



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

NOTICE OF PUBLIC MEETING

NOTICE is hereby given that on Tuesday, September 7, 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. The meeting will be conducted in-person and social distancing guidelines, including mandatory masks, will be observed. The items to be discussed are listed below:

AGENDA

Call to Order

Agenda Approval

Approval of the Minutes of July 6, 2021

Old Business

New Business

- 1. Landmark Designation Report – 500 West Avalon Drive**
- 2. Landmark Designation Report – 3208 North Virginia Dare Trail**

Adjournment

Posted this 2nd day of September 2021.

Jennifer Stecher

Clerk to the Historic Landmark Commission

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, July 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; Ryan Lang, Senior Planner; and Jennifer Stecher, Clerk to the HLC

Call to Order

Chairperson Sandie Markland called the meeting to order at 8:32 a.m. and thanked everyone for attending.

Agenda Approval

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

Approval of the Minutes of April 6, 2021

Mr. Harrell moved to approve the minutes of the April 6, 2021, HLC meeting as presented. T. Dillon Heikens seconded the motion, which passed by a unanimous, 5-0, vote.

Old Business

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

After discussion the group agreed to put it on the December 2021 agenda with a potential Historic Landmarks Open Homes Ceremony and Tour for Friday, October 7th of 2022. Mr. Harrell moved to put off home tour until October 2022 (October 7th, 2022, Friday of Columbus day weekend). Toni Dorn seconded the motion, which passed by a unanimous, 5-0, vote.

New Business

1. Potential Designation Interest – 3208 N. Virginia Dare Trail

The members discussed and viewed photos of the property (included in meeting packet) which led to a unanimous decision to direct Staff to prepare a designation report for the property.

2. Potential Designation Interest – 3308 N. Virginia Dare Trail

After discussion and viewing photos of the property (included in meeting packet) the group unanimously decided against pursuing the property as a historical designation.

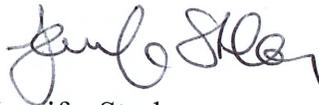
501 S. Virginia Dare Trail – Coggins/Lassiter Cottage – email correspondence with Chairperson Markland and potential owners

Chairperson Markland updated the group regarding 501 S. Virginia Dare Trail that was on the April agenda requesting a certificate of appropriateness for demolition. The potential owners expect to close in early August and did not understand that they would be responsible to make an effort to preserve the property. Staff will contact the potential owners and explain the process and possibilities. Mr. Ray will update the group regarding this property at the next HLC meeting.

Adjournment

There being no other business before the Historic Landmarks Commission at this time, Mr. Heikens moved to adjourn, which Ms. Simpson seconded. The motion carried by a vote of 5-0. It was 9:00 a.m.

Submitted by:



Jennifer Stecher
Clerk to the Historic Landmarks Commission

Local Historic Landmark Report
500 W Avalon Drive

This application initiates consideration of a property for designation as a Kill Devil Hills Local Historic Landmark by the Historic Landmarks Commission and the Board of Commissioners. It enables evaluation of the resources to determine if it qualifies for designation.

1. Historical Name
Sharp Cottage

2. Location of the Property
500 W Avalon Drive
Pin #988517009173
Attached is a copy of a Dare County Tax Map depicting the property.

3. Owner of the Property
Kathryn R Sharp
1506 Ketch Lane
Kill Devil Hills, NC 27948

4. Representative Photographs of the Property
Photos are attached.

5. Deed Book and Legal Description of the Property
Attached is a complete chain of title for the property. The most current deed reference is in Dare County Deed Book 2422 page 0100. The property is shown on Dare County Tax Map 9885(17). The Tax Parcel number is 001530000. Dare County tax Record is attached for reference.

6. Architectural Description of the Property
To be completed by the Architect.

7. Historic Discussion of the Property
This house was built in 1960, according to Dare County tax records. The structure is located in the Avalon Beach Subdivision, which was developed by Robert Young and C.A. "Sug" York in the 50's and 60's. Mr. Young contracted many houses in the subdivision all flat tops with the same floor plans. Mr. Bullock purchased the property from Robert Young in 1957. This was the first subdivision in the area that was marketed and priced for the middle class. Mr. York and Mr. Young sent promotional flyers and other advertisements to employees at the Norfolk shipyard and Ford Motor Company Plant in Tidewater. The lots sold for between \$3,000 and \$5,000 at the time. The house was sold by Mrs. Bullock to George Samko of Hopewell, Virginia in 1967, who owned and maintained the house until 2020 when it was sold to Kathryn Sharp of Kill Devil Hills, North Carolina.

8. Assessment of the Significance of the Site

A. *Special Significance in terms of its history, architecture, and/or cultural importance:*

Built in 1960, this structure ushered in the era of affordable homes on inexpensive land. This was the first working class development on the Outer Banks. Its unique architecture was prominent at the time for its affordability. In the 1950's Avalon Beach was the largest residential development on the Outer Banks. The property is well preserved and maintains its original historic character. This house was a rental house for the owner. CA York and Robert Young were the primary developers and realtor in Avalon Beach and were the first to market to the middle class even offering financing for the land.

B. *Integrity of the property's design, setting, workmanship, materials, feeling and/or association:*

The property is unaltered from its original appearance. The house was constructed in 1960 for Mr. J.C. Bullock of Camden, South Carolina. CA 'Sug' York constructed most of the houses in the Avalon Subdivision. He used family and friends to build the houses. Wallace Shannon of Manteo did all the block work, Rosco Gallop was the roofer and Smitty Smith was the electrician. There have been no additions to the original footprint of the house since it's construction in 1960. The house is approximately 884 square feet constructed of concrete block on slab with a flat roof. Because of the simple architectural designs, bright and vibrant colors were utilized for individuality and aesthetics

9. Assessment of the Property's Suitability for Preservation or Restoration, Educational Value, and Possibilities for Adaptive or Alternative Use

The property is in very good condition. The property has no physical changes since it construction in 1960. There are approximately a dozen of these structures in their original condition in Kill Devil Hills. It is one of the best examples of this type of architecture built in the time period. The colors are traditional for this type of dwelling as is the enclosed porch and flat roof.

10. Total Tax Value of the Property

Total value of the property is \$86,000 according to the Dare County Tax Office.

11. National Register Criteria met by Property

Non-Applicable

12. Documentation for Inclusion of Accompanying Land

The lots on which the structure is located provide an appropriate setting for the building.

CHAIN OF TITLE

1. 23rd day of May 1957 by Robert A. Young and wife Mary Young of Dare County, State of North Carolina, as parties of the first part, to J.C. Bullock and wife, Beulah Bullock of 1815 Jefferson Davis Highway Camden, South Carolina. Hereinafter designated as parties of the second part whether one or more. A certain tract, lot or parcel of land in Atlantic Township, Dare County, North Carolina, and described as follows: Being Lot No. 165, as shown on Map or Plat of Avalon Beach, made by T.R. Pettit, Registered North Carolina Engineer dated June 1950, which said Map or Plat is duly of record in the Office of the Register of Deeds of Dare County, North Carolina, in Map Book 1, at page 107. Together with easements in, to, on and over all roads and community beaches on the Atlantic Ocean and Kitty Hawk Bay as designated on the aforesaid Map or Plat, which said privileges shall be in common with other property owners of Avalon Beach and annexes thereto.
2. THIS DEED, made this 13th day of October, 1967, by and between Beulah Bullock, widow, as Grantor to George Samko and wife Margaret P. Samko, as Grantees, of 107 North 14th Avenue Hopewell, Virginia; All that certain lot of land lying and being in Kill Devil Hills, Atlantic Township, Dare County, North Carolina, and more particularly described as follows: Being Lot No. 165 of the subdivision known as Avalon Beach as shown on map or plat thereof made by T.R. Pettit, Registered North Carolina Engineer, dated June, 1950, and duly of record in Map Book 1, page 107, Public Registry of Dare County, North Carolina.
3. This deed, made and entered into this 24th day of October, 2011 by and between George Samko, widower, hereinafter referred to as "Grantor"; and Lorraine E. Samko, trustee of the George Samko Irrevocable Trust dated March 18, 2011 and any amendments thereto, hereinafter referred to as "Grantee". Grantor and Grantee's mailing address is 637 Sirine Avenue Virginia Beach, VA 23462-2133. Tract One: Being Lot No. 164, of the subdivision known as Avalon Beach as shown on map or plat thereof made by T.R. Pettit, Registered North Carolina Engineer, dated June, 1950, and duly of record in Map Book 1, page 107, Public Registry of Dare County, North Carolina.
4. THIS DEED made 7th day of October, 2020 by and between GRANTOR Lorraine E. Samko, Trustee of the Lorraine E. Samko Revocable Trust dated September 13, 2013, and any amendments thereto 637 Sirine Avenue Virginia Beach, VA 23462 and GRANTEE Kathryn R. Sharp, divorced and not remarried 1506 Ketch Lane Kill Devil Hills, NC 27948

County of Dare, North Carolina

*Owner and Parcel information is based on current data on file and was last updated on April 23 2021

Primary (100%) Owner Information:

SHARP, KATHRYN R
 1506 KETCH LN
 KILL DEVIL HILLS NC 27948

Parcel Information:

Parcel: 001530000 PIN: 988517009173
 District: 07- KILL DEVIL HILLS
 Subdivision: AVALON BEACH
 LotBlkSect: LOT: 165 BLK: SEC:
 Multiple Lots: -
 PlatCabSlide: PL: 1 SL: 107 Units: 1
 Deed Date: 10/09/2020
 BkPg: [2422/0100](#)
Parcel Status: ACTIVE



Property Use: RESIDENTIAL

500 W AVALON DR

BUILDING USE & FEATURES	Tax Year Bldg Value: \$86,600	Next Year Bldg Value: \$86,600
Building Use:	FLAT ROOF	
Exterior Walls:	STUCCO	Actual Year Built: 1960
Full Baths:	1 Half Baths: 0	
Bedrooms:	2	
Heat-Fuel:	1 - NONE	
Heat-Type:	1 - NONE	Finished sqft for building 1: 884
Air Conditioning:	1 -NONE	Total Finished SqFt for all bldgs: 884
MISCELLANEOUS USE	Tax Year Misc Value: \$0	Next Year Misc Value: \$0

LAND USE	Tax Year Land Value: \$90,000	Next Year Land Value: \$90,000
Land Description :	07-Residential Subdivision	

TOTAL LAND AREA: 5000.00 square feet

	Tax Year Total Value: \$176,600	Next Year Total Value: \$176,600
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*Values shown are on file as of April 23 2021

Local Historic Landmark Report
3208 North Virginia Dare Trail

This application initiates consideration of a property for designation as a Kill Devil Hills Local Historic Landmark by the Historic Landmarks Commission and the Board of Commissioners. It enables evaluation of the resources to determine if it qualifies for designation.

1. Historical Name
Wolcott Cottage

2. Location of the Property
3208 North Virginia Dare Trail
Pin #988513047617
Attached is a copy of a Dare County Tax Map depicting the property.

3. Owner of the Property
Lana Hobbs Wolcott
929 Ditchley Rd
Virginia Beach VA 23451

4. Representative Photographs of the Property
Photos are attached.

5. Deed Book and Legal Description of the Property
Attached is a complete chain of title for the property. The most current deed reference is in Dare County Deed Book 0800 page 0601. The property is shown on Dare County Tax Map 9885(13). The Tax Parcel number is 0000810000. Dare County tax Record is attached for reference.

6. Architectural Description of the Property
To be completed by the Architect.

7. Historic Discussion of the Property
The house was built in 1952 by the previous owners H.A. and Rebie Britton. The structure is located in the East Orville Beach Subdivision. Mr and Mrs. Britton purchased the land in 1952 from Peter Peterson. The house was built as a second home and their primary residence was in Jackson, North Carolina. The house was used as a summer home for many years. The house was then sold in 1970 to the Dail family of Virginia. In 1992 it was then sold to the Wolcott family who has owned it since.

8. Assessment of the Significance of the Site

A. *Special Significance in terms of its history, architecture, and/or cultural importance:*
The house was built in 1952 and served as a second home to H.A. and Rebie Britton of Northampton County, North Carolina. Orville Beach East Subdivision has two dozen homes that were built prior to 1970. Around this time these lots were considered very affordable and were bought and built commonly as second homes. Additionally, the architecture of the structure was common due to the affordability.

B. *Integrity of the property's design, setting, workmanship, materials, feeling and/or association:* The property is well preserved and maintains its original character. The architecture is typical of Outer Banks style houses. The house is approximately 884 square feet constructed of concrete block on slab with a flat roof. Because of the simple architectural designs, bright and vibrant colors were utilized for individuality and aesthetics.

9. Assessment of the Property's Suitability for Preservation or Restoration, Educational Value, and Possibilities for Adaptive or Alternative Use

The property is in very good condition. The property has no physical changes since its construction in 1952. There are approximately a dozen of these structures in their original condition in Kill Devil Hills. It is one of the best examples of this type of architecture built in the time period. The colors are traditional for this type of dwelling as is the enclosed porch and flat roof.

10. Total Tax Value of the Property

Total value of the property is \$84,600 according to the Dare County Tax Office.

11. National Register Criteria met by Property

Non-Applicable

12. Documentation for Inclusion of Accompanying Land

The lots on which the structure is located provide an appropriate setting for the building.

CHAIN OF TITLE

1. THIS DEED made this the 8th day of July 1952 by Peter A. Peterson and wife Margaret Peterson of the County of Monmouth, State of New Jersey, parties of the first part, to H. A. Britton and wife, Rebie G. Britton, of Jackson, State of North Carolina as estate by the entirety, parties of the second part; All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C. and known as, designated and being Lot No. 4, in Block 5, of the subdivision known as Orville Beach. Map or Plat of said subdivision made by J.L. Foy, registered surveyor, August 1948, and duly recorded in Map Book 1, page 138, in the office of the Register of Deeds of Dare County, N.C., reference to which is hereby made for a more particular description of the lands above described.
2. THIS DEED, made the 17th day of August, 1970, by H.A. Britton and wife, Rebie G. Britton of Northhampton County, North Carolina, parties of the first part, to Robert C. Dail of the State of Virginia, party of the second part; Tract No. 1: All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C. and known as, designated and being Lot No. 4, in Block 5, of the subdivision known as Orville Beach. Map or Plat of said subdivision made by J.L. Foy, registered surveyor, August 1948, and duly recorded in Map Book 1, page 138, in the office of the Register of Deeds of Dare County, N.C., reference to which is hereby made for a more particular description of the lands above described. It being identical property conveyed to H.A. Britton and wife, Rebie G. Britton by deed of Peter A. Petersen and wife, Margaret Petersen, dated July 8, 1952 and recorded in Book 44, Page 225, Dare County Public Registry.
3. THIS DEED, made this 22nd day of January 1971, by as Grantors, Robert C. Dail and wife Carrie R. Dail, as Grantors, whether one or more, to Robert C. Dail and wife, Carrie R. Dail, as tenants by the entirety, of 224 Waller Mill Road, Williamsburg, Virginia 23185, as Grantees, whether one or more; All those certain lots together with the improvements thereon designated and being Lots No. 4, 5, and 6, of Block 5, of the subdivision known as Orville Beach. Map or Plat of said subdivision made by J.L. Foy, registered surveyor, August 1948, and duly recorded in Map Book 1, page 138, in the office of the Register of Deeds of Dare County, N.C., reference to which is hereby made for a more particular description of the lands herein described. It being the same lands conveyed to Robert C. Dail by deed of H. A. Britton et ux recorded in Book 168, 163, Public Registry of Dare County, North Carolina.
4. THIS DEED made this 5th day of May 1992, by and between GRANTOR CARRIE R. DAIL, widowed and not remarried GRANTEE LANA HOBBS WOLCOTT 929 Ditchley Road Virginia Beach, Virginia 23451. All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C. and known as, designated and being

Lot No. 4, in Block 5, of the subdivision known as Orville Beach. Map or Plat of said subdivision made by J.L. Foy, registered surveyor, August 1948, and duly recorded in Map Book 1, page 138, in the office of the Register of Deeds of Dare County, N.C., reference to which is hereby made for a more particular description of the lands herein described.

County of Dare, North Carolina

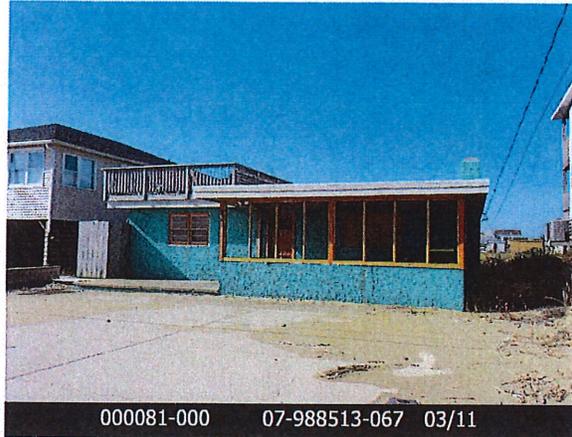
*Owner and Parcel information is based on current data on file and was last updated on June 25 2021

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

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

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

TOTAL LAND AREA: 7500.00 square feet

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

3208NVDT



3208 NVDI

