



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

NOTICE OF PUBLIC MEETING

NOTICE is hereby given that on Friday, May 23, 2025, 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 Comment

Approval of the Minutes of March 12, 2025

Ongoing Business

New Business

1. Certificate of Appropriateness Application – 1517 NVDT: Stick-Small Cottage – Request to relocate structure onto grounds
2. Certificate of Appropriateness Application – 201 Random Street – Request to reconstruct original screen porch

Adjournment

Posted this 9th day of May 2025.

Jennifer Stecher

Administrative Assistant/Deputy Town Clerk

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

Minutes of the Wednesday, March 12, 2025, Meeting of the Kill Devil Hills Historic Landmarks Commission (HLC) held at 8:30 a.m. in the Town Hall Meeting Room, 102 Town Hall Drive, Kill Devil Hills.

Members Present: Chairperson Sandie Markland, Grant Fletcher, and Jean Freeman

Members Absent: Vice-Chairperson Toni Dorn, 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 8:43 a.m. and thanked everyone for attending.

Agenda Approval

At Staff's request, Chairperson Markland requested the agenda be amended to include the election of HLC Chairperson and Vice Chairperson as New Business Item 1. Grant Fletcher moved to approve the agenda as amended. Jean Freeman seconded the motion, which passed by a unanimous, 3-0, vote.

Public Comment

Approval of the Minutes of October 9, 2024

Mr. Fletcher moved to approve the minutes of the October 9, 2024, HLC meeting. Ms. Freeman seconded the motion, which passed by a unanimous, 3-0, vote.

Ongoing Business

New Business

1. Election of Chair and Vice Chair

Jennifer Stecher, Clerk to the HLC, opened the floor to nominations for Chairperson. Mr. Fletcher nominated Sandie Markland for a term to expire in January 2026, Ms. Freeman seconded the nomination. There being no other nominations, they were closed, and Ms. Markland was elected Chairperson by a vote of 3-0.

Ms. Stecher opened the floor to nominations for Vice Chairperson for a term to expire in January 2026. Ms. Markland nominated Mr. Fletcher and Ms. Freeman seconded the nomination. There being no other nominations, they were closed, and Mr. Fletcher was elected Vice Chairperson by a vote of 3-0.

2. Potential Designations for 2025

Staff distributed an updated list of potential designations. As of this meeting, no letters have been sent out to the homeowners of listed houses. Staff recommended HLC members drive by the listed properties and examine for themselves, and reach out to Staff to suggest properties not currently on the potential property list.

The homeowners of 113 Raleigh Avenue are interested in historic designation. The house is listed as a bungalow or Old Style and built in 1964. The homeowners have done some work to the property and verification is needed to determine the type of siding used. The group said they would consider it if siding is not vinyl.

The revaluation of property taxes may incentivize some property owners to participate in the historic landmarks designation program.

3. 2025 Historic Landmarks Open House – Discussion

The group discussed the October 11, 2024, HLC Open House and remarked the positive feedback about the video, refreshments, and home tours. There was group consensus to have the event every year on the Friday of Columbus Day weekend with the 2025 Open House to be held on Friday, October 10th. Staff will send out interest letters to the homeowners and report back to the HLC regarding participation commitments for the October 2025 Historical Home Tour.

Adjournment

There being no other business before the Historic Landmarks Commission at this time, Ms. Freeman moved to adjourn, and Mr. Fletcher seconded. The motion was carried by a vote of 3-0. It was 8:58 a.m.

Submitted by:

Jennifer Stecher
Administrative Assistant/Deputy Town Clerk

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Permit Services Administrator
MICHELLE NICHOLS

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

May 23, 2025

Memorandum

To: Historic Landmarks Commission

From: Cameron Ray, Assistant Planning Director 

Subject: Certificate of Appropriateness – 201 Random Street – Markland Cottage:
Request to Reconstruct Original Screen Porch

Attached is a Certificate of Appropriateness application for the Local Historic Landmark the Markland Cottage at 201 Random Street. The request is to reconstruct the original screen porch on the east side of the structure which is currently a covered porch. The submitted material includes a Certificate of Appropriateness application and supporting documentation detailing the reasoning for the request. A notification letter has been sent to all property owners within 100 feet of this property, in accordance with § 31.43 Certificate of Appropriateness to allow for comments and/or attendance at this meeting.

After discussion the Commission has the following options:

1. Make a motion to approve the application as presented.
2. Make a motion to approve the application with conditions.
3. Make a motion to table to application for additional information.
4. Make a motion to deny the application with specific reason(s) for denial

Staff recommends approval of the Certificate of Appropriateness as it is presented.



Town of Kill Devil Hills Planning and Inspections
252-449-5318

NON-REFUNDABLE FEES

Date: 5/9/25

- | | |
|--|---|
| <input type="checkbox"/> Board of Adjustments | <input type="checkbox"/> Exempt plat/Subdivision |
| <input type="checkbox"/> CAMA | <input type="checkbox"/> Fines and/or Re-Inspection Fee |
| <input type="checkbox"/> Copies | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Permit Re-instatement |
| <input checked="" type="checkbox"/> Other: <u>Certificate of Appropriateness</u> | |

Amount: \$100.00

Received From: Sandie Markland

Description: Certificate of Appropriateness Application - 201 Random Street

Received by: Cameron Ray

2400
MAY 9 2025
TOWN OF
KILL DEVIL HILLS



Town of Kill Devil Hills Certificate of Appropriateness Application

Applicant

Name: Mary (Sandie) Markland
 Address: PO Box 1573 (2013 Hampton)
Kill Devil Hills, NC 27948
 Phone: 252-441-1947
 Fax: NA
 Cell: 703-568-0071

Property Owner

Name: Peter and Mary Markland
 Address: PO Box 1573 (2013 Hampton)
Kill Devil Hills, NC 27948
 Phone: 252-441-1947
 Fax: NA
 Cell: 703-568-0071

Property Location

Address: 201 Random Street, KDH, NC
 Subdivision: Virginia Dare Shores

Lot, Block: 1A8 2
 Pin#: 988.517119578

Project Categories (check all that apply):

- | | |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Exterior Alteration | <input type="checkbox"/> Addition |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |

Supporting Information: *Please attach.*

Attach 8-1/2" x 11" sheets with written descriptions and drawing, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.

- Written Description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used. (e.g. Width of siding, window trim, etc.)
- Plot Plan.** A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements.
- Description of Materials** (provide samples if appropriate).
- Photographs** of existing conditions.
- Drawings** showing proposed work. Include one set of full size drawing when available currently unavailable
 - Plan** Drawings.
 - Elevations drawings showing the new façade(s).
 - Dimensions shown on drawings

Signature of Applicant: Mary Louise Markland

Signature of Owner: Mary Louise Markland

Staff Use Only: Received By: <u>CF</u> Date: <u>5/9/25</u> Fee: <u>\$100.00</u>
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Peter and Mary Markland
201 Random Street
Kil Devil Hills, NC 27948

The side porch on this home was originally screened in but the screens and front toe wall have been lost to storms over the years. It is our intention to restore the current porch area to a screened enclosure, possibly with (retractable) windows at some point to prevent wind driven rain from entering when occupied.

The toe wall in front will match the back toe wall, is approximately 12-18 inches high (two standard cinder blocks) and will allow for the installation of a screen door. The poured concrete floor of the porch is visible in the attached photo shows the original outline of the wall and door placement. We intend to keep the project as close to the apparent original build as possible. There will be no change to the footprint or heated living space of the current structure.

Materials will be limited to mesh screen panels and possibly some type of window materials consistent with the architecture of the home and the same height and width as the spaces between the roof supports (also visible in the photo).

All lattice privacy screens will be removed.

Septic Layout Approved
by DCDHHS, DPH, EH Unit

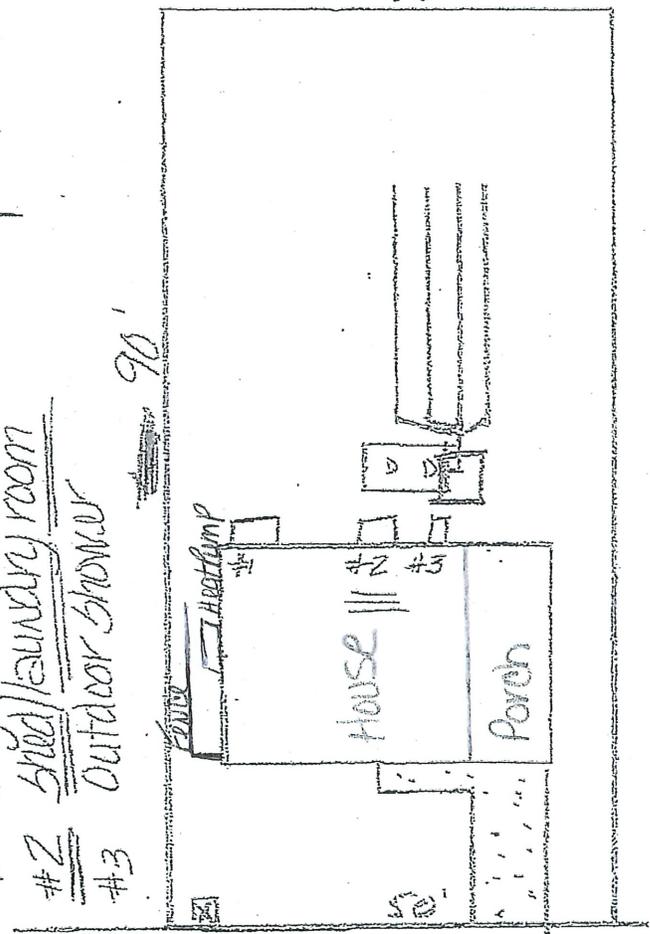
On 10/31/23

By *T. Page*

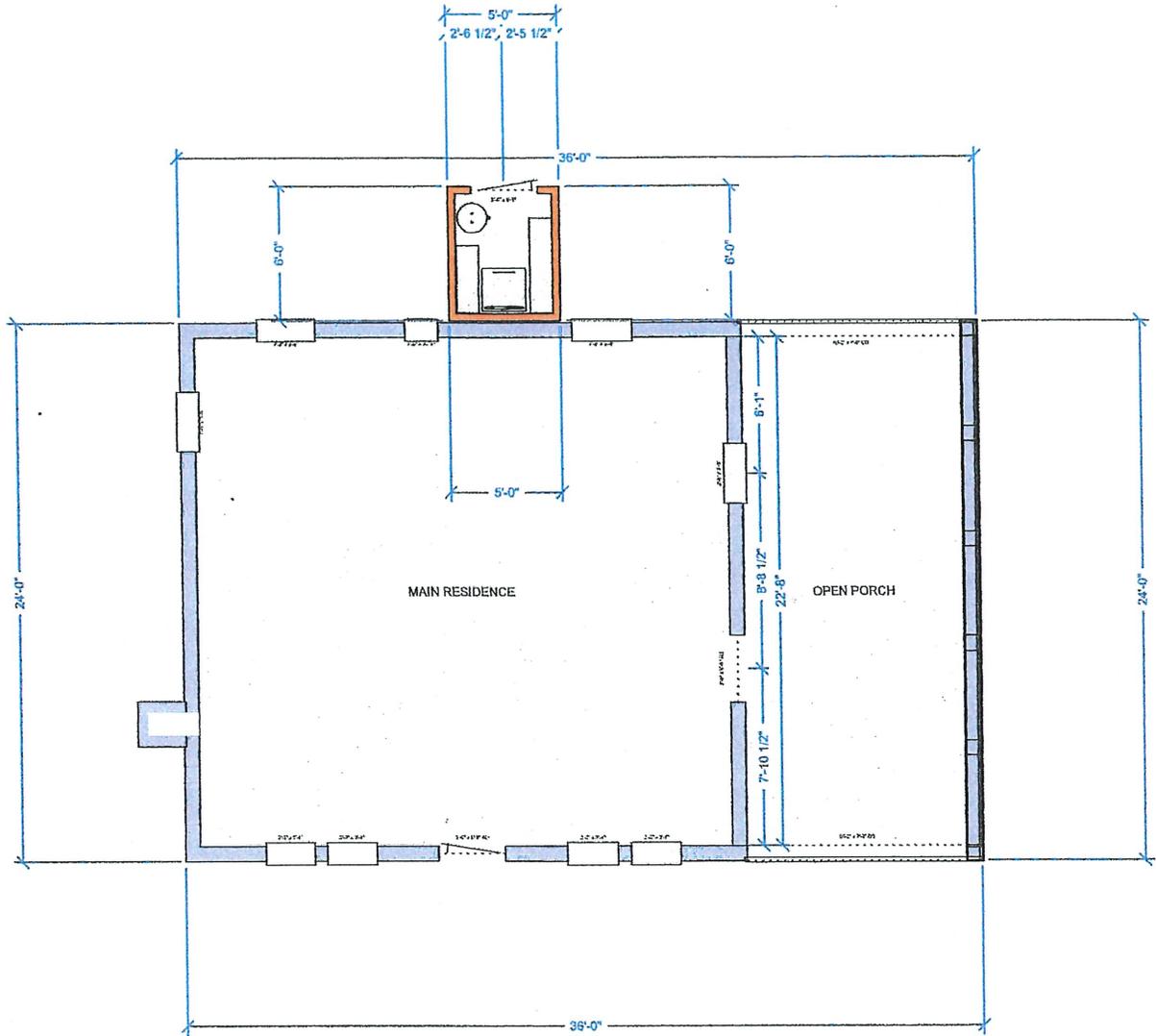
- #1 Original wood box
- #2 Shed/laundry room
- #3 Outdoor shower

90'

50'



Random Street, KDH



Parcel ID 000767000

PIN 988517119578

Land Use Code 7250

Land Use Description HISTORIC DEFERMENT

District KILL DEVIL HILLS

Neighborhood 07070017

Zoning Code C

Zoning Desc. COMMERCIAL

Subdivision Code V150

Subdivision VIRGINIA DARE SHORES

Legal Desc. LOT: 17-18 BLK: 2 SEC:

Plat Cab Slide PL: 1 SL: 33

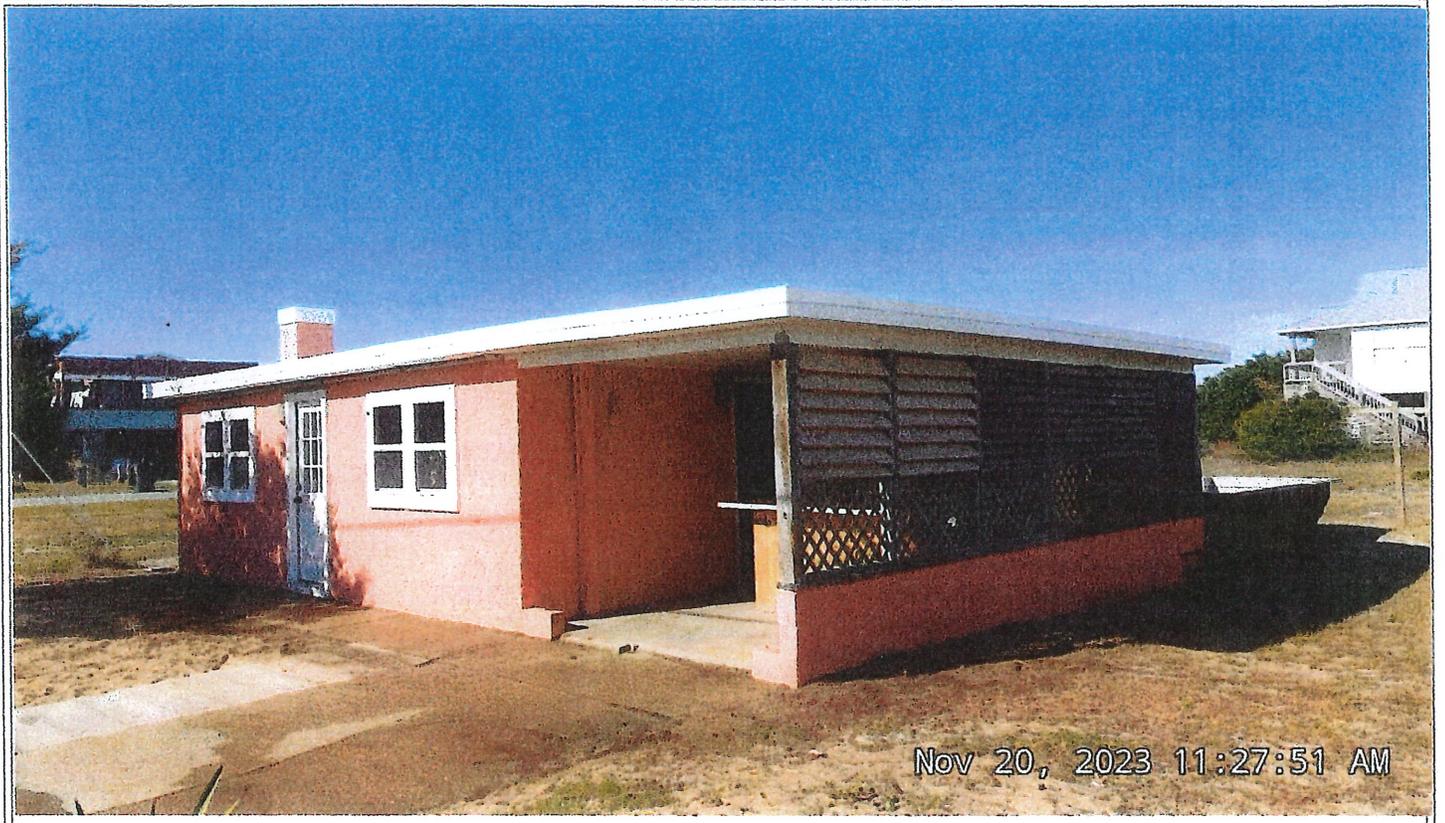
Deed Date 08/31/2023

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Tax Status Deferred

MARKLAND RESIDENCE

**201 RANDOM STREET
KILL DEVIL HILLS, NC 27948**



Nov 20, 2023 11:27:51 AM