 2007, with additions and amendments as may be adopted from time to time.

- B. The appropriateness of the type, form, style, general overall design, geometry, size, scale, massing, height, width, spacing, rhythm, and proportions, structural arrangement, decorative and design details, materials, texture, finish, quality, appearance and color of the proposed building, structure or appurtenant element in relation to such factors as the architectural compatibility with similar features of buildings or structures within the area of any Historic District.
- C. The historical or architectural value and significance of the building, structure or appurtenant element and its relationship to the historic or architectural value of the area in which it is proposed to be located.
- D. The extent to which the building, structure or appurtenant element will be harmonious with or architecturally incompatible with the historic buildings within any Historic District.
- E. The compatibility of planned improvements and alterations with the architectural and historic quality, character, size, scale, massing, spacing, proportions, rhythm, decorative and design details, materials, texture, finish and appearance of the historic buildings, structures and objects in any Historic District and to the components on the subject building or structure.
- F. The effect of the building, structure or appurtenant element on the Comprehensive Plan's goals for tourism, economic development and residential land uses in and around the Historic District.
- G. The compatibility of the proposed building, structure or appurtenant element with the Comprehensive Plan's goals for historic preservation and architectural design review.
- H. The impact of the proposed alteration, new construction or restoration upon the historic setting, streetscape or area.
- I. The probable effect of proposed construction on historic sites and other cultural landscapes.
- J. Any other factors, including aesthetic design factors, which the ARB deems to be pertinent.
- K. Signage- The type, form, design, overall dimensions, scale in relation to the building or site, materials, texture, finish, design of the message, lettering dimensions and style, colors, method of physical support or erection, any exterior illumination, relationship to other signs in the District, orientation and setting shall be considered.
- L. Awnings and Canopies- The type, form, design, overall dimensions, height, scale in relation to the building or site, materials texture, finish, colors, and dimensions, style and color of any lettering, the shape and design of the opening to be covered, the method of physical support and attachment to the building, any exterior illumination,

orientation and setting shall be considered.

- M. Fencing- The location, setting, orientation, type, form, design, overall dimensions, scale, materials, texture, finish, color, impact on adjacent property owners and any additional screening shall be considered.
- N. Mechanical Equipment (HVAC Systems, Exhaust Fans, Satellite Dishes, Skylights)- The location, setting, visibility, screening, method of installation into the building, orientation, type, form, overall dimensions, scale, design, materials, texture, finish and appearance shall be considered.
- O. The ARB shall also be guided by the purposes for which Historic Landmarks and Historic Districts with contributing and non-contributing properties are designated and by the particular standards and considerations contained in the Secretary of the Interior's Standards for Rehabilitation and guidelines for applying the Standards.

#### **§ 175-77. Design Guidelines.**

The Planning Commission shall develop Historic District Design Guidelines and criteria that are substantially consistent with the Secretary of the Interior's Standards for Rehabilitation to guide the ARB in its determinations of the appropriateness of applications. These Guidelines will be reviewed and approved as amendments to this Chapter by the Town Council upon the recommendation of the Planning Commission. Approval of the Guidelines and any amendments thereto, shall be subject to the notice and hearing requirements of § 15.2-2204 of the Virginia Code, as amended, for the Planning Commission and Town Council.

#### **§ 175-78. Public Hearings on applications for Certificate of Appropriateness.**

The ARB shall hold a regularly scheduled monthly meeting at which all applications for a Certificate of Appropriateness shall be reviewed and acted on. The ARB may set a deadline for filing applications to be included on the agenda of the next regular meeting; in addition to hearing proposals during regular meeting on future applications. All ARB meetings shall be open to the public and time at each meeting shall be set aside to assist owners of historic properties having questions pertaining to potential projects. Applications may be approved or disapproved at the initial review meeting depending on the scope of the project and a complete application supplying the ARB with all required information. Additional review and information may be required in some cases before the ARB can render a decision.

#### **§ 175-79. Form of decision and required findings.**

- A. Evidence of the approval under the terms of the Historic District Ordinance shall be a Certificate of Appropriateness issued by the ARB and the Zoning Administrator as the case may require, stating that the demolition, moving or changes in the exterior architectural appearance of the proposed construction, reconstruction, alteration or restoration is approved by the ARB, or the Zoning Administrator as the case may require. A Certificate of Appropriateness shall be in addition to any other permits required. Any action of applicants

following the issuance of a permit requiring a Certificate of Appropriateness shall be in accord with the application and materials approved.

- B. When review by the ARB is not required for an action proposed within the Designated Historic District; the Zoning Administrator, or a designated staff member, shall note such on all zoning or other permits required for the proposed project.

**§ 175-80. Reasons for action.**

The ARB shall state clearly its reasons for approval, denial, modification or deferral of an application in the records of the ARB proceedings.

**§ 175-81. Failure of the ARB to review plans in a timely fashion.**

The ARB shall render a decision upon request or application for a Certificate of Appropriateness within sixty (60) days after such application is deemed complete by the Zoning Administrator; failure of the ARB to render such a decision within said sixty (60) day period, unless such period be extended with the concurrence of the Applicant, shall be deemed an approval of the application.

**§ 175-82. Authority to inspect.**

When a Certificate of Appropriateness has been issued, the Zoning Administrator, or other designated Town official, shall, from time to time, inspect the alteration or construction approved by such Certificate and shall give prompt notice to the applicant of any work not in accordance with such Certificate or in violation of the Zoning Ordinance. The Zoning Administrator may revoke the Certificate or Zoning Permit if the Applicant does not correct violations in a timely manner.

**§ 175-83. Certificate of Appropriateness void if construction not commenced or halted.**

A Certificate shall become null and void if no significant improvement or alteration is made in accordance with the approved application within twelve (12) months from the date of approval. On written request from an Applicant, the ARB may grant a single extension for a period of up to one year, if, based upon submissions from the Applicant, the ARB finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

**§ 175-84. Certificate of Compliance.**

Prior to the issuance of a final Occupancy Permit by the County Building Official, the Applicant shall obtain a Certificate of Compliance from the ARB indicating compliance of the final building or structure with the terms and conditions of his or her Certificate of Appropriateness. This will be in addition to the normal Infrastructure Inspection Report required by the Town. The ARB shall be the issuing agency for all Certificates of

Compliance, whether the ARB issued the original Certificate of Appropriateness or whether the Town Council issued it upon appeal.

**§ 175-85. Maintenance of historic properties.**

Normal maintenance and repair- Nothing in this section shall be construed to prevent the normal repair and maintenance of any exterior architectural feature now or hereafter located in the Historic District. Repair and maintenance should strive to retain existing materials and features while employing as little new material as possible. Such repair begins with the least degree of intervention possible by strengthening fragile materials through consolidation, patching, limited splicing in kind or otherwise reinforcing using recognized preservation methods. All work should be physically and visually compatible, identifiable upon close inspection and documented for future research. If repair by stabilization, consolidation and conservation proves inadequate, the next level of intervention involves the limited replacement in kind of extensively deteriorated or missing parts of features when there are surviving prototypes, i.e., brackets, dentils, slate shingles. The replacement material needs to match the old both physically and visually, i.e., wood for wood, slate for slate, unless otherwise stated in the Historic Design Guidelines.

**§ 175-86. Minimal maintenance requirement (Demolition by Neglect).**

- A. No contributing building or structure within any Historic District shall be allowed to deteriorate due to neglect to the extent that decay, deterioration or defects may, in the opinion of the ARB, result in the irreparable deterioration of any exterior appurtenance or architectural feature, loss of integrity or produce a detrimental effect upon the character of the District as a whole or upon life and character of the structure itself. Upon such determination, the ARB shall request a report from the County Building Official who shall, within thirty (30) days report to the ARB on the following matters:
- (1) Deterioration of exterior walls or other vertical supports;
  - (2) Deterioration of roofs or other horizontal members;
  - (3) Deterioration of chimneys
  - (4) Deterioration or crumbling of exterior stucco or mortar;
  - (5) Ineffective, long-neglected peeling paint representing a lack of a protective waterproof coating on exterior wooden wall surfaces and wooden elements causing prolonged water penetration, rotting and other forms of decay.
  - (6) The lack of maintenance of the surrounding environment causing deterioration to the building or structure through poorly maintained landscaping or plant overgrowth including overhanging trees, limbs or roots allowed to beat against or grow into the resource; or invasive vines such as climbing ivy with tendrils that attach to and cause loss of mortar and structural soundness in masonry walls and pull out corner boards, weather board and other wooden elements.

- (7) Deterioration of any feature so as to create, or permit the creation of any hazardous or unsafe condition.
  - (8) Determination by County Building Official or other State authorized safety expert that a structure is unsafe or not in compliance with any safety provisions of the Virginia Uniform Statewide Building Code.
- B. The ARB shall hold a public hearing on the report prior to making a determination about any violation of this Section. The Zoning Administrator shall notify the owner of the subject property of the hearing and provide the owner with a copy of the report. The owner shall have thirty (30) days from a determination by the ARB of a violation of this Section to appeal the decision to the Town Council (See 15.2-2283 and the Virginia Uniform Statewide Building Code).
- C. The property owner shall have sixty (60) days from the date of the ARB's determination to present to the ARB a plan to remedy the neglect and six (6) months from the ARB's approval of the Plan and issuance of a Certificate of Appropriateness to complete the necessary remedial work. If appropriate action is not taken by the property owner, the Zoning Administrator shall initiate appropriate legal action for a violation of the Zoning Ordinance.

**§ 175-87. Public safety exclusion.**

Nothing in this Article shall prevent the razing or demolition of any building or structure without consideration of the ARB which is in such an unsafe condition that it would endanger life or property, and protection from such condition is provided for in the Virginia Uniform Statewide Building Code and/or other applicable ordinances. However, such razing or demolition shall not be commenced without written approval of the County Building Official verifying the conditions necessitating such action.

**§ 175-88. Demolition Applications.**

- A. No historic landmark, or contributing building or structure which is established under this Ordinance, shall be partly or fully demolished until a Certificate of Appropriateness is issued by the ARB, with the right of direct appeal from an adverse decision to the Town Council, as hereinafter provided. An appeal for final decision by the Town Council shall be automatic and mandatory in the case of approval of the demolition of a building or structure so designated as a landmark. The Zoning Administrator may approve the demolition of a building or structure within the Historic District which has not been designated either as a landmark or contributing structure on said inventory map.
- B. The ARB shall consider the following criteria in determining whether or not to grant a Certificate of Appropriateness for razing or demolition:

- (1) Whether or not the historic landmark, contributing building or structure is of such architectural or historic significance that its removal would be to the detriment of the public interest, to education, cultural heritage, the architectural history of the locality and would cause a loss of a visual tangible demonstration of local history and social and artistic pattern of community development and planning.
- (2) Whether or not the contributing building or structure is of such interest or historic significance that it would qualify as a national, state or local historic landmark through individual listing on the Virginia Landmarks Register or National Register of Historic Places.
- (3) Whether or not the historic landmark, contributing building or structure embodies the distinctive characteristics of a type, period, style, method of construction, represents the work of a master, possesses high artistic values or represents a significant or distinguishable entity whose components may lack individual distinction or whether the resource is associated with events that have made a significant contribution to the broad pattern of history or is associated with significant persons.
- (4) Whether or not retention of the historic landmark, contributing building or structure would help to preserve and protect an historic or architecturally significant place, the quality of life and pride of place or area of historic interest in the locality and promotes the purpose and intent of historic district zoning, including tourism.
- (5) Whether or not the historic landmark, contributing building or structure has retained integrity or authenticity of its historic identity of design, materials, workmanship, setting, location, association and feeling, and whether it's unusual design, quality and workmanship of traditional materials and details of character-defining features could be easily reproduced.
- (6) Whether the proposed razing or demolition will affect the archaeological potential to yield information important to prehistory or history at the site.

**§ 175-89. Offer for sale.**

However, the owner of a historic landmark, contributing building or structure, as a matter of right shall be entitled to raze or demolish provided that:

- A. He has applied to the ARB for such a right.
- B. The owner has for the period of time set forth in the time schedule hereinafter contained at a price related to its fair market value as determined by independent appraisal, as hereinafter set forth, made a bona fide offer to sell such landmark, building or structure, and the land pertaining thereto, to such person, firm, corporation, government, or agency, or political subdivision or agency thereof, which gives reasonable assurance that it is willing to preserve and restore the landmark, building or structure and the land pertaining thereto. The procedure for establishing the fair market value, unless the owner and the ARB agree upon

the said value, shall be that the owner and the ARB shall each retain one independent, qualified appraiser, and should the two appraisers not agree upon the said fair market value, those appraisers shall choose a third qualified appraiser. A median value shall be established by the three appraisers, which shall be final and binding upon the owner and the ARB.

- C. No contract for the sale of any such historic landmark, or contributing building or structure and the land pertaining thereto, shall be binding or enforceable prior to the expiration of the applicable time period as set forth in the time schedule hereinafter contained. Any appeal which may be taken to the governing body from the decision of the ARB, and from the Town Council to the Circuit Court, shall not affect the right of the owner to make a bona fide offer to sell. Offers to sell as provided in this section shall be made within one (1) year of the date of application to the ARB.
- D. Before making a bona fide offer to sell, an owner shall first file a written statement with the Chairman of the ARB. Such statement shall identify the property, state the offering price, the date the offer of sale is to begin, and name of the real estate agent, if any. No time period set forth in the time schedule hereinafter set forth shall begin to run until such statement has been filed.
- E. The time schedule for offers to sell shall be as follows:
  - (1) Three (3) months when the offering price is less than twenty-five thousand dollars (\$25,000);
  - (2) Four (4) months when the offering price is twenty-five thousand dollars (\$25,000) or more but less than forty thousand dollars (\$40,000);
  - (3) Five (5) months when the offering price is forty thousand dollars (\$40,000) or more but less than fifty-five thousand dollars (\$55,000);
  - (4) Six (6) months when the offering price is fifty-five thousand dollars (\$55,000) or more but less than seventy-five thousand dollars (\$75,000);
  - (5) Seven (7) months when the offering price is seventy-five thousand dollars (\$75,000) or more but less than ninety thousand dollars (\$90,000);
  - (6) Twelve (12) months when the offering price is ninety thousand dollars (\$90,000) or more.
  - (7) Or such other schedule as may be established from time to time in § 15.2-2306 of the Virginia Code.

**§ 175-90. Moving or relocation of a building or structure.**

No building or structure officially designated as an historic landmark or contributing building or structure within the district on the inventory map which accompanies this Ordinance shall be

moved or relocated unless the same is approved by the ARB and a Certificate of Appropriateness issued with right of direct appeal of an adverse decision to the governing body as herein provided. An appeal for final decision by the Town Council shall be automatic and mandatory in the case of approval of the moving or relocation of a building or structure so designated as an historic landmark. The Zoning Administrator may approve the moving or relocation of the building or structure within the historic district, which has not been designated either as an historic landmark, contributing building or structure on said inventory map.

**§ 175-91. Matters to be considered in determining the appropriateness of moving or relocating an historic landmark, contributing building or structure within the Historic District.**

- A. Whether or not the proposed relocation would have a detrimental effect on the structural soundness of the historic landmark, contributing building or structure or any other resource in the district with its relocation.
- B. Whether or not the proposed relocation would have a detrimental effect on the historical and architectural aspects of other historic landmarks, contributing buildings or structures at the present site or in the district(s).
- C. Whether the proposed relocation would provide new surroundings that would be harmonious with or incompatible with the historical and architectural aspects of the historic landmark, contributing building, or structure.
- D. Whether or not the proposed relocation is the only means of saving the building or structure from demolition or demolition by neglect.
- E. Whether the proposed relocation will take into consideration any related outbuildings and the impact or effect upon these resources.
- F. Whether the present site will remain vacant for a long period of time and how this will affect the historic streetscape and Historic District(s).
- G. Whether the proposed relocation will affect the archaeological potential to yield information important to prehistory or history on the current site and proposed site.

**§ 175-92. Appeal from ARB to Town Council.**

- A. The applicant or any aggrieved person may appeal a final decision of the ARB to the Town Council by filing a written notice of appeal within thirty (30) days of the date of the ARB decision.
- B. The Town Council may affirm, reverse, or modify, in whole or in part, the decision of the ARB. In so doing, the Town Council shall give due consideration to the recommendations of the ARB along with other evidence as it deems necessary for the proper review of the application.

- C. Hearing before the Town Council– Upon appeal, the final decision of the ARB shall be stayed pending the decision of the Town Council; provided, however, that the applicant is prohibited from taking any action for which approval is sought during the pendency of such appeal. The Town Council shall conduct a full and impartial public hearing on the matter using the same adopted standards, criteria and design guidelines, in compliance with § 15.2-2204 of the Virginia Code, before rendering any decision.

**§ 175-93. Appeal from Town Council to Circuit Court.**

- A. Appeal to Circuit Court – Any person may appeal any decision of the Town Council to affirm, modify or reverse a decision of the ARB to the Circuit Court for review by filing a petition at law. The petition shall set forth the alleged illegality of the action of the Town Council and the grounds thereof. The petition shall be filed within thirty (30) days after the decision of the Town Council. The filing of the petition shall stay the decision of the Town Council, except that a decision denying a request for demolition in a Historic District shall not be stayed. A copy of the petition shall be delivered to the Town’s attorney, who shall file with the Circuit Court a certified or sworn copy of the record and documents considered by the Town Council.
- B. Review by the Circuit Court – The Circuit Court shall review the record, documents and other materials filed by the Town Council. The Circuit Court may reverse or modify the decision of the Town Council, in whole or in part, if it finds upon review that the decision of the Town Council is contrary to law or that its decision is arbitrary and constitutes an abuse of discretion, or the Court may affirm the decision of the Town Council.

**§ 175-94. Enforcement of provision.**

- A. Wherever any person has engaged in or is about to engage in any act or practice which constitutes or will constitute a violation of this Ordinance, the Zoning Administrator, upon resolution of the ARB of such violations, may make application to the Circuit Court for an order enjoining such act or practice, or requiring such person to refrain from such prospective violation, or to remedy such violations by restoring the affected property to its previous condition or remedying neglect. Upon proof by the ARB that such person has engaged in or is about to engage in any such act or practice, a temporary or permanent injunction, restraining order or other appropriate order shall be applied for, to be granted by the Court.
- B. The Zoning Administrator shall have authority to order that work be stopped and that all permits for the work being performed be revoked upon a resolution of the ARB of any violations of this Ordinance.

**§ 175-95. Criminal Penalties.**

Any person who violates any provision of Article X of this chapter shall be punishable as set forth in § 175-56, Violations and Penalties of Chapter 175, Zoning.

**§ 175-96. Severability.**

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the remainder of this Ordinance and the application of such provisions to other persons or circumstances shall not be affected thereby.

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**PREFACE**

**The purpose of these Guidelines and the Historic District Ordinance** they are part of is to maintain the architectural integrity of the historic resources within the Town's Designated Historic District. An Architectural Review Board (ARB) has been created to assist property owners within the District make appropriate maintenance and construction decisions. As a historic property owner, it is your responsibility to determine if you need to go through the design review process for your specific project.

To assist you, the ARB, and the Town Staff in making this determination, the following list of minor actions that **DO NOT REQUIRE DESIGN REVIEW** has been assembled. It is still suggested that you take the time to review these Guidelines in their entirety and how they might apply to your property.

**THE FOLLOWING ACTIONS DO NOT REQUIRE DESIGN REVIEW BY THE ARB:**

**PAINTING:** The ARB is available to assist you with maintenance and preparation questions as well as suggested color palettes for specific architectural styles.

**REPLACEMENT OF EXISTING LIGHT FIXTURES:**

**INSTALLATION OF WINDOW AIR CONDITIONING UNITS:** When possible, it is suggested that units not be located on the front elevation of a building.

**INSTALLATION OF ALUMINUM STORM DOORS OR WINDOWS:** It is suggested that these be painted to match the building's trim.

**ADDING ADDITIONAL VINYL REPLACEMENT WINDOWS TO A BUILDING OR STRUCTURE:** Where replacement of windows was started prior to the adoption of the Historic District Ordinance and Guidelines. Permitted installation shall not change the Size, Style or Location of Existing Windows. Please notify the Town Office before beginning project.

**SEASONAL PLANTINGS, SIMPLE LANDSCAPING, SHRUB AND TREE PLANTING:**  
The Removal of Mature Trees located within the Historic District requires ARB

Review and Approval.

**GARAGES AND OUT BUILDINGS NOT VISIBLE FROM THE PUBLIC RIGHT OF WAY:**

**BARRIER FREE ACCESS TO A BUILDING OR STRUCTURE WHEN PORTABLE OR REMOVABLE RAMP IS USED:** Such changes may require Zoning and Building Permits.

**ROUTINE MAINTENANCE AND REPAIRS OF ANY PART OF THE EXTERIOR OF A HISTORIC BUILDING THAT RETAIN THE ORIGINAL HISTORIC CHARACTER AND MATERIALS:**

### PREFACE

#### ACTIONS NOT REQUIRING DESIGN REVIEW BY THE ARB; CONTINUED:

**DECKS, GAZEBOS, AND OTHER FEATURES NOT VISIBLE FROM THE PUBLIC RIGHT OF WAY:** Such projects may require Zoning and Building Permits.

**FENCES, WALLS AND GATES NOT VISIBLE FROM THE PUBLIC RIGHT OF WAY:** The construction of these may require Zoning and Building Permits.

**THE CONTINUED USE OR REPLACEMENT OF VINYL AND/OR ALUMINUM SIDING ON A BUILDING:** Where it is in use at the time of the adoption of the Historic District Ordinance and Guidelines. The addition or replacement of any siding shall not require the removal of exterior features considered to have historic and/or architectural significance. Please notify the Town Office before beginning project.

**ANY INTERIOR REPAIRS OR REMODELING:** May require a Building Permit.

**ROOF REPLACEMENT:** Replacement should be done with the original materials, such as replacing a metal roof with a metal roof when possible.

**THE CREATION OF NEW OFF STREET PARKING THAT IS NOT VISIBLE FROM THE PUBLIC RIGHT OF WAY:**

**The Town recognizes that repair and alteration of a historic building is required in order to provide for the efficient contemporary use of the structure. However, every effort should be made to assure that this work does not damage or destroy materials, features or finishes that are important in defining a building's historic character.**

**Please contact the Town Office (984-8521) if you have questions about your specific project or the need for ARB Review.**

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## GUIDELINES

**PLEASE NOTE: THE PICTURES USED FOR EXAMPLES IN THE GUIDELINES WOULD NOT PROPERLY DOWNLOAD, AS WELL AS THE MAP THAT IS PAGE 3. FOR VIEWING OF THESE PLEASE COME TO THE TOWN OFFICE.**

### **HISTORIC DISTRICT DESIGN GUIDELINES EDINBURG, VIRGINIA TABLE OF CONTENTS**

Introduction	1
Secretary of the Interior Standards	2
Map of Historic District.	3
Architectural Styles	4
Application Requirements	8
Painting Historic Buildings	12
Windows	14
Entrances, Porches & Doors	16
Site Improvements	17
Streetscapes & Public Areas	20
Additions	21
New Construction	23
Glossary	28
Appendix A	31

Historic Preservation Zoning Committee:  
Steve Wood, Vice Mayor-Chairman Planning Commission  
Richard Ritter, Planning Commission, former Chairman  
Joy Guisto, Planning Commission  
Joan Sharpe, Planning Commission  
Jim Morris, Planning Commission  
Clyde Beachy, Town Council  
Fay Wymer, Town Council  
Dan Harshman, Mayor-Town Manager

### **Page 1**

#### **INTRODUCTION, EDINBURG VIRGINIA HISTORIC DISTRICT DESIGN GUIDELINES:**

The residents of Edinburg have long recognized the significance of Edinburg's historic resources. Much has been done during recent years to promote preservation and an interest in the Town's history. In order to maintain the Town's architectural integrity a Historic Preservation Ordinance with Design Guidelines has been developed for the Designated Historic District. Edinburg residents for the most part have been good stewards of their historic properties. These guidelines have been developed to provide detailed recommendations to further assist you, the property owner, in the important task of adapting and preserving your historic property for your family and future generations of Edinburg residents.

#### **Going before the Architectural Review Board (ARB)**

If you anticipate making changes to the exterior of a property located in the Designated Historic District, your first step is to determine if you need to go through the design review process (to receive a Certificate of Appropriateness)

and what type of approvals, permits and certificates might be required. Contact the Edinburg Town Office to secure any required Zoning Permit and an application for the Architectural Review Board. Minor actions such as painting and routine maintenance do not require a design review. These types of projects, however, may require a Town Zoning Permit and/or a County Building Permit depending on the scope of the work. Any other alterations, additions, new construction, demolitions or moving of a building require review by the ARB. Significant changes to the site such as adding fences; walls, driveways, parking areas or new outbuildings may also require review. A Certificate of Appropriateness may be required even in cases where a Building Permit may not be needed.

### What to submit

The ARB must receive enough information on which to base its decision. For most projects, you will need to fill out an application provided by the Town Office. In addition, you may be requested to provide photographs, drawings and plans or other documents required by the ARB. These submissions do not have to be prepared by a professional, but must be presented in such a way as to be easily understood by the ARB members.

### Rehabilitation Checklist

1. Look at your building to determine its style, age and elements that help define its special character. Appendix A of these Guidelines gives a Numerical Inventory List of all contributing resources shown on the Map of the Historic District.
2. Properties in the Historic District qualify for Federal and State Tax Credits. These programs have specific requirements and you should contact the Virginia Department of Historic Resources for assistance. They can tell you if your project qualifies for these special financial incentives.
3. Check the zoning ordinance to make sure that your planned use is allowed. If you are changing the use or working outside of the existing walls, you may need to rezone your property or secure a variance from zoning regulations.
4. Chances are you might need a building permit. Become familiar with the building code as it applies to historic buildings and meet with your building inspector early on about your plans.
5. Seek advice on technical preservation issues from the VA Department of Historic Resources.
6. Use contractors experienced in working with historic buildings and materials. Some tasks, such as repainting or cleaning our historic limestone walls, require special knowledge, techniques, and methods.
7. If your project is complicated or large in scale, consider employing an architect who has experience with historic buildings.
8. Review the Secretary of the Interior's Standards for Rehabilitation on the next page. These ten standards must be followed if you are planning to use Federal or State tax credits. They are also the basis of many of the recommendations in these guidelines and are common sense recommendations used on preservation projects throughout the country.

## Page 2

### THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. For the purpose of these Guidelines, the Standards pertain to the exterior of historic buildings of all materials, construction types, sizes and occupancy. They also apply to related landscape features and the building's site and surroundings, as well as attached, adjacent, or new construction.

### The Secretary of the Interior's Standards for Rehabilitation

- |   |   |   |
|---|---|---|
| 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. | 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. | 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. |
|   | 6. Deteriorated historic features shall be repaired rather than   | 9. New additions, exterior  |

- |  |   |   |
|--|---|---|
| <p>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.</p>                                     | <p>replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</p> | <p>alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</p> |
| <p>3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development such as adding conjectural elements from other buildings shall not be undertaken.</p> | <p>7. Chemical or physical treatments, such as sand-blasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>   | <p>10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</p>  |
| <p>4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</p>   |   |   |

Rehabilitation assumes that at least some repairs or alteration of a historic building will be required in order to provide for an efficient contemporary use. However, the effort should be made to assure that these repairs and alterations do not damage or destroy materials, features or finishes that are important in defining a building's historic character. In almost every case, the use of improper materials and treatments will result in a project that does not meet the Standards and is not eligible for tax credits. Similarly, exterior additions that duplicate the form, material and detailing of a structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

**PAGE 3 IS THE MAP. IT COULD NOT BE PROPERLY SCANNED. IF YOU WOULD LIKE TO SEE THE MAP, PLEASE COME TO THE TOWN OFFICE.**

**Page 4**

**EDINBURG: ARCHITECTURAL STYLES**

The following drawings illustrate the different architectural styles that you might find in the Designated Historic District. Some of the styles are more prevalent with many of the buildings in the District being simplified, or vernacular, versions of the more ornate styles. Some buildings will also exhibit elements from several styles. The stylistic features identified on these drawings are examples of the kinds of distinctive elements that should be preserved when you rehabilitate your house. You can learn about your building's style in the property descriptions that were completed with the District Survey. The individual property descriptions have been included as part of these Guidelines for your reference.

**Late 18<sup>th</sup>/Early 19<sup>th</sup> Century Vernacular**

Edinburg's earliest dwellings reflect the simple building traditions of the area. Houses were frequently built of log and then clad in wood clapboards. Houses are rectangular with gable roofs and tall brick chimneys. Windows were small compared to the wall areas and usually had sash of six over six or six over nine panes. Entries were usually small porticos with the occasional full width porch. Edinburg does not have many homes from this period, with the Philip Grandstaff house, (circa 1787), 108 Creekside Lane, being the best example.

### **Federal Style, 1800-1840**

The Federal Style is not prevalent in our town. A symmetrical facade with a central entryway (often under a small portico), tall interior end chimneys, hipped roofs, and simple classical cornices characterize it. Fanlights and sidelights often surround the six panel entry door. Our best example is at 207 S. Main Street built in 1835. A 3 bay porch was added across the front in 1900.

## **Page 5**

### **EDINBURG: ARCHITECTURAL STYLES**

#### **Greek Revival, 1840-1860**

Similar to the Federal Style in overall appearance, Greek Revival style houses introduced new changes such as paired windows, often with decorative surrounds. Roofs are hipped or gable and sometimes have a central gable or pediment in the entry bay. Porticos are usually one story and classically designed with pilasters and columns, although a good example at 110 Palmyra Road, (circa 1854) has a two-story porch with Doric supports gracing its facade.

#### **Italianate, 1850-1890**

This style does not appear that often in Edinburg, but good examples do exist. The style exhibits shallow hipped to flat rear sloping roofs. The buildings have a bracketed cornice and often have partial or full-length front porches with bracketed supports, cornices and millwork balusters. Examples can be seen at 108 N. High Street, (1850-1890) and 203 N. Main Street, (1889).

## **Page 6**

### **EDINBURG: ARCHITECTURAL STYLES**

#### **Queen Anne, Late 19<sup>th</sup> to Early 20<sup>th</sup> Century**

This is also a popular style in Town and is commonly known as "Victorian". Many of our larger homes in town are of this style which is characterized by a complex roof, vertical proportions, asymmetrical facades, and a wraparound porch. More elaborate examples are decorated with brackets, balusters, window surrounds, barge boards, and other sawn millwork and use a variety of surface materials like shingles, wood siding and brickwork. Roof turrets, tall decorative chimneys and a variety of gable forms highlight these large-scale residences such as, 201 Piccadilly Street, (1885) and 203 Piccadilly Street, (1891). Smaller examples such as, 203 S. Main Street, (1896), have a simpler form and vertical proportion.

#### **Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Folk Victorian**

One of Edinburg's most frequently used dwelling forms is the Folk Victorian. It was popular because of its modest costs and simple construction. It had various plans similar to the Italianate, with a central-hall I-house form such as 111 Center Street, (circa 1880). Or an "L" or "T" shaped plan such as seen at 105 N. Main Street, (1906). There is also a side-passage townhouse plan that can be seen at 126 N. High Street, (1875). Wood clapboards (sometimes as grooved German siding) sheathe these buildings which have metal hipped or gable roofs. Decoration is limited to sawn millwork on porches or occasionally on decorative gables or cornices.

## **Page 7**

### **EDINBURG: ARCHITECTURAL STYLES**

There are a few other architectural styles that exist in smaller quantities throughout the Town's Historic District. These are explained briefly here. Appendix A of these Guidelines lists all of the properties located in the Historic District. Photographs and descriptions may also be reviewed at the Town Office. This information will be as of 1997 when the Survey of Architectural Resources within the corporate limits of the Town was completed to establish the Designated Historic District.

### **Cape Cod, 1930-1950**

There are a small number of this style that originated in New England and was modeled after the half-timbered houses of England. The Cape Cod and Colonial Revival Cape Cod houses became especially popular in the 1930s. 115 N. High Street is an example of a vernacular Cape Cod type dwelling, with 2 front gabled roof dormers, dormers and 6 over 6 windows and an exterior-end brick chimney. The shutters on modern Cape Cod houses are strictly decorative.

### **Second Empire, 1880- 1910**

This style usually combined a rectangular tower, or similar element, with a steep, but short, mansard roof; the roof being the most noteworthy link to the style's French roots. The tower element could be of the same height as the top most floors, or could exceed the height of the main structure by one or two story. The mansard roof was often topped by an iron trim, sometimes referred to as "cresting". There are three examples of this style in Edinburg that stand out. 104-102 N. Main Street with a mansard roof of patterned slate shingles and a polygonal 3-story corner tower. This building also has elaborate decorative features. 310 N. Main Street also has a patterned slate mansard with 4 front gable- roofed dormers with 1/1 sash windows, and a 13 bay wraparound porch. 101 Veteran's Way, the "Edinburg Hotel" is also a fine example of this style.

### **Colonial Revival, Late 19<sup>th</sup> to Early 20<sup>th</sup> Century**

There are a number of this type of home in Edinburg. The style sought to follow the Colonial style of the Revolutionary War period. It is usually two stories in height with the ridge pole running parallel to the street, a symmetrical front facade with an accented doorway and evenly spaced windows on either side of it. Side porches or sunrooms were common additions to these homes. An earlier example of this style is located at 112 S. High Street and a later 1928-29 home can be seen at 204 S. Main Street.

### **Bungalow (1915-1940)**

This house form was often sold in prefabricated packages. It is usually one or one-and-one-half stories, often with a large central roof dormer. Front porches frequently are contained within the overall roof form. Materials vary for bungalows and the selection of materials and decorative details often related to the stylistic version of the bungalow design. North High Street has a number of good examples of this style. 104 N. High is a frame example with a steeply-pitched hipped roof and Classical Revival details, 105 N. High" is a Craftsman-style with stucco and 117 N. High is a vernacular bungalow with 3 over 1 windows.

## **Page 8**

### **APPLICATION REQUIREMENTS**

Property owners are required to check with the Zoning Administrator prior to beginning any work within Edinburg's Designated Historic District.

Projects that require a Certificate of Appropriateness will be referred to the Architectural Review Board, ARB, for consideration. The ARB shall use these Guidelines to assure that the intent of Article X, of Chapter 175; Code of the Town of Edinburg is implemented.

What will be required by the ARB for the review will depend on what type of project is being undertaken? The following are examples of what may be required for a proper review. It is not meant to be a complete and all inclusive list. The ARB may request additional plans or documentation that they feel are required to perform the review.

In addition to performing required review, the ARB is also available to residents who may desire assistance and information pertaining to planned routine maintenance to a historic property. This may include information on such things as appropriate colors or materials to be used in the maintenance of a building or structure.

### **Window Replacement**

All applications for approval of replacement windows should include the following information:

- Photographs of existing building and window or windows to be replaced.

- A plot plan if the replacement is to be a bay or other type of window that might penetrate the required setback area.
- If new window location or orientation is planned, a drawing is required to show the placement of windows on the building. This should include accurate depiction of the size of the windows.
- A manufacturer's specification sheet for the new window must be provided. This is to contain size, material, and type of window proposed.

### **Replacement Materials**

Clear photographs of the existing building are required for reference. This should include any and all architectural details that are unique to the structure. In addition to a photograph/s, the following information will be required:

- The proposed siding material including size and spacing to be used. An actual sample of the material may be appropriate.
- When requesting to install materials such as vinyl siding, proof of its previous use on the building is required.

### **Entrances, Porches & Doors**

Changes to or replacement of existing entrances, porches or doors will require review by the ARB. Clear photographs of the existing building or structure are required. This must include the area to be reviewed and show any and all architectural detail significant to the entrance, porch or door. The following are also required:

- A plot or site plan accurately showing the location of the porch, size, and any proposed setback changes.
- The materials paint and finish to be used for the porch.
- The style, size and material of any new or replacement door. This should include an accurate comparison to the style, size and material of the existing door and surrounding entrance details.

### **Garages, Outbuildings and Site Features**

Clear photographs of the existing building and yard area are required for reference. In addition:

- A site plan accurately showing the location and dimensions of the proposed structure or feature to be added including property lines, accessory structures, fences and grade lines as required.

## **Page 9**

### **APPLICATION REQUIREMENTS**

#### **Garages, Outbuildings and Site Features, continued**

- Proof that the proposed location of accessory building or feature is in compliance with the current requirements of the underlying zoning district.
- Drawings or photographs of the proposed structure or feature accurately representing all sides or elevations of the feature or structure, indicating materials and overall dimensions, including height, are required.

#### **Driveways, Off-street Parking and Walks**

Clear photographs of the site and surrounding properties are required for reference and to show existing conditions.

- A plot or site plan showing accurately the location of new driveway off-street parking area or new walkway, including property lines.
- Proof that the location of new driveway, parking area or walkway is in full compliance with all current requirements of the underlying zoning district.

#### **Walls and Fences**

Photographs of site and surrounding properties are required for reference.

- Drawings or photographs of the proposed wall or fence accurately showing the design, materials and overall dimensions are required when the wall or fence is visible from a public right-of-way.
- A plot or site plan showing the relationship of the wall or fence to the property lines is required. A recent survey may be required when there is a question as to the actual property line.
- Verification that the wall or fence is in compliance with the requirements of the underlying zoning district.

## **Decks**

In order to properly evaluate the appropriateness of the design and location of a proposed deck, the ARB requires that an accurate depiction of the design be presented. This may be accomplished with a sketch of the proposed deck as long as it is detailed enough to depict the design being proposed. Professionally prepared drawings should be used when available.

- Clear photographs of the existing building and yard/garden are required for reference.
- A plot or site plan accurately showing the location of the proposed deck is required.
- This should include all the necessary information to verify that the proposed deck complies with the current requirements of the underlying zoning district.
- The drawing should include the dimensions of the proposed deck and its relationship to the existing building.
- The drawing should also show any screening or landscaping that will be used when deck is visible from a public right-of-way.
- The materials to be used for the deck must be specified.

## **Heating, Ventilating & Air Conditioners (HVAC)**

When HVAC equipment, other than window unit air conditioners, is proposed the following is required for review.

- Clear photographs of the existing building and location of equipment proposed.
- A plot or site plan accurately showing the property lines and the proposed location for the HV AC equipment must be provided.
- The drawing must accurately depict the overall size of the HVAC equipment, including width, length and height.

## **Page 10**

### **APPLICATION REQUIREMENTS**

#### **HVAC, continued**

- A cut sheet or manufacturer's sheet accurately depicting the equipment must be included in the application.
- An elevation drawing is required for proposed screening, and must accurately depict the placement and dimensions of the screening.

#### **Street Furniture**

All benches, light poles, bollards, public telephones, trash receptacles, street planters, decorative items and commercial displays of items for sale that are located in the public right-of-way are to be reviewed by the ARB. The following is required for review:

- Clear photographs of the location and surrounding structures.
- A plot plan accurately showing the location of the proposed street furniture or display is required.
- A drawing or manufacturer's cut sheet depicting the proposed items is required. These must accurately indicate the dimensions, color and materials of all proposed street furniture.

#### **Exterior Lighting**

All applications for approval of exterior lighting when visible from the public right-of-way must contain the following information:

- Clear photographs of the existing building are required for reference.
- Elevation and detail drawings sufficient to show the fixtures and mounting details as well as any conduit location are required.
- Manufacturer's specifications or cut sheet including dimensions for the fixture must be included.
- The material of the proposed fixture, as well as the type of illumination must be specified.

#### **Additions to Historic Buildings**

In order to properly evaluate the appropriateness of a proposed addition to a historic building, the ARB requires that an accurate depiction of the design and its relationship to the immediate surrounding area be provided.

Professionally prepared drawings are not mandatory at the time of submission. Applicants, however, should be aware that architect or engineer prepared drawings may be required to obtain a building permit from the County depending on the scope of the work being proposed.

- Clear photographs of the site and surrounding properties are required for reference.
- A plot or site plan accurately showing the location and dimension of the addition including property lines, accessory structures, fences and grade-lines is required. A roof plan showing water drainage and location of any mechanical units should also be indicated.
- Drawings accurately representing all elevations of changes proposed for the historic structure indicating materials and overall dimensions, including height, are required. In addition, a drawing is required that shows the relationship of the proposed addition to the existing building. The location of ancillary items such as HVAC units, heat pumps, utility meters and risers should also be noted on the drawings. Drawings must be legible and easily understood. At least 6 copies should be provided with submission.
- In addition to noting materials on drawings, actual samples may be provided if appropriate. The proposed color of the addition and trim should be provided to assist with proper review.

## Page 11

### APPLICATION REQUIREMENTS

#### Additions, continued:

- Applicant must provide proof that the proposed addition is in compliance with all current requirements of the underlying Zoning.

#### New Construction

In order to properly evaluate the appropriateness of design for new construction within the Designated Historic District, the ARB requires that an accurate drawing of the design and its relationship to the immediate area be presented. Sketches are not acceptable. Most designs for new construction within the District will require preparation by a professional, such as architects and engineers. However, a professionally prepared submission is not mandatory provided drawings accurately depict the project being proposed.

- Clear photographs of the site and surrounding properties are required to assist in the ARB's review. A plot or site plan accurately showing the location and dimensions of the footprint of the new building is required. This should include property lines, accessory structures, fences, and existing/proposed grading as well as any existing improvements on the site. A roof plan showing water drainage and location of all mechanical units should also be indicated.
- Drawings must accurately represent all elevations of the proposed structure indicating materials and overall dimensions, including height.
- Drawings must show that the structure being proposed meets all current requirements of the underlying Zoning District where property is located.
- A conceptual drawing that shows the relationship of the proposed new structure to the existing adjacent historic structures is required.
- The location of all ancillary items such as HVAC units, heat pumps, fire hose connections, utility meters and risers, and any accessory structures should be noted on the drawings.
- All drawings should have a minimum scale of  $3/32" = 1'$ ; however, larger scale drawings may be required. At least one set must be large enough (24" X 36") to properly review the proposed project. Additional copies may be reduced if they are clearly legible.
- The materials to be used for the structure must be specified and delineated on the drawings. Where there is a question as to the appropriateness of using certain materials in the Historic District, actual samples may be required to allow the ARB to make a determination.
- The proposed color, or colors, of a new structure and its trim should be indicated. Actual samples may be provided if available. While the ARB does not decide on the appropriateness of a color scheme, assistance is available as to what might be considered to coordinate and compliment the other adjacent structures within the District.

### **Demolition or removal of a historic building or structure**

The demolition of part or all of a historic landmark or contributing structure in the District requires a Certificate of Appropriateness to be issued by the ARB. The procedure is set forth in § 175-88, Demolition Applications of the Zoning Ordinance. Additional Sections of Chapter 175, Zoning, Article X, Historic District also address the maintenance and moving of historic buildings and structures in the Designated Historic District.

## **Page 12**

### **PAINTING HISTORIC BUILDINGS IN EDINBURG**

A properly painted building accentuates its character defining details. Painting is one of the least expensive ways to protect and maintain historic fabric while making a building an attractive addition to the Town's Historic District.

The Edinburg Ordinance does not require the review of paint colors. However, the ARB can help you with the selection of appropriate colors for your building. Many times buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach of one color used for the entire building. On particularly significant historic buildings there is the possibility of doing paint research to determine the original color and recreating that appearance.

#### **Surface Preparation and Painting**

1. Remove loose and peeling paint down to the next sound layer, using the gentlest means possible: hand scraping and hand sanding for wood and masonry, and wire brush for metal. A heat gun can be used on wood for a heavy buildup of paint. Do not use sandblasting or high-pressure water wash to remove paint from masonry, soft metal or wood. Take precautions when removing older paint layers since they may contain lead.
2. Insure that all surfaces are free of dirt, grease and grime before painting.
3. Prime surfaces if bare wood is exposed or if changing types of paints, such as from oil-based to latex.
4. Do not apply latex paint directly over oil-based paint as it may not bond properly and can pull off the old oil based paint.
5. Use the best quality paint you can afford and follow manufacturer's instructions for preparation and application.

#### **Paint Color Selection and Placement**

1. Choose colors that blend with and complement the overall color schemes on the street. Bright and obtrusive colors should be avoided.
2. Avoid painting masonry that is unpainted.

## **Page 13**

### **PAINTING HISTORIC BUILDINGS IN EDINBURG**

3. Color palettes for residential buildings can differ according to the particular architectural style.

#### **Early Vernacular & Federal**

Walls are pale colors such as white, off white, beige, or gray with a lighter trim of white, buff or pale yellow. Doors are either black or natural.

#### **Greek Revival**

Walls and trim are usually white with deep bright green trim or yellow walls with white trim and green shutters and door.

#### **Italianate**

Walls are natural earth and stone colors with trim in a contrasting shade of the basic color.

#### **Queen Anne**

Deep, rich colors such as greens, rust, reds and browns can be used on the exterior trim and walls of late-Victorian-era houses. Keep in mind that some darker colors may chalk and fade quicker than lighter colors. The objective is to

respect the many textures of these highly ornate structures. Shingles can be painted a color different from the siding on the same building. It is best to treat similar elements with the same color to achieve a unified, rather than an overly busy and disjointed appearance.

### **Folk Victorian & American Foursquare**

These buildings are generally very simple designs with plain detailing. One color should be used for the trim and a contrasting color for the wall.

### **Bungalows**

Natural earth tones and stains of tans, greens, and grays are most appropriate for this style.

### **Colonial Revival**

Softer colors should be used on these buildings and the trim is painted white or ivory since the style is a return to classical motifs. Walls are white, yellow or tan. Shutters are green, black or dark blue.

## **Page 14**

### **WINDOWS**

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the Town, there is a corresponding variation of styles, types, and sizes of windows.

The Town recognizes that many of the buildings in Edinburg's Historic District no longer have the original windows. They have been replaced for various reasons such as, remodeling, repair, or energy conservation. While it is desirable that the original windows be maintained, it is understood that this may not be possible. Where windows have previously been replaced in a building, additional replacement may be allowed.

When such replacements are permitted, they shall not change the location, size or glazing pattern of the original windows. When used in an addition to a historic building they shall be located, sized and of a glazing style sympathetic to the original architectural style of the building. (The use of such windows in an addition is only allowed if the windows have been previously replaced in the original building.) The replacement or addition of windows using inappropriate materials or finishes will not qualify for Federal and State Tax Credits and will result in the loss of these special financial incentives for your entire project.

Windows are one of the major character-defining features on residential buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may be placed at regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same in one house or there may be a variety of types which give emphasis to certain parts of the building.

### **Recommendations**

1. Retain original windows if possible. Insure that all hardware is in good operating condition, that caulk and glazing putty are intact, and that water drains off the sills.
2. Repair original windows by patching, splicing, consolidating, or otherwise reinforcing the material. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
3. Uncover and repair covered up windows and reinstall windows where they have been blocked in. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
4. Replace windows only when they are missing or beyond repair. Reconstruction should be based on physical evidence or old photographs. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration; the reflective quality or color of the glazing, or the appearance of the frame. Use true divided lights to replace similar examples and do not use false muntins in the replacement.
5. Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the window openings.
6. Improve thermal efficiency with weather stripping, storm windows, caulking, interior shades, and if appropriate, blinds and awnings.

- Install interior storm sashes with airtight gaskets, ventilating holes, and

## Page 15

### WINDOWS

removable clips to allow proper maintenance and to avoid condensation.

- Install exterior storm windows that do not damage or obscure the windows. Storm window divisions should match those of the original window. Aluminum storm sash should be painted or have a baked on finish. Avoid replacing multi-paned sash with new thermal sash using false muntins.

7. Use shutters only on windows that show evidence of their use in the past. They should be wood (rather than metal or vinyl) and should be mounted on hinges. Shutters should be sized to cover the window opening when closed. Avoid shutters on composite or bay windows.

### REPLACEMENT MATERIALS

Houses and other buildings in the historic districts require continual attention and maintenance of the exterior for general aesthetic appearance as well as to ensure such things as the roof remain watertight and that steps and porches are safe. As maintenance is carried out, it may seem easier to use contemporary materials to replace existing historic or traditional materials. An example of this in Edinburg is the use of simulated wood grained vinyl siding to cover or replace existing historic wood siding on great number buildings in town. Such incremental changes can result in the loss of the historic architectural appearance of the surviving fabric of the Historic District. Taken cumulatively, individual changes to properties as part of the on-going exterior maintenance work have the potential to substantially alter the overall historic and architectural character of the District. As stated earlier, the Town recognizes that many of the buildings in the Historic District have been altered by the use of inappropriate materials. These changes might include vinyl siding and shutters or replacement windows. The preferred maintenance for a historic building is to maintain the existing materials, or to restore a building to its original state if needed. Where inappropriate materials such as vinyl siding have previously been used in the Historic District, they are permitted to remain.

Any renovation, remodeling, or addition to a building within the Historic District that requires a Certificate of Appropriateness, shall be reviewed by the Architectural Review Board before such work is undertaken. During this review, the ARB may make suggestions as to appropriate materials, but may not restrict the use of materials normally considered inappropriate if their use would be consistent with the current conditions of the building or structure. Such continued use shall not cause the substantial removal of an exterior feature considered to have historic and/or architectural significance. The use of inappropriate materials in the maintenance and repair of the exterior of an historic building will not qualify for Federal and State Tax Credits.

The use of inappropriate materials is discussed in a number of sections of these Guidelines. It cannot be stressed enough that consideration be given to using the appropriate materials when maintaining, repairing or enlarging buildings within the Historic District. Doing so is the only way to help safeguard the visual and architectural quality of Edinburg's Historic District.

## Page 16

### ENTRANCES, PORCHES & DOORS

Entrances and porches are often the primary focal point of a historic building, especially on residential structures. Because of their decoration and articulation; they can serve as a defining element of an architectural style. For example, open wrap-around porches are a dominant feature of Queen Anne style residential architecture. Entrances are functional and ceremonial elements for all buildings. A porch has traditionally provided a social space and a transitional area between the public streetscape and the private interior of a building.

The important focal point of any entrance or porch is the front door. These also help define the architectural style of the building. Residences may have any of a variety of doors reflecting the variety of architectural styles.

Of utmost importance in historic preservation is to retain or repair the original historic materials rather than replace them. An entire porch should only be replaced if it is too deteriorated to repair or is completely missing. The new porch must match the original as closely as possible.

Damaged elements of porches and doors must be repaired matching the detail of the original fabric. Reuse hardware and locks that are original or important to the historical evolution of the building.

Never strip entrances and porches of historic materials and details. More importance should always be given to front and side porches than the utilitarian porch on the rear of a building.

Original doors must not be replaced with stock doors that do not properly fit the openings or the architectural style of a building. Likewise, do not remove or radically change entrances and porches that define the overall historic character of a building. Avoid adding "Colonial" decorative elements such as columns, pilasters, and broken pediments; installing decorative iron supports or creating a new entrance on the front of a building. Mass produced wrought iron railings and columns are only appropriate for buildings dating after 1945. Porches constructed of unpainted pressure treated wood are strongly discouraged.

Do not enclose front porches and avoid enclosing other porches in a manner that radically changes their historic appearance. When enclosing or screening in a porch it should not be visible from the public street. Consideration should also be given to softening the appearance with landscaping along the edges of the enclosed porch.

Aluminum storm doors should be painted to match other doors or trim.

Barrier-free access provided by removable or portable ramps does not require ARB review. Review is required for permanent ramps and ramp should not alter architectural features of the historic building.

## **Page 17**

### **SITE IMPROVEMENTS**

#### **Landscaping**

Many of the properties within Edinburg's Historic District have minimal if any front yard and limited side yards. But most of the buildings do have a landscape design and layout that was established years ago. This might be in the form of trees, foundation plantings, shrub borders, flower beds, extensive screening, or mature trees. And in some cases an open front yard might be the distinctive feature.

Landscaping of private sites is a critical part of the historic appearance of the District. Like setback and spacing, the character of a property's landscaping is a unique feature of its historical setting. When possible the following points should be considered within the Designated Historic District.

1. Retain existing trees and plants that help define the character of the District. Replace diseased or dead plants and trees with appropriate species.
2. Install new landscaping that is compatible with the existing neighborhood and indigenous to the area.
3. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
4. New landscaping plans should repeat the dominant character of the street in terms of landscaped borders and screening heights.
5. The amount of landscaping in the front yard of small lots should reflect the neighborhood scale of landscaping to the size of house.

#### **Driveways, Off-street Parking and Walks**

Providing off-street parking and driveways can be a challenge with the smaller lots of the District. While parking space may exist in the rear of a property, it is not always easily accessible from the street. Many of the buildings within the Historic District must utilize on street parking. When driveways, parking areas and walks are possible, the use of appropriate paving materials can help reinforce the character of the District. The visual impact of on-site parking areas should be softened with strategically placed landscaping and screening where possible.

Driveways should only be located on large or medium lots that can accommodate them. Avoid placing a driveway on a small narrow lot if it will have a major visual impact on the site.

New parking should be located to the side or rear of existing buildings. Where parking is prominently visible from the public right-of-way, an effort should be made to screen the area with landscaping.

The Town's Zoning Ordinance calls for all driveways and parking areas to be covered with an all-weather surface. Consideration should be given to using identical or similar materials or combination of materials in a driveway or parking area on a historic property as the existing walks. New paving materials should be compatible with the character of the area. Existing historic paving materials used in walks and driveways, such as brick, limestone/fieldstone and patterned concrete from earlier eras should be retained. And damaged areas should be replaced with materials that match the original paving. Colors and textures should be carefully reviewed prior to installation.

Demolishing historic structures to provide areas for parking must be avoided to maintain the character and fabric of the Historic District.

## **Page 18**

### **SITE IMPROVEMENTS**

#### **Garages, Outbuildings, and Site Features**

Many houses in Edinburg have garages, outbuildings or other distinctive site features. In some cases these are contributing structures/features to the Designated Historic District. Two examples of this are the outbuildings at 213 Center Street and the Academy Steps at the north end of town. Every effort must be made to retain the existing historic accessory buildings and other features.

Historically, outbuildings have been an integral part of residential and commercial properties within the Historic District. The necessity of some types of outbuildings has disappeared over the years, and today many of these structures serve decorative as well as functional needs.

Free-standing accessory structures such as garages, pool and patio structures, garden and yard structures which may include storage sheds, greenhouses and gazebos, guest cottages, and similar structures that are visible from the public right-of-way require the approval of a Certificate of Appropriateness.

The design of new garages or outbuildings should be compatible with the style of the major buildings on the site, especially in materials and roof slope. Pre-fabricated metal storage sheds and curved pipe style greenhouses are generally not appropriate in the Historic District.

New garages or outbuildings should be located to the rear of the main house or they should be placed to the side of the main building without extending in front of the center line of the house. The scale of a new garage or outbuilding should not overpower the existing house or the size of the existing lot. The design and location of any new site features should relate to the existing character of the property.

Current Zoning requirements must be checked in all cases to determine any setback or other specific requirement.

#### **Heating, Ventilating & Air Conditioning (HVAC)**

HVAC equipment is an important contemporary functional element of a structure.

At the same time, such equipment can have a negative impact on the overall visual composition of a historic building. To the extent possible, HVAC equipment should be hidden from view. Ground units should be visually screened. As an alternative, units may be located on the roof of a historic structure if it is determined the building can support the additional weight. The above types of installation require review by the Architectural Review Board to assure that installation does not visually impact the historic property.

Window unit air conditioners do not require ARB review, but consideration should be given to limiting the visibility of units along the front of a building if possible. Additionally, units should be installed so that they do not create public safety concerns.

## **Page 19**

### **SITE IMPROVEMENTS**

#### **Walls and Fences**

Edinburg has a great number of walls throughout the District at the fronts and sides of properties along the right-of-ways. These can be dry stacked rock, brick, mortared cut native limestone, or river rock. Most of these were built as retaining walls with the occasional garden wall erected to define an area or boundary for landscaping. Existing wall should be retained and kept in good repair.

All fences, garden walls, gates and other walls that are visible from the public right-of- way require approval of a Certificate of Appropriateness.

New construction and site improvements within the District should respect the existing condition of the majority of existing lots in the area. If the majority of buildings have a wall, or a fence, incorporate one into the new site improvements. Likewise, if the majority of buildings on the street have an open yard leading to the street, do not add a wall or fence to the front of the property.

Old photographs of Edinburg show that a number of fences existed at one time around town. Many of these have been removed, but a few good examples still exist. The corner lot at 205 Shenandoah Ave has a great example of a wood picket fence and 103 Water Street still has the original iron fence along the front. Traditional fences, walls and hedges should be retained. When a portion of a fence needs replacing, salvage original parts for a prominent location from a less prominent location if possible.

The design of new fences and walls should blend with materials and designs found in the District. The types of walls in town were explained earlier. Traditional materials for fences in Edinburg are wood or metal.

A number of vinyl fences have appeared in recent years. Vinyl fences, modern mass-produced wood stockade, unpainted redwood, rough cedar, split rail, and horizontal board fences are not appropriate within the District. Materials such as chain link fence and concrete block should not be used where they are visible from the street. When necessary for security purposes, these types of fences should be screened and softened by landscaping if possible.

The height of new fences or walls should not exceed the average height of fences and walls of surrounding properties. Fences in front yards in the Designated Historic District must be open and cannot exceed 3' -6" in height. Retaining walls over 4' in height must be designed by an engineer licensed in the Commonwealth of Virginia. The Zoning Ordinance lists other fence requirements.

#### **Decks**

Open decks, either at ground level or constructed above grade, that are visible from a public right-of-way require review and approval of a certificate of appropriateness. A deck is usually constructed of wood or similar material, and differs from a porch in that porches have a roof covering them. A patio is constructed at ground level (at grade) and is usually made of brick, concrete or other masonry material. Open decks are primarily a late-20<sup>th</sup> century occurrence and have had wide spread popularity since the 1970's. However, as a general rule decks are suburban in character and not really appropriate in the Historic District. Nevertheless, the Town realizes that open air decks are a popular amenity and approval will be considered when there is minimal visibility of a deck from a public right-of-way.

Elevated decks not over two feet in height are permitted in the rear of any residential yard. Landscaping should be used to soften the visual impact of the deck structure. They are not permitted in the side yard space if visible from the public right-of-way and are never permitted in the front yard. Elevated decks over two feet in height must meet

applicable side and rear yard requirements for the underlying residential zone. All deck construction must meet applicable requirements of the Virginia Uniform Statewide Building Code.

## **Page 20**

### **STREETSCAPE & PUBLIC AREAS**

#### **Vending Machines**

All exterior vending machines which are visible from a public right-of-way require a Certificate of Appropriateness approval.

While vending machines serve a number of functions in our modern world, they are incompatible with the historic character and streetscape of Edinburg's Historic District. Additionally, vending machines inside buildings which are used as signs and visible from the public street are strongly discouraged.

#### **Street Furniture**

Street furniture is part of the overall design of the streetscape and includes such things as benches, light poles, bollards, public telephones, trash receptacles, street planters, decorative items, and in some locations may be a permanent commercial display of items at a retail establishment. Street furniture is one of the main elements that create the overall visual impression of the Town's streetscape. It should not detract from or visually interfere with the architectural character of the street.

The Town has a number of items that have been chosen for use in Edinburg. Such as, historic style streetlights, mailbox posts, planting urns, a standard style trash receptacle, and various Victorian styles of park benches. When considering the addition of privately owned street furniture, the vision established by the Town should be considered in selecting what is to be added.

All street furniture located in the public right-of-way requires the approval of the Architectural Review Board. When the items involved will be within 4 feet of the curb, a permit will also be required from the Town Council.

Street furniture must be made of materials that are appropriate to the building materials in the Historic District. For example, benches made of metal and wood are appropriate in the District.

Street furniture should not be placed so that it hides, obscures or causes the removal of historic architectural details. Placement must maintain a vision clearance at street corners for purposes of transportation safety. In such instances, street furniture may be no higher than 42".

Street furniture must meet the requirements of the Americans with Disabilities Act (ADA).

#### **Exterior Lighting**

The lighting of a building or area and the associated fixtures that provide the light source that is visible from a public right-of-way in the Historic District requires review and approval of a Certificate of Appropriateness.

Exterior lighting can be much more than illumination and can actually be an architectural element in and of itself. Exterior lighting can create special effects and accentuate architectural and landscape elements of a property.

Exterior lighting and associated fixtures should not hide, obscure or cause the removal of historic architectural details. Lighting of a building facade must not wash out architectural features.

The color of the light should be appropriate to the architectural character of the building. For example, high intensity lights are not appropriate to illuminate the facade of a 19<sup>th</sup> century building.

Utilitarian lighting fixtures on the front of historic buildings should generally be painted the predominant color of the building to lessen their visual impact. The materials and scale of other lighting fixtures should be appropriate to the historic building.

The lighting fixtures should be sympathetic to the style of the building and not detract from the architectural character of the building. For example, old style carriage lamp fixtures should not be used to create a false sense of age for a building.

Spotlights or other devices which project a beam of light in the direction of streets or parking areas and which can be seen by a motorist are prohibited.

## **Page 21**

### **ADDITIONS**

Additions to historic buildings as large as some of the homes are in Edinburg, they still do not always have enough space to meet today's needs. And in other cases a historic building might be considered small by today's standards. When an addition is required, it is important to remember that an exterior addition to an historic building may radically alter its appearance. It is preferred that every effort be made to accommodate the new use within the existing building before an addition is planned.

When an addition is necessary, it should be designed and constructed in a manner that will not detract from the character defining features of the historic building.

The size of the addition should not visually overpower the existing building. Additions should be located on the rear or side of a building that are not visible from the street. When additional floors are constructed on top of a building, the addition should be set back from the main facade to minimize the visual impact.

Additions to the rear of historic structures are generally preferred. However, additions to the side of a structure can be acceptable if the scale of the existing building is observed.

When an addition is required on a primary elevation facing the street or a rear addition faces a street, parking area or other public area, the facade of the addition should be treated under the New Construction section of these Guidelines.

New additions should not destroy historic materials and features that characterize the property. The new work should be differentiated from the old. This can be accomplished by something as simple as painting an addition a slightly different shade of the main building's color.

## **Page 22**

### **ADDITIONS**

An addition should be compatible with the massing, size, scale and architectural features of the existing building to protect the historic integrity of the property and the surrounding area.

A new addition should not be an exact copy of the existing historic building. If it appears to be part of the original historic building, the integrity of the original historic design is compromised and those looking at the building are confused as to what is historic and what is new.

The design of a new addition should be compatible with and respect the design of the existing building without mimicking the original design 100%.

Materials, window, doors, architectural details, roofs and colors that are compatible with the historic buildings in the District should be used.

Wherever possible, new additions or any alteration to an existing building should be done in such a manner that it may be removed in the future if desired.

Removal of an addition or alteration should result in the essential form and integrity of the original building or structure being unimpaired.

To accomplish this, the new addition or alteration should not use the same wall plane, roof line, or cornice line of the existing historic building.

## **Page 23**

### **NEW CONSTRUCTION**

**Planning a new construction project:** Edinburg does not really have many vacant lots within the Designated Historic District. The following guidelines offer general recommendations on the design for all new buildings in the District. These guidelines may also be used when development is being proposed adjacent to the District and there is a desire for compatible design. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. Nor is the intent to encourage copying or mimicking of particular historic styles. Rather they are offered to provide a general design framework for new construction. Owners and designers can use them to assist in the design of appropriate new architecture for Edinburg's Historic District. All of the criteria presented are important when considering whether a proposed new building is appropriate and compatible; however each criterion's importance will vary within each area as conditions vary. For instance, roof forms or materials may not be as important as setback or spacing since more variety might already exist for the first two criteria on most streets. Not all criteria need, or can be, met in every example of new construction.

#### **Building Types within the Historic District**

When designing new buildings for the Historic District one must recognize that while there is an overall distinctive character to the District, there is also a great variety of historic building types, styles and scales. Likewise, there are several types of new construction that might occur within the District. The Design criteria for these new buildings will differ depending on the type of building or new construction.

#### **Infill**

Residential infill buildings are new dwellings that are constructed on the occasional vacant lot within the District. Setback, spacing, and general scale of the new structure are the most important criteria and should relate to the existing historic structures.

#### **Neighborhood Transitional**

These buildings might be located on sites adjoining both the commercial and residential areas within the District. The Stony Creek Boulevard corridor is such an area. The design of buildings in this area should attempt to relate to the adjacent neighborhood while extending the commercial area of the Town. While new commercial and residential buildings may be larger than nearby residential structures, their materials, roof forms, and massing should relate to residential forms in the area.

#### **Institutional**

Chances are there will be very little in the way of new churches, schools or other civic buildings being built in Edinburg's Historic District. However, if these types of buildings are required in the future their materials should blend with the character of the district.

#### **Complexity of Form**

A building's form, or shape, can be simple (a box) or complex (a combination of many boxes or projections and indentations). The level of complexity usually relates directly to the style or type of building. In residential areas such as Edinburg's, the form used should relate to the majority of surrounding residences.

## **Page 24**

### **NEW CONSTRUCTION**

### **Setback**

For the purpose of these guidelines, setback is defined generally as the area between the street and wall of the building. In the zoning code, it refers to the distance between the property line and the wall of the building.

1. Keep residential setbacks within 20 percent of the setbacks of the majority of neighboring dwellings.
2. For governmental or institutional buildings, either reinforce the street wall by using a minimal setback similar to surrounding buildings, or use a deep setback with a landscaped area to emphasize the civic function.
3. At transitional sites between two distinct areas of setback, for instance between new commercial and historic residential, consider creating a more uniform spacing that relates to the setback of the historic building.

### **Spacing between Buildings**

Spacing between buildings depends on the size of the lot, the size of the building, and the side-yard requirements of the Town's Zoning Ordinance. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

1. Maintain consistency of the existing spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses in that area.
2. In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm for the neighborhood.

### **Height and Width**

The size of a new building can either contribute to or be in conflict with a historic area. Height and width create scale, or the relationship between the size of a building and the size of a person.

Scale also can be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. Most buildings in our Historic District relate to the human scale and are not monumental.

The height of houses in the District range from one and one half to three stories with the majority being two stories. The width of houses range from 25 to 40 feet wide.

1. Attempt to keep the height and width of new buildings within 130% of the prevailing height and width in the area.
2. Reinforce the human scale of the Historic District by including elements such as porches, entrances, and decorative features depending on the character of the existing buildings in the area of the new construction.

## **Page 25**

### **NEW CONSTRUCTION**

#### **Directional Expression**

When considering appropriate styles and designs for new construction in the Historic District it is necessary to consider the relationship between height and width of the front elevation of a building. A building can be horizontal, vertical, or square in its proportions. Designs from the early 19<sup>th</sup> century such as Federal and Greek Revival and Colonial Revival of the early 20<sup>th</sup> century often have horizontal expression. From the Victorian era after the Civil War through the turn of the century, residential architectural is usually two or two and one half stories with a more vertical expression. New construction planned for the Historic District should respect the directional expression of the majority of the surrounding buildings.

Look around. The style, size, scale, relationship between height and width, and the placement on the lot of your neighboring buildings will tell you if a proposed new building will fit well in the area.

#### **Massing & Building Footprint**

New construction in the residential area of the District should relate in footprint and massing to the majority of the surrounding historic dwellings.

**NEW CONSTRUCTION**

**Roof**

Roof design, materials, textures, and orientation should be consistent with the existing structures in the Historic District. Common forms in the District include gable roofs, hipped roofs, cross gables, and gambrel roofs, as well as combinations of the above forms.

1. The roof pitch of an older dwelling is generally steeper than a newer house. This factor is more important than the type of roof in the District. Shallow pitched roofs and flat roofs generally are not appropriate in the Historic District.

2. The most common roof material used on our historic buildings is metal. There are a small number of slate roofs and a growing number of asphalt or fiberglass shingles. The high cost of metal roofing has caused a number of people to use modem shingles when replacement was needed. Metal is still the preferred roofing material for new construction within the Historic District.

When using asphalt or fiberglass shingles, do not use light colors. Consider using darker textured shingles that resemble slate or wood.

3. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides. The screening material and design should be consistent with the design, textures, materials, and color of the building and should not appear as an afterthought or addition to the building.

**Openings: Doors & Windows**

The rhythm, patterns and ratio of solid walls and openings such as windows and doors of new buildings should relate to and be compatible with adjacent historic buildings.

The size and proportion (ratio of width to height) of windows and doors of the primary facade of a new building should be similar to and compatible with those of surrounding historic buildings. The proportions of windows in most of Edinburg's historic buildings are more vertical than horizontal.

Traditionally designed openings generally are recessed on masonry buildings and a have raised surround on frame buildings. New construction should follow these traditional methods in the Historic District. Designs that have openings that are flush with the rest of the wall should be avoided.

Many of the main doors of Edinburg's historic buildings have special features such as transoms, sidelights, and decorative framing around the openings. New construction should consider incorporating such items.

Darkly tinted or mirrored glass is not an appropriate material for windows in new buildings within the Designated Historic District.

If small paned windows are used in a new construction project, they should have true divided lights and not use clip-in grids or muntin bars.

**Porches**

Most of Edinburg's historic houses have some type of porch. These vary in size, location and type of porch depending on the architectural style of the building. Since this is such a prominent feature of many historic buildings, strong consideration should be given to including a porch or similar form in the design of any new residence within the District.

**NEW CONSTRUCTION**

## **Foundations**

The foundation forms the base of a building. On many buildings it is indistinguishable from the walls of the building. On others it is a different material or texture or is raised well above ground level. Many of our historic homes have local limestone foundations. Normally solid masonry foundation is used for residential buildings while masonry piers, most often brick, support many of the porches.

Design of new construction should distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures. Design should also respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.

## **Materials and Textures**

The selection of materials and textures for a new building should be compatible with and complement neighboring historic buildings. In order to strengthen the traditional image of the historic residential area, wood siding is the most appropriate material for new buildings. Brick might also be appropriate in a limited number of areas.

When buildings are larger in scale or multi-lot, such as commercial strip development, apartment buildings or townhouses, the primary facade should be divided into different bays and planes to relate to existing historic buildings. Varying materials, shades of color, and textures also should be considered. Synthetic sidings, including vinyl, aluminum, and synthetic stucco-like finishes are not historic cladding materials. Although they may be present in the Historic District already, their use should be avoided in new construction within the District. The selection and use of colors for a new building should be compatible with adjacent buildings. Suggestions for colors appropriate for particular architectural styles are presented in "Painting Historic Buildings in Edinburg" guidelines.

## **Architectural Details and Decorative Features**

Edinburg's many different architectural styles abound with details and decoration. The important thing to remember when designing a new building is that many of the older buildings have decoration and noticeable details. Successful new buildings take their cue from these historic images and reintroduce and reinterpret the designs of traditional decorative elements; rather than copying the complete design of a historic building or "pasting on" historic details on a modern unadorned design.

## **GLOSSARY**

### **ADDITION**

A new part such as a wing, ell, or porch added to an existing building or structure.

### **ALLIGATORING**

(Slang) A condition of paint that occurs when the layers crack in a pattern that resembles the skin of an alligator.

### **ALTERATION**

A visible change to the exterior of a building or structure.

### **BALUSTRADE**

A railing or parapet supported by a row of short pillars or balusters.

### **BARGEBOARD**

The decorative board along the roof edge of a gable concealing the rafters.

### **BAY**

A part of a structure defined by vertical divisions such as adjacent columns or piers.

### **BAY WINDOW**

Fenestration projecting from an exterior wall surface and often forming a recess in the interior space.

### **BOLLARD**

A freestanding post to obstruct or direct traffic.

### **BRACKET**

A wooden or stone decorative support beneath a projecting floor, window, or cornice.

**BROKEN PEDIMENT** A pediment where the sloping sides do not meet at the apex but instead return, creating an opening that sometimes contains an ornamental vase or similar form on a pedestal.

### **CAPITAL**

The upper portion of a column or pilaster.

### **CERTIFICATE OF APPROPRIATENESS**

Certification from the local Historic Preservation Commission once a project has passed design review.

**CLASSICAL**

Pertaining to the architecture of Greece and Rome, or to the styles inspired by this architecture.

**CLIPPED GABLE ROOF**

A roof type in which the gable ends are cut back at the peaks and a small roof section is added to create an abbreviated hipped form.

**COBRA-HEAD LIGHT FIXTURE**

A commonly used street light fixture, in which the luminaire is suspended from a simple, curved metal arm.

**COLUMN**

A vertical support, usually supporting a member above.

**COMPLEX ROOF**

A roof that is a combination of hipped and gable forms and may contain turrets or towers. The majority of these occur on Queen Anne style houses.

**CONVERSION**

The adaptation of a building or structure to a new use that may or may not result in the preservation of significant architectural forms and features of the building or structure.

**COPING**

The top course of a wall which covers and protects the wall from the effects of weather.

**CORBELING**

Courses of masonry that project out in a series of steps from the wall.

**CORNICE**

The upper, projecting part of a classical entablature or a decorative treatment of the eaves of a roof.

**CRESTING**

A decorative ridge for a roof, usually constructed of ornamental metal.

**DENTILS**

A series of small blocks forming a molding in an entablature, often used on cornices.

**DORMER**

A small window with its own roof projecting from a sloping roof.

**DOUBLE-HUNG SASH**

A type of window with lights (or window-panes) on both upper and lower sashes, which move up and down in vertical grooves one in front of the other.

**DOWNSPOUT**

A pipe for directing rain water from the roof to the ground.

**EAVE**

The edge of the roof that extends past the walls.

**FACADE**

The front face or elevation of a building.

**FANLIGHT**

A semicircular window with radiating muntins, located above a door.

**FENESTRATION**

The arrangement of the openings of a building.

**FINIAL**

An ornament at the top of a gable or spire.

**FLASHING**

Pieces of metal used for waterproofing roof joints.

**FOOTPRINT**

The outline of the building on a site plan; the area of ground a building takes up.

**FRIEZE**

A horizontal band, sometimes decorated with sculpture relief, located immediately below the cornice.

**GABLE ROOF**

A pitched roof in the shape of a triangle.

**GLAZING**

Another term for glass or other transparent material used in windows.

**HALF-TIMBERING**

A framework of heavy timbers in which the interstices are filled in with plaster or brick.

**HIPPED ROOF**

A roof with slopes on all four sides. They are more common on older houses than on those built after 1940.

**HISTORIC DISTRICT**

Either a National Register district, which is a federal designation, or a local historic district, which is subject to local design review. In Staunton, the boundaries of the local district are the same as the National Register districts.

**HOOD MOLD**

Drip or label molding over a door or window.

**INFILL BUILDING**

A new structure built in a block or row of existing buildings.

**LATH**

Narrowly spaced strips of wood upon which plaster is spread. Lath in modern construction is metal mesh.

**LEADED GLASS**

Glass set in pieces of lead.

**LIGHT**

A section of a window; the glass or pane.

**LINTEL**

A horizontal beam over an opening carrying the weight of the wall.

**MASSING**

The relationship in size of the parts of a building; the sum of how the parts of a building are arranged.

**MODILLION**

A block or bracket in the cornice of the classical entablature.

**MOLDING**

Horizontal bands having either rectangular or curved profiles, or both, used for transition or decorative relief.

**MUNTIN**

A glazing bar that separates panes of glass.

**OVERLAY ZONING DISTRICT**

A set of legal regulations that are imposed on properties in a particular area or district that are additional requirements to the existing zoning regulations in effect for those properties.

**PARAPET**

A low wall that rises above a roof line, terrace, or porch and may be decorated.

**PALLADIAN WINDOW**

A neoclassical style window that is divided into three lights. The middle light is larger than the other two and usually is arched.

**PARGING (OR PARGET)**

Plaster or a similar mixture used to coat walls or chimneys.

**PATINA**

The appearance of a material's surface that has aged and weathered. It often refers to the green film that forms on copper and bronze.

**PEDIMENT**

The triangular gable end of a roof, especially as seen in classical architecture such as Greek temples.

**PIER**

An upright structure of masonry serving as a principal support.

**PILASTER**

A pier attached to a wall with a shallow depth and sometimes treated as a classical column with a base, shaft, and capital.

**PITCH**

The degree of slope of a roof.

**PORTICO**

An entrance porch often supported by columns and sometimes topped by a pedimented roof; can be open or partially enclosed.

**PRESERVATION**

The sustaining of the existing form, integrity, and material of a building or structure and the form and vegetation of a site.

**QUOINS**

The cornerstones of a building that are either a different size, texture, or conspicuously jointed for emphasis.

**REHABILITATION**

Returning a property to a state of utility through repair or alteration which makes possible and efficient contemporary use while preserving those portions or features that are significant to its historical, architectural, and cultural values.

**REMODEL**

To alter a structure in a way that may or may not be sensitive to the preservation of its significant architectural forms and features.

**RENOVATION**

See REHABILITATION

**RESTORATION**

Accurately recovering the form and details of a property and its setting as it appeared at a particular period of time, by removing later work and/or replacing missing earlier work.

**RETROFIT**

To furnish a building with new parts or equipment not available at the time of original construction.

**REPOINT**

To remove old mortar from courses of masonry and replace it with new mortar.

**REVEAL**

The depth of wall thickness between its outer face and a window or door set in an opening.

**RISING DAMP**

A condition in which moisture from the ground rises into the walls of a building.

**SASH**

The movable part of a window holding the glass.

**SCALE**

1. The relationship between the size of a building and the size of a person; 2. The relationship of the size of a building to neighboring buildings and of the building to its site.

**XII. APPENDICES****APPENDIX A****EDINBURG HISTORIC DISTRICT INVENTORY****NOTES ON FORMAT AND ORGANIZATION OF INVENTORY:**

The roads in the historic district are listed in the inventory in alphabetical order, and the properties are listed numerically by street address. All buildings, sites, structures and objects are contributing unless indicated (NC) for noncontributing, and are keyed to the map in regular order.

\* Indicates a property previously listed on the Virginia Landmarks Register and the National Register of Historic Places.

**Center Street**

**107 Center Street (Map # 122) Edinburg Town Hall:** 1903; builder, John Clinedinst; Large, 2-story, 3-bay, gable front (standing-seam metal), frame weatherboard, vernacular meeting hall with split-level stone foundation, 2/2 windows, exposed rafter ends, exterior-end brick flue, pyramid ally-roofed belfry with spindle work frieze and balusters, plain frieze board, corner boards, recessed entry with 5 folding wooden doors flanked by man doors, and 2-story, 2-level front porch with square posts. Porch enclosed on second floor with 2/2 windows, solid balustrade on roof, and triple-louvered rectangular attic vent windows in front gable end.

**108 Center Street (Map # 123) Edinburg United Brethren Church:** 1853; Gable-front (standing-seam metal), 1-story, frame (vinyl siding), 3-bay (3bays deep) church converted into a dwelling in 1975. Details include pedimented front gable end, stone foundation, interior brick chimney, protruding entrance bay that was a bell tower (now cut off), new windows, doors and vinyl siding.

**House, 110 Center Street (Map # 124):** 1960s; One-story, 3 bay, frame (asbestos shingle), gable-roofed, ranch-type dwelling. (NC)

**111 Center Street (Map # 125) Hutcheson, Molly House:** 1880 ca; Two-story, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal), vernacular I-house with gable-end returns; 2/2 windows; stone foundation; single transom over door; plain frieze board; decorative verge board in gable ends; rear 2-story ell with enclosed side porches; fine, 3-bay, hip-roofed front porch with turned posts, spindle work frieze, jig sawn brackets and consoles, den tiled cornice, and turned baluster; louvered shutters; and exposed brick chimney.

Garage: ca. 1920, frame, hip-roofed (standing-seam metal), garage on formed concrete foundation with pressed tin siding in brick pattern located beside house.

**112 Center Street (Map # 126) Hisey-DiNardo House:** 1880 ca; Large, 2 ½ story, 3-bay, frame (weatherboard), Queen Anne –style dwelling with deck-on-hip roof (slate shingle); 2-story tower bay on south side with pyramidal roof and finial; 2 front, and 2 side hip-roofed dormers; interior brick flue; 2/2 and 1/1 windows; louvered shutters; rear 2-story ell with side dormers and large interior chimney; side polygonal 1-story bay; side door with transom; side 2-bay porch and rear, 1-story, shed-roofed wing; rear 2<sup>nd</sup>-floor porches in rear with enclosed space below; 5-bay wraparound front porch with Tuscan columns.

Shed: ca. 1980, frame, gable-roofed shed (NC)

**113 Center Street (Map # 127) Saintmyer House:** 1880 ca; Two-story, 3-bay, frame (weatherboard), vernacular dwelling with 2 front gable ends and a cross-gable roof (standing-seam metal). Victorian detailing includes; multi-bay wraparound porch that has four open bays on the front and has been enclosed on the side (turned posts, spindle frieze, sawn brackets and consoles, fish scale shingles in the ends); asymmetrical front gable ends with decorative sawn verge boards; single and double louvered attic shutters; single transom over door; 2/2 windows; interior flue; stone foundation; enclosed 1-story, 3-bay porch in front.

Shed: ca. 1880, frame, gable-roofed shed (maybe chicken coop) with standing-seam metal roof, exposed rafter ends, and vertical wood siding.

**208 Center Street (Map # 128) Christian Church Parsonage:** 1885; Two-story, 3-bay, frame (aluminum siding) I-house with 3-light transom over door; plain frieze board; gable-end returns; interior-end chimney; rear 2-story porches with integral porches; paired brackets in eaves; 3-bay front porch with square posts, sawn balustrade, consoles and applied trim on frieze; modern 1/1 windows; and stone foundation.

**209 Center Street (Map # 129) Jennings-Blewitt House:** 1895 ca; Two-story, 2-bay, T-plan, vernacular Queen Anne-style, frame (vinyl siding) dwelling with cross-gable roof (standing-seam metal), gable-end returns; entrance door on front gable end; paired 1/1 attic windows; new 1/1 windows; 1-story, 5-bay wraparound porch with original square posts, rectangular balusters and rectangular spindle work.

Garage: 1970s, 3-bay, concrete block garage with gable roof (NC).

**210 Center Street (Map # 130) Edinburg Christian Church:** 1890, 1952; One-story, 3-bay, gable front-roofed (standing-seam metal), frame (aluminum siding), vernacular church, 4 bays deep, with octagonal steeple; pedimented 3-bay portico with Tuscan columns (new brick floor); 6/6 windows with louvered shutters flank the central entrance of double 6-panel doors with a semicircular transom framed by fluted Doric pilasters and a gable with returns; concrete foundation with metal basement windows; side windows are Gothic arched. It appears that this late-19<sup>th</sup>-century church was greatly remodeled in ca. 1952. The interior remains fairly intact and includes fine pressed metal ceilings depicting Roman-like figures of angels (or cherubs from a Bacchus-like feast).

**211 Center Street (Map # 131) Clark House:** 1905 ca; Two-story, 2-bay, frame (aluminum siding), vernacular Queen Anne-style dwelling with hipped roof and front and side cross gables (standing-seam metal), gable-end returns; single and paired 1/1 windows; Prairie-sash front door with sidelights; 5-bay wraparound porch with Tuscan columns on brick piers; rear 1-story kitchen wing with interior-end flue, enclosed side porch and rear, hip-roofed 1-story wing.

Shed: ca. 1920s, 1-story, frame (weatherboard), gable-roofed (standing-seam metal) shed or garage.

Chicken coop: ca 1920, frame, 2-bay, shed-roofed chicken coop with weatherboard siding and a metal roof.

**212 Center Street (Map # 132) Wrenn-Wisman House:** 1903; builder, Wallace Murdock; Two-story, 2-bay frame (aluminum siding), vernacular Queen Anne dwelling with hipped roof and front and side cross gables (standing-seam metal); 1/1 windows; wooden shutters; exposed rafter ends; louvered attic window in gable ends; 11-bay wraparound porch with Tuscan columns, plain balusters and den tilled cornice; 2-story cut-away bay on south side; painted single-light transoms over 2 front doors; coursed stone foundation; rear 2-story porches with turned supports, spindle frieze, and spindle brackets; exterior-end brick flue; identical footprint to 214 Center Street

Shed: ca. 1903, 1-story, 2-bay, frame (weatherboard), gable-roofed (tar paper) shed with lean-to garage, 4-panel door and 6/6 windows.

**213 Center Street (Map # 133) Murdock-Grandstaff House:** 1907; builder, Wallace Murdock; Two-story, 3-bay, frame (weatherboard), Queen Anne-style dwelling with hipped roof and front and side cross gables (standing-seam metal); single and paired 1/1 windows; louvered wooden shutters; wooden fish scale shingles in gable ends; den tilled cornice; exposed rafter ends; louvered wooden shutters; 2 interior brick chimneys; front cross gable protrudes out so that entrance is recessed; 11-bay wraparound front porch with turned posts, beaded spindle work frieze in figure 8 pattern, sawn brackets, and den tilled cornice; 2<sup>nd</sup> -story door out to a 1-bay second-story balcony with same details; stained-glass window with Queen Anne sash on side protruding gable; enclosed side 2-story porches; 2-story hip-roofed addition connects front of house to 1 ½-story meat house with 4-light windows and exposed rafter ends; stone foundation; 2-story, polygonal bay on south side with cutaways and pendants; painted transom like at 102 N. Main Street (Map # 39).

Barn: ca. 1907, large, 1-story, frame (weatherboard), gable-roofed (standing-seam metal) barn.

Chicken coop: ca. 1910, frame, 2-bay, shed-roofed chicken coop with weatherboard siding, a metal roof and concrete pier foundation.

Privy: ca. 1910, 1-bay, frame gable-roofed privy with weatherboard siding, a metal roof and exposed rafter ends.

**214 Center Street (Map # 134) Wrenn-Davis House:** 1903; builder-Wallace Murdock; Two-story, 3-bay, frame (aluminum siding), vernacular Queen Anne-style dwelling with hipped roof and front and side cross gables (standing-seam metal); 1/1 windows; 2 front doors with single transoms; rectangular attic windows in gable ends; 2 interior brick chimneys; stone foundation; 11-bay wraparound porch with square Doric columns; rear 2-story wraparound porches (enclosed on first floor) with turned posts and spindle work frieze; 2-story polygonal bay with cutaways on south side; identical footprint to 212 Center Street.

**216 Center Street (Map # 135) Harshman House:** 1900; builder-Wallace Murdock; Large, 2 1/2 – story, 2-bay frame (weatherboard), Queen Anne-style dwelling with decked hipped roof with several cross gable (pressed tin shingles). Details include: 1/1 windows with plain caps; louvered wooden shutters; 3 interior brick chimneys; front, gable-roofed dormer; rear ell; single transom over doors; pedimented 1-bay porch on first floor with paired Tuscan columns and an integral shed-roofed balcony on second floor above; protruding 2-story polygonal bay on south side; some Queen Anne-sash windows; attached cross gable-roofed carport (addition); pent roofs in gable ends; plain frieze board and corner boards.

Shed: ca. 1900, frame, 2-bay, gable-roofed shed that was remodeled in ca. 1980 and given new siding and roofing material.

Swimming pool: ca. 1985, rectangular, concrete swimming pool (NC).

Pool house: ca 1985, 2-bay, 1-story, frame, shed-roofed pool house (NC).

Gazebo: 1996, hip-roofed gazebo with lattice walls (NC).

**217 Center Street (Map # 136) United Brethren Church Parsonage:** 1908; Two-story, 5-bay, frame (weatherboard), cross-gable roofed (standing-seam metal); vernacular Queen Anne-style dwelling with 2-story polygonal front bay (cutaway corners beneath projecting gable); decorative verge board in gable ends; 2/2 windows; 2 front doors (one out of bay); front doors in second level; stone foundation; rear 2-story ell with enclosed side porches; 3-bay, 2 story, 2-level porches – first floor has turned posts, spindle frieze and sawn brackets – second floor is accessible from an exterior stair and has square posts and a solid balustrade; now used as apartments.

Garage: ca. 1930, 1-story, 2-bay, shed-roofed garage with weatherboard siding and standing-seam metal roof.

**218 Center Street (Map # 137) Fodeley-Shutters House:** 1896; Two-story, 3-bay, frame (vinyl siding), gable-roofed with central-front gable (standing-seam metal); vernacular I-house with 6/6 windows; interior-end flue; exterior-end flue; diamond-pane attic window in central front gable; gable-end returns; stone foundation; rear ell with central front gable; enclosed side porch off of ell; exterior-end brick flue; 1-bay pedimented front portico with paired square posts.

Garage: ca. 1930, 1-story, 2-bay, shed-roofed garage with asbestos shingle siding and a standing-seam metal roof.

## **Creekside Lane**

**101 Creekside Lane (Map # 167) Edinburg Hotel:** 1900 ca; this 2 1/2-story, 8-bay, brick (6-course American bond), Second Empire-Style hotel is now used as apartments and by the VFW. It features the following details; a 2-story, 19-bay wraparound porch with chamfered posts, jig sawn brackets, and picket

balusters (second floor); segmentally-arched door and window openings with incised wooden lintels; 7 interior-end brick chimneys; 2/2 windows; overhanging eaves; brick foundation; rear 2-story brick ell; 2 front doors on first floor (originally with transoms); mansard roof with 4 hip-roofed dormers; 2-story porches on both sides of rear ell; rear 1 1/2 –story, 3-bay brick wing added in 1980s.

Shed: 1930s, frame (board and batten), shed-roofed shed with exposed rafter ends.

**107 Creekside Lane (Map # 168) Coe-Smith House:** 1910, 1968; Two-story, 2-bay, frame (aluminum siding), gable-roofed (standing –seam metal); vernacular dwelling with 6/6 windows; central flue; exterior-end flue; 4-bay wraparound porch with hipped roof, solid parapet and square wooden posts; stone foundation; original section constructed in 1910, additions made in 1920 and again the 1960s.

Carport: 1970s, 2-bay, gable-roofed carport with square supports (NC).

Shed: 1970s, 1-story, gable-roofed shed clad in ply board (NC).

**108 Creekside Lane (Map # 169) Grandstaff, Philip House:** 1787 ca; Two-story, 5-bay, ca. 1787 log dwelling where right 3 bays with exterior-end stone chimney appear to be the original section with 2-story, 2-bay, log, left section with door with 4-light transom (with tracery) added soon after. House also has a 1-story, side log kitchen wing that is attached to the 1-story, gable-roofed meat house by a porch. Details on the house include: stone foundation; 6/6 windows; gable-end returns; 4-light attic windows; interior-end flue; some exposed log (v-notch): some weatherboard siding; and some bricktex siding: the original front of the house faces the creek and is fronted by a 6-bay, 1-story porch with chamfered columns.

Office: ca. 1810, brick (5-course American bond), gable-roofed (standing-seam metal) office with cut stone foundation; 6/6 windows; gabled front projection with chamfered posts and latticework (that shelters a hand pump); batten door; side gable-roofed basement entry; interior-end brick chimney; and boxed cornice.

Chicken coop: ca. 1787, stone foundations of what appears to have been an ice house and was later used as the foundation for another outbuilding (maybe a garage?).

## **South Grove Avenue**

**121 S. Grove Avenue (Map # 2):** 1900 ca; Two-story, 3-bay, frame (vinyl siding), gable-roofed (standing-seam metal) vernacular dwelling with 2/2 windows (2/1 on 1<sup>st</sup> floor); single-light attic window; concrete block foundation; 1-bay porch with square posts and metal handrail and balusters; and 2-story, rear ell with hipped roof and enclosed 2-story porches.

Shed: ca. 1930, 1-bay, frame (weatherboard), gable-roofed (asphalt shingle) shed on concrete piers.

Road Trace: graded and cleared 19<sup>th</sup> century historic road trace leading down to Walnut Street; some evidence of stone wall along south side.

## **North High Street**

**130 N. High Street (Map # 94) Sorrell House:** 1875 ca; Two-story, 3-bay, frame (weatherboard), vernacular hall-parlor plan dwelling on stone foundation with 2/2 windows; central brick flue; gable-end returns; rear 2-story ell with 1-story wing off of it; and 1-story, 3-bay front porch with square support.

Shed: ca. 1930, 1-story, 3-part frame shed in poor condition with weatherboard and vertical board siding.

**126 N. High Street (Map # 95) Tharp House:** 1875 ca; Two-story, 2-bay, frame (weatherboard), vernacular side-passage plan dwelling on stone foundation with 6/6 windows; 9/6 windows on rear and west elevation; interior-end brick flue; 2-bay front porch with turned spindles; 1-story rear wing with central chimney, 9/6 and 2/2 windows, and board-and-batten siding visible under side porch.

Shed: ca. 1930, 1-story, 3-part frame shed in poor condition with weatherboard and vertical board siding.

**121 N. High Street (Map # 95) Edinburg Train Station:** 1880 ca; One-story, 6-bay, frame (weatherboard) train station that was moved to this site from original site along railroad tracks and converted into a dwelling. Still retains most of original features including: hipped roof (pressed tin shingles) with flared eaves with deep overhand; triangular braces supporting eaves; exposed rafters; corner boards; 6/6 windows with wooden panels beneath; 1-story polygonal bay window in center bay; 2 interior flues; re, 1-bay, 1-story, gable-roofed wing with 6/6 windows (may have been a freight station or some other ancillary building that was also moved to this site).

**118 N. High Street (Map # 97) Wisman, Ethel House:** 1890 ca; Two-story, 6-bay, frame (asbestos shingle), Queen Anne-style dwelling on stone foundation with slate-shingled complex roof comprised of principal deck-on-hip and secondary gable sections. Details include: 1/1 windows; 2 interior brick chimneys; polygonal, 2-story front bay; pent roofs in pedimented gable ends; 3-bay front porch with Tuscan columns.

Washhouse/Kitchen: ca. 1890, 1-story, frame (weatherboard), gable-roofed (standing-seam metal), building.

**117 N. High Street (Map # 98):** 1930 ca; One-story, 3-bay, frame (vinyl siding), gable-front (standing-seam metal) vernacular bungalow with 3/1 windows; paired 3/1 on side elevation and attic gable end; central brick flue; 1-bay, hip-roofed porch with square battered columns on brick piers and rectangular baluster; formed concrete foundation; and rear 1-story wing.

**115 N. High Street (Map # 99):** 1940-1950; Three-bay, 1 ½ story, frame (vinyl siding) gable-roofed (asphalt shingle) vernacular Cape Cod-type dwelling with 2 front, gable-roofed dormers; 8/8 and 6/6 windows; and exterior-end brick chimney; and a 1-story, 1-bay pedimented front porch with square support.

**114 N. High Street (Map # 100):** 1880 ca; Two-story, 3-bay, frame (vinyl siding) I-house on stone foundation with gable roof (standing-seam metal); 6/6 windows; interior-end and exterior-end brick flues; 2-light transom over door; original 2-story rear ell with 1-story side porch; 1-story, 3-bay front porch with turned posts and jig sawn consoles; and boxed cornice with gable-end returns.

Garage: ca. 1930, 1-story, 1-bay, frame (vinyl siding) garage with gable roof of standing-seam metal.

**113 N. High Street (Map # 101):** 1900 ca; This two-story, 3-bay (asymmetrical), log (vinyl siding) vernacular dwelling with gable roof with central front gable (standing-seam metal) appears to have been built in ca. 1900- a surprisingly late date for log construction. Details include: replacement 1/1 windows; 2-light transom over door; interior-end brick chimney with corbelled cap; gable end returns; 2-light attic window in central-front gable; louvered wooden shutters; rear 2-story ell; modern 5-bay front porch with shed roof and square supports; and stone foundation.

Meat house: ca. 1920, frame (weatherboard), 1-story, 1-bay, gable-roofed (standing-seam metal) meat house on a formed concrete foundation, with side lean-to woodshed.

**112 N. High Street (Map # 102):** 1870-1900; Two-story, 4-bay, log or frame (aluminum siding), dwelling with two front doors; gable roof with central front gable (standing-seam metal); 2/2 windows; 2-story rear ell with enclosed porches; and 1-story, 3-bay front porch with turned posts.

**111 N. High Street (Map # 103) Hottle-Grove House:** 1901; builder, Jim Sheetz; Two-story, 4-bay, frame (German lap siding), cross-gable roofed (slate shingle) Queen Anne-style dwelling with 2-story, projecting, polygonal, cut-away front bay with wooden fish scale shingles and highly decorated verge board in pediment; pyramid ally-roofed 3-story tower in corner of house that contains the entry on first floor and a door on the second floor leading out to a porch; den tilled cornice throughout house; fish scale shingle in gable ends; crockets on gable ends; finial on top of tower roof; single and double-light attic windows in gable ends; paneled and corbelled brick chimney stack; 2/2 windows; 7-bay wraparound porch with turned posts, spindle frieze, jig sawn consoles, den tilled cornice and turned balusters; rear 2-story porches; rondels in frieze below the bracketed cornice in tower; and stone foundation.

Summer Kitchen: ca. 1901, 1-story, 2-bay, summer kitchen with weatherboard siding; 4-panel doors and paneled door with 4 lights; stone foundation.

**110 N. High Street (Map # 104) Higgins House:** 1860, 1900; this two-story, 4-bay, log (weatherboard), dwelling with gable roof with central front gable (standing-seam metal) appears to have been built in 1860 and remodeled ca. 1900. It features: 2/2 windows; boxed cornice and gable-end returns; diamond-patterned wooden shingles and circular window in central front gable; 2 interior-end brick flues; 1-story, 1-bay pedimented portico with paired square posts; 2-story ell with enclosed porches; and plain frieze board and corner boards.

**108 N. High Street (Map # 104) Irvin, George House:** 1850, 1890; Two-story, 5-bay, frame (asbestos shingle), Italianate-style dwelling where the right three bays make up a polygonal 1-story bay window. The house features a tall second floor with a complex shed roof with parapet; boxed cornice with jig sawn brackets (larger at corners than along walls); 2-story rear ell and 1-story shed wing with jig sawn frieze board; polygonal bay on side porch; front and side 1-story, 3-bay porches with chamfered and incised posts, very decorative jig sawn frieze boards, brackets, consoles and baluster; bulkhead cellar entry; large exterior-end brick chimney on east end with stepped weathering.

**106 N. High Street (Map # 106) Wisman-Bowman House:** 1900 ca; Two-story, 3-bay, asymmetrical, frame (weatherboard) I-house with gable roof (standing-seam metal) with central-front gable. Other details include: dentil frieze board; boxed cornice; gable-end returns; corner boards; louvered wooden shutters; 1-story polygonal bay on west gable end; 1-story, 3-bay front porch with chamfered posts, jig sawn brackets and consoles and dentil frieze.

Garage: 1980s, frame 2-bay, gable-roofed garage (NC).

**105 N. High Street (Map # 107):** 1931; One-story, 3-bay, frame (stucco), gable-roofed (standing-seam metal) Craftsman-style bungalow with integral, 3-bay front porch with battered square posts on concrete block (parged) piers with solid stuccoed balustrade; split-level formed concrete foundation; overhanging eaves; knee braces; integral rear screened-in porch; 3-light basement windows; 3/1 and paired 3/1 windows; Prairie-sash door with matching sidelights; central brick flue; basement entry under porch.

Garage: ca. 1931, frame, gable-roofed 1-car garage with weatherboard siding and standing-seam metal roof.

Chicken coop: ca. 1931, frame, 2-bay, shed-roofed chicken coop on pier foundation with 6/6 windows.

**104 N. High Street (Map # 108) Carter-Hutchinson House:** 1915 ca; 1 ½ -story, 2-bay, asymmetrical, frame (vinyl siding) bungalow with steeply pitched hipped roof (tin shingles) with hipped and gable-roofed dormers. Details are of the Classical Revival influence and include: 1-story, 6-bay wraparound porch with Tuscan columns; and polygonal bays on side elevations; paired 1/1 windows; and front door with sidelight.

Garage/workshop: ca. 1915, 1-story, 3-bay, frame (vinyl siding), hip-roofed (pressed tin shingles) garage/shop with central brick flue, 2/2 windows and 4-panel door.

**103 N. High Street (Map # 109):** 1970s; One-story, 3-bay, ranch-type house with side lean-to on one end and partially enclosed porch on other end (NC).

**100 N. High Street (Map # 110) Huffman-Downey House:** 1881; two-story, 7-bay, log (?) I-house with central entry flanked by polygonal 1-story bays sheltered beneath 1-story, 3-bay porch with chamfered posts, jig sawn brackets and consoles. The rear 2-story ell has an exterior stair under the porch roof and appears to be the earliest section of the house. Other details include: gable and returns; side 3-bay porch off of rear ell; paneled wall treatment on 1<sup>st</sup> floor front of house (now being covered with vinyl siding).

### **South High Street**

**100 S. High Street (Map # 111) Sheetz House:** 1875; Two-story, 3-bay, frame (weatherboard) I-house with central-interior and interior-end brick chimneys; 1/1 windows; transom and sidelights at front entry, with diamond-shaped panels near floor; highly ornamental jig sawn frieze boards, cornices, gable-end treatments; polygonal gable-roofed west end; tripartite ornamental attic vents in gable ends; 6-bay wraparound porch with Tuscan columns that has been partially closed in with river rock and windows.

Barn: ca. 1875, 2-story, gable-roofed barn with weatherboard siding and standing-seam metal roof.

Meat house: ca. 1875, fairly long, 1-story, frame (weatherboard), gable-roofed (standing-seam metal) meat house.

**102 S. High Street (Map # 112) Dinges-Murray House:** 1880ca; Two-story, 5-bay, frame (weatherboard), cross-gable roofed (asphalt shingle), Queen Anne-style dwelling with 2-story polygonal front bay (cutaway corners beneath projection gable); shingle gable ends with large attic vents; brackets and pendants in cutaways; louvered wooden shutter; modillion and dentilled cornice; projecting vestibule entry; sidelight around door; 6-bay wraparound porch with Tuscan columns; front hip-roofed dormer; pedimented gable ends; evidence of earlier yellow and green paint colors; and three interior brick chimneys.

Stable/garage: ca. 1900, gable-roofed, frame building clad in weatherboard siding.

**104 S. High Street (Map # 113) St. Paul's U.C.C. Parsonage:** 1903; Two-story, 5-bay, frame (weatherboard), cross-gable-roofed (standing-seam metal), Queen Anne-style dwelling with projecting polygonal 2-story bay with cutaway corners, pendant brackets with jig sawn cutouts; 3-bay front porch with Tuscan columns; louvered wooden shutter; interior brick chimney; rear 2-story ell; transom over door; and stone foundation.

**105 S. High Street (Map # 114) Steadman House:** 1903 ca; Two-story, 5-bay, frame (vinyl siding), cross-gable-roofed (standing-seam metal), vernacular Queen Anne-style dwelling with 2-story polygonal front bay (cutaway corners beneath projecting gable); gable-end returns; 2/2 windows; stone foundation; rear 2-story ell; 1-story, shed-roofed porch with square posts.

**106 S. High Street (Map # 115) St. Paul's United Church of Christ:** 1911; One-story, cross-gable-roofed (standing-seam metal), frame (weatherboard), vernacular church with square corner tower with double-door, round-arched entry and open belfry on top. Other details include; louvered vents in cross gables; pyramidal tower roof with bracketed eaves, square columns and simple balustrade; Tiffany-type stained/leaded window at front gable; non-figure stained glass windows on secondary elevations-all with round arches; and exposed rafter ends.

Garage: ca. 1930, frame (weatherboard), gable-roofed (standing-seam metal) garage.

**107 S. High Street (Map # 116) Boehm-Grove House:** 1850, 1915; Left 3 bays of this 2-story, vernacular building appear original (ca. 1850) with 9/6 and 6/6 windows and 4-light transom over door; right 2-bays added in early 20<sup>th</sup> century and have 1/1 and 6/6 windows, and a formed concrete foundation. Porch and new roof were added at that time (now a hipped roof) with 2 large interior brick chimneys in original section. Other details include; 12-bay, wraparound porch with Tuscan columns on front and side and chamfered posts on rear, square balusters; stone foundation with full story on side; overhanging eaves; plain frieze board; corner boards; weatherboard siding and standing-seam metal roof.

**110 S. High Street (Map # 117) Coffman, Pat House:** 1885; Two-story, 3-bay, frame-vinyl siding), hip-roofed (standing-seam metal) dwelling with interior-end flue; 2/2 and 6/6 windows; 1-story, 3-bay front porch with chamfered posts on low brick piers; multi-light sidelights around the front door; and rear 2-story ell with exterior stair.

Shed: ca. 1920, 1-story, gable-roofed (standing-seam metal), frame shed with weatherboard siding and 6-light windows.

Shed: ca. 1980, non-contributing metal storage building (NC).

**111 S. High Street (Map # 118):** 1850; Two-story, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal), I-house with 2 interior-end chimneys; gable end returns; double-pile plan; 6/6 and 2/2 windows; stone foundation; louvered shutters; exposed brick chimney on first floor (east end); 6-light transom and 3-light sidelights porch with Tuscan columns; plain frieze board.

**112 S. High Street (Map # 119) Irvin-Miller House:** 1848; Two-story, 3-bay, brick (Flemish bond), hip-roofed (standing-seam metal), vernacular dwelling with 2 interior-end flues; corbelled brick cornice; transom over door; 4/4 windows on first floor; 12/8 on 2<sup>nd</sup> floor front elevation; 1/1 windows on sides; 2-story integral rear ell; wooden sills; 1-story, 1-bay Colonial Revival-style porch with tripled corner posts and balustrade on top; 2<sup>nd</sup> story, central bay was once a door opening up onto roof of porch; and 2-story rear porch follow L-shape of rear elevation.

Garage: ca. 1930, 1-story, gable-roofed (standing-seam metal), frame garage with weatherboard siding and sliding garage door.

**114 S. High Street (Map # 120) St. John's United Methodist Church:** 1916; One-story, cross-gable-roofed (asphalt shingle), Romanesque-style, brick church with square, 3-stage corner tower topped by pyramidal roof (pressed-tin shingle); double-leaf entry doors within a round-arched opening; door and window opening have 2 and 3 course arched lintels; weathervane finial; arched window openings with

stained a leaded glass panels; corbelled brick cornice, corner brackets and stringcourses; cornerstone with "M.E.C.S. 1869-1916."

### Hisey Street

**505 N. Main Street (Map # 37):** 1985 ca; Two-story, 9-bay, 6-unit, rectangular, gable-roofed, vinyl-sided apartment building with freestanding 2-story, gable-roofed brick staircase enclosure off of west end (NC).

### North Main Street

**505 N. Main Street (Map # 1) Marks, Louis House:** 1910-1930; Four-bay, 1 ½ -story, frame (random-rubble stone veneer), Craftsman-style bungalow with 4-bay wraparound porch consisting of Doric stone columns and solid scalloped balustrade with toothed stone top course. Other details include: paired 4/4, 6/6 and 6-light casement windows; multi-pane front door; raised stone basement; front shed-roofed dormer with 2 sets of paired 4/4 windows; central brick chimney; vinyl siding in gable ends and dormer; overhanging eaves; small shed-roofed dormer in rear; and 1-story, shed-roofed rear wing with large exterior-end brick chimney.

Garage: ca. 1950, 2-bay, 1-story, gable-front (corrugated metal), concrete block garage with side lean-to (NC).

Chicken coop: ca. 1920s, 1-story, frame chicken coop with shed roof and vertical siding.

Woodshed: 1960s, 1-story, 2-bay, frame woodshed with weatherboard siding, lattice at foundation and asphalt shingle shed roof (NC).

**N. Main Street (Map # 3) Academy Stairs:** 1915 ca; this concrete walk and steps lead up to the top of the hill where the Edinburg Graded School (later known as Cedar Hill Academy) was once located. The school was constructed in 1876 and demolished in 1936. All that is left of the complex are these formed concrete stairs, walkways and gateposts.

**410 N. Main Street (Map # 4):** 1950-1970; One-story, 4-bay, T-shaped, brick-veneered house with modern shutters, replacement windows, a gable roof clad in asphalt shingles and 2 brick chimneys (NC).

**409 N. Main Street (Map # 5) Wightman, Resa House:** 1916; Two-bay, 2 story, frame (weatherboard), gable front (standing-seam metal), Queen Anne-style dwelling with 1/1 windows; pedimented gable front with tripartite louvered attic window; louvered wooden shutters; 1-story, 5-bay wraparound porch with Tuscan columns; sidelights around front door; several diamond-shaped window; secondary door with transom leads onto front porch; plain corner boards and frieze board; gable-end returns; overhanging eaves; 3-story, integral screened porches in rear; 2 interior brick chimneys.

Shed: ca. 1916, 1-story, shed-roofed (standing-seam metal), frame shed with weatherboard siding.

**408 N. Main Street (Map # 6) Saum, Hugh and Mattie House:** 1913; Two-bay, 1 ½-story, frame (weatherboard), Craftsman-style bungalow with wraparound porch consisting of Tuscan columns set on square stone piers, side sunroom with stone piers and paired 6/6 wooden double-hung sash infill, hipped roof (metal shingles), hipped dormer (front) with grouped windows, gable dormer (side) with paired windows, 2 brick chimneys, and transom and sidelights around front door. Built on foundation of earlier house.

Garage: ca. 1915, 1-story, hip-roofed (metal shingles), frame construction that has been converted to a workshop.

Garage: ca. 1980, 1-story, 1-bay, gable-roofed (asphalt shingle), frame (T-1-11 and weatherboard), garage (NC).

Shed: 1980s, 1-story, frame (T-1-11 and weatherboard), gable-roofed (asphalt shingle), shed built into slope with a poured concrete foundation (NC).

**407 N. Main Street (Map # 7):** 1900 ca; three-bay, 2-story, frame (weatherboard), gable-roofed (standing-seam metal), vernacular I-house with 2/2 windows; plain corner boards and frieze board; 2 interior-end brick flues; louvered wooden shutters; rear 2-story wing with enclosed side porch; and 1-story, 3-bay front porch with square posts and plain balusters.

**404 N. Main Street (Map # 8) Belew-Harshman House:** 1830-1850; Two-story, 6-bay, frame (weatherboard) house built in two principal sections; left three bays have 6/6 windows, gable roof, and exterior-end stone chimney with brick stack; to the right is a 3-bay corner tower with conical roof and 2/2 windows (ca. 1900); rear 2-story gable-roofed ell; 1-story, shed-roofed ell with 9/6 windows, a parapet with elaborate cornice and a 1-story side polygonal bay; whole house is clad in weatherboard and sits on a stone foundation.

Garage: ca. 1890, 1-story, frame (weatherboard), gable-roofed (standing-seam metal), garage on stone foundation with 6-pane barn window and sliding garage doors; may have originally been a carriage house.

**403 N. Main Street (Map # 9) Mobil Mart:** 1980 ca; One-story, 3-bay, convenience store with brick apron, metal panels, large display window and flat roof with parapet (NC).

**310 N. Main Street (Map # 10) Rest Haven Inn:** 1848, 1880; This 2-1/2-story, 7-bay, frame (weatherboard), U-shaped, Second Empire-style building rests on a stone foundation and has 2/2 windows; louvered wooden shutters; mansard roof with patterned slate shingles; 2 front entries, each with transom over single-leaf door; a 13-bay wrap-around porch with chamfered posts, sawn brackets, slender balusters, and original lattice underneath; 4 front gable-roofed dormers with 1/1-sash windows; and 2 brick flues. Was built in two sections- the Second Empire treatment was added in ca. 1880. It was used as a hotel/inn and is now used as apartments.

**309 N. Main Street (Map # 11):** 1900 ca; Three-bay, 2-story, frame (weatherboard), gable-roofed (standing-seam metal), vernacular I-house with 1/1 windows; interior-end brick flue; louvered shutters; 7-bay wraparound side porch with Tuscan columns; 1-bay pedimented front porch with wooden shingles in pediment and Tuscan column support; 2/2 windows in rear; 2-story ell with enclosed porches; protruding 1-story bay under side porch; and split-level stone foundation.

Garage: ca. 1930s, frame, shed-roofed garage built into the ground (split-level); with vertical siding and sliding wooden batten doors; formed concrete foundation; upper portion may have been used as a chicken coop.

Shed: ca. 1930, 2-story, concrete block shed on formed concrete foundation; 4-light windows; gable roof; exposed rafter ends; brick sills and barn windows on first floor; weatherboard in gable ends.

**307 N. Main Street (Map # 12): Swann House:** 1876 ca; this 2-story, 4-bay, frame (weatherboard), gable-roofed (standing-seam metal), vernacular dwelling may have been constructed in 2 sections (left 3 bays and right 2 bays). Details include: 6/1 windows; 2 interior-end brick chimneys; gable-roofed

entrance hood supported by turned wooden brackets; openings do not line up on both levels; side porch with square Doric supports; entrance on south side onto 6-bay wraparound porch.

Shed: 1980s, pre-fab, frame shed with gambrel roof and double doors (NC).

**306 N. Main Street (Map # 13) Reeser-Bauserman House:** 1840 ca; Two-story, 5-bay, frame (weatherboard), gable-roofed (standing-seam metal), Greek Revival-style detailed house with center front entry with molded surround and corner blocks, multi-pane transom and sidelights; louvered wooden shutters; 6/6 window; gable-end returns; exterior-end brick chimney on west end; interior chimney on east gable end has an exposed base; stone foundation; new front stoop; rear 2-story ell with interior flue; and covered breezeway off of west end leading to a commercial building.

Meat house: ca. 1850, 1-story, frame (weatherboard), gable-roofed (standing-seam metal), meat house on stone foundation with board-and batten door.

Store: late-19<sup>th</sup> century; 1 ½ story, frame (weatherboard), gable-roofed, commercial building with 6/6 and multi-paned bow windows, stone foundation, linked to house by a covered walkway.

**305 N. Main Street (Map # 14) Wightman-Bliley House:** 1879 ca; Three-bay, 2-story, frame (aluminum siding), gable-roofed (standing-seam metal), vernacular I-house with 6/6 windows with Italianate-style caps (entablature supported by brackets with scalloping between); gable-end returns; 2-light transom over door; heavy Italianate cornice with scrolled brackets and scalloped trim between; rear 2-story ell with central brick chimney with corbelled cap, and enclosed 2-story side porches.

**303 N. Main Street (Map # 15) McDonald House:** 1860 ca; Three-bay, 2-story, frame (vinyl siding), gable-roofed (standing-seam metal), vernacular side-passage-plan house with rear 1-story wing that may be original section. Details include: 4-light transom over 6-panel door; interior-end brick chimney; exterior-end modern flue; rear wing with central brick flue, steeply pitched roof, and lean-to wing.

**302 N. Main Street (Map # 16) Hisey-Sager House:** 1860 ca; Two-story, 3-bay, frame (asbestos shingle), gable-roofed (standing-seam metal), I-house with Greek Revival-style detailing in the 1-bay, flat-roofed entrance porch with Doric columns. Other details include; 6/6 original and 2/2 later windows; stone foundation with prism mortar joints; 6-panel front door with transom; 2 interior-end brick chimneys, one on east end has exposed base; boxed cornice and gable-end returns; architrave molding surrounds; and rear 1-story shed-roofed wing addition.

Shed: ca. 1900-1920, 1-story, frame (weatherboard), shed-roofed (standing-seam metal), shed with salvaged early 4-panel wooden door.

**300 N. Main Street (Map # 17) Rouze House:** 1915 ca; Two-story, 2-bay, frame (aluminum siding), gable-roofed (standing-seam metal), vernacular hall-parlor-plan house with modern siding; 2-story rear ell with flue; original 2/2 windows; central brick flue; and 1-story, 1-bay front porch with Tuscan columns.

Barn/stable: ca. 1915, frame (board and batten), gable-roofed (standing-seam metal), barn with wrought-iron strap hinges as hardware for doors.

**212 N. Main Street (Map # 18) Piccadilly House:** 1850, 1990: Two-story, 5-bay, frame (aluminum siding), gable-roofed (standing-seam metal), mixed commercial/domestic building with a full raised basement used for retail at ground (street) level. Retains weatherboard siding, 9/6 and 6/6 sash windows,

louvered shutters, central entries on basement and first-floor levels with transoms and sidelights, 8-bay wraparound porch with chamfered posts and jig sawn bracket detailing, boxed cornices and gable-end returns, and 2 interior-end chimneys. Building has numerous modern and historic rear additions.

**211 N. Main Street (Map # 19) The Hatch:** 1840, 1877; this 2 ½ story, 5-bay, weather boarded, gable-roofed (standing-seam metal), vernacular dwelling is of log construction and was probably built in ca. 1840. It was then remodeled in ca. 1877 and given Victorian-type details. Details include: coursed limestone exterior-end chimney fish scale shingles, segmental-arched louvered attic window and decorative verge board; Italianate-style bracketed cornice with paneled frieze; 6/6 windows; gable-end returns; double-leaf front door with 3-light closed-in transom ell with 1-story polygonal bay with full height windows.

**210 N. Main Street (Map # 20) Marston-Fleming House:** 1882; Two story, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal), I-house with 6/6 windows, corner boards, stone foundation, shallow-pitched roof front porch with chamfered columns, sawn balustrade and brackets.

Garage/workshop: 1960s, frame (weatherboard), gable-roofed (standing-seam metal), 1-story garage with 1-bay garage door opening and 6/6 windows (NC).

**208 N. Main Street (Map # 21) Hisey-Hisey House:** 1880-1900; two story, 5-bay, frame (aluminum siding), gable roofed (standing-seam metal), I-house with an interior-end brick chimney with corbelled cap, elaborately molded cornice, 2/2 windows, and gable-end returns. Has a stone foundation; transom over door; 2-story rear ell; secondary side porch (1-story, 3-bay) has turned posts and jig sawn woodwork and may have been moved from the front to its current location when Main St. was widened in the 1930s; principal porch with a pedimented roof with wooden shingles in pediment, square columns and stone foundation/balustrade.

**207 N. Main Street (Map # 22):** 1915 ca; Two-bay, 2-story, frame (weatherboard), hip-roofed with cross gable (standing-seam metal), Queen Anne –style dwelling with 1/1 windows; pedimented gable front with diamond-shaped attic window; corner boards; plain frieze board; single transom over door; split-level stone foundation; 1-story, 5-bay wraparound front porch with Tuscan columns; interior brick chimney; rear 3-bay porch with turned posts; lattice under porches.

**206 N. Main Street (Map # 23) Miley House:** 1830-1860; Two-story, 3-bay, frame (vinyl siding), gable-roofed (standing-seam metal), I-house with a replacement exterior-end brick chimney, 2-story rear ell, boxed cornices, stone foundation, original 6/9 and 6/6 sash, single-leaf entry door with transom, and replacement 3-bay front porch supports.

Meat house: ca. 1880, 1-story, frame (weatherboard), gable-roofed (standing-seam metal) meat house.

Storage shed: modern, frame (T-1-11), gable-roofed (asphalt shingle) shed (NC).

**205 N. Main Street (Map # 24) Edinburg Post Office:** 1959; One-story, 6-bay, concrete block post office building constructed in 1959 with recessed door, brick façade; 5-light horizontal windows with light green tile mosaic panels above and below (NC).

**204 N. Main Street (Map# 25) Whissen-Crowder House:** 1855 ca; Two-story, 3-bay, frame (vinyl siding), I-house with very shallow hipped roof, projecting boxed cornice and overhang, and exterior-end brick chimney. Has been heavily remodeled.

**203 N. Main Street (Map# 26) Hisey, B. Cobbler Shop:** 1889; two-story, 5-bay, frame (weatherboard), shed-roofed (standing-seam metal), Italianate-style commercial building on a stone foundation, with 2 interior brick chimneys with corbelled caps; replacement storefront (4 picture-glass windows with 2-light transoms and entry on cutaway corner); shed roof with slight parapet; 6/6 windows upstairs and on side; pent roof over first floor; heavily bracketed cornice; fluted corner boards with scrollwork topped with a large scroll bracket; paneled area beneath storefront windows; side 1-bay porch on west side; exterior stair on east side leads to upstairs apartment.

**202 N. Main Street (Map # 27):** 1900-1920; One story, 3-bay, vernacular frame house with tongue-and-groove vertical planks (stained) on front porch wall only and weatherboard siding on other walls; decorative cornice ends; 1-story, 3-bay porch with square posts.

Storage shed: 1930s, 1-story shed clad in composition siding with a gable roof.

**201 N. Main Street (Map # 28) The Virginia House:** 1904; Two-story, 3-bay, frame (weatherboard), mansard-roofed (standing-seam metal), vernacular dwelling with 2 front and 2 side, hip-roofed dormers; full-height 1/1 windows on first floor; 2/2 windows; louvered wooden shutter; stone foundation; central door on each floor; transom above first-floor door; 4 interior brick chimneys; 3-bay hip-roofed front porch with Tuscan columns and solid, paneled balustrade; rear 2-story ell; rear 2-story porches; 1-story, shed-roofed protruding bay on east side of rear ell.

Shed: ca. 1910, 1-bay, frame shed-roofed (corrugated metal) shed with vertical wood siding.

**200 N. Main Street (Map # 29) Evans House:** 1880-1900; two story, 3-bay, frame (weatherboard), hip-roofed (standing-seam metal) house with 6/6 sash; 2-story rear ell; and a 1-story rear ell; and a 1-story, 3-bay front porch with turned posts, sawn brackets, spindle frieze and turned balusters.

Tool/Wood shed: 1980s, 1-story, frame, shed clad in vertical board with a gable roof (NC).

**113 N. Main Street (Map # 30) Katie Mae's Gifts:** 1895; two-story, 3-bay, frame (aluminum siding), hip-roofed with lower cross gables (standing-seam metal), Queen Anne-style dwelling with central door with broken transom and 2-light sidelight; 1-bay balcony above entrance porch; full-height central door on 2<sup>nd</sup> floor leads out onto balcony; first floor of house has full-height 2/2 windows within 2 polygonal bays with hipped roofs; other windows are single, paired or triple 2/2; 2 interior brick chimneys; overhanging eaves with bracketed cornice; gables with 2-light Queen Anne-sash windows, wooden shingle and decorative verge boards; fine, 3-bay, hip-roofed side porch with elaborate jig sawn balustrade, spindle work and brackets (was moved to this location from front of house in 1932 when road was widened).

Garage: late-19<sup>th</sup> century; 1-story, 2-bay, shed-roofed frame building with weatherboard siding, folding tongue and groove garage doors, and 2 bays of windows on the side elevation; part of this building may have been part of a 2-story schoolhouse that was located on the site of the main house.

**110 N. Main Street (Map # 31):** 1915 ca; two bay, 1 ½ story, frame (weatherboard), bungalow with 1/1 windows; pyramidal hipped roof; 3 large gable-roofed dormers with paired 1/1 sash; overhanging eaves with narrow sheathing; shaped frieze boards; boxed cornices; polygonal bay on west side below dormer; 2 interior brick flues; sidelights around front door; and 3-bay 1 story front porch with Tuscan columns and solid balustrade of panel and stile type.

Garage: ca. 1915, frame, 1-story, 1-bay, pyramidal-roofed garage with weatherboard siding and standing-seam metal roof.

**109 N. Main Street (Map # 32) Swann's Store:** 1906; two story, 4-bay, frame (aluminum siding), hip-roofed with deck and front parapet (standing-seam metal), vernacular commercial building on a stone foundation, with 4 interior brick chimneys; replacement 3-part storefront (single-pane storefront windows and recessed central entry, brick apron); side 2-story shed-roofed wing with entry door with transom that leads to second floor (residential?); small hip-roofed pent roof above storefront; side, shed-roofed 3-bay porch supported by metal poles on the first floor, square posts and three-board balustrade on second floor; long, rear 2 story ell with side porches.

**108 N. Main Street (Map # 33) Hisey, Dr. Fred House:** 1860, 1900; this 2 story, vernacular, frame and brick dwelling was built in two parts: the earliest section is one story, brick with molded door and window surrounds having corner blocks- this section appears to date to the mid 19<sup>th</sup> century. It was expanded ca. 1900 with frame sections including the 5-bay wraparound porch with Tuscan columns, the polygonal front bay, and 1/1 windows. Other features include two front doors; brick and stone foundation; interior brick chimney; low-pitched hipped roof; weatherboard siding; 6/6, 1/1, 2/2 and 12/6 windows; rectangular transom over door in original section; round-arched transom over door in addition; original section is recessed from the addition side wing.

Workshop: ca. 1950, 1-story, 2-bay, frame (T-1-11), gable-roofed garage that was modified for business use (NC).

Shed: 1970s, 1-story, frame (T-1-11), shed-roofed shed (NC).

**107 N. Main Street (Map # 34) Dink's-I. O.O.F. Hall:** 1927 ca; two story, 5-bay, rusticated concrete block, hip-roofed with stepped front parapet (standing-seam metal), vernacular commercial building with grocery store on first floor and Odd Fellows Hall on second floor. Details include: 6/6 windows upstairs; plain lintel; shed pent roof over first-floor openings; original 5-part storefront with single doors on end bays (leading upstairs), single central door, and large storefront windows with etched transom and concrete block apron in between; exposed rafter ends; date stone in central bay between floors that reads: "Shenandoah 82 I.O.O.F. 1895 1927".

**106 N. Main Street (Map # 35):** 1890-1910; two story, 7-bay I-house with conical-roofed twin front towers (polygonal) flanking front center entry. Details include: standing-seam metal roof; pedimented gable ends; transom over front door; 3-bay, 1-story front porch with Tuscan columns; 1/1 windows; rear 2-story wing with shed addition that attaches it to original gable-roofed meat house; and stone foundation.

**105 N. Main Street (Map # 36) Wightman-Beasley House:** 1906; two-story, 4-bay, L-shaped, frame (vinyl siding), cross-gable roofed (standing-seam metal), vernacular dwelling with 2/2 windows; 3 interior brick chimneys; single transom over door; paired rectangular attic windows in east gable end; 2-story, 2-level, 7-bay wraparound porch with chamfered columns; first-floor columns rest on stone piers with brick trim and have a solid stone parapet and sawn brackets; 2<sup>nd</sup> floor porch has short rectangular wooden balusters and handrail; pent roof between porch levels; parged stone foundation.

**103 Main Street (Map # 38) Lindamood, Sam House:** 1915 ca; two story, 2-bay, hip-roofed with cross gables (standing-seam metal), frame (aluminum siding), vernacular dwelling with some Queen Anne-style details; 1/1 windows, 2 interior brick chimneys; 1-story, 7-bay wraparound porch with Tuscan columns and solid paneled parapet; secondary door leading out to porch; stone foundation; pent roof in gable ends.

Garage: ca. 1915, frame (weatherboard), shed-roofed (standing-seam metal) garage with folding doors, attached to a 3-bay, gable-roofed (standing-seam metal) chicken coop also clad in weatherboard on a formed concrete foundation.

**104-102 N. Main Street (Map # 39) Hisey-Mitchell House:** 1881, 1890; this 2 ½ story frame building was constructed in two parts; the earliest section is the right 3-bay, 2-story store that was constructed in 1881 as the C. P. Hisey Drugstore with residence above. This section (104 N. Main) features 2/2 windows; a completely intact storefront; 4-light basement windows and a side porch that was moved from the front in the 1930s. The large 2-½ story left section was added ca. 1890 as a dwelling. When this was done, the entire building was unified under a single mansard roof of patterned slate shingles and gable-roofed dormers. The 1890s section features the following details; a polygonal 3-story corner tower; 1/1 sash/ multi-light door with transom; 7-bay wraparound porch; extremely elaborate jig sawn porch detailing; sawn brackets and consoles; hood moldings; frieze panels; rear bi-level porch; second story of front porch was closed in with grouped 1/1 sash and wooden shingles (ca. 1900); weatherboard siding; and stone foundation; Second Empire style.

Kitchen: ca. 1880, 1-story, 2-room building with central chimney, weatherboard siding, gable roof, braced board doors, and stone foundation.

**100 N. Main Street (Map # 40) Evans-Zirkle House:** 1851, 1900; two-story, 6-bay, frame (vinyl), gable-roofed (standing-seam metal) vernacular house apparently built in two phases: (left 3 bays first, right 3 bays later); 4-light transom over each of the 2 front doors; 5-bay front porch with paneled square columns; gable end detailed with circular vent and sawn ornamental verge board; 1/1 sash windows with 6/6 and 9/9 inserts; rear 2-story ell; 2 brick chimneys; and central front gable.

**Main Street (Map 101 # 41):** 1880 ca; two story, 3-bay, gable-roofed (standing-seam metal), frame (aluminum siding) I-house with 1/1 windows, 2 interior-end brick chimneys; 1-story, 1-bay pedimented portico with Tuscan columns, and brick floor; 2-light transom over door; gable-end returns; rear, 2-story ell with enclosed side porches; rear 1-story wing; side, 3-bay porch with hipped roof and Tuscan columns.

Chicken coop/shed: ca. 1880, 1-story, 2-bay, frame (weatherboard), gable-roofed (standing-seam metal) shed that was originally a chicken coop.

### **South Main Street**

**100-102 S. Main Street (Map # 42) Masonic Building:** 1879, 1990; Two Story, 5-bay, frame (asbestos shingle), Italianate style mixed-use building with 2 retail spaces on the first floor and a Masonic Hall on the second floor. Details include: 9/1 sash; flat roof with parapets; bracketed wooden cornice; Masonic signage; fine suspended, scalloped, stained-glass canopy over front entries; pedimented side door and surround; and stone foundation.

**103 S. Main Street (Map # 43) Getz House:** 1857 ca; two-story, 3-bay, gable-roofed (standing-seam metal), frame (vinyl siding) I-house with 1/1 windows, 1 interior-end brick chimney; 1 modern exterior-end brick chimney; modern 1/1 windows; modern vinyl shutter; 1-story, 1-bay pedimented hood supported by Tuscan columns; gable-end returns; rear 2-story ell with enclosed side porches; rear 1-story wing.

Lumber yard building/workshop: ca 1930, 4-bay, 2-story, frame, shed-roofed building that was a lumber yard that closed during WWII and has been used as a woodworking shop/garage since then. It is clad in pressed metal that looks like cut stone and has a split-level formed-concrete foundation that goes down to the creek.

**S. Main Street (Map # 186) Campbell Fountain:** 1914 ca; this water fountain, attached to a metal lamppost, was donated to the Town of Edinburg in 1914 by Mr. Joseph Campbell, a local resident. It is equipped to provide drink to humans and small animals. It originally had a trough for horses, but it broke

off. It has been moved several times. This is its fourth location along Main Street. The cast-iron post features a Corinthian-derived capital and a fluted shaft sits on a base topped by acanthus leaves. The water fountain is down low off of the base.

**109-111 S. Main Street (Map # 44):** 1900 ca; Two-story, 5-bay, gable-roofed (standing-seam metal), frame, vernacular dwelling with modern brick-veneered storefront on first floor and vertical-grooved sheet metal on second floor (original weatherboard on sides); 2 interior brick chimneys; gable-end returns; rear 2-story ell with rear 1-story, shed-roofed wing; enclosed 2 story rear porches; rear 1-story wing.

**117-119 S. Main Street (Map # 45) Old Edinburg Fire Company:** 1940, 1954; Two-story, 3-bay, vernacular, brick-veneered, concrete block building with central, 6-bay garage door on first floor that is flanked by man-doors with single transoms above (these lead upstairs); flat roof with parapet that has 3 inset panels; 1/1 and paired 1/1 windows upstairs; currently used as apartments; originally a garage that was converted into a fire station.

**121-123 S. Main Street (Map # 46) People's Drug:** 1940 ca. 1975; Large, 1-1/2 story, 3-bay vernacular commercial building with side 1-story, 2-bay wing. The front of this ca. 1940 building has been so remodeled that it has lost most of its architectural integrity. It was originally a movie theater. The current front is brick-veneered with multi-light storefront windows flanking a double-leaf entrance door with broken pediment, modern false mansard roof with 3 gable-roofed dormers (NC).

**125 S. Main Street (Map # 47) Stony Brook Restaurant:** 1896; two-story, 5-bay, frame (asbestos shingle) commercial building with second-floor access by modern exterior stairs. Details include: weatherboard on first-floor storefront; pent roof over first floor; intact storefront with multi-light transoms, recessed central entry, plate-glass windows with wooden panels beneath; secondary, 2-bay storefront to the left of main storefront; exterior-end brick flue; brackets supporting stepped cornice; 1/1 windows upstairs; signage on building.

**127 S. Main Street (Map # 48) Edinburg Village Shops:** 1896; two-story, 5-bay, frame (aluminum siding), vernacular commercial building with fairly intact storefront and secondary storefront. Details include: recessed central entry; multi-light storefront windows with wooden panels beneath; secondary storefront to the right of main storefront; interior-end brick flue; brackets supporting stepped cornice; 1/1 windows with snap-in mullions; signage on building; enclosed, side, 1-story shed-roofed porch.

**200 S. Main Street (Map # 49) Murray House:** 1906; two-story, 5-bay, frame (weatherboard), cross-gable-roofed (standing-seam metal), Queen Anne-style dwelling with projecting gable-roofed polygonal bays: 1/1 sash/ transom over door; 6-bay wraparound porch with square columns atop stone piers; diamond-shaped attic windows in gable ends; 2<sup>nd</sup> story, 1-bay porch over entrance; central brick chimney; shaped bargeboards in gable ends; formed concrete foundation.

Garage: ca. 1916, 1-story, 1-bay, frame garage with hipped roof and hinged garage doors.

**201 S. Main Street (Map # 50) Gallery 201:** 1931; One story, 2-bay, frame (weatherboard), Queen Anne-style dwelling now used as a gallery. Details include: perm stone on front elevation; hipped roof with lower cross gables (asphalt shingle); exterior-end brick chimney; wooden fish scale shingle in gable ends; exposed rafter ends; side polygonal bay; glassed-in wraparound porch; 3-bay porch on west side; 1/1 windows; split-level stone foundation; enclosed rear porch; breezeway connecting back of house to a 1-story, 2-bay outbuilding of unknown use.

**204 S. Main Street (Map # 51) Stoneburner, Dr. Ralph House:** 1928-1929; Five-bay, 1 ½ story, Colonial Revival-style house constructed of formed, panel-faced concrete blocks. This mail-order (Gordon-Van Tine Company of Davenport, Iowa) house plan dwelling features: French doors with louvered shutters with crescent moon cutouts; 3 front and rear shed-roofed dormers with paired 6-light windows; interior brick chimney; jerkin head gable roof; open side porches with paired square columns; arched trellis over center front entrance; small flanking 4-light windows at entry; side entrance on west end used for the doctor's office; rear screened-in porch.

Garage: ca. 1930, 1-story, garage of formed-concrete blocks (panel-faced) with gable roof.

Workshop: ca. 1940, frame workshop with a gable roof and clad in aluminum siding.

**203 S. Main Street (Map # 52); Stoneburner-Williamson House:** 1896; two story, cross plan, frame (weatherboard), Queen Anne-style dwelling with single and paired 1/1 windows; cross gable roof (standing-seam metal); 1 front door on either side of projecting front gable; paired single-light attic windows in gable ends; transoms over front door; 8-bay, wraparound front porch with chamfered columns, scrolled brackets and rectangular balusters; rear 1 ½ story wing on stone foundation that predates the front of the house (remaining part of original house that burned in 1895).

**205 S. Main Street (Map # 53):** 1920s; two story, 3-bay, frame (aluminum siding), gable-roofed (asphalt shingle); asymmetrical, Colonial Revival-style dwelling with 8/1 windows on first floor; 6/1 windows on second floor; central brick chimney; parged foundation; pedimented 1-bay entrance portico with Tuscan columns; side, 1-story, 1-bay porch with Tuscan columns; rear 2-story porches; pedimented gable ends with louvered attic vents; and evidence of original German-lap siding under rear porch.

Shed: ca. 1930s, 1-story, 2-bay, concrete block shed with standing-seam metal gable roof.

**206 S. Main Street (Map # 54) Snapp-Bauserman-Roller House:** 1834, 1850; two-story, 3-bay, ca. 1850, brick I-house of Flemish bond construction with corbelled cornice treatment; low hipped roof of standing-seam metal; 4-light transom over 6-panel door; raised stone foundation; 2/2 windows downstairs; 12/12/ upstairs; 2 interior-end chimneys; 1-story, 3-bay front porch (ca. 1900) with turned posts, balusters and spindle frieze and brackets; and 1-story side brick wing (1981). Rear ells of earlier log construction (ca. 1834) with weatherboard siding (wide plank sheathing under porches); 6/6 sash; integral 2-story porches; central chimney; and 6-panel doors.

Garage: This 1920s frame, 2-bay, shed-roofed garage was moved to this site in 1933 from its original location along Route 11.

**207 S. Main Street (Map # 55) McNeer-Miller-Vincent House:** 1835, 1900; two story, 3-bay, (4-bay up); Federal style frame house on a raised stone foundation with 12/8, 9/6, 6/6 windows; standing-seam metal gable roof; exterior-end stone chimney with brick stack; interior-end brick chimney; two-story rear ell ca. 1900 with 2/2 sash and central brick chimney; boxed front and rear cornices; no overhangs on gable ends; 6-panel front door topped by and embellished 4-light transom; door on second-floor front elevation; and a ca. 1900 1-story, 3-bay front porch with turned posts, jig sawn balustrade panels with floral motif, scroll brackets and consoles.

**S. Main Street (Map # 184) Route 11 Bridge over Stony Creek:** 1969; this 1969, metal-beam bridge has a single concrete pier and metal pip balustrade. It replaced a 1934 bridge, but the formed concrete abutments appear to have been reused (NC).

**213 S. Main Street (Map # 56) Edinburg Truck Sales:** Mid-20<sup>th</sup> Century; One-story, 6-bay, brick-veneered concrete block building with false mansard roof of asphalt shingle; 3-bay garage doors; 6/6 windows and false colonial door with broken pediment (NC).

**214 S. Main Street (Map # 57) Edinburg Mill:** \* 1848; this 3 ½ story, 4-bay, frame grist mill sits on a limestone basement, is clad in weatherboards and has a standing-seam metal gable roof. Constructed in 1848, it is irregularly fenestrated with 6/6 and 2/2 sash windows, and the entry is into the gable end, which faces the front. Additions at the turn of the century include two-story, shed-roofed extensions for storage along each of the long sides and a one-story gable roofed office set in front of the mill. The mill was a working feed mill until July 1978. It has since been used as a restaurant. The interior works, dating from the turn of the century modernization, are still intact. Listed on the National Register of Historic Places in 1979.

**211 S. Main Street (Map # 58) Grandstaff, Pres House:** 1811, 1840; two story 3-bay, log or frame, vernacular I-house that was probably constructed in two sections; clad in weatherboard with exterior-end stone chimney with brick stack on south end; interior-end brick flue on north end; 2/2 windows on first floor; 6/6 windows on 2<sup>nd</sup> floor; gable roof (standing-seam metal); boxed cornice with gable-end returns; corner boards and plain frieze board; louvered wooden shutters; single transom over 4-pane front door; beaded trim around door and windows; 2, single-light attic windows with shutter in north end; rear 2-story ell with large exterior-end stone chimney with brick stack, gable-end returns, wide weatherboard siding; and integral 2-story side porches.

Summer kitchen: ca. 1811, log summer kitchen with central chimney (modern brick cap), side 1-bay enclosed frame porch, v-notching covered in beaded siding, formed concrete split-level foundation with doors (late addition), flat-roofed carport addition to the front.

Chicken coop: ca. 1900, frame (vertical siding), gable-roofed (standing-seam metal), chicken coop on stone foundation.

Chicken coop: ca. 1930, 5-bay, frame (bricktex), shed-roofed chicken coop with 6-light windows on a stone pier foundation.

**218 S. Main Street (Map # 59) Grandstaff Mill House:** 1850, 1910; Cross-gable-roofed, T-shaped, Queen Anne-style, frame dwelling with weatherboard siding; diamond-shaped shingle in gable ends; cut-away corners with polygonal bays; 2/2 sash; louvered wooden shutters; interior brick flues with corbelled caps; 1-story, 10-bay wrap-around porch with turned posts, jig sawn balustrade panels with floral motif, and scroll brackets. It appears that the left portion of the house was constructed in the mid-19<sup>th</sup> century and the Victorian/Queen Anne features of the polygonal bay and wraparound porch added ca. 1910.

Garage: ca. 1920s, frame, 1-story, 2-bay, gable-roofed garage with weatherboard siding, standing-seam metal roof and 2/2 windows.

Garage: ca. 1980, 1-story, frame, gable-roofed garage, with weatherboard siding and 1/1 windows (NC).

**219 S. Main Street (Map # 60) Getz, Mark House:** 1934 ca; Three-bay, 1 ½ story, Craftsman-style bungalow with stretcher-bond brick veneer on all sides; gable roof (pressed tin shingles) with front, she-roofed dormer with five 4/1 windows; overhanging eaves; exposed rafter ends; single and triple 4/1 windows; 2 interior brick flues; 1 exterior-end brick flue on east side; plain concrete lintels above all windows; 1-story, rectangular side bay on east side; 3-light basement windows; sidelights around front door; front, integral, 3-bay porch with battered columns on brick piers and solid brick balustrade; 1-bay

port-cochere on west end with same supports as front porch; rear, 3-bay, shed-roofed porch with turned supports; and rear, shed-roofed dormer with 3 windows.

Garage: ca. 1934, 2-car, brick garage with folding garage doors and 2 man doors; built into the hill.

Chicken coop: ca. 1934, brick, 5-bay, shed-roofed chicken coop with 4/4 windows and interior flue.

Turnout shed: ca. 1934, 3-bay, frame, shed-roofed turnout shed on formed concrete foundation.

Shed: ca. 1920 (?), 1-bay, frame (weatherboard), gable-roofed (standing-seam metal) animal shed with early 6-panel door.

**220 S. Main Street (Map # 61) Dellinger House:** 1970 ca; one-story, ca. 1970, brick-veneered, ranch-type dwelling with attached 1-bay garage (NC).

Garage: 1980s, frame, 1-story, 2-bay, gable-roofed garage with vinyl siding (NC).

**222 S. Main Street (Map # 62) Beasley-Mumaw House:** 1840, 1900; this house may have been constructed in two parts, as evidenced by its slight asymmetry and subtle difference in window sizes. The original ca. 1840 section was probably enlarged to its current I-house form and united with a new gable roof with a central front gable. Other details of this 2-story, 5-bay house include; weatherboard siding; 2/2 windows; interior end chimney; plain frieze board; decorative verge boards in gable ends; transom over front door; 2<sup>nd</sup> story central door; round attic window in central front gable; rear 2-story wing with interior-end chimney; 1-story, 5-bay front porch with chamfered posts, spindle brackets and jig sawn consoles.

Shed: 1970s, frame, 1-story, modern shed with T-1-11 siding and 1/1 windows (NC).

**S. Main Street (Map # 63) Cedarwood Cemetery:** 1870; this cemetery is of fairly high artistic value, and includes several noteworthy sculptures. The most prominent is the Statue of Hope located near the entrance. A plaque on the base of the statue states that it is “dedicated the memory of these men from Madison District who died in the service of our county in the World War II”. However, the statue and base were erected in 1876. The earliest burial is 1870 but the cemetery was not dedicated until 1876. It is now one of two cemeteries in town.

Tool shed: ca. 1915, frame (weatherboard), 1-story, 2-bay, pyramidal-roofed (standing-seam metal) tool shed with 6/6 windows.

**S. Main Street (Map # 64) Old Edinburg Cemetery:** 1832; the cemetery is one of the oldest in the area, dating back to the Pre-Revolutionary War period. The earliest legible headstone dates to 1832, and the most recent to 1969. Many of the prominent old families of Edinburg, including the Grandstuffs, Whissens, Hiseys, Holtzmans and Boehms are buried here. The site is also significant as the location of Confederate cannon, which fired over the Town at Union cannon, located on Schoolhouse Hill (North Main Street) in April 1862. This is one of two cemeteries in town.

### **Massie Farm Lane**

**487 Massie Farm Lane (Map # 66):** 1890 ca; Two-story, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal), vernacular I-house on a stone foundation with 2/2 windows; single transom over door; single-light attic window in gable end; rear 2-story wing with enclosed side porch; and 3-bay front porch with chamfered columns.

Summer Kitchen: ca. 1890, gable-roofed, 1 ½ story, 2-bay frame kitchen with vertical wood siding, 6/6 window, 4-panel door and 5-light attic window.

Garage: ca. 1930, frame, shed-roofed garage with vertical siding.

Shed: ca. 1940, 3-sided, 5-bay, shed-roofed shed with vertical wood siding.

**Massie Farm Lane (Map # 69) Railroad Trestle Over Stony Creek:** 1916 ca; the stone portion of the piers of this bridge date to the late 19<sup>th</sup> century and once supported a covered wooden bridge which burned in 1915. Around 1916 the railroad bridge was rebuilt using the existing piers and adding concrete piers on two of them and in between them to support the new metal-deck truss-type bridge.

## **Palmyra Road**

**110 Palmyra Road (Map # 65) Whissen-Sharpe House:** 1854 ca; Five-bay, 2-story, frame (weatherboard), hip-roofed (standing-seam metal), Greek-Revival-style dwelling with stone foundation; 9/6 windows on first floor; 6/6 windows on second floor; louvered shutter; interior-end brick chimneys; pedimented, 1-bay, bi-level front porch with square Doric supports, and new railing; central doors with a transom on each level leading out to the porch; aluminum siding on west side; rear ell with 2-story side porches, interior chimney and wide ship-lap siding under porches; and side, 1-story, 5-bay service wing that appears to have been a separate building that was then attached to the side of the house.

Two chicken coops: ca. 1940, 1-story, shed-roofed (standing-seam metal), frame chicken coops; one is larger than the other and is on a partial stone foundation; both face the hill and not the end front of the property.

Barn/stable: ca. 1900, 3-bay, shed-roofed barn/stable with horizontal and vertical wood siding; has been rebuilt in places; is located in flood plain.

**112 Palmyra Road (Map # 66) Whissen Mill Site:** 1817 ca; all that remains of this mill are some stonewalls and foundations and also some of formed concrete. The mill burned in 1913. Old images of the mill show it as a 2-½-story frame building with a gable roof and sitting on a stone foundation. It functioned as a gristmill and was constructed in 1817.

**107 Palmyra Road (Map # 67):** 1875 ca; Three-bay, 2-story, frame (vinyl siding), gable-roofed (standing-seam metal), vernacular I-house with gable-end returns; and exterior-end stone (plastered) chimney with brick stack; interior-end brick chimney; two-light transom over front door; rear 2-story ell with flue; 6/6 windows; stone foundation; and missing front porch.

Chicken coop: ca. 1940, 1-story, shed-roofed, frame chicken coop with vertical siding.

Garage: ca. 1920, 1-bay, gable-roofed, frame garage with German-lap siding.

**Palmyra Road (Map # 68) Palmyra Road Bridge:** 1930 ca; poured concrete, single-lane, low-water bridge with 4 round arches between the abutments and piers, low concrete curb and 3 triangular “cutwaters” on the west side (upstream).

## **Piccadilly Street**

**119 Piccadilly Street (Map # 121) Hopewell House:** 1842; Two-story, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal) I-house with 2 interior-end chimneys; gable end returns; double-pile

plan; 6/6 windows stone foundation; louvered shutters; broken transom and 3-light sidelights around paneled door; 3-bay, hip-roofed front porch with Tuscan columns; plain frieze board and corner boards; overhanging eaves with scroll brackets; door on 2<sup>nd</sup> story central bay; rear 2-story ell with central flue and 4-light attic window in rear gable end; integral enclosed rear porches.

**201 Piccadilly Street (Map # 138) Hutcheson-Magnifico House:** 1885, 1911; two story, 6-bay, frame (German lap siding), gable and hip-roofed (asphalt shingle) Queen Anne-style dwelling with 3-story projecting polygonal center front bay with pressed tin shingle roof; 1-story, 9-bay wrap-around porch with Tuscan columns and square balusters; side gables feature highly ornamental bargeboards and gable ends, along with segmental-arched windows; many of the 2/2 windows have hood moldings or peaked surrounds; 2-story bow window bay; principal entry incorporates transom and sidelights; 2-doors lead out onto the front porch; interior brick chimney; stone foundation; and louvered wooden shutters.

**203 Piccadilly Street (Map # 139) Holtzman-Huff House:** 1891; three story, 7-bay, frame (aluminum siding), complex deck on hip with gable-roofed (slate shingles) Queen Anne-style dwelling with octagonal 3-story tower with octagonal roof and ornate rectangular bay on north side; 1-story, 12-bay wraparound porch with turned posts, spindle frieze and jig sawn consoles; some original louvered shutters survive; 1/1 windows; hipped and pedimented dormers; lightning rods; double-leaf door with large transom; and central brick chimneys.

Garage: 1980s, gambrel-roofed, 1 ½ story, 1-bay modern garage (NC).

**204 Piccadilly Street (Map # 140) Yonce-Rhinehart House:** 1907, 1917; two-story, 3-bay, frame (vinyl siding), complex hip and gable-roofed (standing-seam metal) Queen Anne-style dwelling with 2 story projecting gable bays on front and sides with cutaway corners on south side bay projection; 11-bay wraparound porch with battered columns on square concrete piers; front entry with Prairie-sash front door with sidelights; interior brick chimney; 1/1 windows upstairs; and multi-light windows downstairs.

Garage: ca. 1920, hip-roofed, frame, 1-bay garage clad in weatherboard.

Shed: ca. 1910, 1-story, frame shed with weatherboard siding and standing-seam metal gable roof.

**205 Piccadilly Street (Map # 141) Coffman-Rhinehart House:** 1906; two-story, 3-bay, frame (vinyl siding), gable-roofed I-house with interior-end brick chimneys; 1/1 replacement windows; stone foundation; and 1-story, 3-bay front porch with paneled wood columns.

Garage: ca. 1920, gambrel-roofed, frame, 1-bay garage clad in weatherboard with two 4-pane windows in gambrel front.

**206 Piccadilly Street (Map # 142) Hutcheson House:** 1900 ca; two-story, 3-bay, frame (weatherboard), gable-front house the 2/2 and 6/6 windows, a standing-seam metal roof, and a 2-bay porch with square posts.

**207 Piccadilly Street (Map # 143) Coffman-Thompson House:** 1890 ca; two-story, 3-bay frame (aluminum siding), cross-gable roofed (standing-seam metal), Queen-Anne style dwelling with 3-story square tower with pyramidal roof and flared eaves. Other details include: 1-story, 11-bay wraparound porch with turned posts, spindle frieze, dentil cornice, and jig sawn consoles; 2/2 windows; interior-end brick flue; 2 front doors with transoms; pedimented front gable end; 2<sup>nd</sup> story porch balcony on northeast corner; some louvered shutters; and stone foundation.

**208-210 Piccadilly Street (Map # 144):** 1900 ca; two-story, 6-bay, 2 part, frame (weatherboard), Queen Anne style building (left half is commercial, right half is residential) with cross-gabled, standing-seam metal roof; 1/1 windows; jig sawn bargeboard and frieze with scalloped design. Stone foundation; 1-bay porch with square posts; 1-story polygonal bay on residential side of building; intact storefront with paneled apron, display windows, recessed double door and overhanging roof; door with transom on 2<sup>nd</sup> story of north side indicate former exterior stair location.

**209 Piccadilly Street (Map # 145):** 1920 ca; 2 ½ story, 3-bay, frame (vinyl siding), hip-roofed (pressed tin shingle) Craftsman-style dwelling with 6-bay wraparound porch with brick columns on brick piers and a paneled frieze; shed-roofed dormers; exterior-end brick chimney; 10/1 windows on first floor; 9/1 windows on second floor; Prairie-sash front door with sidelights; and concrete foundation.

**212 Piccadilly Street (Map # 146) Shentel Office Building:** 1940 ca; one story, 3-bay, concrete block, gable-roofed (standing-seam metal), vernacular commercial building with a stepped front parapet and a brick veneer on the façade with only one header course; wide lintel over 3-part storefront; recessed entry with wood/glass panel door with transom above; louvered attic vent; large, plate-glass display windows; and concrete block on secondary elevations.

**213-215 Piccadilly Street (Map # 147):** 1900 ca; two story, 5-bay, frame (weatherboard), vernacular building with original ground-level storefronts (1 now enclosed); 2 front gable ends with gable end returns; 2 interior flues; clipped NE corner entry to store with glass door and transom above; central bay has an entry with a gabled hood that leads to upstairs; 2/2 window; boxed cornices; evidence of shutters; stone foundation; and rear 2 story porches.

**214-216 Piccadilly Street (Map # 148) Edinburg Museum and Library:** 1900 ca; two story, 5-bay, frame (asbestos shingle), vernacular commercial building with bracketed parapet cornice and boxed front cornice; built in two sections left three bays with door and transom and three upstairs windows and right 2 bay section with paired 1/1 windows; single 4/4 windows on side and rear; stone foundation; side entry to museum.

**302 Piccadilly Street (Map # 149) Triplitt, Irvin & Wilkins Warehouse:** 1894 ca; two story, 5 bay, frame (weatherboard), shed-roofed with parapet (standing-seam metal) warehouse with brackets in parapeted cornice, stone and formed concrete foundation; 4/4 windows sliding tongue and groove doors; warehouse loading doors on railroad side of building; brick flue; currently vacant.

**402 Piccadilly Street (Map # 150 Three Brothers Furniture:** 1900 ca; one story, 2-bay, frame (weatherboard), gable-front with parapet (standing-seam metal), vernacular commercial building with double-leaf wood/glass panel doors with side 1 story additions. Details include: 2/2 windows, concrete foundation, side shed-roofed dormer, tall parapets, interior brick flue, exposed rafter ends, large single pane fixed display windows on front and south side.

**501 Piccadilly Street (Map # 151) Bowman House:** 1912; two story, 3-bay, frame (aluminum siding), gable-roofed (standing-seam metal) I-house with 2 interior central brick chimneys; 2/2 windows; formed concrete foundation; transom and sidelights around 4-panel front doors; 1-story rear ell of same construction and materials; 4-light attic windows in gable ends; gable end returns; and 1-story, 3-bay front porch with turned posts and jig sawn brackets.

Chicken coop: Unusual, ca. 1920, shed-roofed (standing-seam metal) I-house with 2 interior central brick chimneys; 2/2 windows; stone foundation; boxed cornice and eaves; rear 2-story ell; and 1-story 3-bay front porch with Tuscan columns.

**506 Piccadilly Street (Map # 152) Stoneburner, Ron House:** 1906; two story 3-bay, frame (vinyl siding), gable-roofed with central front gable (standing-seam metal) I-house with 2 interior central brick chimneys; 2/2 windows; stone foundation; boxed cornice and eaves; rear 2 story ell; and 1-story 3-bay front porch with Tuscan columns.

**507 Piccadilly Street (Map # 153):** 1883, 1930; two story, 3-bay, frame (vinyl siding), cross-gable-roofed (standing-seam metal), vernacular dwelling with interior central brick chimney; paired and single 1/1 windows; stone foundation; 1-story 7-bay wraparound porch with ca. 1930s replacement battered stone columns on stone piers; the picket frieze and balusters and the jig sawn consoles are from the original period.

Shed: ca. 1920, shed-roofed (standing-seam metal), frame (weatherboard), 1-story, 3-bay shed on formed – concrete foundation.

**509 Piccadilly Street (Map # 154) Burke House:** 1890 ca; two story, 3-bay, frame (weatherboard) Queen Anne style dwelling with complex roof of standing-seam metal; single, paired and triple 1/1 windows; bracketed frieze board detailing on front gable; corner boards; shaped window surrounds; exposed rafter ends; 6-pane attic window in N. gable end; 1-story, 5-bay wraparound porch with turned posts and picket baluster; central brick chimney; and stone foundation.

Meat house: ca. 1920, frame (weatherboard), 1 ½ story, gable-roofed meat house.

Workshop: 1980s, frame, 1-story shed building (NC).

**508 Piccadilly Street (Map # 76) Edinburg High School:** 1932-1933, architect- Guy Dinges, builder, T. W. Huskey, two story, 7-bay, rectangular, brick (2 course Flemish Variant), Colonial Revival-style school with paired and triple 8/8 double-hung sash window, monumental pilasters dividing the front into 5-bays, flat roof with brick arched windows, glazed headers throughout.

Agricultural classroom: 1940s, 1 story, concrete block building with gable roof clad in asphalt shingle.

Garage: 1940s, 1-story frame garage clad in weatherboard.

Restaurant: “Ken’s”: ca 1933, 1-story, 6-bay, shed-roofed frame (weatherboard) building with beaded board interior and paneled doors. “Ken’s” sold food to the teachers and students in the school before a cafeteria was built sometime in the 1940s.

## **Printz Street**

**100 Printz Street (Map # 155) Wrenn Building:** 1900 ca; two-story, 4-bay, frame (weatherboard), vernacular commercial building with original wooden storefront with recessed double-door entry and display windows; Italianate, 4-panel upper-story entry door on ground level; gable front (standing-seam metal); stone foundation; brick chimney; 2-story, 2-level, 3-bay front porch with square supports on 1<sup>st</sup> floor and metal supports on 2<sup>nd</sup> floor; 2/2 windows on upper-story front; 9/9 windows on upper-story side and 6/6 windows on first-floor side; boxed cornices with jig sawn-shaped gable details; jig sawn brackets on porch; ca. 1930s 1-story side shed-roofed addition with board-and-batten siding and weather boarded front parapet; 1-story, rear, shed-roofed addition with entrance, 3-panel door and single and paired 6/1 windows.

Warehouse: ca. 1900, 2-story, gable-front warehouse on a split-level basement (formed concrete) with weatherboard siding; standing-seam metal roof; exposed rafter ends; double door with tongue and groove paneling and 2/2 and 6/6 windows.

**104 Printz Street (Map # 156) Wightman, Robert and Alice House:** 1910 ca; Two-bay, 1 ½ story frame (vinyl siding), hip-roofed (asphalt shingle), dwelling with steep roof, 1/1 windows; central brick flue; 1-story, 5-Bay wraparound porch with Tuscan columns that has been closed in; and prominent gable dormers at front and sides.

Garage: ca. 1915, frame, 1-story, hip-roofed (standing-seam metal) garage with 3-panel hinged doors with tongue and groove panels.

**105-107 Printz Street (Map # 157):** 1985 ca; two, 2-story, 8-unit, rectangular, gable-roofed, brick veneered apartment buildings with 2-story front porches and freestanding 2-story, gable-roofed brick staircase enclosures (NC).

**106 Printz Street (Map # 158) Wightman-Marston House:** 1910 ca; Two-story, 4-bay, frame (vinyl siding), complex hip-roofed (standing-seam metal), Queen Anne-style dwelling with 2-story projecting polygonal and rectangular bays with gable roof; 1/1 windows; 2 corbelled brick flues; wooden shutters; 1-story, 5-bay wraparound porch with square paneled columns.

Garage: ca. 1920, frame, 1-story, 1-bay, gable-roofed garage with jerkin head end facing street and weatherboard siding and shed canopy over bay opening.

Meat house: ca. 1910, frame, 1-story, gable-roofed meat house with weatherboard siding and exposed rafter ends.

**110 Printz Street (Map # 159):** 1905 ca; Two-story, 2-bay, t-shaped, frame (aluminum siding), cross-gable-roofed (asphalt shingle), vernacular Queen Anne-style dwelling with protruding 2-story front gable; 2/2 windows; pent roofs in gable ends; single-light attic windows; triple 2/2 bay window on first floor; stone foundation; 2-bay front porch with turned posts, spindle work frieze, square balusters and sawn brackets and consoles.

**111 Printz Street (Map # 160):** 1905 ca; One-story, 4-bay, vernacular, frame (vinyl siding), vernacular dwelling with complex roof of standing-seam metal; exterior-end brick chimney; 2 interior chimneys; 6/1 windows; 3-light basement windows; formed-concrete foundation; 3-bay shed-roofed porch with battered posts on brick piers; cross gables on side elevations; side hip-roofed wing with rear enclosed porch and attached carport.

**108 Printz Street (Map # 161):** 1905 ca; Two-story, 2-bay, T-shaped, frame (weatherboard), cross-gable-roofed (standing-seam metal), vernacular Queen Anne style dwelling with protruding 2-story front gable; 2/2 windows; pent roofs in gable ends; plain frieze board and corner boards; rectangular attic vent windows; stone foundation; 2-bay front porch with turned posts, rectangular balusters, spindle work frieze, and sawn brackets and consoles.

Shed: 1950s, 2-bay, 1-story, gable-roofed (corrugated metal) shed clad in ply board (NC).

**112 Printz Street (Map # 162) Irvin-Myers House:** 1905 ca; two-story, 3-bay, hip-roofed (standing-seam metal), frame (aluminum siding), vernacular dwelling with single transom over door (painted like ones on Center Street); 3 interior chimneys; stone foundation; 1/1 windows, 3-bay front porch with turned posts; and rear, shed-roofed porch.

**114 Printz Street (Map # 163):** 1985 ca; Two-story on raised basement, 6-unit, rectangular, gable-roofed, brick-veneered apartment building with freestanding 2-story, gable-roofed brick staircase enclosure off of south end (NC).

### **Railroad Avenue**

**100 Railroad Avenue (Map # 165) Hutcheson-Monty Duplex:** 1900 ca; two-story, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal), I-house dwelling with 2-story rear ell now used as a duplex (one apt. in front and one in rear with entrance along Piccadilly St.). Details include: corner boards; boxed cornices and gable-end returns; 2/2 windows; transom over the doors; 1-story, 3-bay porch with paneled square columns; 2 interior-end brick flues; and stone foundation.

Storage building: ca. 1900, frame (composition siding), 2-part, gable-roofed storage building.

**98 Railroad Avenue (Map # 165) Steadman, Cora House:** 1908 ca; two-story, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal), I-house dwelling with 2-story rear ell; gable-end returns; 2/2 windows; stone foundation and replacement 3-bay front porch with wrought-iron posts.

Meat house: ca. 1908, frame (board and batten), gable-roofed with cantilevered overhang (standing-seam metal) meat house with 6-pane fixed windows.

Two chicken coops: Two, 1930s, frame, shed-roofed chicken coops; #1 with vertical siding, #2 with weatherboard siding.

### **Shenandoah Avenue**

**303 Shenandoah Avenue (Map # 170) McCann House:** 1900 ca; Three-bay, 2 ½ story, frame (narrow weatherboard) vernacular apartment building with mansard roof of pressed-tin shingles, 1/1 windows; early metal awnings over front windows; single transom over front door; 1-bay, hip-roofed porch with paired square supports and balustrade above; brick foundation; 2 hip-roofed dormers with 2/2 windows on all sides except rear; enclosed rear, 2-story porches; exterior stair in rear leading to second floor.

**301 Shenandoah Avenue (Map # 171) Mantz House:** 1930; three-bay, 1/1/2 story, frame (stucco), gable-roofed (asphalt shingle) Craftsman-style bungalow with integral, 3-bay front porch with battered square posts on piers made of round “river rock” and rectangular wooden balustrade; Prairie-sash door with sidelights; 4/1 windows (some paired); exterior-end stone chimney made of same “river rock” as porch supports; front gable-roofed dormer with triangular knee braces and triple windows; overhanging eaves with triangular knee braces; rear, gable-roofed dormer; 1-story, shed-roofed protruding bay on west side.

Garage: ca. 1930, frame (stucco), gable-roofed (standing-seam metal) 1-car garage with 1/1 windows and a formed concrete foundation.

Chicken coop: ca. 1930, frame (weatherboard), 3-bay, shed-roofed (standing-seam metal) chicken coop with 4/4 windows flanking large 1/1 windows.

**300 Shenandoah Avenue (Map # 172) Thompson, Clarence House:** 1940, 1979; Three-bay, 1 ½ story, stone-veneered, vernacular Colonial Revival-style dwelling with exterior-end stone chimney; gabled roof (asphalt shingle) with 2 dormers; 6/6 windows (paired on first floor); wooden shutters; 1-bay, pedimented

entrance bay with wrought-iron supports and rail; rear shed-roofed dormer with 3 windows; enclosed rear porch; side, shed-roofed porch with square columns as supports.

Garage: ca. 1940, 1-car garage made of stone with a gable roof of asphalt shingle, 6/6 windows and asbestos shingle in the gable end.

Two chicken coops: Two, ca. 1940, 1-story, shed-roofed chicken coops; one is of frame construction covered in bricktex, and the other is made of concrete block.

Barbecue Pit: ca. 1940, stone barbecue pit with stepped parapet.

**219 Shenandoah Avenue (Map# 173) Wightman-Downey House:** 1945 ca; Three-bay, 1 ½ story, gable-roofed (asphalt shingle), brick-veneered Cape Cod-style dwelling with 2 front, gable-roofed dormers; exterior-end brick chimney; 6/1 windows; sidelights around door; rear, shed-roofed dormer; 3-bay front porch with square posts; enclosed rear porch; triple 6/1 windows under porch.

Garage: ca. 1945, 1-bay, gable-roofed garage with brick veneer (concrete block construction).

Chicken coop: ca. 1945, 5-bay, frame, shed-roofed chicken coop with standing-seam metal roof.

**218 Shenandoah Avenue (Map # 174) Snapp House:** 1905 CA; Two-story, 4-bay, frame (weatherboard), vernacular dwelling with 2 front doors; gable, roof with central-front gable (standing-seam metal); 1/1 windows; diamond-shaped pane in center front gable; pent roofs in gable ends; 3-bay front porch with Tuscan columns; rear, 2-story ell with side, 1-story porch and interior-end flue.

Garage: ca. 1945, concrete block, gable-roofed (standing-seam metal) garage with asbestos shingle in gable end; 2/2 windows; man-door.

**217 Shenandoah Avenue (Map # 175) Proctor House:** 1912 ca; Three bay, 1 ½ story, frame (aluminum siding), hip-roofed with deck (standing-seam metal) dwelling with hip-roofed dormers on all sides except rear; 1/1 windows; 3-bay integral front porch with square posts on short concrete piers; overhanging eaves; rear shed-roofed wing.

Chicken coop: ca. 1920, frame (weatherboard), shed-roofed chicken coop on formed concrete foundation and 6/6 windows.

Trailer: 1970s, metal-clad rectangular trailer (NC).

**215 Shenandoah Avenue (Map # 176):** 1915 ca; three bay, 1 ½ story, frame (aluminum siding), hip-roofed with deck (standing-seam metal), vernacular dwelling with single gable-roofed dormers on each side; 1/1 windows, full-length 1/1 windows under porch; interior brick flue; formed concrete foundation; 3-bay, shed-roofed porch with Tuscan columns; rear, shed-roofed wing.

Garage: ca. 1915, frame (weatherboard), hip-roofed, 1-car garage with 4-panel door.

Chicken coop: ca. 1945, 4-bay, concrete block, shed-roofed (standing-seam metal) shed on formed concrete foundation.

**214 Shenandoah Avenue (Map # 177):** 1915 ca; one-story, three-bay, frame (weatherboard), hip-roofed with deck and cross gables (standing-seam metal), vernacular dwelling with 12-bay wraparound porch

with Tuscan columns (3 bays closed-in); rectangular attic vents in gable ends; formed-concrete foundation.

Shed: ca. 1980, flat roofed, 1-bay shed with ply board sheathing (NC).

**213 Shenandoah Avenue (Map# 178):** 1920 ca; two-story, 3-bay, frame (asbestos shingle), gable-roofed (standing-seam metal), vernacular hall-parlor dwelling with 1/1 windows; 2-bay, hip-roofed front porch with chamfered columns; rear, 1-story, hip-roofed wing with tall brick flue.

Chicken coop: ca. 1920, 4-bay, frame (bricktex), chicken coop with shed roof; 6/6 and 6-light windows.

**208 Shenandoah Avenue (Map # 179):** 1900 ca. two-story, 2-bay, frame (weatherboard), gable-end (standing-seam metal), vernacular dwelling with 2-bay front porch with turned posts, exterior-end brick flue and replacement 1/1 windows (some 6/6 originals).

**207 Shenandoah Avenue (Map # 180):** 1945 ca; three-bay, 1 ½ story, brick-veneered, gable-roofed (asphalt shingle), vernacular dwelling with gable-roofed front dormer with triple windows; 3-bay front porch with square Doric supports; 6/1 windows; rear gable-roofed dormer with 6/1 windows.

Garage: ca. 1945, hip-roofed (asphalt shingle), brick, 1 car garage with original sliding doors.

Chicken coop: ca. 1945, 11-bay, frame (weatherboard), shed-roofed (standing-seam metal) chicken coop on concrete foundation with 2/2 windows and batten doors.

**205 Shenandoah Avenue (Map # 181) Coffman, Ernest House:** 1906-1907; two story, 5-bay, rock faced concrete block, Queen Anne -style house with cross gabled standing seam metal roof; 2-story projecting polygonal bays with gable-roofed overhangs (dental and patterned shingles in gable ends); 1-story, 6-bay wraparound Craftsman-style porch with battered square columns on concrete block piers (now enclosed); 1/1 windows; and interior concrete block flue.

Garage: ca. 1910, 2-story, rock-faced concrete block chicken coop with brick flue and 6-pane paired casements.

Barn: ca. 1910, 2-story, frame (weatherboard) and rock-faced concrete block barn with standing-seam metal gable roof.

**204 Shenandoah Avenue (Map # 182):** 1920 ca; 4-bay, 1 ½ story, frame (weatherboard) gable-roofed (standing-seam metal) Craftsman-style dwelling with front and rear shed-roofed dormers with triple windows and wooden shingles; 1-story rear gable-roofed ell; triangular braces under eaves; shaped rafter ends; segmental, paneled arches above bay openings on 1-story, 3-bay front porch with battered columns on square posts; side gabled entry with overhang supported by triangular braces; checkerboard pattern poured concrete porch floor (alternating red and white); 3/1 windows; exterior end stone chimney.

Garage: ca. 1920, 1-story, frame (weatherboard), gable front garage with segmentally arched opening, triangular braces and wooden shingles.

**202 Shenandoah Avenue (Map # 183):** 1900 ca; two story, 3-bay frame (weatherboard), gable roofed (standing-seam metal), I-house with 2/2 windows; central brick flue; boxed cornice with shaped frieze board and gable ends; 1-story, 3-bay front porch with Tuscan columns; rear 2-story ell; and stone foundation.

## **Stony Creek Boulevard**

**520 Stony Creek Boulevard (Map # 70):** 1910 ca; two story, 3-bay, frame (weatherboard), I-house with standing seam metal gable roof with decorative central front gable; boxed cornice and gable end returns; plain frieze board; 2-story rear ell; 2 central interior brick flues with corbelled caps; 2/2 windows; 1-story, 3-bay front porch with turned posts, balusters and scroll brackets and consoles.

Barn: ca. 1910, frame barn with weatherboard siding, sliding barn door and gable roof of standing seam metal.

Garage/Office: ca. 1930, 3-bay, frame (weatherboard), gable-roofed (standing-seam metal), garage/office with 2-bay garage opening, 6/6 windows, interior brick flue, and exterior stairs to ½ story.

**518 Stony Creek Boulevard (Map # 71) Edinburg Garden Center:** 1940-1950; Three-bay, 1 ½ story, stone-veneered, vernacular Colonial Revival-style, cottage with exterior-end stone chimney, gabled roof (asphalt shingle) with 2 dormers, Classical door surround, 8/8 windows, glassed-in side porch, and integral gable-roofed rear ell.

Garage: 1940s, stone veneered, gable-roofed detached garage with paneled and 6-pane glazed door.

Three sheds: Three, 1980s, frame structures that are not enclosed; one is sided with ply board and the other 2 with lath (NC).

Two greenhouses: Two modern, gable-roofed buildings with 6/6 windows (NC).

**510 Stony Creek Boulevard (Map # 72):** 1930 ca; two-bay, 1 ½ story, frame (vinyl siding) bungalow with standing-seam metal gabled roof; gable-roofed front and rear dormers; corbelled brick flue; 6/1 and paired 6/1 windows; integral front and rear porches; 3-bay front porch features battered stone columns on stone piers.

Garage: ca. 1930, frame (weatherboard), gable-roofed detached garage with paneled and glazed folding doors in 2 front bays, and 4-light windows.

Four chicken coops: Four, ca. 1930, frame chicken houses (or maybe some other animal) with shed roofs, weatherboard siding, braced board doors and multi-pane double-hung windows.

**508 Stony Creek Boulevard (Map # 73) Downey, Dr. F. C. House:** 1920; three-bay, 2 ½ story, frame vernacular Colonial Revival-style dwelling with brick veneer. Details include some Craftsman-style inspired decoration: hipped roof (asphalt shingle); 9/1 and 12/1 windows; exposed rafter ends; 1-story, 1-bay, hip-roofed entrance porch with paneled square columns on brick piers; polygonal bay window on 2<sup>nd</sup> story over entry; front and rear shed-roofed dormers with wooden shingle siding; tripartite entry with beveled glass multi-paned door and sidelights; tripartite windows on first floor; interior brick chimney; and basement windows on side elevations.

Garage: ca. 1920, 2-bay garage with original triple folding doors with multi lights, hipped roof and frame construction with brick veneer.

Shed: This former chicken house is now a plant shed; it is frame with a shed roof and a concrete floor (NC).

**506 Stony Creek Boulevard (Map # 74) Grandstaff-Lemmon-Ritenour House:** 1860, 1990; three-bay, 2-story, frame vernacular I-house that appears to date to ca. 1900 but may have been constructed as early as 1862. Details include: gable roof (standing-seam metal); weatherboard siding; 6/6 windows; louvered shutters; interior-end brick flue with corbelled cap; transom and sidelights at central front entry; pedimented door surround; 1-story rear kitchen ell; boxed eaves and gable-end returns.

Chicken coop: ca. 1920, frame chicken coop with shed roof.

Garage: ca. 1920, frame garage with weatherboard siding and standing-seam metal gable roof.

Pump house: ca. 1920, frame pump house (?) with gable roof and weatherboard siding.

**504 Stony Creek Boulevard (Map # 75) Grandstaff, P. Marcus House:** 1860, 1910; two-story, 3-bay, frame (vinyl siding) vernacular I-house with exterior-end stone chimney (brick stack); interior-end brick flue; standing-seam metal gable roof with boxed eaves and gable-end returns; stone foundation; central front entry with transom over French doors; 1-story, 1-bay pedimented portico with barrel vault ceiling and Tuscan supports; rear 2-story ell with integral 2-story porches.

Barn/stable: 19<sup>th</sup> century, 2-story, frame barn with gable roof and vertical wood siding.

Chicken coop: ca. 1900, 2-part, frame chicken coop with shed roof, vertical siding.

Barn: ca. 1900, frame bank barn with standing-seam metal gable roof and machine shed additions.

Corncrib: ca. 1900, frame, gable-roofed corncrib with standing-seam metal roof, weatherboard siding and drive-thru bay.

Shed: ca. 1920, 3-part frame storage building.

**Stony Creek Boulevard (Map # 185) Ashby, Turner Memorial:** 1988 ca; This triangular piece of land features a low stone monument with a brass plaque that is a memorial to General Turner Ashby and Company C of the 7<sup>th</sup> Virginia Cavalry (NC).

## **Walnut Street**

**106 Walnut Street (Map # 92) Sheetz, Jake Shop:** 1930 ca; One-story, gable-front, frame (asbestos shingle) furniture-making shop with corrugated metal roof; 1-story shed-roofed wing; triple 6/6 sash; 4-pane casements arranged in groups of 3 and 2; some original German-lap siding exposed in gable ends; paired single-leaf entrance doors beneath wood and metal canopy shelter; exposed rafter ends; and formed concrete foundation.

**107 Walnut Street (Map # 93) Sheetz, Jake House:** 1940-1950; Three-bay 1 ½ story, stone-veneered, vernacular Colonial Revival-style cottage with exterior-end stone chimney; gabled roof (asphalt shingle) with 2 dormers; 3/1 windows (paired on first floor); scalloped verge board on 2 front dormers; sidelights around door; protruding entrance bay; 1-bay, pedimented entrance bay with barrel vault and turned posts; stone sills on windows; rear central dormer.

Carport: 1940s, 4-bay carport with gable roof (corrugated metal); square supports and solid balustrade of perma-stone.

## Water Street

**103 Water Street (Map # 77) Jennings-Rinker House:** 1840, 1900; two story, 2-bay, weather boarded frame and log house with standing-seam metal gable-front roof; 2/2 windows; interior brick chimney with corbelled cap; side gables; shutter hardware; highly decorative sawn and spindle work in verge board; peaked louvered attic vent in front gable; 2-story polygonal bay on west side with entry onto I-story, 6-bay wraparound porch with Tuscan columns. Apparently the front of the house is log and dates to pre 1850; the whole house was remodeled and added to ca. 1900 to achieve its current Queen Anne-style inspired appearance.

Chicken coop: ca. 1910, shed-roofed, 1-story, 2-bay chicken coop with weatherboard siding.

**105 Water Street (Map # 78) Hisey, Edgar House:** 1867 ca; three-bay, 2-story, log and frame (aluminum siding), gable-roofed (standing-seam metal), vernacular I-house with 6/6 windows; 2-light transom over door; gable-end returns; 1-story protruding bay on east end; 1-story, 3-bay porch with chamfered columns, sawn brackets and consoles; rear 2-story ell with large central chimney and enclosed 20-story side porches appears to be original log section dating to 1867 with front I-house section added ca. 1900.

Garage: ca. 1920, 1-story, 1-bay frame garage with vertical wood sliding doors, and standing-seam metal gable roof.

**107 Water Street (Map # 79):** 1955 ca; One-story, 4-bay, ranch-type house with aluminum siding, and asphalt shingle roof (NC).

**201 Water Street (Map # 80) Jack, Sam Wagon Shop:** 1858 ca; One-story, gable front, frame (asbestos shingle) house with central-interior brick chimney; raised stone foundation with exterior door on west side; paired modern 2/2 windows; side shed-roofed wing; shaped gable-end boxed cornices; standing-seam metal gable roof; 1-story shed-roofed wing; and 1-story, 4-bay front porch with square posts.

**203 Water Street (Map # 81):** 1880 ca; three-bay, 2-story, frame (weatherboard), gable-roofed (standing seam metal), vernacular I-house with replacement 1/1 windows; 2-light transom over door; gable-end returns; 1 interior-end flue, and one chimney; 1-story, 3-bay porch with square posts; plain frieze board and corner boards; rear 2-story ell with central flue and integral 2-story porches.

**205 Water Street (Map # 82) Crabill-Jack House:** 1858, 1890; two-story, 3-bay, side-passage-plan, frame (asbestos shingle) house with gable roof (standing-seam metal); 6/6 and 1/1 windows; 1-story rear ell that is original section (log?) with a large central-interior brick chimney; boxed cornice; gable-end returns; side porch has French door; exterior-end brick flue; 1-story, 4-bay side porch with square columns; 1-story, 1-bay, front pedimented portico with similar detailing; small, gable-roofed dormer in side of original section.

Chicken coop: ca. 1930, shed-roofed, 1-story, 2-part chicken coop with vertical siding (may have been also used as a workshop).

**301 Water Street (Map # 83) Grandstaff-Merkley House:** 1840, 1900; two-story, 3-bay, frame (aluminum siding), gable-roofed, ca. 1900 I-house added to original, ca. 1840, 1-story, 2-bay log wing with a very large exterior-end stone chimney with brick stack and exterior hearth, and 6/6 windows.

Garage: ca. 1910, frame, 1 ½ story, 2-bay, gable roofed (standing-seam metal) garage with bricktex siding.

**304 Water Street (Map # 84):** 1960 ca; one-story, 4-bay, ca. 1960, ranch-type house with 2-bay side carport (NC).

Garage: ca. 1960, 1-bay, shed-roofed, split level garage with workshop above (NC).

**400 Water Street (Map # 85) Thompson, Mary House:** 1835 ca; left 3 bays of this 5-bay, 2-story, gable-roofed (standing-seam metal) vernacular dwelling appear to be of log construction with side 2-story, 2-bay frame wing added ca. 1900. Details include: 2/2 windows; transom over door in original section; interior-end chimneys; 1-story, 5-bay porch with chamfered posts; stone foundation; façade facing Water Street is now treated as rear of building; current front has 2-story, 1-bay, bi-level pedimented porticos with square Doric columns over each of the two entries.

Meat house: mid to late 19<sup>th</sup> century, frame (weatherboard), gable-roofed with overhang supported by brackets (standing-seam metal) meat house on a stone foundation.

Chicken coop: ca. 1920, frame (weatherboard), shed-roofed chicken coop on concrete block piers.

**403 Water Street (Map # 86) Rye-Sigmond House:** 1810, 1850; two story, 7-bay, Queen Anne-style, frame (aluminum siding) dwelling with an earlier (ca. 1810) 2 story, rear log ell that retains exterior-end stone chimney with brick stack. The front appears to have been added ca. 1850 and then somewhat remodeled and the towers added in ca. 1900. Current details to the front section include: twin polygonal towers with octagonal roofs with finials and lightning rods; polygonal 1-story, 3-bay front porch with turned posts, jig sawn brackets and consoles, and spindle frieze; interior brick chimney; Victorian style screen door; front, hip-roofed dormer with 2/2 sash; deck on hip roof; 2/2 windows except for first floor of polygonal twin towers (1/1). Details for rear original section include: 2-story, 3-bay side porch with chamfered posts and brackets; raised stone foundation; appears that rear wing was originally 1 ½ stories and later raised to two.

Stone springhouse ruins: ca. 1810-1840, coursed-rubble stonewalls that are intact, window openings; absent roof.

**404 Water Street (Map # 87):** 1890 ca; three-bay, 1-story, frame (vinyl siding), gable-roofed (standing-seam metal), vernacular dwelling on a split level foundation (2 stories along Water Street); with replacement 1/1 windows with snap-in mullions; 2-story integral porches along Water Street that have been closed in; current entrance is on Main Street side of house behind the Mobil Mart.

**406 Water Street (Map # 88):** 1970s; One-story, 5-bay, modern vernacular, ranch type house with exterior-end brick chimney, aluminum siding, gable roof and bay windows (NC).

**408 Water Street (Map # 89):** 1960 ca; one-story, frame (asbestos shingle), hip-roofed (asphalt shingle) vernacular dwelling on a split-level foundation, a portion of which is stone and appears to be historic. Integrity of house is severely compromised due to degree of modern alteration (NC).

Shed: ca. 1960, 1-story, 2-bay, shed-roofed, tool shed with asbestos shingle siding (NC).

**411 Water Street (Map # 90) Rush House:** 1800-1825; two-story, 6-bay, vernacular log and frame house with German-lap siding on front and sides; 3/1 windows; massive exterior-end stone chimney with

brick stack on east end; central brick chimney; 10-bay wraparound porch with square posts; and split-level stone foundation.

Garage: ca. 1970, frame (T-1-11), Shed-roofed, garage on concrete block foundation with wood shed and rabbit hutch added on side and rear (NC).

Shed: 1970s frame shed-roofed shed with weatherboard siding on wooden foundation (NC).

**413 Water Street (Map # 91):** 1900, 1920; two-bay, 1-story, frame (weatherboard), (maybe log?), gable-roofed (standing-seam metal), vernacular dwelling on a stone foundation with 4-bay front porch with metal pipes as supports and solid concrete balustrade; side 1-story 2-bay wing with asbestos siding, gable roof and exposed rafter ends; and 2/2 windows.

### Appendix A: Numerical Inventory List

<u>DHR FILE #</u>	<u>PROPERTY NAME</u>
215-0001-0000	Edinburg Historic District
215-0001-0001	Marks, Lois House
215-0001-0002	House, 121 s. Grove Avenue
215-0001-0003	Academy Stairs, N. Main Street
215-0001-0004	House, 410 N. Main Street
215-0001-0005	Wightman, Resa House
215-0001-0006	Saum, Hugh and Mattie House
	Top of the Wall
215-0001-0007	House, 407 N. Main Street
215-0001-0008	Belew-Harshman House
	Celia's
215-0001-0009	Mobil Mart
215-0001-0010	Rest Haven Inn
215-0001-0011	House, 209 N. Main Street
215-0001-0012	Swann House
215-0001-0013	Reeser-Bauserman House
215-0001-0014	Wightman-Bliley House
215-0001-0015	McDonald House
215-0001-0016	Hisey-sager House
215-0001-0017	Rouzee House
215-0001-0018	Piccadilly House
	Marston's Boarding House
215-0001-0019	The Hatch
	Clinedinst-Hisey House
215-0001-0020	Marston-Fleming House
215-0001-0021	Hisey-Hisey House
215-0001-0022	House, 207 N. Main Street
215-0001-0023	Miley House
	Painter House
215-0001-0024	Edinburg Post Office
215-0001-0025	Whissen Crowder House
215-0001-0026	Hisey, B. Cobbler Shop
215-0001-0027	House, 202 N. Main Street
215-0001-0028	The Virginia House
	Hisey, Benny House
215-0001-0029	Evans House
215-0001-0030	Katie Mae's Gifts

215-0001-0031	Whissen, Katie Mae house
215-0001-0032	House, 110 N. Main Street
	Swann's Store
	Stony Creek Hair Studio
215-0001-0033	Hisey, Dr. Fred House
	Spring House Gallery
215-0001-0034	Dink's-IOOF Hall
	Wightman's Store
215-0001-0035	House, 106 N. Main Street
215-0001-0036	Wightman-Beasley House
215-0001-0037	Apartment, 100 E. Hisey Street
215-0001-0038	Lindamood, Sam House
215-0001-0039	Hisey-Mitchell House
	A Buyer's Market
215-0001-0040	Evans-Zirkle House
	Long House
215-0001-0041	House, 101 Main Street
215-0001-0042	Masonic Building
	Palmyra Trading Company
215-0001-0043	Getz House
	Getz, Mark House
215-0001-0044	House/Store, 109-111 S. Main
215-0001-0045	Old Edinburg Fire Company
	Bill Painter Garage
215-0001-0046	People's Drugs
215-0001-0047	Stony Brook Restaurant
215-0001-0048	Edinburg Village Shops
215-0001-0049	Murray House
215-0001-0050	Gallery 201
215-0001-0051	Stoneburner, Dr. Ralph House
	Stoneburner, Thurston House
215-0001-0052	Stoneburner-Williamson House
215-0001-0053	House, 205 S. Main Street
215-0001-0054	Snapp-Bauserman-Roller House
	Roller House
215-0001-0055	McNeer-Miller-Vincent House
215-0001-0056	Edinburg Truck Sales
215-0001-0057	Edinburg Mill
	Grandstaff Grist Mill
215-0001-0058	Grandstaff, Pres House
	Edinburg Inn
215-0001-0060	Getz, Mark House
215-0001-0061	Dellinger House
215-0001-0062	Beasley-Mumaw House
215-0001-0063	Cedarwood Cemetery
215-0001-0064	Old Edinburg Cemetery
	Grandstaff Cemetery
215-0001-0065	Whissen-Sharpe House
	Whissen Hill
	Whissen, E. B. House
215-0001-0066	Whissen Mill Site
215-0001-0067	House, 107 Palmyra Road
215-0001-0068	Palmyra Road Bridge
	Submarine Bridge over Stony Creek
215-0001-0069	Railroad Trestle over Stony Creek
215-0001-0070	House, 520 Stony Creek Boulevard

215-0001-0071	Edinburg Garden Center
215-0001-0072	House, 510 Stony Creek Boulevard
215-0001-0073	Downey, Dr. F. C. House
	Downey – France House
215-0001-0074	Grandstaff-Lemmon-Ritenour House
215-0001-0075	Grandstaff, P. Marcus House
	McDonald House
215-0001-0076	Edinburg High School
	Edinburg Middle School
215-0001-0077	Jennings-Rinker House
215-0001-0078	Hisey, Edgar House
215-0001-0079	House, 107 Water Street
215-0001-0080	Jack, Sam Wagon Shop
215-0001-0081	House, 203 Water Street
215-0001-0082	Crabill-Jack House
215-0001-0083	Grandstaff-Merkley House
215-0001-0084	House, 304 Water Street
215-0001-0085	Thompson, Mary House
215-0001-0086	Rye-Sigmond House
	Judge Rye-Pedman-Hollingsworth-
	Coffman House
215-0001-0087	House, 404 Water Street
215-0001-0088	House, 406 Water Street
215-0001-0089	House, 408 Water Street
215-0001-0090	Rush House
215-0001-0091	House, 413 Water Street
215-0001-0092	Sheetz, Jake Shop
215-0001-0093	Sheetz, Jake House
215-0001-0094	Sorrell House
215-0001-0095	Tharp House
215-0001-0096	Edinburg Train Station
	Manassas Gap-Southern Railway
215-0001-0097	Wisman, Ethel House
	Lindamood-Lantz House
215-0001-0098	House, 117 N. High Street
215-0001-0099	House, 115 N. High Street
215-0001-0100	House, 114 N. High Street
215-0001-0101	House, 113 N. High Street
215-0001-0102	House, 112 N. High Street
215-0001-0103	Hottle-Grove House
	Hottle, J. Monroe House
215-0001-0104	Higgins House
215-0001-0105	Irvin, George House
215-0001-0106	Wisman-Bowman House
215-0001-0107	House, 105 N. High Street
215-0001-0108	Carter-Hutchinson House
	Dillinger House
215-0001-0109	House, 103 N. High Street
215-0001-0110	Huffman-Downey House
215-0001-0111	Sheetz House
215-0001-0112	Dinges-Murray House
215-0001-0013	St. Paul's U.C.C. Parsonage
215-0001-0014	Steadman House
215-0001-0015	St. Paul's United Church of Christ
215-0001-0016	Boehm-Grove House
215-0001-0017	Coffman, Pat House

215-0001-0018	House, 111 S. High Street
215-0001-0119	Irvin-Miller House
215-0001-0120	St. John's United Methodist Church
	St. John's M. E. Church South
215-0001-0121	Hopewell House
215-0001-0122	Edinburg Town Hall
	Opera House
215-0001-0123	Edinburg United Brethren Church
215-0001-0124	House, 110 Center Street
215-0001-0125	Hutcheson, Molly House
215-0001-0126	Hisey-DiNardo House
	Hisey, Dutch House
215-0001-0127	Saintmyer House
215-0001-0128	Christian Church Parsonage
215-0001-0129	Jennings-Blewitt House
215-0001-0130	Edinburg Christian Church
	Edinburg Campbellite Church
	Edinburg Disciples of Christ Church
215-0001-0131	Clark House
215-0001-0132	Wrenn-Wisman House
215-0001-0133	Murdock-Grandstaff House
215-0001-0134	Wrenn-Davis House
215-0001-0135	Harshman House
	Wrenn-Newman House
215-0001-0136	United Brethren Church Parsonage
215-0001-0137	Fodeley-Shutters House
215-0001-0138	Hutcheson-Magnifico House
215-0001-0139	Holtzman-Huff House
215-0001-0140	Yoncy-Rhinehart House
215-0001-0141	Coffman-Rhinehart House
215-0001-0142	Hutcheson House
215-0001-0143	Coffman-Thompson House
215-0001-0144	Store/House, 208-210 Piccadilly St.
215-0001-0145	House, 209 Piccadilly Street
215-0001-0146	Shentel Office Building
215-0001-0147	Store/House, 213-215 Piccadilly
215-0001-0148	Edinburg Museum and Library
	Irvin Building
	Myers Store
215-0001-0149	Triplitt, Irvin & Wilkins Warehouse
215-0001-0150	Three Brothers Furniture
215-0001-0151	Bowman House
215-0001-0152	Stoneburner, Ron House
215-0001-0153	House, 507 Piccadilly Street
215-0001-0154	Burke House
215-0001-0155	Wrenn Building
215-0001-0156	Wightman, Robert and Alice House
215-0001-0157	Apartments, 105-107 Printz Street
215-0001-0158	Wightman-Marston House
215-0001-0159	House, 110 Printz Street
215-0001-0160	House, 111 Printz Street
215-0001-0161	House, 108 Printz Street
215-0001-0162	Irvin-Myers House
215-0001-0163	Apartment, 114 Printz Street
215-0001-0164	Hutcheson-Monty Duplex
215-0001-0165	Steadman, Cora House

215-0001-0166	House, 487 Massie Farm Lane
215-0001-0167	Edinburg Hotel
	Hotel Bruce
215-0001-0168	Coe-Smith House
	Stoneburner, Charlie House
215-0001-0169	Grandstaff, Phillip House
	Creekside
215-0001-0170	McCann House
215-0001-0171	Mantz House
215-0001-0172	Thompson, Clarence House
215-0001-0173	Wightman-Downey House
215-0001-0174	Snapp House
215-0001-0175	Proctor House
215-0001-0176	House, 215 Shenandoah Avenue
215-0001-0177	House, 214 Shenandoah Avenue
215-0001-0178	House, 213 Shenandoah Avenue
215-0001-0179	House, 208 Shenandoah Avenue
215-0001-0180	House, 207 Shenandoah Avenue
215-0001-0181	Coffman, Ernest House
	Coffey, John and Dorothy House
215-0001-0182	House, 204 Shenandoah Avenue
215-0001-0183	House, 202 Shenandoah Avenue
215-0001-0184	Route 11 Bridge over Stony Creek
	Bridge #1008
215-0001-0185	Ashby, Turner Memorial
215-0001-0186	Campbell Fountain