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Zoning Administrator
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**THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA**

PLANNING DEPARTMENT

October 14, 2024

Memorandum

To: Debora P. Diaz, Town Manager

From: Cameron Ray, Assistant Planning Director 

Subject: Local Historic Landmark Designation – 2025 New Bern Street: Harris/Blanchard Cottage:
Schedule Public Hearing

Attached with this memorandum you will find an ordinance for designation of 2025 New Bern Street, Harris/Blanchard Cottage, as a Local Historic Landmark. You will also find the designation report, which provides justification for the designation and State comments.

The attached designation report for 2025 New Bern Street was reviewed by the NC Department of Cultural Resources, State Historic Preservation Office and has obtained non-binding State comments regarding the designation. On October 09, 2024, the Historic Landmarks Commission held a public hearing for designation of 2025 New Bern Street with all comments positive for its designation.

The Commission is forwarding the ordinance designating, the Harris/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.

Staff recommends setting the required public hearing for this designation for November 18, 2024.

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING PROPERTY LOCATED AT
2025 NEW BERN STREET AND KNOWN AS
HARRIS / 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 Harris / Blanchard Cottage as a local historic landmark; and

WHEREAS, the structure known as Harris / 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 Harris / 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

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

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

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

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

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

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

WHEREAS, although the Harris / 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 Harris / 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 Harris / 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

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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.

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 “Harris / 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 Harris / 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 _____

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 GRANTO 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 RECOVABLE 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.







