



# TOWN OF KILL DEVIL HILLS

*Land Where Flight Began*

## NOTICE OF PUBLIC MEETING

NOTICE is hereby given that on Tuesday, October 5, 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 items to be discussed are listed below:

### AGENDA

**Call to Order**

**Agenda Approval**

**Approval of the Minutes of September 7, 2021**

**Public Hearings**

- 1. Historic Landmark Designation – 500 West Avalon Drive – Sharp Cottage**
- 2. Historic Landmark Designation – 3208 North Virginia Dare Trail – Wolcott Cottage**

**Old Business**

**New Business**

**Adjournment**

All citizens are cordially invited to attend.

Posted this 29<sup>th</sup> day of September 2021.

Jennifer Stecher  
Office Assistant

*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*

*Post Office Box 1719 • 102 Town Hall, Kill Devil Hills, North Carolina 27948 • 252-449-5300 • [www.kdhnc.com](http://www.kdhnc.com)*

**Minutes of the Tuesday, September 7, 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, Clyde “Andy” Harrell, and Mary Simpson

**Members Absent:** Vice-Chairperson Toni Dorn, T. Dillon Heikens

**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 8:33 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, 3-0, vote.

**Approval of the Minutes of July 6, 2021**

Mr. Harrell moved to approve the minutes of the July 6, 2021, HLC meeting as presented. Ms. Simpson seconded the motion, which passed by a unanimous, 3-0, vote.

**New Business**

**1. Landmark Designation Report – 500 West Avalon Drive**

Ryan Lang gave an overview and history of the property and noted the house is well preserved. Cameron Ray handed out the architecture’s report of the property, done by Chris Nason, for the board members to look over. The architecture’s report will be made part of the meeting packet. Staff recommends scheduling the required public hearing for the next HLC meeting. The HLC members reviewed and discussed the group’s interest in continuing the process to have 500 West Avalon Drive designated as a historical landmark.

Mr. Harrell moved to set a public hearing for Tuesday, October 5, 2021, at 8:30 a.m. on the designation of 500 West Avalon Drive. Ms. Simpson seconded the motion, which passed unanimously, 3-0.

## **2. Landmark Designation Report – 3208 North Virginia Dare Trail**

Ryan Lang gave an overview and history of the property and noted the house has maintained its original character. Cameron Ray handed out the architecture's report of the property, done by Chris Nason, for the board members to look over. The architecture's report will be made part of the packet. Staff recommends scheduling the required public hearing for the next HLC meeting. The HLC members reviewed and discussed the group's interest in continuing the process to have 3208 North Virginia Dare Trail designated as a historical landmark.

Ms. Simpson moved to set a public hearing for Tuesday, October 5, 2021, at 8:30 a.m. on the designation of 3208 North Virginia Dare Trail. Mr. Harrell seconded the motion, which passed unanimously, 3-0.

### **Adjournment**

There being no other business before the Historic Landmarks Commission at this time, Mr. Harrell moved to adjourn, which Ms. Simpson seconded. The motion carried by a vote of 3-0. It was 8:47 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  
The house located at 500 West Avalon Street is comprised of a one-story single family structure with a flat membrane roof. The footprint is largely rectangular with a carport to the right of the structure. The home is low and horizontal in character. In terms of materials, the house is a roughly troweled stucco finish. It is painted grey and there is no trim at the corners of the house. The windows and doors are white with wide white trim. The roof is a horizontal white band to match the windows. A white chimney peeks over the elevation from the center of the home. The front of the house faces South and is largely flat in appearance. Windows are double hung units. The carport wraps along the East side and contains a door to the interior. The side of the carport has grey stucco on the bottom and white trimmed board/batten above. On the North side, there are bump-outs for living area as well as a screen porch. This is much less flat than the other elevations. The East side has several windows, a grey painted exterior shower as well as access to the screen porch. Large operable white and grey shutters allow for the screen porch to be enclosed.

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. "Shug" 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. The Samko family bought the house fully furnished along with the adjacent lots for \$30,000. Lorraine Samko owned and maintained the house until 2020 when it was sold to Kathryn Sharp of Kill Devil Hills, North Carolina. The Bullock and Samko families used the house for vacations in the summer and was not rented out. Lorraine Samko recalled that she and her mother would come for the summer, while her father came on the weekends until fall. Ms. Sharp currently has the house in a rental program.

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. The house was used as a vacation home by both the Bullock and Samko families until it was sold to Ms. Sharp who has it in a rental program. 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 "Shug" 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 its 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 its 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 \$176,600 according to the Dare County Tax Office.

11. Documentation of Historical Significance to the Town of Kill Devil Hills.

The structure was built in 1960 in the height of development in Avalon Beach. J.C. Bullock purchased the property from Robert Young who also constructed the house. His partner, financial backer and brother-in-law was CA "Shug" York, who held various political seats (Commissioner and Mayor) in Town from 1959-1973. Mr. York moved to the Outer Banks in the late 1940's from Greensboro, NC. He brought with him about seven families of relatives, including Robert Young, and they worked with him on the Avalon Beach development. In the 1950's there were hundreds of structures of this type built creating the largest residential development on the Outer Banks at the time. The Avalon Beach Subdivision was marketed as affordable second homes for the working class. Previous owner Lorraine Samko recalled that the house never had flood waters from either the sound or ocean reach the property from hurricanes or the Ash Wednesday Storm. And never received any major damage from past storm events.

12. Documentation of Architectural Significance to the Town of Kill Devil Hills.

The house is an original concrete block structure with stucco siding. The Avalon flattop style was copied from the flat top designed and built by Frank Stick in Southern Shores. It is similar to a number of houses built in Kill Devil Hills in the late 50s and early 60s whose design is unique to that period for its architectural significance. Mr. Young constructed this house and many others with the same design and floor plan. He used friends and family to construct the houses and was able to do so quickly and inexpensively. These structures introduced an era in Town that attracted the working class to the Outer Banks making it no longer just for the wealthy elites. The structure is in excellent condition, having minor upgrades for HVAC, it remains basically unchanged since it was constructed.

13. National Register Criteria met by Property

Non-Applicable

14. 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. 23<sup>rd</sup> 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 13<sup>th</sup> 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 14<sup>th</sup> 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 24<sup>th</sup> 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 7<sup>th</sup> 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





September 20, 2021

North Carolina State Historic Preservation Office  
ATTN: Kristi Brantley, Local Preservation Commission/CLG Coordinator  
4617 Mail Service Center  
Raleigh, NC 27699-4617

Subject: Proposed Historic Landmark Designation Reports – 500 Avalon Drive West

Dear Ms. Brantley:

Attached to this letter is a Local Historic Landmark Designation Report for State review. The property is located at 500 Avalon Drive West. The site has a unique historic, cultural and architectural significance to the Town of Kill Devil Hills. The Historic Landmarks Commission has been diligent in creating and landmark inventory and prioritizing potential landmarks for designation. The site has owner cooperation and the owner has assisted in recreating the history of the structures. The Landmarks Commission is eager to receive state comments and guidance regarding these prospective Landmarks.

If you have any questions or need more information please do not hesitate to contact me at 252-449-5315 or [rlang@kdhnc.com](mailto:rlang@kdhnc.com).

Cordially,

Ryan Lang, Senior Planner

**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  
The house located at 3208 North Virginia Dare Trail is comprised of a one-story single family structure with a flat membrane roof. The footprint is largely rectangular with a bump-out at the front for a covered porch and at the back for living area. The profile of the home is low and horizontal. In terms of materials, the house is a roughly troweled stucco finish. It is painted turquoise and there is no trim at the corners of the house. The windows and doors are white with minimal white trim. The roof is a horizontal white band to match the windows. The front of the house faces East and is broken up with a covered entry porch that might have once been screened in. The stucco runs underneath the screen porch openings for a consistent look. Finally pressure treated shower is visible from the front step. Windows are paired double hung units. On the North side, there are additional double hung windows and what looks to be a bump-out from what may have at one time been a chimney. The West side is enclosed by a fence and has a door opening out on a wood deck at grade level. The South façade is similarly horizontal with several double hung windows.

7. Historic Discussion of the Property

The structure was built in 1952. Mr. and Mrs. Britton purchased the land in 1952 from Peter Peterson. It is located in the Orville Beach Subdivision, which was platted in 1948. The house was built as a second home and their primary residence was in Jackson, North Carolina. The Britton family did not rent out the house, it was just used by family and close friends. For many years this was one of the few houses along this block of NC12. The house was then sold in 1970 to the Dail family of Virginia. The Dail family owned the two adjacent houses to the north and south, and rented all three to vacationers in the summer. In 1992 it was then sold to the Wolcott family who has owned it since. The Wolcott family starting in 2020 winterized the house, and currently have it in a rental program.

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. The design and build of the structure mirrors those of the first flat top houses in Southern Shores, built by developer Frank Stick. They were quick and affordable to build.

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 flat top style houses. After WWII lumber was very expensive and unavailable to most people. The architectural design is based off of the larger flat top cottages in Southern Shores designed by Frank Stick, a local developer. The house is approximately 936 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. The house has had minor interior upgrades, along with a new flat roof and HVAC units added in 2020. And existing roof top deck was removed during the reconstruction of the roof. The property maintains its original integrity of design, setting, workmanship, feeling and association.

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 major 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 \$328,100 according to the Dare County Tax Office.

11. Documentation of Historical Significance to the Town of Kill Devil Hills.

In the 1950s there were hundreds of structures of this type built in the Town of Kill Devil Hills. This size and style of house were marketed as affordable second homes for the working class. Orville Beach Subdivision was one of the earliest subdivisions in the Town. For many years the house did not have ocean front houses across the street until the early 1970s. The house has survived the Ash Wednesday Storm of 1962 with minimal damage. Other major storms that the structure survived include the Halloween Storm of 1991, and Hurricane Isabel. These major storms did little to no damage to the structure. The house has been a family vacation house for the past 30 years, mostly in the summer as it did not have heat, but prior to that was used as a seasonal rental property to families on summer vacation.

12. Documentation of Architectural Significance to the Town of Kill Devil Hills.

The house is an original concrete block structure with stucco siding. The flat top style was copied from the flat tops designed and built by Frank Stick in Southern Shores. It is similar to a number of houses built in Kill Devil Hills in the 1950s whose design is unique to that time period for its architectural significant, with flat roofs and enclosed front porches. Concrete was used in the construction due to the short supply of lumber after WWII. The design was created both for its affordability and function, as concrete was very durable and helped keep the structure cool in the summer months. This style and size of homes introduced an era in Town that attracted the working class to the Outer Banks making it no longer just for the wealthy elites. This structure is in excellent condition and remains largely unchanged since it was constructed 50 years ago.

13. National Register Criteria met by Property

Non-Applicable

14. 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 8<sup>th</sup> 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 17<sup>th</sup> 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 22<sup>nd</sup> 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 5<sup>th</sup> 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.





September 20, 2021

North Carolina State Historic Preservation Office  
ATTN: Kristi Brantley, Local Preservation Commission/CLG Coordinator  
4617 Mail Service Center  
Raleigh, NC 27699-4617

Subject: Proposed Historic Landmark Designation Reports – 3208 North Virginia Dare Trail

Dear Ms. Brantley:

Attached to this letter is a Local Historic Landmark Designation Report for State review. The property is located at 3208 North Virginia Dare Trail. The site has a unique historic, cultural and architectural significance to the Town of Kill Devil Hills. The Historic Landmarks Commission has been diligent in creating and landmark inventory and prioritizing potential landmarks for designation. The site has owner cooperation and the owner has assisted in recreating the history of the structures. The Landmarks Commission is eager to receive state comments and guidance regarding these prospective Landmarks.

If you have any questions or need more information please do not hesitate to contact me at 252-449-5315 or [rlang@kdhnc.com](mailto:rlang@kdhnc.com)

Cordially,

Ryan Lang, Senior Planner