



# TOWN OF KILL DEVIL HILLS

*Land Where Flight Began*

## NOTICE OF PUBLIC MEETING

NOTICE is hereby given that on Tuesday, July 6, 2021, at 8:30 a.m., the Kill Devil Hills Historic Landmarks Commission will hold a regular meeting in the Meeting Room at the Administration Building, 102 Town Hall Drive, off Colington Road. In order to maintain the safety of Town residents, Staff, and Historic Landmarks Commission members, limited public seating observing social distancing guidelines will be available during the meeting in the meeting room. The items to be discussed are listed below:

### AGENDA

#### **Call to Order**

#### **Agenda Approval**

#### **Approval of the Minutes of April 6, 2020**

#### **Old Business**

- 1. 2021 KDH Historic Landmarks Open Homes Ceremony & Tour – Discussion**

#### **New Business**

- 1. Potential Designation Interest – 3208 N. Virginia Dare Trail**
- 2. Potential Designation Interest – 3308 N. Virginia Dare Trail**

#### **Adjournment**

Posted this 30<sup>th</sup> day of June 2021.

Jennifer Stecher  
Historic Landmarks Commission Clerk

*Copies to: Historic Landmarks Commission members in their meeting materials; Mayor & Board of Commissioners; Town Manager; all Town bulletin boards; KDH Sunshine List including all local news media; KDH Electronic Distribution List; website, social media; file*

**Minutes of the Tuesday, April 6, 2021, Meeting of the Kill Devil Hills Historic Landmarks Commission (HLC) held at 8:30 a.m. in the Board of Commissioners Meeting Room of the Administration Building, 102 Town Hall Drive, off Colington Road.**

**Members Present:** Chairperson Sandie Markland, Vice-Chairperson Toni Dorn, Clyde “Andy” Harrell, T. Dillon Heikens, and Mary Simpson

**Others Present:** Cameron Ray, Assistant Planning Director and Jennifer Stecher, Clerk to the HLC

**Guests:** Matt Preston of 1400 Captains Circle, Kill Devil Hills, NC; Karen W. Garriss of 5204 Birch Lane, Kitty Hawk, NC; Cindy Edwards of 5301 Sailfish Drive, Manteo, NC

### **Call to Order**

Chairperson Sandie Markland called the meeting to order at 8:31 a.m. and thanked everyone for attending.

### **Agenda Approval**

Andy Harrell moved to approve the agenda as presented. Toni Dorn provided a second and the motion passed by a unanimous, 5-0, vote.

### **Approval of the Minutes of July 7, 2019**

T. Dillon Heikens moved to approve the minutes of the July 7, 2019, HLC meeting as presented. Mary Simpson seconded the motion, which passed by a unanimous, 5-0, vote.

### **Old Business**

### **Public Hearings**

### **New Business**

#### **1. Election of Chairperson**

Mr. Harrell nominated Sandie Markland as chairperson and Ms. Dorn provided a second. The motion carried by a vote of 5-0. Sandie Markland was elected for a term ending April 2023.

#### **2. Certificate of Appropriateness Application– 501 S. Virginia Dare Trail – Coggins/Lassiter Cottage – Request for demolition of property**

A Certificate of Appropriateness application was submitted by the owners of 501 South Virginia Dare Trail, the Coggins/Lassiter Cottage, to the Planning Department requesting demolition. According to the section §31.48 *Delay in Demolition of Landmark*, in the event of a request for demolition, the Commission cannot deny approval of the request. However, the Commission can delay up to 365 days from the date of approval to allow the Commission to negotiate with the owner in an effort to preserve the structure. The only exception is if the owner would suffer extreme hardship the Commission can reduce the delay period. Staff recommended the Commission approve the Certificate of Appropriateness for demolition, with a 365-day waiting period. Chairperson Markland supported Staff's recommendation and explained the time will be spent to explore options to preserve the houses. She felt that the information submitted for the Coggins/Lassiter Cottage does not indicate the 365-day waiting period would cause extreme hardship. Chairperson Markland also explained to the individuals present that if they had additional documentation to submit it for review and that it would help the Commission understand why the 365-day waiting period would be an extreme hardship. Chairperson Markland said 501 S. Virginia Dare Trail property owners could submit substantial documentation sometime in the future that would explain why the waiting period would impose a severe hardship or loss of use. The waiting period time will give the Commission an opportunity to explore options to preserve the houses and begins as soon as the HLC votes.

Ms. Simpson moved to approve the Certificate of Appropriateness application requesting the demolition of the property at 501 S. Virginia Dare Trail, with the 365-day waiting period. Mr. Harrell provided a second and the motion carried by a unanimous, 5-0, vote.

### **3. 2021 Open House Tour Discussion**

There was consensus among the group to ask the historic homeowners how they feel about having a Historic Home Tour in the fall. Assistant Planning Director Cameron Ray said the Planning Department typically sends out interest letters to homeowners in July and can easily formulate a letter to gauge their interest level.

### **4. Potential Designation Interest - 111 Greensboro Street.**

Mr. Ray provided background on the property at 111 Greensboro Street. It was built in 1960 in East Avalon and is a flat top house in its original form. The owners came to the Planning Department to discuss changes to the structure and they learned about the HLC and the designation process. Through consensus, the HLC requested Staff send the property owners a letter asking them if they would be interested having 111 Greensboro Street considered for an historic landmark designation.

500 West Avalon Street was also suggested to the group as a possibility to be added as an historic home. Through consensus the group agreed to have Staff send the property owner of 500 West Avalon Street a letter asking them if they would be interested in having the home included as a historic home.

## **Adjournment**

There being no other business before the Historic Landmarks Commission at this time, Ms. Dorn moved to adjourn, which Mr. Heikens seconded. The motion carried by a vote of 5-0. It was 8:55 a.m.

Submitted by:

Jennifer Stecher  
Clerk to the Historic Landmarks Commission

Director of  
Planning and Inspections  
MEREDITH GUNS

Building Inspector  
MARTY SHAW  
CHARLES THUMAN

Code Enforcement Officer  
JORDAN BLYTHE



Assistant Director of  
Planning and Inspections  
CAMERON RAY

Senior Planner  
RYAN LANG

Zoning Administrator  
DONNA ELLIOTT

**THE TOWN OF KILL DEVIL HILLS**  
NORTH CAROLINA

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**PLANNING DEPARTMENT**

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July 06, 2021

Memorandum

To: Historic Landmarks Commission

From: Cameron Ray, Assistant Planning Director 

Subject: Potential Designation Interest – 3208 & 3308 N. Virginia Dare Trail

Attached are recent photos and the Dare County Tax Card for the properties at 3208 & 3308 N. Virginia Dare Trail. The owners of both structures have shown interest in having their structures designated as Kill Devil Hills Local Historic Landmarks. If the Historic Landmarks Commission is interested in these properties for designation, Town Staff will prepare a designation report for both properties for HLC Review. Staff recommends the Historic Landmark Commission review the attached materials for consideration and discussion.

County of Dare, North Carolina

\*Owner and Parcel information is based on current data on file and was last updated on June 25 2021

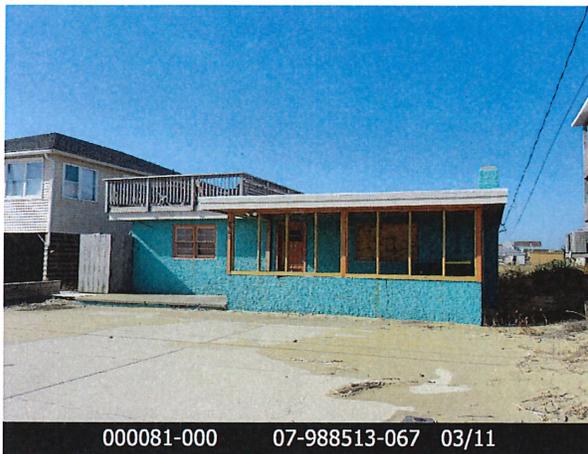
**Primary (100%) Owner Information:**

WOLCOTT, LANA HOBBS  
 929 DITCHLEY RD  
 VIRGINIA BEACH VA 23451

**Parcel Information:**

Parcel: 000081000 PIN: 988513047617  
 District: 07- KILL DEVIL HILLS  
 Subdivision: ORVILLE BEACH BLK 5  
 LotBlkSect: LOT: 4 BLK: 5 SEC:  
 Multiple Lots: -  
 PlatCabSlide: PL: 1 SL: 138A Units: 1  
 Deed Date: 05/06/1992  
 BkPg: [0800/0601](#)

**Parcel Status:** ACTIVE



**Property Use:** RESIDENTIAL

**3208 N VA DARE TRL**

<b>BUILDING USE &amp; FEATURES</b>	<b>Tax Year Bldg Value: \$84,600</b>	<b>Next Year Bldg Value: \$84,800</b>
Building Use:	FLAT ROOF	
Exterior Walls:	STUCCO	<b>Actual Year Built: 1930</b>
Full Baths:	1 Half Baths: 0	
Bedrooms:	3	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	<b>Finished sqft for building 1: 936</b>
Air Conditioning:	4 -CENTRAL W/AC	<b>Total Finished SqFt for all bldgs: 936</b>
<b>MISCELLANEOUS USE</b>	<b>Tax Year Misc Value: \$3,500</b>	<b>Next Year Misc Value: \$3,500</b>
Misc Bldg a: (RS1) FRAME UTILITY SHED	Year Built: 2008	sqft: 240

<b>LAND USE</b>	<b>Tax Year Land Value: \$240,000</b>	<b>Next Year Land Value: \$240,000</b>
Land Description :	07-Residential Beach Rd	

**TOTAL LAND AREA:** 7500.00 square feet

	<b>Tax Year Total Value: \$328,100</b>	<b>Next Year Total Value: \$328,300</b>
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\*Values shown are on file as of June 25 2021



000081-000

07-988513-067

03/11

3208 NVDT





County of Dare, North Carolina

\*Owner and Parcel information is based on current data on file and was last updated on June 25 2021

**Primary (100%) Owner Information:**

CHRISMAN, HAROLD B EUX  
 CHRISMAN, SUZANNE EUX  
 318 OAK RUN

KITTY HAWK NC 27949

**Parcel Information:**

Parcel: 000064000 PIN: 988509054086

District: 07- KILL DEVIL HILLS

Subdivision: ORVILLE BEACH BLK 2

LotBlkSect: LOT: 7 BLK: 2 SEC:

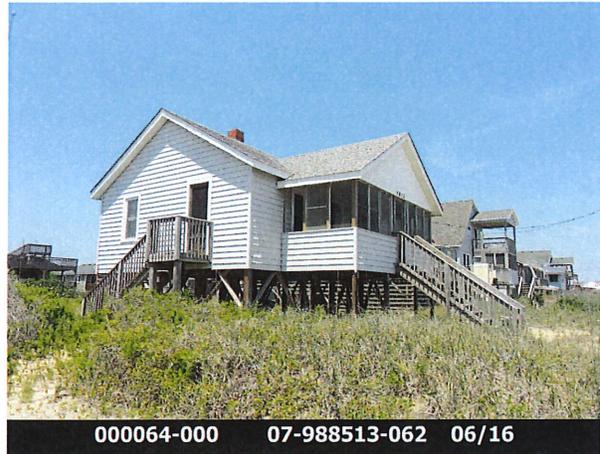
Multiple Lots: -

PlatCabSlide: PL: 1 SL: 138A Units: 1

Deed Date: 10/27/2020

BkPg: [2427/0675](#)

**Parcel Status:** ACTIVE



**Property Use:** RESIDENTIAL

**3308 N VA DARE TRL**

<b>BUILDING USE &amp; FEATURES</b>	<b>Tax Year Bldg Value: \$71,500</b>	<b>Next Year Bldg Value: \$106,400</b>
Building Use:	BUNGALOW OR OLD STYLE	
Exterior Walls:	VINYL / ALUM	<b>Actual Year Built: 1955</b>
Full Baths:	1 Half Baths: 0	
Bedrooms:	2	
Heat-Fuel:	3 - ELECTRIC	
Heat-Type:	2 - FORCED AIR	<b>Finished sqft for building 1: 660</b>
Air Conditioning:	4 -CENTRAL W/AC	<b>Total Finished SqFt for all bldgs: 660</b>
<b>MISCELLANEOUS USE</b>	<b>Tax Year Misc Value: \$0</b>	<b>Next Year Misc Value: \$0</b>

<b>LAND USE</b>	<b>Tax Year Land Value: \$240,000</b>	<b>Next Year Land Value: \$240,000</b>
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Land Description : 07-Residential Beach Rd

**TOTAL LAND AREA:** 7500.00 square feet

<b>Tax Year Total Value: \$311,500</b>	<b>Next Year Total Value: \$346,400</b>
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\*Values shown are on file as of June 25 2021



**000064-000**

**07-988513-062**

**06/16**

3308 NVDT





