



TOWN OF KILL DEVIL HILLS
Land Where Flight Began

NOTICE OF PUBLIC MEETING

NOTICE is hereby given that on Wednesday, October 9, 2024, 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

Public Hearings

1. Local Historic Landmark Designation – 2025 New Bern Street: Blanchard Cottage – Public Hearing
2. Local Historic Landmark Designation – 606 N. Memorial Blvd: Masters Cottage – Public Hearing

Public Comment

Approval of the Minutes of September 11, 2024

Ongoing Business

1. 2024 Historic Landmarks Open House

New Business

Adjournment

Posted this 3rd day of October 2024.

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

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 09, 2024

Memorandum

To: Historic Landmarks Commission

From: Ryan Lang, Senior Planner *RL*

Subject: Local Historic Landmark Designation – 2025 New Bern St: Public Hearing

Attached with this memorandum you will find a proposed ordinance for the designation of 2025 New Bern Street, Blanchard Cottage, owned by Angelique Furr and Samuel Blanchard as a Local Historic Landmark. You will also find the Local Historic Landmark Report, which provides justification for the designation and State Preservation comments.

If the Commission is satisfied with the proposed ordinance, the Commission can forward the ordinance designating the Blanchard Cottage, located at 2025 New Bern Street 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 LOCATED AT
2025 NEW BERN STREET AND KNOWN AS BLANCHARD COTTAGE
AS A LOCAL HISTORIC LANDMARK**

WHEREAS, prerequisites to the adoption of this ordinance as prescribed in Part 3C, Chapters 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 a public hearing on _____ and considered the recommendations of the North Carolina Department of Cultural Resources on the question of designating the property located at 2025 New Bern Street, Kill Devil Hills, known as Blanchard Cottage as a local historic landmark; and

WHEREAS, the structure known as Blanchard Cottage is located in the Avalon Beach Subdivision, which was the first development marketed and priced for the middle class that offered financing; and

WHEREAS, the structure known as Blanchard Cottage is of historic, architectural, and cultural significance in that it embodies the distinctive architectural characteristics of an Avalon Beach flat top; and

WHEREAS, in the 1950s and 1960s, Avalon Beach Subdivision was the largest residential development in Kill Devil Hills, with over one hundred flat top structures constructed and sold by Robert Young and Clarence A. “Sug” York; and

WHEREAS, the Blanchard Cottage is one of Avalon Beach Subdivision’s original remaining flat tops from that era; and

Proposed Ordinance designating property located at
2025 New Bern Street and known as Blanchard Cottage
as a Kill Devil Hills Local Historic Landmark

WHEREAS, the Blanchard Cottage was constructed in 1960 by the Harris Family; and

WHEREAS, the Blanchard Cottage was purchased in 1973 by the Baer Family for student seasonal employee housing for their family business the “Trading Post,” which was one of the only general stores in Kill Devil Hills during this time; and

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

WHEREAS, the Blanchard Cottage maintains its original architectural appearance with concrete block exterior and flat top roof; and

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

WHEREAS, the Blanchard Cottage was originally built as a summer rental home and is used as one today; and

WHEREAS, although the Blanchard Cottage has undergone no additions since its construction, there have been upgrades, including central heating and air conditioning; however, the house maintains the original floor plan layout with the exception of the covered porch is now a sun room; and

WHEREAS, the Blanchard Cottage 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 flat roof synonymous with Avalon Beach flat tops; and

WHEREAS, the location of the Blanchard 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:

1. All of the property located at 2025 NEW BERN 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 Samuel Blanchard and Angelique Furr and is identified on Dare County Tax Maps as Pin No. 988518300196 and is further described on Exhibit A attached hereto and made a part hereof.
2. The significant features of the building located on this 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

Proposed Ordinance designating property located at
2025 New Bern Street and known as Blanchard Cottage
as a Kill Devil Hills Local Historic Landmark

Commission. Any application for the demolition of this building shall require the waiting period set forth in 160D-945 & 946.

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 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 Town-approved 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 “Blanchard 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.

Adopted and approved by the Board of Commissioners of the Town of Kill Devil Hills at a regular meeting held on the ____ day of _____, 2024, by a vote of ____ in favor and ____ opposed.

SEAL

John Windley
Mayor

Proposed Ordinance designating property located at
2025 New Bern Street and known as Blanchard Cottage
as a Kill Devil Hills Local Historic Landmark

ATTEST:

James Michael O'Dell
Town Clerk

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 _____

Proposed Ordinance designating property located at
2025 New Bern Street and known as Blanchard Cottage
as a Kill Devil Hills Local Historic Landmark

Local Historic Landmark Report
2025 New Bern Street

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
Blanchard Cottage

2. Location of the Property
2025 New Bern Street
Pin #988518300196
Attached is a copy of a Dare County Tax Map depicting the property

3. Owner of the Property
Samuel Blanchard
Angelique Furr
PO BOX 7452
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 2732 page 0460. The property is shown on Dare County Tax Map 9885(18). The Tax Parcel number is 001796000. Dare County tax Record is attached for reference.

6. Architectural Description of the Property
The house located at 2025 New Bern Street is quaint a one-story single-family structure located near the beach in Kill Devil Hills of North Carolina. The house is a simple rectangular shape with a few bump-outs to the North and South. It has a distinct architectural character due to the flat roof, sea foam green color, and unique combination of vertical siding over stucco. In terms of materials, the house is primarily a rough stucco veneer over what looks to be concrete masonry units. It is painted a bright green in keeping with the jewel tones favored by many of the flat top cottages designed by Frank Stick. The back (East) and sides (North/South) have a white vertical siding which looks to be over the existing stucco finish. This continues down to the sill of the windows such that $\frac{3}{4}$ of the façade is white siding with the white color matching the eaves. The windows are white double hung windows that blend in with the vertical siding and are punched out visually in areas with the green stucco. The roof is almost invisible with the white flat roof eave projecting modestly beyond the face of the walls. The West side of the house is considered the front and is notable for its strong simple lines and clean design. This side faces New Bern Street with a low fence and trees shielding a projection to the North side as well as a bright green sculptural chimney. Nicely scaled white

planter boxes center the entrance door and low front entry patio. The North side of the house is the most broken up of the four elevations. It has both siding materials present, projecting rooms and a chimney that is the tallest element of the design. The green color of the chimney and stepping back from the street make this design element feel almost sculptural. This elevation is also the most hidden with shrubs and fences and neighboring houses making this the least visible elevation. The East side of the house faces the ocean and contains the most fenestration. There are four large windows facing a nice pt wood deck on-grade. The siding is mostly white with on this façade with a low horizontal band of green closest to grade. The South side is primarily a continuation of the front façade facing West with tall green stucco and distinct punched white windows. As the façade continues to the East, there is a bump-out where white vertical siding takes over from the stucco at an inside corner.

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 Annex Subdivision, which was developed in part by Curtis and Lillian Jones of the Lakeside Company. This was the first subdivision in the area that was marketed and priced for the middle class. Promotional flyers and other advertisements were sent 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. Joseph Kist purchased two adjacent lots from the Lakeside Company in 1952. The Harris family purchased lot 347 in 1959 and had the house constructed in 1960. The house was sold to the Baer Family in 1973, the Baer family was proprietors of the Trading Post in Kill Devil Hills. The Baer family used the house as employee housing for college students in the summer that were employed at the Trading Post. The house was then sold numerous times until the Berryman family owned it as their primary residence in the early 2000s. The Fowler family who owned it recently, until 2024, used it as a summer residence and was not rented out. The current owners rent this home out for short term rentals.

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. This architectural design of the Avalon Flat tops was based on the larger flat top houses designed and constructed by Frank Stick in Southern Shores. In the 1950's Avalon Beach was the largest residential development on the Outer Banks. Its unique architecture was prominent at the time for affordability. Additionally, the concrete block on slab also was cool in the summer heat and enclosed porches were utilized as a gathering place. In addition, concrete was used because after World War II lumber was very expensive and in short supply. The property is well preserved and maintains its original historic character. The house only had minor flooding damage during the Ash Wednesday Storm in 1962. The structure also made it through both the Halloween Storm in 1991 and Hurricane Isabel in 2003 with minor damage, in which areas of Dare County experienced major property loss.

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 by Ms. Ethel S. Harris. 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 only change being to enclose the original screen porch to convert into living space, this was done in the early 2000s. The house is approximately 1004 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

8. 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, and the conversion of the screen porch into living space. It embodies both the recognizable style from the flat top designs from the 1950s and early 1960s. It also provides an example of how both the design and build of the flat tops were able to endure the elements.

9. Total Tax Value of the Property

Total value of the property is \$111,500 according to the Dare County Tax Office.

10. 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. Curtis and Lillian Jones of the Lakeside Corporation was the developer of the Avalon Beach Subdivision. 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 and the Avalon Beach Annex was marketed as affordable second homes for the working class.

11. 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. A majority of the flat top houses in this subdivision were built with the same floor plan and materials allowing the structures to be very affordable. 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, including enclosing the screen porch and incorporating that area into living space. 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.

12. National Register Criteria met by Property
Non-Applicable

13. Documentation for Inclusion of Accompanying Land
The lot on which the structure is located provides an appropriate setting for the building.

Bibliography

1. Sunny Small, widow, wife of Richard Baer III, son of owners Richard Baer II and Frances K. Baer.
2. Gray Berryman, owner of the house in the early 2000s.
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. THIS DEED, Made this 21st day of April, 1952, by and between Curtis L. Jones and wife, Lillian M. Jones, doing business under the name of The Lakeside Company of Dade County; State of Florida; parties of the first part, and Joseph Kist of Norfolk County, State of Virginia, hereinafter designed as parties of the second part, whether one or more: Being Lot #347 of Avalon Beach, Annex #1, as shown on map or plat thereof made by T. R. Pettit, Registered North Carolina Engineer, date the 26th day of June 1950, and recorded in Map Book 1, page 106, Office of the Register of Deeds, Dare County. 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 plat and annexes thereto, which said privileges shall be in common with other property owners of Avalon Beaches and Annexes thereto
2. THIS DEED, made this 10th day of April 1959, by and between Clara Tegg Kist, single, Grantor, and Ethel S. Harris, widow, 9201 Cape View Avenue, Norfolk 3, Virginia Grantee; Being Lot #347 of Avalon Beach, Annex #1, as shown on map or plat thereof made by T. R. Pettit, Registered North Carolina Engineer, date the 26th day of June 1950, and recorded in Map Book 1, page 106, Office of the Register of Deeds, Dare County. 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 plat and annexes thereto, which said privileges shall be in common with other property owners of Avalon Beaches and Annexes thereto. It being the same land conveyed to the Grantor by deed of Curtis L. Jones et ux, dated April 21, 1952, and recorded in Book 42, Page 427, Public Registry, Dare County.
3. THIS DEED, made this 6th day of July, 1973 by and between Dwight W. Mayo and wife, Ethel S Mayo, hereinafter called Grantors, to Richard P. Baer II and wife Frances K. Baer, P.O. Box 426, Kill Devil Hills, N.C. 27948 hereinafter called Grantees; Being Lots Nos. 346 and 347, as shown on map or plat of Avalon Beach Annex No. 1, made by made by T. R. Pettit, Registered North Carolina Engineer, date the 30th day of June 1950, and recorded in Map Book 1, page 106, Office of the Register of Deeds, Dare County Together with easements in, to, and over all roads and community beaches on the Atlantic Ocean and Kitty Hawk Bay as designated on the aforesaid plat and annexes thereto, which said privileges shall be in common with other property owners of Avalon Beaches and Annexes thereto. This being the identical property acquired by the herein Grantors by deed dated March 16, 1965, from Joseph Kist, Unmarried, recorded in Deed Book 124, page 513, and by deed dated April 10, 1959, from Clara Tegg Kist to the herein femme Grantor, recorded in Deed Book 84, page 231, in Dare County Public Registry.
1. THIS DEED made this 3rd day of October 1977, by and between GRANTOR RICHARD P. BAER, II and wife FRANCES K. BAER GRANTEE BARBARA C. WALDEN 4953 Wycliff Road Portsmouth, VIRGINIA Being Lot No. 347 of Avalon Beach, Annex #1, as shown on map or plat thereof made by T. R. Pettit, Registered North Carolina Engineer, date the 30th

day of July 1950, and recorded in Map Book 1, page 106. Same being the property conveyed to Richard P. Baer, II, et ux, by deed of Dwight W. Mayo et uc, recorded July 6, 1973, in book 203, page 433, Dare County Public Registry. The property hereinabove described was acquired by Grantor by instrument recorded in Book 203, Page 433, Dare County Registry. A map showing the above property is recorded in Plat Book 1 page 106.

2. THIS DEED made this 16th day of November, 1993 by and between Barbara C. Walden, unmarried, as Grantor, and William E. Brown, Jr. and wife, Cynthia S. Brown, of 433 N. Adventure Trail, Virginia Beach, VA 23454, as Grantees; Being Lot No. 347 of Avalon Beach, Annex #1, as shown on map or plat thereof made by T. R. Pettit, Registered North Carolina Engineer, date the 30th day of July 1950, and recorded in Map Book 1, page 106. The Grantor herein having acquired her interest in said property by deed recorded in Deed Book 253, page 93, Dare County Register of Deeds.
3. THIS DEED made this 18th day of November, 1988 by and between GRANTOR WILLIAM E. BROWN, JR., and wife, CYNTHIA S. BROWN 433 Adventure Trail, Virginia Beach, VA 23454 GRANTEE ALAN H. LONG JR., and wife, R. DENISE LONG 5509 River Road Fredericksburg, VA 22401 Being Lot No. 347 as shown on map or plat of Avalon Beach Annexes No. 1, made by T.R. Pettit, Registered North Carolina Engineer, date the 30th day of July 1950, and recorded in Map Book 1, page 106. The property hereinabove described was acquired by Grantor by instrument recorded in Book 901, Page 541, Dare County Registry. A map showing the above property is recorded in Plat Book 1 page 106.
4. THIS DEED made this 5th day of October 2000, by and between GRANTOR ALAN H. LONG. and wife, R. DENISE LONG GRANTEE MARK M. PETTY P.O. Box 3833 Kill Devil Hills, NC 27948 Being Lot No. 347 as shown on map or plat of Avalon Beach Annexes No. 1, made by T.R. Pettit, Registered North Carolina Engineer, date the 30th day of July 1950, and recorded in Map Book 1, page 106. The property hereinabove described was acquired by Grantor by instrument recorded in Book 1223, Page 43, Dare County Registry. A map showing the above property is recorded in Plat Book 1 page 106.
1. THIS DEED made this 30th day of January. 2002 by and between GRANTOR MARK M. PETTY, unmarried GRANTEE EDWARD J. HIGGINS and wife, HELENE A. HIGGINS 30629 Cypress Meadows Dr. Cordova, MD 21625 Being Lot No. 347 as shown on map or plat of Avalon Beach Annexes No. 1, made by T.R. Pettit, Registered North Carolina Engineer, date the 30th day of July 1950, and recorded in Map Book 1, page 106. The property hereinabove described was acquired by Grantor by instrument recorded in Book 1346, Page 219, Dare County Registry. A map showing the above property is recorded in Plat Book 1 page 106.
2. THIS DEED made this 7th day of November 2002, by and between GRANTOR EDWARD J. HIGGINS and wife, HELENE A. HIGGINS GRANTEE GRAY BERRYMAN, GORDON C. BERRYMAN and LINDA LEE BERRYMAN, as Joint Tenants with Rights of Survivorship 124 Berkley Lane Williamsburg, VA 23185. Being Lot No. 347 as shown on map or plat of Avalon Beach Annexes No. 1, made by T.R. Pettit, Registered North Carolina Engineer, date

the 30th day of July 1950, and recorded in Map Book 1, page 106. The property hereinabove described was acquired by Grantor by instrument recorded in Book 1412, Page 87, Dare County Registry. A map showing the above property is recorded in Plat Book 1 page 106.

3. THIS DEED made this 31st day of May, 2006, by and between Gray Lee Berryman and wife Alison Korwan Berryman as Grantors, and Michael J. Fowler and wife Stephanie Fowler, as Grantees, whose address is 414 Fairfax Avenue, Norfolk, VA 23507. Being Lot No. 347 as shown on map or plat of Avalon Beach Annexes No. 1, made by T.R. Pettit, Registered North Carolina Engineer, date the 30th day of July 1950, and recorded in Map Book 1, page 106. The same being those lands conveyed to the Grantors herein by deed recorded in Deed Book 1588, Page 456, Dare County Register of Deeds.
4. THIS DEED OF GIFT, made this 5th of May, 2011, by and between MICHAEL J. FOWLER and STEPHANIE FOWLER, also known as STEPHANIE S. FOWLER, Grantors, and MICHAEL J. FOWLER as TRUSTEE under a certain Revocable Living Trust established by MICHAEL J. FOWLER on May 10, 2001, unrecorded, and identified as THE MICHAEL J. FOWLER REVOCABLE LIVING TRUST, Grantee, and STEPHANIE S. FOWLER, as Trustee under a certain Revocable Living trust established by STEPHANIE S. FOWLER, on May 10, 2001, unrecorded, and identified as THE STEPHANIE S. FOWLER REVOCABLE LIVING TRUST, Grantees, both of whose mailing addresses are: 414 Fairfax Avenue, Norfolk, Virginia 23507. Being Lot No. 347 as shown on map or plat of Avalon Beach Annexes No. 1, made by T.R. Pettit, Registered North Carolina Engineer, date the 30th day of July 1950, and recorded in Map Book 1, page 106. It being the same property conveyed to the Grantors herein by deed of Gray Lee Berryman and wife Alison Korwan Berryman, dated May 31, 2006, recorded in the aforesaid Clerk's Office in Deed Book 1867, Page 449.
5. THIS DEED made May 7, 2024, by and between GRANTOR MICHAEL J. FOWLER, TRUSTEE OF THE MICHAEL J. FOWLER REVOCABLE LIVING TRUST DATED MAY 10, 2001 AND STEPHANIE S. FOWLER, TRUSTEE (also known as Stephanie) OF THE STEPHANIE S. FOWLER REVOCABLE LIVING TRUST DATED MAY 10, 2001 1216 W PRINCESS ANNE ROAD NORFOLK VA 23507 GRANTEE SAMUEL BLANCHARD, UNMARRIED AND ANGELIQUE FURR, UNMARRIED, each a ½ undivided interest as joint tenants with the rights of survivorship P.O. BOX 7452 KILL DEVIL HILLS, NC 27948 Being Lot No. 347 as shown on map or plat of Avalon Beach Annexes No. 1, made by T.R. Pettit, Registered North Carolina Engineer, date the 30th day of July 1950, and recorded in Map Book 1, page 106. The property hereinabove described was acquired by Grantor by instrument recorded in Book 1866, Page 104, Dare County Registry. A map showing the above described property is recorded in Map Book 1, Page 106 Dare County Registry.









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
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Zoning Administrator
DONNA ELLIOTT

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

October 09, 2024

Memorandum

To: Historic Landmarks Commission

From: Ryan Lang, Senior Planner *RL*

Subject: Local Historic Landmark Designation – 606 N. Memorial Blvd: Masters Cottage: Public Hearing

Attached with this memorandum you will find a proposed ordinance for the designation of 606 N. Memorial Blvd, Masters Cottage owned by John Masters and Donald & Debra Whiting, as a Local Historic Landmark. You will also find the Local Historic Landmark Report, which provides justification for the designation and State Preservation comments.

If the Commission is satisfied with the proposed ordinance, the Commission can forward the ordinance designating the Masters Cottage, located at 606 N. Memorial Blvd 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 LOCATED AT
606 NORTH MEMORIAL BOULEVARD AND KNOWN AS
MASTERS COTTAGE AS A LOCAL HISTORIC LANDMARK**

WHEREAS, prerequisites to the adoption of this ordinance as prescribed in Part 3C, Chapters 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 a public hearing on _____ and considered the recommendations of the North Carolina Department of Cultural Resources on the question of designating the property located at 606 North Memorial Boulevard, Kill Devil Hills, known as Masters Cottage, as a local historic landmark; and

WHEREAS, the structure known as Masters Cottage is located in the Kitty Hawk Shores Subdivision and is one of the first residential structures to be built in the vicinity of the Wright Brothers Monument; and

WHEREAS, the structure known as Masters Cottage is of historic, architectural, and cultural significance in that it embodies the distinctive architectural characteristics of an Outer Banks flat top; and

WHEREAS, the structure known as Masters Cottage was constructed in 1953 by Diane Baum who was a pioneer visionary in Kill Devil Hills; and

WHEREAS, the structure known as Masters Cottage is one of Kitty Hawk Shores Subdivision's first and original remaining flat tops from that era; and

Proposed Ordinance designating property located at
606 North Memorial Boulevard and known as Masters Cottage
as a Kill Devil Hills Local Historic Landmark

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

WHEREAS, the structure known as Masters Cottage maintains its original architectural appearance with concrete block exterior, a covered porch, and flat top roof; and

WHEREAS, the structure known as Masters Cottage survived the Ash Wednesday Storm of 1962 with little damage, as well as other multiple hurricanes and nor'easters that caused major damage to surrounding structures, and a major tornado that destroyed property within the area; and

WHEREAS, the structure known as Masters Cottage was built in the first era in Town that attracted working class to the Outer Banks; and

WHEREAS, although Masters Cottage has undergone no additions since its construction, there have been upgrades; however, the house maintains the original floor plan layout; and

WHEREAS, the structure known as Masters Cottage is one of the best examples of this type of architecture built in the time period, as well as the enclosed porch and flat roof synonymous with Outer Banks flat tops; and

WHEREAS, the location of Masters Cottage in the Kitty Hawk Shores Subdivision with a clear view of Wright Brothers National Monument is connected to the history of the structure; now, therefore be it

ORDAINED BY THE KILL DEVIL HILLS BOARD OF COMMISSIONERS:

1. All of the property located at 606 North Memorial Boulevard 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 John Masters, Donald Whiting, and Debra Whiting and is identified on Dare County Tax Maps as Pin No. 988419711959 and is further described on Exhibit A attached hereto and made a part hereof.
2. The significant features of the building located on this 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-945 & 946.

Proposed Ordinance designating property located at
606 North Memorial Boulevard and known as Masters Cottage
as a Kill Devil Hills Local Historic Landmark

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 Town-approved 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 “Masters 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.

Adopted and approved by the Board of Commissioners of the Town of Kill Devil Hills at a regular meeting held on the ____ day of _____, 2024, by a vote of ____ in favor and ____ opposed.

SEAL

John Windley
Mayor

ATTEST:

James Michael O’Dell
Town Clerk

Proposed Ordinance designating property located at
606 North Memorial Boulevard and known as Masters Cottage
as a Kill Devil Hills Local Historic Landmark

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 _____

Proposed Ordinance designating property located at
606 North Memorial Boulevard and known as Masters Cottage
as a Kill Devil Hills Local Historic Landmark

Local Historic Landmark Report
606 North Memorial Boulevard

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
Masters Cottage

2. Location of the Property
606 North Memorial Blvd
Pin #988419711959
Attached is a copy of a Dare County Tax Map depicting the property.

3. Owner(s) of the Property
John Masters
46 Beverly Hills Dr
Newport News, VA 23606

Donald Whiting
Debra Whiting
42 Huguenot Rd
Newport News, VA, 23606

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 2733 page 0110 The property is shown on Dare County Tax Map 9884(19). The Tax Parcel number is 003945000. Dare County tax Record is attached for reference.

6. Architectural Description of the Property

The house located at 606 North Memorial Drive is clean a one-story single-family structure located near the Wright Brothers Monument in Kill Devil Hills of North Carolina. The house is comprised of a volume with varying projections on each side such that each side is unique. The stark white color and deep projecting eaves with exposed rafter framing mark it as close in style to the flat top cottages that are indigenous to the Outer Banks. In terms of materials, the house is primarily a smooth stucco veneer over what looks to be concrete masonry units. It is painted a continuous bright white color throughout. The roofs are slightly canted to better shed water. This is only visible on a few facades such as the Southern elevation. The windows do not look to be original in all cases and vary from the traditional double hung to picture and finally to a stacked awning combination. The window trim is a chunky wood that projects

visually from the wall plane. In general, there aren't many windows on this home. A white chimney rises from the clean lines of the roof but since it's centrally located (and painted white to match) within the volume of the house, it has less visual impact than it would if located on the exterior walls. The North side of the house is likely considered the practical entry the house with the parking areas and recessed front door flanked by nearly symmetrical windows. It is difficult to ascertain but this may have originally been a side entrance when constructed. The East side of the house faces the ocean and is the most unique. It has a large opening with rounded corners and wood horizontal lattice infill. There is also an archtop opening that leads into the outdoor space and house beyond. One can speculate that this may have been the "front" of the house originally and it faces the street also but no drive aisle or sidewalk to this side are extant. In other flat top cottages, this would likely be a screen porch and a dramatic front door. Given the simplicity of the house overall, this punch of color from the natural and originality to the design is welcome to the eye. The West side of the house is secondary with a small outdoor shower and stepped back façade to allow for a small courtyard. The South side is very cut-up with two projecting volumes and here is the clearest indication that the roofs on this house aren't quite flat. This elevation has the least amount of windows and they are fairly small.

7. Historic Discussion of the Property

This house was built in 1953, according to Dare County tax records. The structure is located in the Kitty Hawk Shores Subdivision which was developed by the Kitty Hawk Shores Corporation. Ms. Diane Baum Frank bought the vacant property from Kitty Hawk Shores Corporation in 1952, and constructed the house in 1953. She owned the house until 1955 and then owned it again from 1959 until 1973. Ms. Baum, who was from Norfolk, VA, but had Baum family relatives living in Dare County and in Kill Devil Hills, bought the lot and large tract of adjacent land known as the "Baum Tract" in the early 1950s. The flat top house was one of the first houses built in the subdivision, with clear view of the Wrights Brothers memorial to the west. After Ms. Baum sold the house in 1973 it was used as a vacation and rental property and that continues to this day.

Assessment of the Significance of the Site

- a. *Special Significance in terms of its history, architecture, and/or cultural importance:*
Built in 1953, by Ms. Baum, who is a major figure in the history of the Outer Banks, Dare County and the Town of Kill Devil Hills. The structures unique architecture was prominent at the time for its affordability, low cost of maintenance and sturdy construction. The concrete block on slab was designed because it was cool in the summer heat and the enclosed porches were utilized as a gathering place. Additionally, the concrete was used because after World War II lumber was very expensive and in short supply. The property is well preserved and maintains its original historic character. Ms. Baum's father owned and constructed the Orville Wright Hotel located at 207 N Va Dare Trail. Ms. Baum's father had actually obtained Orville Wright's permission to name the motel the Wilbur Wright Inn. Orville was staying there right after his brother had died and "Capt. Tom", as they called him, asked Orville if he could name the motel after Orville. Orville said if he would prefer it be named after his brother who had just died,

but that if he ever built another, "Capt. Tom" could name it after Orville. Ms. St. Clair later built the Orville Wright Inn immediately adjacent to the Wilbur Wright Inn. Ms. Baum served the Town of Kill Devil Hills in various voluntary positions. She served on the Board of Commissioners from May 1963 until October 1968 when she was elected Mayor and served until April 1969.

b. *Integrity of the property's design, setting, workmanship, materials, feeling and/or association:* The house is approximately 931 square feet constructed of concrete block on slab with a flat roof. The house design was because the concrete block on slab was cool in the summer heat and the enclosed porches were utilized as a gathering place.

8. 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 had minor renovations to the interior and the removal of the screen porch on the east side of the house. 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 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. The builder, Diane Baum was a pioneer visionary in the Town of Kill Devil Hills.

9. Total Tax Value of the Property

Total value of the property is \$280,100 according to the Dare County Tax Office.

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

The structure was built in 1953 at the beginning of the development of the Kitty Hawk Shores Subdivision. Ms. Baum was a major contributor to the development and growth of the Town of Kill Devil Hills. She donated 322 acres known as the "Baum Tract" to the Town of Kill Devil Hills, where the Senior Center known as the Baum Center, Town of Kill Devil Hills offices, and Dare County Schools are now located. The structure survived numerous hurricanes that directly affected Dare County and the Town of Kill Devil Hills with major property loss, as well as the Ashe Wednesday and Halloween Storms. Additionally, the structure survived a major tornado that destroyed part of the hotel across the street.

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

The house is an original concrete block structure with stucco siding. This flat top style was similar to 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 late 50s and early 60s whose design is unique to that period for its architectural significance. 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, 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.

12. National Register Criteria met by Property
Non-Applicable

13. Documentation for Inclusion of Accompanying Land
The lots on which the structure is located provide an appropriate setting for the building.

Bibliography

1. Christopher Nason, AIA Beacon Architecture and Design, PLLC Conducted the architectural review, and author of the architectural descriptions, Item No. 6
2. Coastland Times Obituary *Louise Diane Baum St. Clair*, published March 20, 2003.

CHAIN OF TITLE

1. This Deed made this the 22nd day of May 1952, by Kitty Hawk Shores Corporation, a corporation duly organized, created and existing under and by virtue of the laws of the State of New Jersey, party of the first part, to Diane Baum Frank, party of the second part; Lots Nos. 1 and 2 in Block 42, Section 1, as designated on revised map of Kitty Hawk Shores made by J.L Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, in the office of the Register of Deeds of Dare County, NC
2. THIS DEED, made this the 30th day of August 1955 by Diane Baum Frank (Unmarried), party of the first part, to Marshall H. Parker and Aldon G. Hardy, Jr. of 315 York Street, Suffolk, Virginia, Parties of the second part: All those certain lots of land, together with the houses and improvements thereon, lying and being in the Kill Devil Hills, Atlantic Township, Dare County, North Carolina, and known as, designated and being Lots Nos. 1 and 2 in Block 42, Section 1 of the subdivision known as "Kitty Hawk Shores". Map or plat of said subdivision entitled "Revised Map of Kitty Hawk Shores, dated April and May 1948, made by J.L. Foy, Registered Surveyor, and duly recorded in Map Book 1, Page 126, office of the Register of Deeds of Dare County, North Carolina, reference to which is hereby made for a more particular description thereof. Together with easements in and to all roads and community beaches shown on aforesaid plat and annexes thereto, which shall be in common with other property owners in said subdivision. Same being a portion of the lands conveyed to Dian Baum Frank by Kitty Hawk Shores Corporation by deed dated May 22, 1952 and duly recorded in Book 42, page 328, office of the Register of Deeds of Dare County, North Carolina.
3. THIS DEED OF TRUST, made and entered into this the 1st day of July, 1957 by and between Marshall H. Parker (Unmarried) and Aldon G. Hardy, Jr. (Unmarried). All those certain lots of land, together with the houses and improvements thereon, lying and being in the Kill Devil Hills, Atlantic Township, Dare County, North Carolina, and known as, designated and being Lots Nos. 1 and 2 in Block 42, Section 1 of the subdivision known as "Kitty Hawk Shores". Map or plat of said subdivision entitled "Revised Map of Kitty Hawk Shores, dated April and May 1948, made by J.L. Foy, Registered Surveyor, and duly recorded in Map Book 1, Page 126, office of the Register of Deeds of Dare County, North Carolina, reference to which is hereby made for a more particular description thereof. Together with easements in and to all roads and community beaches shown on aforesaid plat and annexes thereto, which shall be in common with other property owners in said subdivision. Same being the lands conveyed to Marshall H. Parker and Aldon H. Hardy, Jr. by Diane Baum Frank by deed dated August 30, 1955 and duly recorded in Book 63, page 398, office of the Register of Deeds of Dare County, North Carolina.

4. THIS CORRECTIVE DEED, made this the 18th day of January, 1973, by and between Diane Baum St. Clair and husband, Edward B. St. Clair, as Grantors, to James F. Bracey, as Grantee; Lots No. 1 and 2, Block 42, Section 1, of the subdivision known as Kitty Hawk Shores, as shown on revised map dated April and May, 1948, by J.L. Foy, Registered Surveyor, duly recorded in Map Book 1, page 126, Public Registry of Dare County, North Carolina, together with all buildings and improvements thereon situate and the furniture and fixtures therein situate. Together with easements in and to all roads and community beaches shown on the aforesaid plat and annexes thereto which shall be in common with other property owners in said subdivision. Same being a portion of that land conveyed to Diane Baum Voliva by deed of M. H. Parker et als dated July 17, 1959, and duly recorded in Book 86, page 441, Public Registry of Dare County, North Carolina
5. THIS DEED made this 7 day of June 1978, by and between GRANTOR James F. Bracey, Jr. and wife Joyce S. Bracey GRANTEE James C. Baker and wife, Sue J Baker, of Route 1, Box 319 Kill Devil Hills, NC 27948, as tenants by the entirety, Lots No. 1 and 2, Block 42, Section 1, of the subdivision known as Kitty Hawk Shores, as shown on revised map dated April and May, 1948, by J.L. Foy, Registered Surveyor, duly recorded in Map Book 1, page 126, Public Registry of Dare County, North Carolina, together with all buildings and improvements thereon situate and the furniture and fixtures therein situate. Together with easements in and to all roads and community beaches shown on the aforesaid plat and annexes thereto which shall be in common with other property owners in said subdivision. The property hereinabove described was acquired by Grantor by instrument recorded in Book 194, Page 37, and Book 196, page 352 Dare County Public Registry
6. THIS DEED made this 13th day of October, 1980, by and between GRANTOR JAMES C. BAKER Baker and wife, SUE J. BAKER GRANTEE DONALD D. JISKOOT, Single 1649 Wilton Road Petersburg, VA 23803 Lots No. 1 and 2, Block 42, Section 1, of the subdivision known as Kitty Hawk Shores, as shown on revised map dated April and May, 1948, by J.L. Foy, Registered Surveyor, duly recorded in Map Book 1, page 126, Public Registry of Dare County, North Carolina, together with all buildings and improvements thereon situate and the furniture and fixtures therein situate. Together with easements in and to all roads and community beaches shown on the aforesaid plat and annexes thereto which shall be in common with other property owners in said subdivision. The property hereinabove described was acquired by Grantor by instrument recorded in Book 264, page 18 Dare County Registry A Map showing the above property is recorded in Plat Book 1 page 126.
7. THIS DEED made this 19th day of June, 1985, by and between GRANTOR DONALD D. JISKOOT, Unmarried GRANTEE GEORGE PRICE, a one-half undivided interest and DOUG TUTWIELER, a one-half undivided interest. Lots No. 1 and 2, Block 42, Section 1, of the subdivision known as Kitty Hawk Shores, as shown on revised map dated April and May, 1948, by J.L. Foy, Registered Surveyor, duly recorded in Map Book 1, page 126, Public Registry of Dare County, North Carolina, together with all buildings and improvements thereon situate and the furniture and fixtures therein situate. Together with easements in and

to all roads and community beaches shown on the aforesaid plat and annexes thereto which shall be in common with other property owners in said subdivision. Being the exact same land conveyed to the Grantor herein by deed of James C. Baker et ux, dated October 13, 1980 and duly recorded in Book 302, Page 547 of the Public Registry of Dare County, North Carolina. The property hereinabove described was acquired by Grantor by instrument recorded in Book 302, page 547 Public Registry of Dare County, North Carolina A Map showing the above property is recorded in Plat Book 1 page 126.

8. THIS DEED madet his 23rd day of December, 1987, by and between GRANTOR GEORGE PRICE one half undivided interest DOUG TUTWIELER a one-half undivided interest GRANTEE WALTER A. ARTRIP Lots No. 1 and 2, Block 42, Section 1, of the subdivision known as Kitty Hawk Shores, as shown on revised map dated April and May, 1948, by J.L. Foy, Registered Surveyor, duly recorded in Map Book 1, page 126, Public Registry of Dare County, North Carolina, together with all buildings and improvements thereon situate and the furniture and fixtures therein situate. Together with easements in and to all roads and community beaches shown on the aforesaid plat and annexes thereto which shall be in common with other property owners in said subdivision. The property hereinabove described was acquired by Grantor by instrument recorded in The Dare County Registry in Deed Book 406 Page 240. A map showing the above described property is recorded in Plat Book 1 page 126.
9. THIS DEED made February 28, 2014, by and between GRANTOR Walter A. Altrip, GRANTEE Tucker Gerard Freeman Lot No 1. in Block 42, section 1, of the subdivision known as Kitty Hawk Shores, as shown on a revised map dates April and May, 1948, by J.L. Foy, Registered Surveyor, and recorded in Map Book 1, Page 126, Public Registry of Dare County, North Carolina, together with all buildings and improvements thereon situate and the furniture and fixtures therein situate. Together with easements in and to all roads and community beaches shown on the aforesaid plat and annexes thereto which shall be in common with other property owners in said subdivision. All or a portion of the property herein conveyed does include the primary residence of the Grantor. The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 550, Page 478, Dare County Registry. A map showing the above described property is recorded in Map Book 1, Page 126.
10. THIS DEED made this 21st day of March, 2024, by and between GRANTOR THOMAS P. MOORLEIGHEN, Executor of the ROSS E. FREEMAN, JR. Estate and THOMAS P. MOORELEIGHEN, Successor Trustee of the ROSS E. FREEMAN, JR. 2023 Revocable Trust Agreement, dated July 12, 2023 GRANTEE JOHN BRANCH MASTERS Lot No 1. in Block 42, section 1, of the subdivision known as Kitty Hawk Shores, as shown on a revised map dates April and May, 1948, by J.L. Foy, Registered Surveyor, and recorded in Map Book 1, Page 126, Public Registry of Dare County, North Carolina, together with all buildings and improvements thereon situate and the furniture and fixtures therein situate. Together with easements in and to all roads and community beaches shown on the aforesaid plat and annexes

thereto which shall be in common with other property owners in said subdivision. The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book *, page. A map showing the above described property is recorded in Plat Book 1 page 126. Tucker Gerard Freeman died August 2, 2018 in Dare County (see estate file 18-E-461) and Ross E. Freeman, Jr died September 15, 2023 in Newport, Rhode Island (see estate file 24-E-1097 in Dare County)

11. THIS DEED made this 8th day of May, 2024, by and between GRANTOR John Branch Masters and Jodi Masters, husband and wife GRANTEE Donald J. Whiting and wife, Debra W. Whiting a one half undivided interest. Lot No 1. in Block 42, section 1, of the subdivision known as Kitty Hawk Shores, as shown on a revised map dates April and May, 1948, by J.L. Foy, Registered Surveyor, and recorded in Map Book 1, Page 126, Public Registry of Dare County, North Carolina, together with all buildings and improvements thereon situate and the furniture and fixtures therein situate The property hereinabove was acquired by Grantor by instrument recorded in Book 2725, Page









Minutes of the Wednesday, September 11, 2024, Meeting of the Kill Devil Hills Historic Landmarks Commission (HLC) held at 8:30 a.m. in the Town Hall Meeting Room of 102 Town Hall Drive, Kill Devil Hills.

Members Present: Chairperson Sandie Markland, Vice-Chairperson Toni Dorn, Grant Fletcher

Members Absent: Jean Freeman, and Amy Scarborough

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 8:35 a.m. and asked for a moment of silence to remember those that lost their lives on September 11, 2001.

Agenda Approval

Grant Fletcher moved to approve the agenda as presented. Toni Dorn seconded the motion, which passed by a unanimous, 3-0, vote.

Public Comment

Approval of the Minutes of June 12, 2024

Ms. Dorn moved to approve the minutes of the June 12, 2024, HLC meeting. Mr. Fletcher seconded the motion, which passed by a unanimous, 3-0, vote.

Ongoing Business

1. Potential Designations for 2024 – Discussion

Assistant Planning Director Cameron Ray explained the owners of 2018 New Bern Street were interested in having their property designated as a Historic Landmark. The Dare GIS website listed the property building type as “Flat Roof” but the property currently has a pitched roof. All members felt the property is well maintained and aesthetically appealing but no longer meets the criteria to make it a Historic Landmark and the group, through consensus, did not want to pursue this property as a Historic Landmark.

2. Town of Kill Devil Hills Guide to Local Historic Landmarks – Update Books

The Historic Homes Guide booklet will be updated before the October 11, 2024, Open House to distribute to the public. Mr. Fletcher recommended a map would be helpful in the booklet. Members agreed it would be a useful addition and Staff will work on adding a map to the Historic Homes Guide booklet.

3. 2024 Historic Landmarks Open House

Five properties have confirmed they will be a part of the October 11, 2024, Town of Kill Devil Hills Historic Home Tour and two more property owners are a “maybe”. A plaque will be presented to the owners of 500 Avalon, Sharp Cottage, during the Open House reception. This promotes the program and educates the public about the program. Through consensus the group agreed to move forward with the October 11 Historic Home Tour.

The group also discussed advantages of having the home tour on a weekday versus a Saturday, and talked about various advertising opportunities for the Historic Home Tour.

New Business

1. Local Historic Landmark Report – 2025 New Bern Street

A local historic landmark report for 2025 New Bern Street, Blanchard Cottage, owned by Angeliqne Furr and Samuel Blanchard, is part of the packet. The report included justification for the designation, photos of the property, and chain of title for ownership.

Staff recommended authorizing the report be sent to the State Preservation Office for review comments if HLC members were satisfied with the report and to schedule a public hearing for October 9, 2024.

Ms. Dorn moved to authorize the report of 2025 New Bern Street be submitted to the State Preservation Office for review and to schedule a public hearing for October 9, 2024. Mr. Fletcher seconded the motion, which passed by a unanimous, 3-0, vote.

8:56 Ryan Lang left the meeting

2. Local Historic Landmark Report – 606 N. Memorial Boulevard

A local historic landmark report for 606 North Memorial Boulevard, Masters Cottage, owned by John Masters and Donald and Debra Whiting. The report included justification for the designation, photos of the property, and chain of title for ownership.

Staff recommended authorizing the report to be sent to the State Preservation Office for review comments if HLC members were satisfied with the report and schedule a public hearing for October 9, 2024.

Mr. Fletcher moved to authorize the report for 606 North Memorial Boulevard be submitted to the State Preservation Office for review and to schedule a public hearing for October 9, 2024. Ms. Dorn seconded the motion, which passed by a unanimous 3-0, vote.

Adjournment

There being no other business before the Historic Landmarks Commission at this time, Ms. Dorn moved to adjourn, and Mr. Fletcher seconded. The motion was carried by a unanimous vote of 3-0. It was 9:04 a.m.

Submitted by:

Jennifer Stecher
Administrative Assistant/Deputy Town Clerk

The Town of Kill Devil Hills
Historic Landmarks Commission
proudly presents the

*Historic Landmark Dedication
&
Historic Homes Tour*



	Friday, October 11, 2024 102 Town Hall Drive Kill Devil Hills	
	Dedication Ceremony beginning at 1:30 p.m.	
	<u>2024 Historic Landmark</u> Sharp Cottage 500 W. Avalon Drive	

The tour of homes will take place from 2:00 p.m. to 5:00 p.m.
The event and self-guided tour is free to the public.