



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

DHR No. (to be completed by DHR staff) 249-5006

Purpose of Evaluation

Please use the following space to explain briefly why you are seeking an evaluation of this property.

This PIF for the Eubank Hotel is being submitted to recognize the significance of the hotel within the local community and that its preservation is important. In order to continue the use of the building and ensure its maintenance, tax credits will be used.

Are you interested in applying for State and/or Federal Rehabilitation Tax Credits? Yes X No

Are you interested in receiving more information about DHR's easement program? Yes No X

1. General Property Information

Property name: Eubank Hotel

Property address: 22 E. Church Street

City or Town: Kilmarnock

Zip code: 22482

Name of the Independent City or County where the property is located: Lancaster County

Category of Property (choose only one of the following):

Building X Site Structure Object

2. Physical Aspects

Acreage: 0.293 acres

Setting (choose only one of the following):

Urban Suburban Town X Village Hamlet Rural

Briefly describe the property's overall setting, including any notable landscape features:

The Eubank Hotel is located at 22 E. Church Street in the Town of Kilmarnock. The flat, 0.293 acre parcel is bound on the north by E. Church Street, on the west and east by adjacent parcels with buildings, and on the south by an adjacent, undeveloped, parcel that serves as a parking lot. The building is near the northern end of its parcel. A small green space envelopes the hotel on its west, north, and east; a stone walkway extends from the sidewalk to the front entrance. The rear of the parcel consists of a paved parking area.

3. Architectural Description

Architectural Style(s): Second Empire

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: Unknown

If the builder is known, please list here: Unknown

Date of construction (can be approximate): c.1910

Narrative Description:

In the space below, briefly describe the general characteristics of the entire property, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the architectural style, materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions, remodelings, or other alterations.

The Eubank Hotel is a two-and-a-half story, five-bay, symmetrical, brick, Second Empire style building with later Colonial Revival-influenced details. The building has a slightly rectangular form with a two-story brick rear ell and small one-story concrete block addition to the ell.

The hotel sits on a continuous foundation and is constructed of brick. It features slightly recessed panels capped with corbelled brick on each elevation. On the front façade, the recessed panel is at the center three bays and each end bay. Each segmentally arched window has a two-over-two vinyl double-hung sash replacement window flanked by faux shutters. A stone walkway leads up to an unprotected portico. The centered main entrance is now adorned with a Colonial Revival Neoclassical architrave. The solid wood door is flanked by fluted pilasters which support an engaged entablature and a curved broken pediment with a centered urn. Above the door is a fanlight. There is a second entrance on the rear elevation, now covered by a small metal awning. A metal fire escape extends up to the half-story.

As a Second Empire style building, it is the roof that is the focal point of the style and of the hotel. A mansard roof covers the building, with a cast iron cornice at the eave. On the steep slope of the roof, stamped metal shingles cover the structure and gable roofed dormers, with a two-over-two vinyl double-hung sash replacement window, pierce the slope. The shallow pitched portion of the roof is clad with standing seam metal. The roof features a centered cupola. The slightly rectangular cupola has a steeply pitched, two-tier hip roof, also clad with stamped metal shingles.

Like the main block of the building, fenestration on the rear ell features segmentally arched windows, on the two sides; windows on the first floor have been bricked in, though the arched lintels remain. The windows on the rear façade of the ell have flat arches. There are two entrances into the ell portion of the building; one on the ground floor and one at a metal fire-escape on the second floor. The entrance on the ground floor is set in a larger, partially bricked in, round arched opening. The one-story addition is accessible only from the exterior. A gable roof covers the rear ell and a shed roof covers the addition; both are of standing seam metal. The eave of the ell is adorned with a cast iron cornice and the gable end has pressed metal shingles.

The nearly rectangular shape of the building lends itself well to be used as a hotel with a centered stairway/corridor feature lined by rooms along the exterior walls on the second and third stories. The configuration of rooms on the upper levels remains largely intact. At one time the first floor may have had a lobby, public parlor, kitchen, dining room, private parlor, and owner's suite.¹ It has since been divided into offices. One enters the building from the main entrance into a lobby space with offices to the left and elsewhere lining the exterior walls. The entrance looks directly upon the now enclosed centered stairway. On the first floor there is a second, rear stairway which connects

to the main stairs. The main lobby is an open space divided into two sections by arches supported by original piers embellished with intricate woodwork. These piers remain elsewhere on the first floor, either supporting the ceiling in an office or partially embedded in walls. The rear ell, and addition, on the first floor are currently used for storage. The cupola remains easily accessible by the centered stairway. Lined with four-over-one vinyl replacement windows, the walls, and ceiling, feature bead board laid in multiple directions.

The division of the larger rooms of the hotel has occurred, particularly on the first floor. Though the configuration has been altered to various degrees, the trim clearly tells the evolution of the floor plan. The original walls have intact plaster and the ornate Victorian woodwork. When the interior was subdivided for additional office space, wood trim in the Colonial Revival style was used clearly illustrating which walls are newer.

Though the exterior and interior of the Eubank Hotel have been renovated over time, it continues to clearly convey its Second Empire style. Historic photographs and post cards depict the original design of the hotel. The windows have been replaced, however the segmental arches remain and, though of a modern, more energy efficient material, they harken back to the original windows with the two-over-two design. The largest change to the exterior of the building was the removal of the one-story, three-bay, hip-roofed porch supported by columns and the main entrance, which featured a transom. A ghost of the previous porch roof is visible above on the north façade.

Most of the original ornate Victorian era wood trim within the interior remains in place. This includes baseboard, chair rails, some picture rails, window trim with bullseye molding, and door trim with bullseye molding and transoms. Though the newel posts have been replaced on the lower floors, they are intact on the upper floor. There are even remnants of wall paper, particularly on the third floor. Save for a few locations, the floors throughout the building are hardwood. Bead board wainscoting adorn portions the stairway, some rooms, and on the third story and in the cupola.

Briefly describe any outbuildings or secondary resources (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

There are no outbuildings or secondary resources associated with the hotel.

¹ David Mower, "The Palmer Building, 22 East Church Street," *Northern Neck*. (Electronic Document, <http://www.northernneck.com/articles.asp?artid=15>., 2008).

4. Property's History and Significance

In the space below, briefly describe the history of the property, such as significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.)

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

While Kilmarnock began as a small crossroads village, it had become a commercial center of Lancaster County by the 1820s.² However it was not until near the end of the nineteenth century that the town really grew and thrived. Being at the southeastern reaches of the Northern Neck, land transportation to and around Lancaster County proved to be onerous leaving most transportation, like many areas of the Commonwealth, to be focused on the water. In the late 1820s, steamboats began trolling up the Rappahannock River from Baltimore, Maryland. The Steamboat Era in Virginia lasted from 1813 to 1927, however, the height of the industry was in the last decades of the nineteenth century. By the 1890s, numerous steamboat lines from Baltimore were making regular stops in Lancaster County and the steamboat industry is directly tied to the economic growth and stability of Lancaster County.³ Much as hotels and resorts were opening in western Virginia in the late nineteenth and early twentieth centuries, as the region became more accessible via rail, hotels also opened in the Northern Neck as steamboats opened the region to tourism.

Part of the success of Kilmarnock in the late nineteenth century was due to the Eubank brothers: Warner Augustus "Gus" Eubank and Silas William "Will" Eubank.⁴ Native to Lancaster County, the brothers began in the mercantile business, Eubank & Brother, in 1881, originally leasing space at the southeast corner of Main and Church streets. At the time they purchased the store, in 1886, there were only four other stores in Kilmarnock.⁵ As the success of their store grew, they built and operated a wood frame hotel next to it, the original Eubank Hotel, and a livery stable to the rear.⁶ The hotel would send carriages to any county wharf to meet passengers traveling by steamboat. To promote their businesses in Kilmarnock, they built Kilmarnock's steamboat wharf on a tributary of the Chesapeake Bay and provided direct access to it via Wharf Road, now Waverly Avenue.⁷ The brothers were later remembered as "Kilmarnock's greatest promoters; generous and benevolent in their dealings, they were farsighted businessmen, sensitive to the local economy, and progressive" and supportive of all races.⁸

Tragedy struck on November 13, 1909 when a fire started in the detached kitchen of the Eubank Hotel. As the majority of the buildings in Kilmarnock were constructed of wood, the blaze quickly spread and destroyed the hotel, store, livery stable, and a restaurant.⁹ The Eubank brothers took this in stride and quickly rebuilt the store and hotel, this time of masonry.

In a note about the activities going on in Kilmarnock in a 1910 edition of the *Virginia Citizen*, the store and Eubank Hotel that were being rebuilt would "be a credit to any town and Kilmarnock may well be proud of them. They are being fitted with all modern improvements".¹⁰ The design of the new Eubank Hotel in the Second Empire style, though in the later years of its period of popularity in more urban areas of the country, would have certainly been a notable and beautiful feature in Kilmarnock's landscape.

The Eubank Hotel was an important landmark in the community. Its spaces were used by local organizations, such as the Lancaster Chapter of the United Daughters of the Confederacy, All Stars of the Northern Neck, and Kilmarnock-Irvington White Stone Rotary Club, for gatherings.¹¹ Throughout its history, the hotel went by several names, Eubank Hotel, Cox Hotel, Richard Lee Hotel, and Kilmarnock Hotel, though it continued to be owned by the Eubank family until 1945. At this time it was auctioned and advertised as:

This hotel has large lobby, dining room and kitchen on first floor and has 24 bedrooms, in the largest town on the Northern Neck of Virginia, which has a large trading area. This hotel is

for commercial travelers, also summer tourists, has the co-operation of every merchant in the town. A golden opportunity for any hotel person. A money maker, plenty of help available. This one you should see now. Will be sold to the highest bidder and on terms. Owners not hotel people is the reason for selling. Don't miss this one, if you are looking for a good business.¹²

The Eubank Hotel is being considered locally eligible for the National Register of Historic Places under Criterion C as a good, and rare, example of the Second Empire style in Lancaster County. Though not constructed until circa 1910, well after the peak of popularity for the style, the Eubank Hotel was designed in the majestic Second Empire style. This style choice may also be a reflection of Lancaster County's connection, by steamboat, to Baltimore, Maryland where the style was used frequently. When the Eubank Hotel was surveyed during the 1997 architectural survey of Lancaster County by Tracerics and Historic Research & Planning Associates, it was noted as the singular Second Empire style building located, "not a surprising statistic within such a rural community".¹³ The surveyors felt that "although altered, the Eubanks Hotel (249-5006) provides an excellent example of a picturesque Second Empire building".¹⁴ Though the hotel underwent alterations when it became an office building, it clearly continues to convey the richness of the Second Empire style.

² Carolyn H. Jett, *Lancaster County, Virginia: Where the River Meets the Bay*. (Lancaster, VA: The Lancaster County History Book Committee, 2003), 256.

³ EHT Tracerics, "Kilmarnock," (Preliminary Information Request, Manuscript on file at the Virginia Department of Historic Resources, 1999), 4.

⁴ EHT Tracerics, 4.

⁵ B. Brainard Edmonds, *Kilmarnock*, (Kilmarnock, VA: Little Pebble Press, 1976), 16.

⁶ "Eubank Store had 100th Anniversary," *Rappahannock Record*, 22 May 1986, vol. 70, no. 8, p. 17.

⁷ EHT Tracerics, 6.

⁸ "Eubank Store had 100th Anniversary."

⁹ "Eubank Store had 100th Anniversary."

¹⁰ "Kilmarnock," *The Virginia Citizen*. 11 November 1910, p. 3, col. 2.

¹¹ "Notice," *Rappahannock Record*, 6 April 1939, vol. 23, no. 26, p. 8, col. 2; "Notice," *Rappahannock Record*, 2 September 1937, vol. 21, no. 49, p. 1, col. 3; "Haynie Elected to Head Rotary," *Rappahannock Record*, 28 April 1932, vol. 16, no. 30, p. 1, col. 3.

¹² "At Auction," *Richmond Times Dispatch*. 26 August 1945, p. 26, col. 4.

¹³ Tracerics and Historic Research & Planning Associates, *An Architectural Survey in Lancaster County, Virginia*. (Prepared for the Virginia Department of Historic Resources and Lancaster County. Manuscript on file at the Virginia Department of Historic Resources, 1997), 169.

¹⁴ Tracerics and Historic Research & Planning Associates, *An Architectural Survey in Lancaster County, Virginia*. (Prepared for the Virginia Department of Historic Resources and Lancaster County. Manuscript on file at the Virginia Department of Historic Resources, 1997), 169.

5. Property Ownership (Check as many categories as apply):

Private: X Public\Local _____ Public\State _____ Public\Federal _____

Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: _____

organization: _____

street & number: _____

city or town: _____ state: _____ zip code: _____

e-mail: _____ telephone: _____

Legal Owner's Signature: Sam G. Dutton Date: 2-11-21

• • *Signature required for processing all applications.* • •

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: _____

Applicant Information (Individual completing form if other than legal owner of property)

name/title: Dara Friedberg, Architectural Historian

organization: Dutton + Associates, LLC

street & number: 1115 Crowder Drive

city or town: Midlothian state: VA zip code: 23113

e-mail: dfriedberg@dutton-associates.com telephone: 804-897-1960

6. Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager

name/title: Susan Cockrell, Town Manager & Public Utilities Director

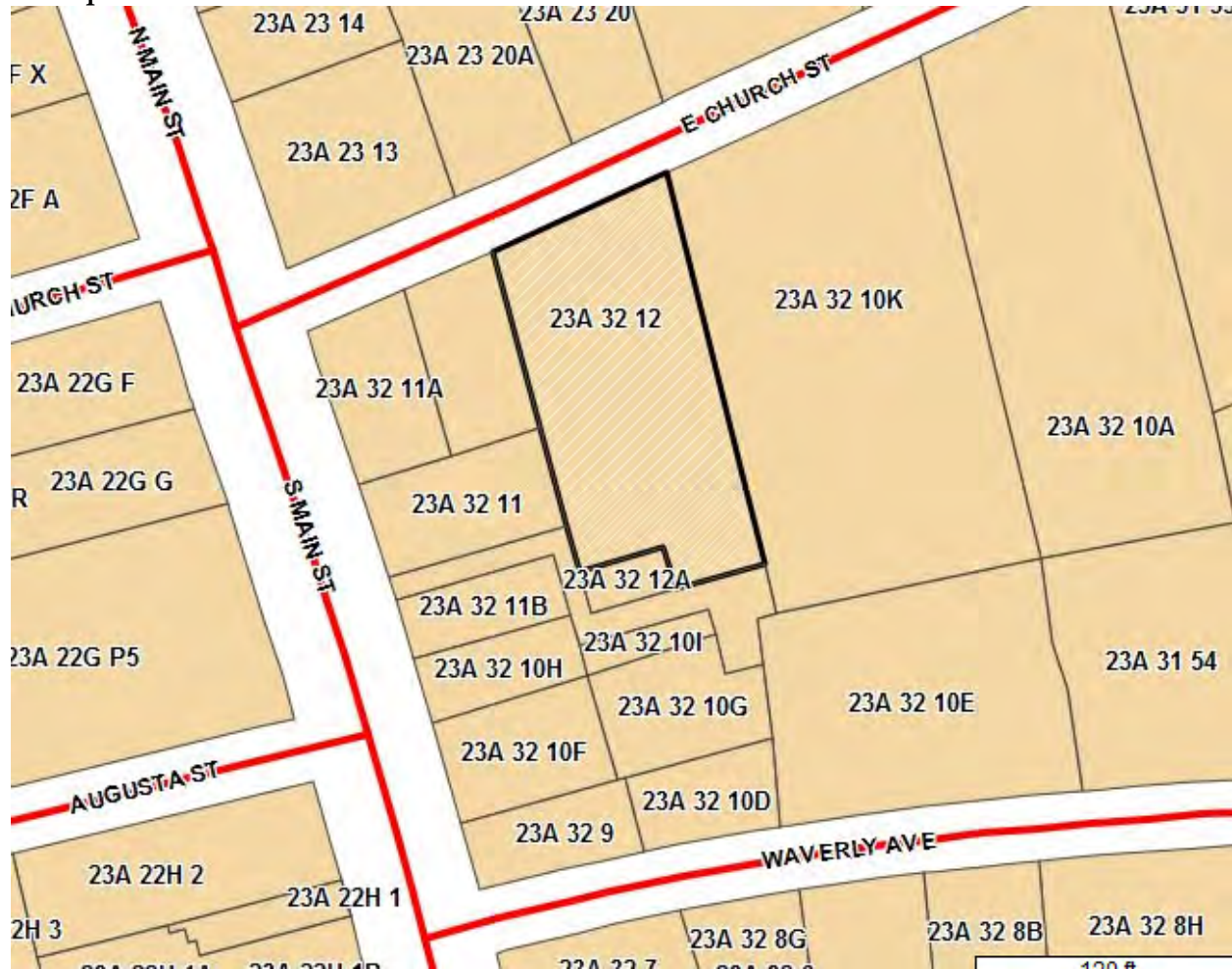
locality: Town of Kilmarnock

street & number: 1 North Main Street (PO Box 1357)

city or town: Kilmarnock state: VA zip code: 22482

telephone: 804-435-1552 ext.1

Location Map



Eubank Hotel
Parcel 23A 32 12
22 E. Church Street
Source: Lancaster County, Virginia Geographic Information System

Sketch Map



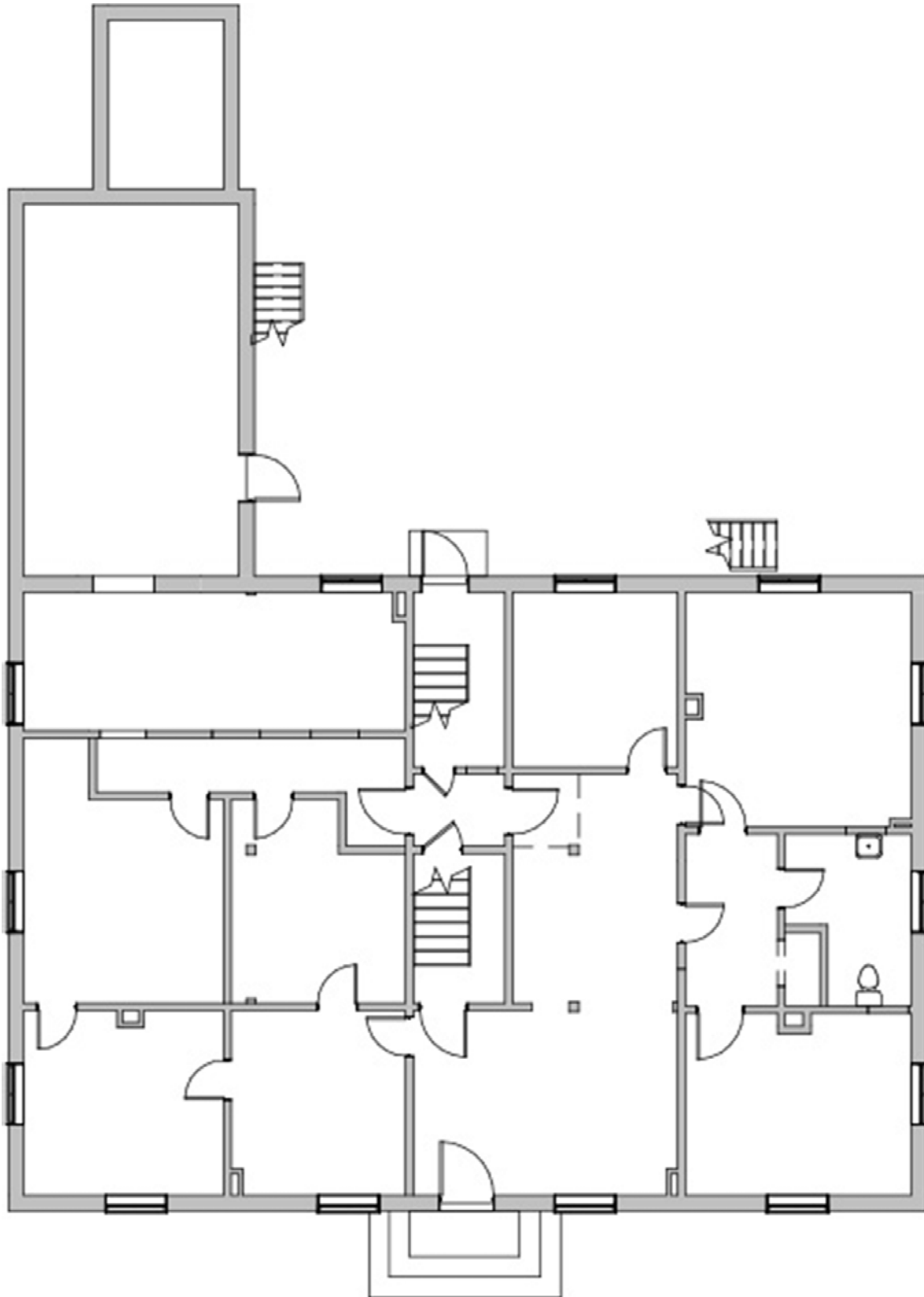
Eubank Hotel
22 E. Church Street
Source: Google Earth 2015



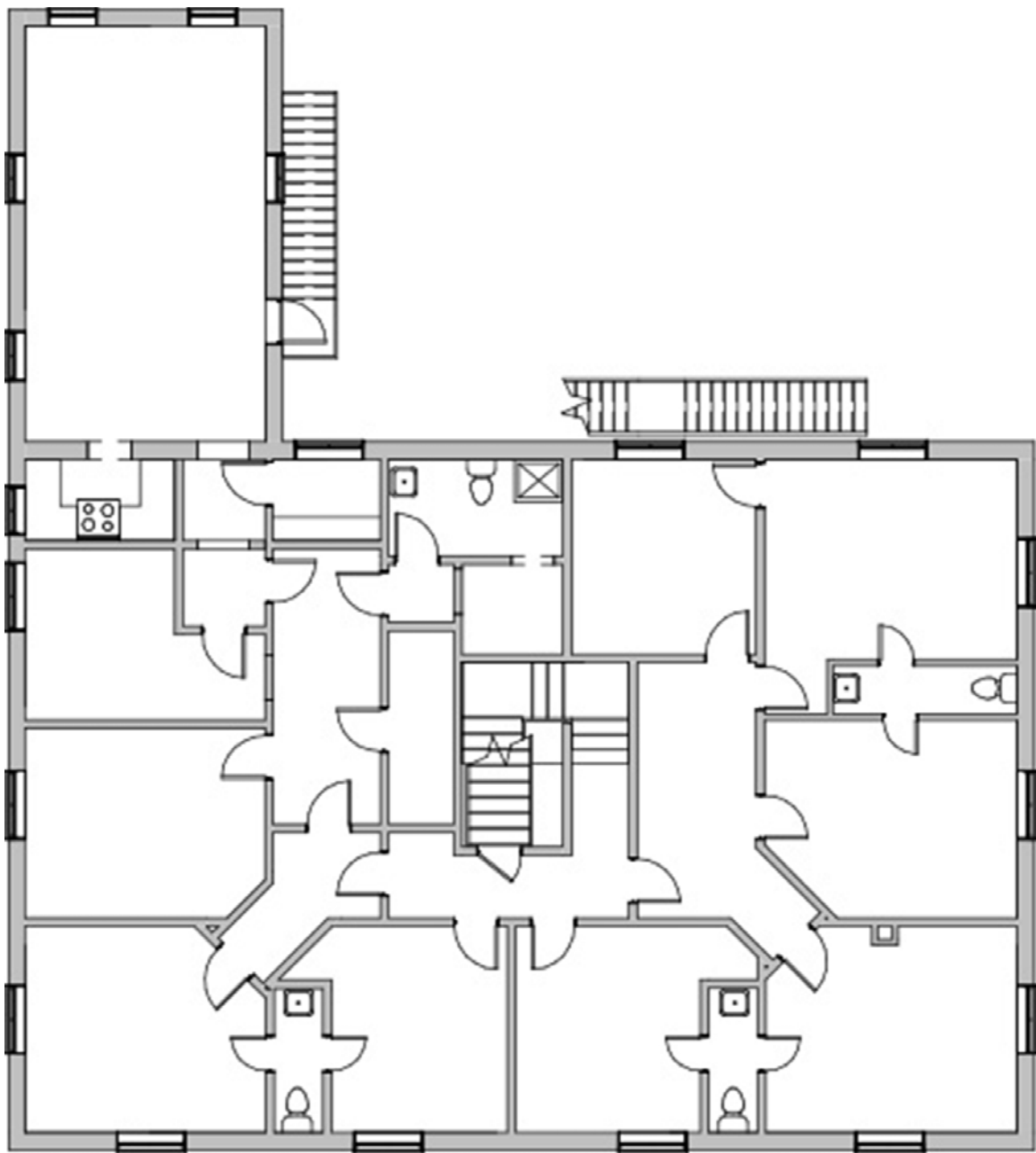
Eubank Hotel, c.1912. Source¹

¹ John C. Wilson, *Virginia's Northern Neck: A Pictorial History*. (Norfolk, VA: The Donning Company, 1984), 121.

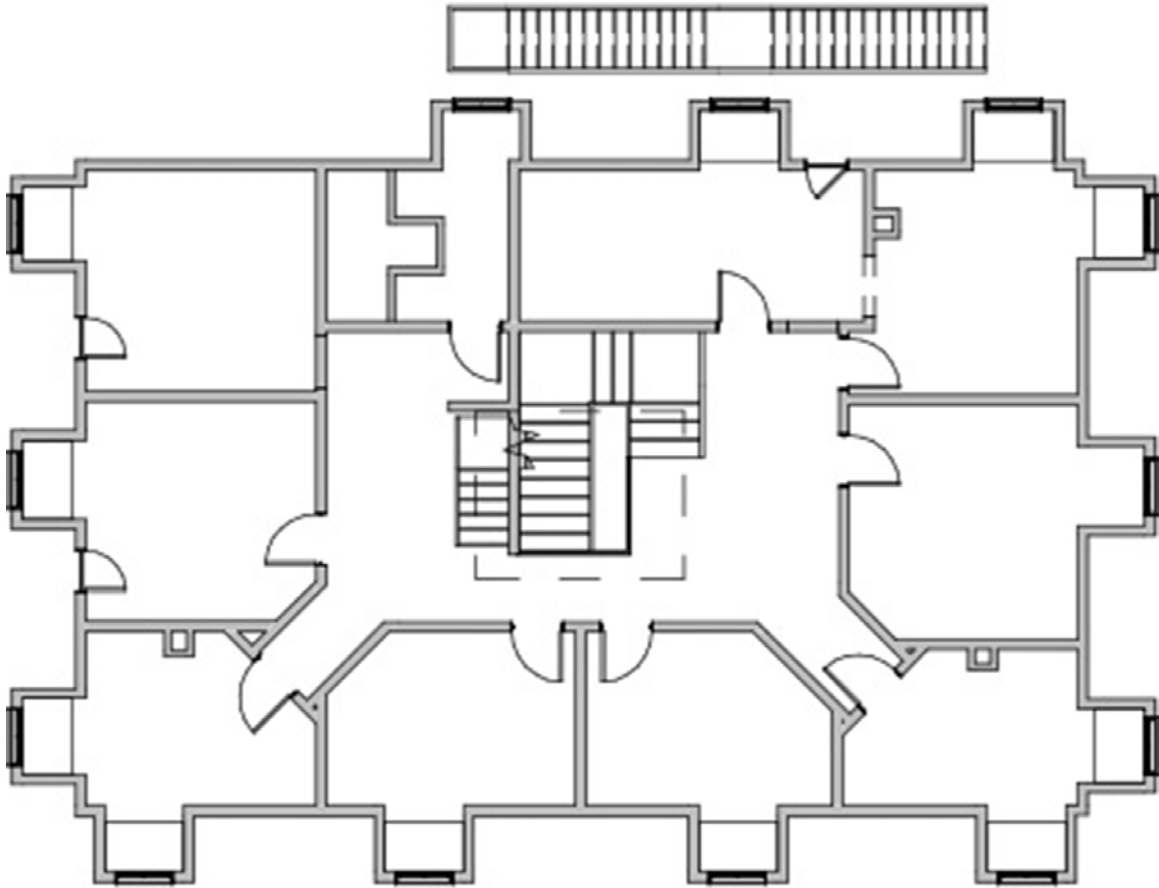
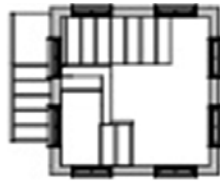
Floor Plans



Eubank Hotel
22 E. Church Street
First Floor



Eubank Hotel
22 E. Church Street
Second Floor



Eubank Hotel
22 E. Church Street
Third Floor and Observatory (Cupola)