



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

NOTICE OF PUBLIC MEETING

NOTICE is hereby given that on Wednesday, October 11, 2023, at 8:30 a.m., the Kill Devil Hills Historic Landmarks Commission will hold a regular meeting in the Town Hall Meeting Room, 102 Town Hall Drive, Kill Devil Hills. The items to be discussed are listed below:

AGENDA

Call to Order

Agenda Approval

Approval of the Minutes of July 12, 2023

Ongoing Business

New Business

1. Local Historic Landmark Report and Proposed Ordinance – 500 W. Avalon Drive: Sharp Cottage

Adjournment

All citizens are cordially invited to attend.

Posted this 4th day of October 2023.

Jennifer Stecher

Administrative Assistant/Deputy Town Clerk

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

Minutes of the Wednesday, July 12, 2023, Meeting of the Kill Devil Hills Historic Landmarks Commission (HLC) held at 8:30 a.m. in the Town Hall Meeting Room, 102 Town Hall Drive, Kill Devil Hills.

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

Members Absent:

Others Present: Cameron Ray, Assistant Planning Director; Ryan Lang, Senior Planner; and Jennifer Stecher, Administrative Assistant/Deputy Town Clerk

Call to Order

Chairperson Sandie Markland called this meeting to order at 8:30 a.m. and thanked everyone for attending.

Agenda Approval

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

Approval of the Minutes of March 8, 2023

Mr. Harrell moved to approve the minutes of the March 8, 2023, HLC meeting. Ms. Dorn seconded the motion, which passed by a unanimous, 5-0, vote.

Ongoing Business

Potential Designations

As of the meeting date Assistant Director Cameron Ray had received one response back from a property owner that they were not interested in participating in the historical preservation program and no other responses were received.

500 West Avalon Drive will be participating in the historical preservation program sometime this fall; a report on the property is in its final draft.

Three properties that HLC members were to look at from the previous meeting:

- 2804 North Virginia Dare Trail – The group felt the property owners have kept up maintenance on it and it looks nice. The group would like Staff to reach out to the property owner about participating in the historical preservation program.

- 2041 North Virginia Dare Trail – The property was built in 1940 and is listed as Bungalow or Old Style. Staff would need to do more research to see if meets the criteria for the historical preservation program. The group agreed to proceed with research on the property and reach out to property owners.
- 3202 North Virginia Dare Trail - This property has not been maintained. Owners have expressed interest in the past. Staff recommended the group keep it on the radar to see if it becomes properly maintained. Mr. Fletcher asked if they have asbestos walls would make a difference in the cost of refurbishing the property. Staff said the property does not have asbestos walls.

Ms. Markland asked about research results for commercial properties participating in the historical preservation program as they have discussed at previous meetings. Mr. Ray said he reached out to the state and 50% is the tax break for commercial properties. Mr. Ray doesn't want to search for ways to lose revenue for the Town. If a historical commercial property is in a position where they may need to sell as a last resort it could be a possibility for the Town to step in and offer the property to participate in the historical preservation program. The commercial property would need to meet all requirements to participate in the program.

The current property owners at 1614 N Virginia Dare Trail historic designated property would like to put in a pool. The property owner needs to reconfigure some of the lot coverage to balance the requirements to remain in the program. Once completed, the property owner will submit plans for review.

New Business

1. Election of Chairperson and Vice Chairperson

Jennifer Stecher, Clerk to the HLC, opened the floor to nominations for Chairperson. Mr. Harrell nominated Ms. Markland as the Chairperson for a term to expire in July 2024. Mr. Fletcher seconded the nomination. There being no other nominations, they were closed, and Ms. Markland was elected the Chairperson by a vote of 5-0.

Ms. Stecher opened the floor to nominations for Vice-Chairperson. Mr. Harrell nominated Ms. Dorn as the Vice-Chairperson for a term to expire in July 2024. Ms. Markland seconded the nomination. There being no other nominations, they were closed, and Ms. Dorn was elected the Vice-Chairperson by a vote of 5-0.

2. 2023 Historic Landmarks Open House - Discussion

October 6, 2023, would be the proposed Friday for the 2023 Historic Landmark Commission Historic Home Tour Open House. The opening ceremony is ideal to inform the public about the Historic Landmarks program. The Parade of Homes also coincides with this

weekend. The autumn is ideal with the weather and homeowners already have the houses open for the season. Many of the same houses usually participate and there is a possibility that those homeowners may be burned out doing it every year.

Staff will send out interest letters to the homeowners and see how many would be interested in participating in the October 2023 Historical Home Tour. Staff will report to the HLC members on the homeowners' preferences and interest in participation.

Adjournment

There being no other business before the Historic Landmarks Commission at this time, Ms. Dorn moved to adjourn, and Mr. Heikens seconded. The motion was carried by a vote of 5-0. It was 8:54 a.m.

Submitted by:

Jennifer Stecher
Administrative Assistant/Deputy Town Clerk

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

PLANNING DEPARTMENT

October 11, 2023

Memorandum

To: Historic Landmarks Commission

From: Ryan Lang, Senior Planner *RL*

Subject: Public Hearing – 500 West Avalon Drive: Sharp Cottage

Attached with this memorandum you will find an ordinance for designation of 500 West Avalon Drive, Sharp Cottage, as a Local Historic Landmark. You will also find the Local Historic Landmark Report, which provides justification for the designation and State Preservation Office comments.

If the Commission is satisfied with the proposed ordinance, the Commission can forward the ordinance designating the Sharp Cottage, located at 500 West Avalon Drive, as a Local Historic Landmark to the Board of Commissioners recommending adoption after the required public hearing. Once adopted the ordinance will be filed with the register of deeds and the structure will be subject to the regulations outlined in Chapter 31 of the Town Code.

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING PROPERTY KNOWN AS SHARP COTTAGE
AND LOCATED AT 500 WEST AVALON DRIVE AS A LOCAL HISTORIC
LANDMARK

WHEREAS, pre-requisites to the adoption of this ordinance as prescribed in Part 3C, Chapter 160D-945 & 946 of the North Carolina General Statutes have been met; and

WHEREAS, the Kill Devil Hills Board of Commissioners has taken full consideration of all statements and information presented at the public hearing on _____ and considered the recommendations of the North Carolina Department of Cultural Resources on the question of designating the property known as Sharp Cottage located at 500 West Avalon Drive as a local historic landmark; and

WHEREAS, Sharp Cottage is located in the Avalon Beach Subdivision which was the first development marketed and priced for the middleclass that offered financing; and,

WHEREAS, the structure known as Sharp Cottage is of historic, architectural, and cultural significance in that it embodies the distinctive architectural characteristics of a Avalon Beach flattop; and

WHEREAS, in the 1950's and 1960's Avalon Beach Subdivision was the largest residential development in Kill Devil Hills, over a hundred flat top structures were constructed and sold by Robert Young and C.A. "Sug" York; and,

WHEREAS, Sharp Cottage is one of original Avalon Beach remaining flattops from that era; and,

WHEREAS, Sharp Cottage was constructed in 1960 for Mrs. E.R. Russell of Norfolk, Virginia; and

WHEREAS, Sharp Cottage maintains its original integrity of design, setting, workmanship, feeling, and association on both the exterior architecture and interior finishes; and,

WHEREAS, Sharp Cottage maintains its original architectural appearance with concrete block exterior, a screen porch and flat top roof; and,

WHEREAS, Sharp Cottage survived the Ash Wednesday Storm of 1962 with little damage as well as multiple other hurricanes and nor'easters that caused major damage to surrounding structures; and

WHEREAS, Sharp Cottage was built as a summer rental home but was converted to year-round use in the mid-1990's; and,

WHEREAS, Sharp Cottage has had no additions since its construction, there have been upgrades including central heating and air conditioning, however the house maintains the original floor plan layout; and,

WHEREAS, the Sharp Cottage age is one of the best examples of this type of architecture built in the time period, maintaining the traditional colors for this type of dwelling as well as the enclosed porch and flat roof synonymous with Avalon Beach flat tops; and,

WHEREAS, the location of Sharp Cottage in the Avalon Beach Subdivision on Avalon Drive is connected to the history of the structure;

NOW, THEREFORE, BE IT ORDAINED BY THE KILL DEVIL HILLS BOARD OF COMMISSIONERS THAT:

1. All of the property located at 500 WEST AVALON DRIVE in the Town of Kill Devil Hills is hereby designated as a local historic landmark pursuant to Chapter 160D-946 & 946 of the North Carolina General Statutes. The property is presently owned by Kathryn R Sharp and is identified on Dare County Tax Maps as Pin No. 988517009173 and is further described on Exhibit A attached hereto and made a part hereof.

2. The significant features of the building located on said property may not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without a Certificate of Appropriateness being issued by the Kill Devil Hills Historic Landmarks Commission. Any application for the demolition of this building shall require the waiting period set forth in 160D-946 & 946 of Chapter 160A.

For purposes of this designation, "significant features" shall be understood to include:

- a. The exterior of the building

b. The grounds

3. Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any architectural feature in or on the said building and property that does not involve a change in design, material or outer appearance, nor to prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a Kill Devil Hills Building Inspector or similar official certifies to the Kill Devil Hills Historic Landmarks Commission that such action is required for the public safety because of an unsafe or dangerous condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.

4. A suitable sign or plaque shall be posted indicating the property has been designated as a local historic landmark and containing any other appropriate information. If the owner consents, the sign or plaque shall be placed upon the building or property. If the owner objects, the sign or plaque shall be placed in the nearby public right-of-way.

5. The owner and occupants of the building known as "Sharp Cottage" shall be given notice of this ordinance as required by applicable law and copies of this ordinance shall be filed and indexed in the offices of the Town Clerk, Dare County Register of Deeds, the Town's Building Inspector and Dare County Tax Department as required by applicable law.

Read, approved, and adopted this _____ day of _____, 2023.

Town Clerk

Mayor

Approved as to form:

Town Attorney

NORTH CAROLINA
DARE COUNTY

I, the undersigned Notary Public do hereby certify that Harriet B. Banner personally appeared before me and acknowledged that she is the Deputy Town Clerk for the Town of Kill Devil Hills and that by authority duly given and as the act of the Town of Kill Devil Hills, the foregoing instrument was signed in its name by its Mayor, and attested by her as its Deputy Town Clerk. Witness my hand and official stamp or seal, this _____ day of _____, _____.

My commission expires _____

Notary Public

SEAL

Exhibit "A"

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.

Local Historic Landmark Report
500 West 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 West 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 Drive 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 along with the flat roof. The interior has been largely unchanged since it was constructed with just minor upgrades to appliances and bathroom fixtures. The property and structure would provide a great addition to

the Town's Historic Landmark inventory. It embodies both the recognizable style from the flat top designs from the 1950s. It also provides an example of how both the design and build of the flat tops were able to endure the elements.

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 with few minor renovations. These original flat top structures are becoming rare on the Outer Banks. Adding this house to the historic designation would provide the Town the ability to preserve a unique architectural design and classic style that was once prevalent both in this subdivision and throughout the adjoining towns.

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.

Bibliography

1. Lorraine Samko, Family owned the house and surrounding lots from 1967 to 2020. Ms. Samko lives in Virginia Beach, contacted by phone.
2. Kathryn R. Sharp, bought the house in 2020. Ms. Sharp lives in Kill Devil Hills, NC. Contacted by phone.
3. Christopher Nason, AIA Beacon Architecture and Design, PLLC Conducted the architectural review, and author of the architectural descriptions, Item No. 6

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 Three: 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.
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. 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.







Dare County - Property Records

001530000

500 W AVALON DR, KILL DEVIL HILLS, NC,
27948

SHARP, KATHRYN R

-
1506 KETCH LN
KILL DEVIL HILLS, NC,27948, USA

Assessed Value

\$176,600

PARCEL INFORMATION

Parcel ID	001530000	PIN	988517009173
Land Use Code	0100	Land Use Description	SINGLE FAMILY RESIDENTIAL
District	KILL DEVIL HILLS	Neighborhood	07130003
Zoning Code	RL	Zoning Desc.	RESIDENTIAL LOW DENSITY
Subdivision Code	A300	Subdivision	AVALON BEACH
Legal Desc.	LOT: 165 BLK: SEC:		
Plat Cab Slide	PL: 1 SL: 107		
Deed Date	10/09/2020	Book / Page	2422 / 0100
Tax Status	Taxable		

SECONDARY OWNERS

No data to display

ASSESSMENT DETAILS

REAL ESTATE ASSESSED VALUE

Land Value	\$90,000
Building Value	\$86,600
Other Improvements	\$0
Total Assessed	\$176,600

BILLING VALUE

Land Value	\$90,000
Building Value	\$86,600
Other Improvements	\$0
Total Value	\$176,600

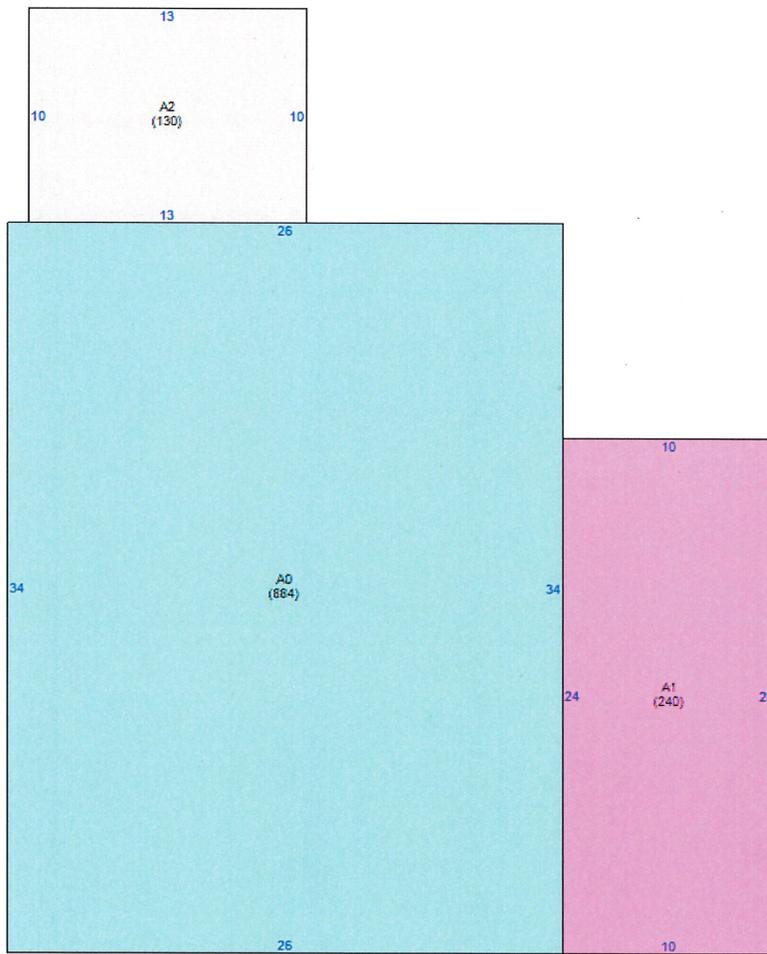
LAND

LAND DESCRIPTION	SQFT	ACRES	LAND VALUE
1 G13-07-Residential Subdivision	5,000	0.1148	\$90,000
Total Assessed	5,000	0.1148	\$90,000

BUILDINGS

BUILDING #: 1

Year Built	1960
Finished Area	884 SqFt
Stories	1
Style	FLAT ROOF
Exterior Wall	STUCCO
Heating / Cooling	NONE
Fuel Type	NONE
Bedroom(s)	2
Full Bath(s)	1
Half Bath(s)	0
Fireplace(s)	0
Attached Garage	NO
Units	N/A



	AREA INDEX	AREA
	0	884
+	1	240

11 - OFP OPEN FRAME PORCH

2

130

OTHER IMPROVEMENTS

No data to display

RECENT SALES HISTORY

The sales history includes only qualified sales made since January 1, 2016. A sale is qualified when it has been verified, by the appraiser, as an arm's length transaction for fair market value. Only qualified sales are considered in the appraisal process.

DEED DATE	SALE PRICE	DEED REFERENCE	DEED TYPE	GRANTOR	GRANTEE
10/09/2020	\$160,334	2422 / 0100	I - IMPROVED	SAMKO, LORRAINE E TTEE	SHARP, KATHRYN R

VALUE CHANGES

The value change history shows only changes in appraised value; it does not show exemptions, exclusions or deferrals that could reduce a property's taxable value. If any of these are in effect for a particular tax year, it will be shown on the property tax bill for that year. It is also possible that some previous value changes might be missing from this list or listed in the wrong order.

REVALUATION EFFECTIVE DATE	ASSESSED VALUE
01/01/2020	\$176,600
01/01/2013	\$94,700
01/01/2005	\$156,400

PERMITS

Permits issued in the past 6 years. All information deemed reliable but not guaranteed. For more information, please visit Dare County's [searchable permit site](#).

No data to display





North Carolina Department of Natural and Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

October 28, 2021

Ryan Lang, Senior Planner
Town of Kill Devil Hills
102 Town Hall Dr.
Kill Devil Hills, NC 27948

Via email: rlang@kdhnc.com

RE: Proposed Designation of the **Sharp Cottage, 500 W. Avalon Drive, Kill Devil Hills, Dare County,**

Dear Mr. Lang:

Thank you for submitting the report for the **Sharp Cottage, 500 W. Avalon Drive, Kill Devil Hills, Dare County**. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the Sharp Cottage is one of the rare existing examples of vacation homes built in Avalon Beach, the first working-class development on the Outer Banks. The one-story cottage, built in 1960, was influenced by Frank Stick's flat top designed houses.

We have shared recommendations with staff to perform some changes to the report. With these changes, we believe the designation report will provide the preservation commission and local governing board sufficient information to determine whether the Sharp Cottage possesses the requisite special local significance and integrity for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Kill Devil Hills Historic Landmarks Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once a decision has been made, please return a completed copy of the attached form to our office.

This letter serves as our comments on the proposed designation of the Sharp Cottage, 500 W. Avalon Drive, Kill Devil Hills, Dare County.

Please contact me at Kristi.brantley@ncdcr.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

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**

PLANNING DEPARTMENT

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.

Cordially,

A handwritten signature in blue ink, appearing to be "RL", is written over the typed name.

Ryan Lang, Senior Planner