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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

January 15, 2024

Memorandum

To: Debora P. Diaz, Town Manager

From: Cameron Ray, Assistant Planning Director 

Subject: Historic Landmarks Ordinance No. 15-10 – Amend Name of Designated Local
Historic Landmark at 201 Random Street

Attached is an amended Historic Landmarks Ordinance No. 15-10. On January 10, 2024 the Historic Landmarks Commission approved a certificate of appropriateness application for changing the name from the local historic landmark from the Young/Croarkin Cottage to the Markland Cottage as presented for the designated local historic landmark at 201 Random Street.

Staff recommends the Board of Commissioners approve the amended historic landmarks ordinance as presented.

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING PROPERTY LOCATED AT 201 RANDOM STREET
KNOWN AS MARKLAND COTTAGE 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 December 14, 2015 and considered the recommendations of the North Carolina Department of Cultural Resources on the question of designating the property known as Markland Cottage located at 201 Random Street as a local historic landmark; and

WHEREAS, Markland Cottage is located in the Virginia Dare Shores Subdivision which was the first subdivision in the Town developed by Frank Stick; and

WHEREAS, the Markland Cottage was built and marketed by Robert Young who was the first developer to market and price for the middleclass offering financing; and,

WHEREAS, the structure known as Markland Cottage is of historic, architectural, and cultural significance in that it embodies the distinctive architectural characteristics the low cost flattop; and

WHEREAS, in the 1950's and 1960's over one hundred, flat top structures were constructed and sold by Robert Young and C.A. "Sug" York; and,

WHEREAS, Markland Cottage was constructed in 1954 by Robert Young. The First owner Vernon J. Cassell and wife, Reba Mae Cassell were from Newport News, VA., who bought the house from Mr. Young; and,

WHEREAS, Markland Cottage was owned by Luther Kiger of Richmond, Va. from 1970 to 2006. He bought the property and house for \$7,000 and provided much of the history and relationship with the developer Robert Young; and,

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

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

WHEREAS, Markland Cottage survived the Ash Wednesday Storm of 1962 with little damage, other than water in the structure that was swept out, as well as multiple other hurricanes and nor'easters that caused major damage to surrounding structure; and

WHEREAS, Markland Cottage was built as a summer rental home; and,

WHEREAS, Markland Cottage has had no additions since its construction, there have been minor upgrades including window replacements in late 1980's and a portion of the block wall on the porch was removed due to damage; and

WHEREAS, the Markland Cottage is a good example 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 Markland Cottage in Virginia Dare Shores is connected to the history of the structure;

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

6. All of the property located at 201 RANDOM STREET in the Town of Kill Devil Hills is hereby designated as a local historic landmark pursuant to N.C.G.S. Chapters 160D-945 & 946. The property is presently owned by Mary Louise and Peter Markland and is identified on Dare County Tax Maps as Pin No. 988517119578 and is further described on Exhibit A attached hereto and made a part hereof.

7. 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

8. 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.

9. 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.

10. The owner and occupants of the building known as "Markland 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 _____, 2024.

Town Clerk

Mayor

Approved as to form:

Casey C. Varnell
Town Attorney

NORTH CAROLINA
DARE COUNTY

I, the undersigned Notary Public do hereby certify that James Michael O'Dell personally appeared before me and acknowledged that he is the 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 him as its Town Clerk. Witness my hand and official stamp or seal, this _____ day of _____, 2023.

SEAL

Notary Public

My commission expires _____

Exhibit "A"

All those certain lots or parcels of land known as, designated and being Lots 17 and 18, of Block 2, of the subdivision known as Virginia Dare Shores, "said plat being made by T. R. Pettit, Registered Engineer, dated July 1953, duly of record in Map Book 1, page 33 pf the Public Registry of Dare County, North Carolina. The property hereinabove described was acquired by Grantor by instrument recorded in Book 1261 page 254. A map showing the above described property is recorded in Plat Book 1 page 33.