



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

AGENDA

NOTICE is hereby given that on Wednesday, October 8, 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. A printed packet is available for public inspection in the Office of the Town Clerk, 102 Town Hall Drive. To schedule an inspection time, contact the Department at 252-449-5300.

Call to Order

Agenda Approval

Public Comment

Approval of the Minutes of September 3, 2025

Ongoing Business

New Business

1. Certificate of Appropriateness Application – 418 W. Hayman Blvd – Request to Modify/Reconstruct Existing Open Deck
2. Local Historic Landmark Reports and Proposed Ordinances
 - A. 1023 B N. Virginia Dare Trail: Jackson Cottage
 - B. 3202 N. Virginia Dare Trail: Gourley Cottage
 - C. 409 W. Sportsman Drive: Ducey Cottage
3. November 2025 HLC meeting

Adjournment

Posted this 3rd day of October 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, September 3, 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: Chairman Sandie Markland, Vice-Chairman Grant Fletcher, Toni Dorn, and Jean Freeman

Members Absent: Amy Scarborough

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

Call to Order

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

Agenda Approval

Jean Freeman moved to approve the agenda as presented. Toni Dorn seconded the motion, which passed by a unanimous, 4-0, vote.

Public Comment

Approval of the Minutes of May 23, 2025

Ms. Dorn moved to approve the minutes of the May 23, 2025, HLC meeting. Ms. Freeman seconded the motion, which passed by a unanimous, 4-0, vote.

Ongoing Business

1. 2025 Historic Homes Tour and Dedication

The Historic Homes Tour and Dedication is scheduled for Friday, October 10, 2025. The Columbus Day weekend, in conjunction with the Parade of Homes, has historically generated strong foot traffic for the event. Staff has reached out to Historic Home owners, and seven homes have committed to participate in this year's home tour:

- Woolard Cottage at 1229 South Virginia Dare Trail
- Hall House at 2401 North Virginia Dare Trail
- Brothers Cottage at 1211B South Virginia Dare Trail

- Cyprus House Inn at 500 North Virginia Dare Trail
- Robinson Cottage at 2019 South Virginia Dare Trail
- Markland Cottage at 201 Random Street
- Smith-Garner Cottage at 2306 North Virginia Dare Trail

The group agreed that seven is at the high end of the number of houses to offer on a tour and will complete the final list of houses for this year's historic home tour.

The historical home dedication for the Harris-Blanchard Cottage and Diane Baum Cottage will be on the lawn, in front of the Town Hall Meeting Room, which will begin at 1:30 p.m., with self-guided tours from 2:00 pm. To 5:00 p.m. It was noted that last year's promotion of each cottage on social media and additional locations was impactful.

New Business

Plans for complete reports for considering three historic homes will be available at the next HLC meeting:

- 1023B North Virginia Dare Trail
- 3202 North Virginia Dare Trail
- 409 West Sportsman Drive

Adjournment

There being no other business before the Historic Landmarks Commission at this time, Chairman Markland moved to adjourn, and Ms. Dorn seconded. The motion was carried by a vote of 4-0. It was 8:43 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

October 08, 2025

Memorandum

To: Historic Landmarks Commission

From: Cameron Ray, Assistant Planning Director 

Subject: Certificate of Appropriateness – 418 W. Hayman Blvd – Hayman House:
Request to Reconstruct/Modify Existing Open Deck

Attached is a Certificate of Appropriateness application for the Local Historic Landmark the Hayman House at 418 W. Hayman Blvd. The request is to reconstruct the original open deck and stairs that accesses the second floor and acts as a carport to have a smaller footprint. The current open deck is 20' wide and 24' deep. The request is to reconstruct the deck to be 10' wide and 24' deep. 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 Certificate of Appropriateness Application

Applicant

Name: DANA BEASLEY
Address: 1217 COLINGTON RD.
K.D.H., N.C. 27948
Phone: 252-455-7747
Fax: _____
Cell: _____

Property Owner

Name: DAVID STEWART
Address: 207 E DRIFTWOOD
NAGS HEAD, N.C. 27959
Phone: 252-619-2664
Fax: _____
Cell: _____

Property Location

Address: 418 WEST HAYMEN BLVD
Subdivision: VIRGINIA DAIRY SHORES

Lot, Block: 30-33 56
Pin#: 987520915653

Project Categories (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Exterior Alteration | <input type="checkbox"/> Addition |
| <input checked="" type="checkbox"/> New Construction | <input checked="" 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
 - Plan** Drawings.
 - Elevations drawings showing the new façade(s).
 - Dimensions shown on drawings

Signature of Applicant: 

Signature of Owner: 

Staff Use Only: Received By: _____ Date: _____ Fee: _____
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TOWN OF KILL DEVIL HILLS, NORTH CAROLINA
OWNER AUTHORIZATION

I, DAVID STEWART, authorize DANA REASLEY
(Owner) (Agent/ Contractor)

to act as my agent for NEW DECK CONSTRUCTION AND OLD DECK REMOVAL
(Description)

located at 418 WEST HAYMEW
(Address)

I understand and accept responsibility to comply with all regulations and required inspections.

I further understand and acknowledge that until a final inspection has been performed and approved and this project has received a Certificate of Occupancy/Completion (CO), no portion of this project is authorized for use or occupancy.

[Signature]
Signature of Owner

DANA REASLEY
Signature of Agent

9/27/25
Date

9/23/25
Date

1217 COLINGTON RD
Address

252-455-7747
Telephone # (s)

OWNER AUTHORIZATION IS REQUIRED AT INITIAL SUBMITTAL

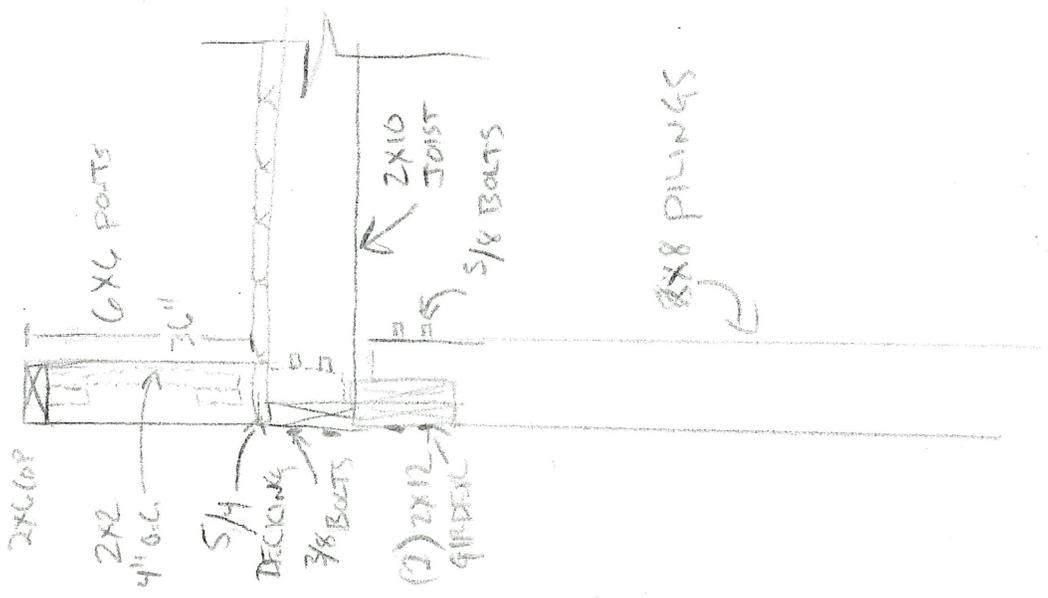
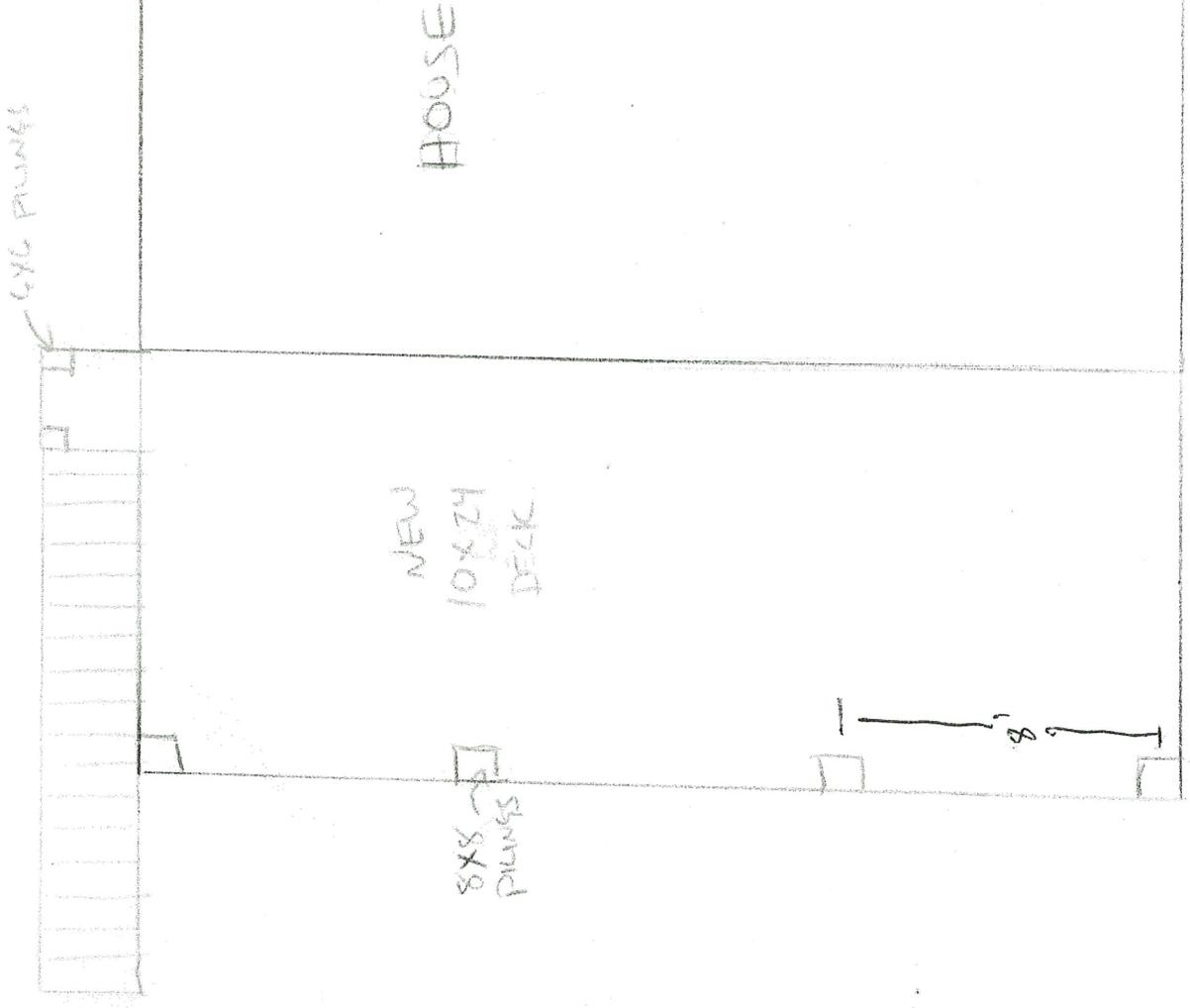
Please check with you Insurance Agent prior to construction. Your project may affect your flood insurance rates!

418 WEST HAYMEN PROJECT

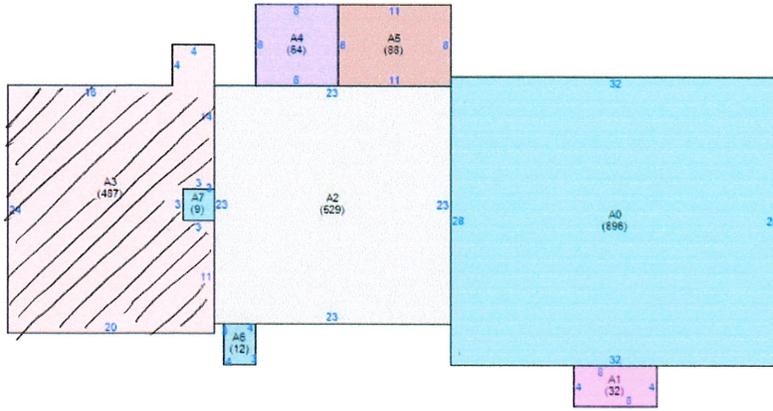
REMOVE CARPORT/DECK AND STAIRS ON WEST SIDE OF HOUSE. REMOVE ALL EXISTING 6X6 PILING. AREA TO BE REMOVED IS 20 X 24 (480) SQ. FT. THE PROCESS OF DEMOLITION WILL NOT INTERFERE WITH EXISTING HOUSE IN ANY WAY.

NEW 8X8 PILING WILL BE INSTALLED FOR DECK AND 6X6 PILING FOR STAIR TOWER. NEW 2X10 DECK JOISTS WITH 3/4X6 DECKING. HANDRAILS WILL CONSIST OF 6X6 POSTS WITH PICKETS IN BETWEEN AS PER CODE. NEW STAIRS WILL BE CONSTRUCTED ON NORTH SIDE OF DECK WHERE THEY ARE CURRENTLY LOCATED. ALL MATERIALS WILL BE SALT TREATED LUMBER CONSISTANT WITH EXISTING STRUCTURE. STAINLESS STEEL FASTENERS AND GALVANIZED BOLTS WILL BE USED.

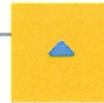
418 W. HAYMEN



EXISTING CARPORT TO BE REMOVED



	AREA INDEX	◇	AREA	◇
	0		896	
+	1		32	
+	2		529	
+	3		487	
+	4		64	
+	5		88	
+	6		12	
+	7		9	







TOWN OF KILL DEVIL HILLS

P. O. BOX 1719
KILL DEVIL HILLS, NC 27948

- RECEIPT -

Certificate of Appropriateness

418 West Hayman Blvd

New Deck PAID

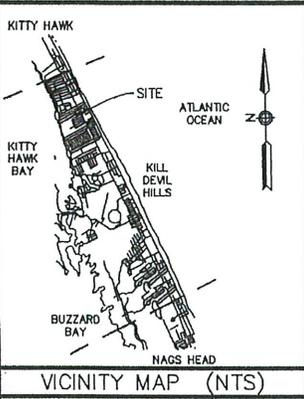
SEP 24 2025

Dana Beasley

TOWN OF
KILL DEVIL HILLS

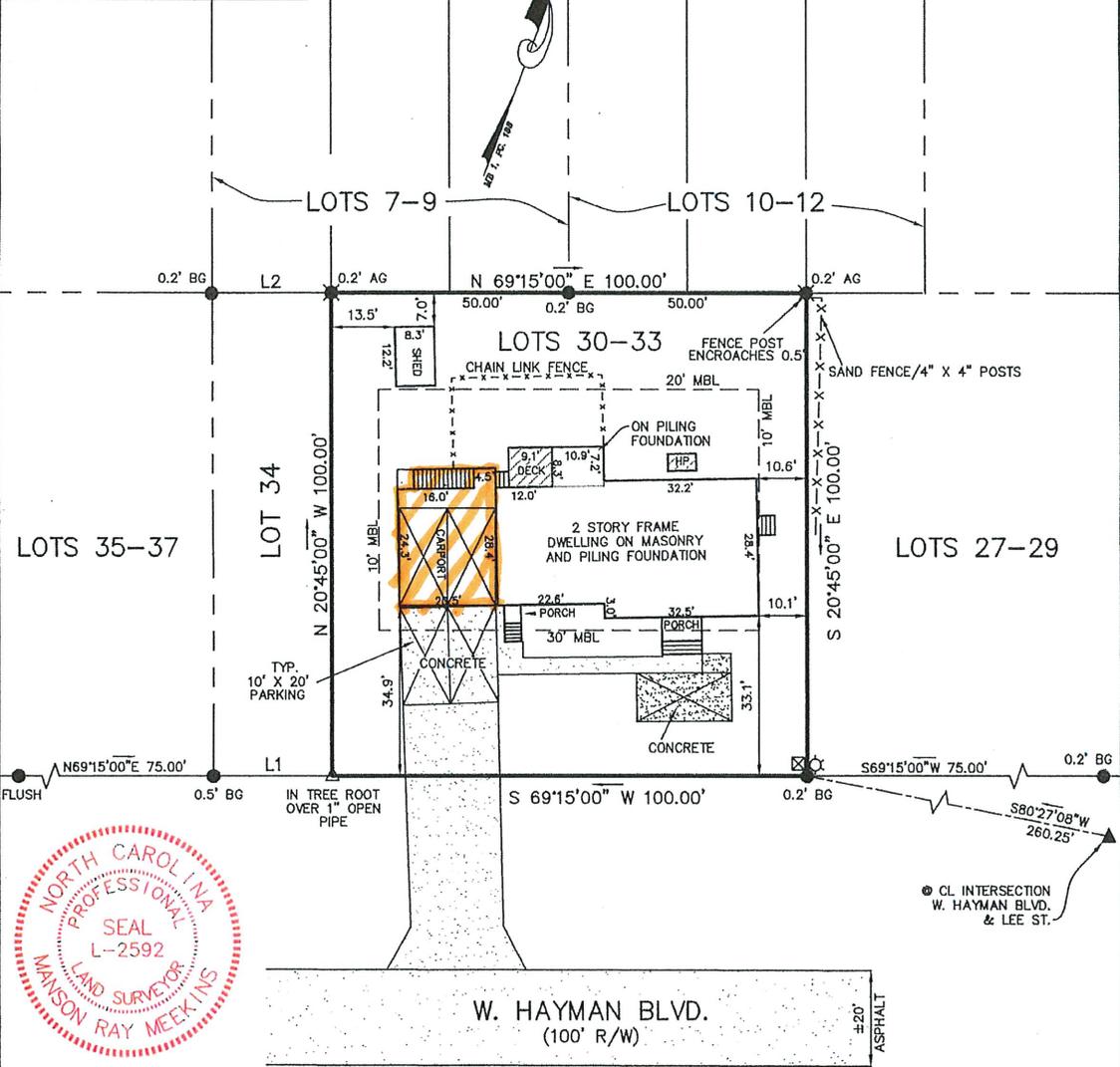
9/24/25 \$100.00

ACCOUNT NO:	CK# 20275	AMOUNT:	_____
ACCOUNT NO:	_____	AMOUNT:	_____
ACCOUNT NO:	_____	AMOUNT:	_____
ACCOUNT NO:	_____	AMOUNT:	_____
EXPLANATION:	_____		
BY:	_____		



- LEGEND**
- - EX. 1 1/2" OPEN PIPE
 - - EX. 1/2" REBAR
 - - REBAR SET
 - - EX. CONC. MON.
 - - CONC. MON. SET
 - ▲ - EX. P/K NAIL
 - △ - MAG NAIL SET
 - ⊗ - SEWER SERVICE
 - ⊗ - WATER METER
 - ⊗ - PHONE PEDESTAL
 - ⊗ - C.A.T.V.
 - ⊗ - UTILITY POLE
 - ⊗ - GUY WIRE
 - ⊗ - FIRE HYDRANT
 - ⊗ - ELECT. TRANS.
 - AG - ABOVE GRADE
 - BG - BELOW GRADE

- NOTES:**
1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 2. AREA BY COORDINATE COMPUTATION = 10,000 S.F.
 3. F.I.R.M. ZONE: AE; B.F.E.: 8.3' (PER F.I.S.) + 1.0' FREEBOARD
 4. PIN NO.: 07 987520 91 5653
 5. RECORDED REFERENCE: MB 1, PG. 188; DB 1960, PG. 290
 6. MINIMUM BUILDING LINES (MBL), IF SHOWN HEREON, ARE PER THE CURRENT LOCAL ZONING REGULATIONS. OTHER SETBACKS AND/OR RESTRICTIONS MAY APPLY AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 7. ELEVATIONS (NAVD 1988):
 HIGH GROUND ● BUILDING = 8.3'.
 LOW GROUND ● BUILDING = 7.5'.
 FIRST FLOOR = 10.23'.
 UTILITY/STORAGE ROOM = 7.73'
 8. EXISTING LOT COVERAGE: 3,568 S.F. (35.7%)



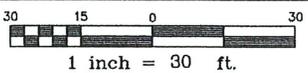
I, MANSION RAY MEEKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1960 PAGE 290); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM (DEED DESCRIPTION RECORDED IN BOOK PAGE); THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+; THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THIS 27TH DAY OF APRIL 2016.

Manson Ray Meekins
 SURVEYOR L-2592

LINE	LENGTH	BEARING
L1	25.00	N69°15'00"E
L2	25.19	N68°56'41"E

AS-BUILT SURVEY FOR
HAYMAN HOUSE, LLC

LOTS 30-33 - BLOCK 56 - VIRGINIA DARE SHORES - KILL DEVIL HILLS
 ATLANTIC TOWNSHIP - DARE COUNTY - NORTH CAROLINA



SEABOARD SURVEYING & PLANNING, INC. C-1536
 103F W. WOOD HILL DR., P.O. BOX 58, NAGS HEAD, NC 27959
 OFFICE: (252) 480-9998 FAX: (252) 480-0571

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Permit Services Administrator
MICHELLE NICHOLS

October 8, 2025

Memorandum

To: Historic Landmarks Commission

From: Ryan Lang, Senior Planner 

Subject: Local Historic Landmark Report – 1203 B N Va Dare Trail

Attached with this memorandum you will find a local historic landmark report for 1203 B N Va Dare Trail, Jackson Cottage, owned by George S. Jackson and Blair F. Jackson. This report includes justification for the designation, photos of the property, and chain of title for ownership.

If the Commission is satisfied with the report, staff recommends authorizing the report being sent to the State Preservation Office for review comments and schedule the public hearing for November 5, 2025.

Local Historic Landmark Report 1023 B NVDT

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

Jackson Cottage

2. Location of the Property

1023 B NVDT

Pin #988415730628

Attached is a copy of a Dare County Tax Map depicting the property.

3. Owner(s) of the Property

George S. Jackson

Blair F. Jackson

1523 Rivershore Rd

Elizabeth City, NC, 27909

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 1759 page 42 The property is shown on Dare County Tax Map 9884(15). The Tax Parcel number is 008077000 Dare County tax Record is attached for reference.

6. Architectural Description of the Property

The house located at 1023 B North Virginia Dare Trail is clean a two-story single-family structure on a shared oceanfront lot in Kill Devil Hills of North Carolina. It is one of three homes on the property and contains two small outbuildings (one for a garage and the other a shed). The house is a "T shaped gable" roof with the primary living space elevated above the ground by one full story. The lower level looks to be utilized for storage or parking. Covered decks flank and overframe the primary gables to create a wrap-around effect on three sides as well as protect entrances from the weather. In terms of materials, the house is primarily clad in unpainted cedar shake with minimal unpainted cedar corner trim. Windows are white with strong white trim and bold hunter green shutters. They are primarily double hung and there are several green louvers present in the gable ends just visible over the low slope porch roofs. The decking is expansive with a painted white band, unpainted vertical pickets and white built-in bench seating at the entry corner. White horizontal lattice boards wrap the outside of the deck to lighten up the connection of the home to the ground. While under the house structure, cedar shakes continue to the ground without any break-up or beauty bands. On the East side, the house structure cantilevers a few feet towards the ocean to further emphasize that gable and

maximize fenestration. The general architectural style is reminiscent of other Old Nags Head style homes due to the choice of materials, stand-off shutters and liberal use of porches.

7. Historic Discussion of the Property

This house was built in 1951, according to Dare County tax records. The structure is located in the Rose Kimball & Waddill Plan Subdivision which was developed George A. Rose Jr. who resided in Vance County, North Carolina. George A. Rose Jr. helped develop the 3 lots in the subdivision and the extended family still own the houses located at 1023A and 1023 C N Virginia Dare Trail. The house was constructed as a second home for the Waddill family also of Vance County, North Carolina. The house was not rented out and was instead used by family and friends in the summers. The garage and detached maids' quarters were constructed at the same time as the main house. A portion of Lowell Avenue was incorporated into the three ocean side lots of the Rose Kimball & Waddill plat in the 1950s. The house was sold in 1968 by the original owners to the Hollowell family from Edenton who also used the house as a summer home. The current owners, the George Jackson family has used the house as a summer vacation home since 2008.

8. Assessment of the Significance of the Site

- a. *Special Significance in terms of its history, architecture, and/or cultural importance:* The house was built in 1951 as a second home to the Waddill Family from Vance County, North Carolina. This was one of the earliest ocean side cottages in this section of the Town of Kill Devil Hills. The design mirrors the style of architecture of the "Old Nags Head" design and build. The Waddill's hired local contractors from Manteo and used the floor plan design and layout to capture the prevailing south-westerly winds that are prevalent in the summer time along the Outer Banks as the home did not have air conditioning installed until the 1990s.
- b. *Integrity of the property's design, setting, workmanship, materials, feeling and/or association:* The property is well preserved and maintains its original character. There have been no changes to the original footprint of the structure since its construction. The architecture is typical of the "Old Nags Head Style" wood framed construction with cedar shakes. After WWII lumber was very expensive and in short supply but affluent families building second homes were able to afford the increased cost. The house is approximately 1,676 square feet, not including the stand-alone garage and separate servants' quarters located adjacent to the main house. The house has had minor upgrades to the kitchen, and the addition of a central HVAC system in the 1990s. A portion of the wrap around screen porch on the East side of the main house were enclosed into a sun room sometime in the late 1980s or early 1990s. The property maintains its original integrity of design, setting, workmanship, feeling and association.

9. Assessment of the Property's Suitability for Preservation or Restoration, Educational Value, and Possibilities for Adaptive or Alternative Use

The property is in very good condition. The property has had minor modern upgrades but no major changes to the layout or exterior of the buildings save for upkeep and repairs and the enclosure of a portion of the porch into a sun room adjacent to the original kitchen. There are approximately two dozen of these similar structures remaining on the ocean front in Kill Devil Hills. It is one of the best examples of this type of architecture built in the 1940s and 1950s

style of the Old Nags Head architecture. The property and structure would provide a great addition to the Town's Historic Landmark inventory. It embodies both the recognizable style from "Old Nags Head" design and look and the quality of build able to endure the elements associated with construction on the ocean front.

10. Total Tax Value of the Property

Total value of the property is \$752,500 according to the Dare County Tax Office.

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

The house and property were developed by the Waddill and Rose families of Vance County, North Carolina and was one of the earliest subdivisions on the ocean front in Kill Devil Hills. The Rose family still owns two of the three houses in the original 3 lot subdivision. The house has survived Hurricane Hazel in 1954, the Ashe Wednesday Storm in 1962, Halloween Storm of 1991, and Hurricane Isabel in 2003. These major storms did little to no damage to the structure. The house has been a family vacation home for the past 76 years. The house remains as one of the original "Old Nags Head Style" ocean front cottages in this part of the Town of Kill Devil Hills. The house has never been raised and remains in its original location on the lot.

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

The house is a typical "Old Nags Head Style" cottage, with cedar shake siding and covered porches. 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. The structure is in excellent condition, having minor upgrades, it remains basically unchanged since it was constructed with few minor renovations. The original tongue and groove paneling on the walls and ceilings remains intact. Some interior doors and cabinets are also original with original hardware. There have been some modifications to the house but none to the original footprint or location of the structure. 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 along the Outer Banks' oceanfront.

13. National Register Criteria met by Property

Non-Applicable

14. Documentation for Inclusion of Accompanying Land

The lot on which the structures are located provide an appropriate setting for the buildings.

Bibliography

1. Christopher Nason, AIA Beacon Architecture and Design, PLLC Conducted the architectural review, and author of the architectural descriptions, Item No. 6
2. George and Blair Jackson current owners.
3. David Payne, grandson of original property owners of developers of the 3 lots.

CHAIN OF TITLE

1. THIS DEED, Made this the 27th day of April , 1951 Edmund L. Waddill and wife, Clara B. Waddill of Vance County and State of North Carolina, of the first part to George A. Rose, Jr. and wife, Mary H. Rose of Vance County and the State of North Carolina, of the second part: BEGIN at an iron stake located on the South side of Lowell Avenue, located 130 feet East of the center line of the Manteo Highway; run thence along Lowell Avenue North 70° 30" East 100 feet to an iron stake; thence South 70° 30" West 100 feet to an iron stake: thence North 19° 30" West 100 feet to the place of beginning, the same being Lot No. 2, as shown on the plat of property owned by George A. Rose Jr. as surveyed by S.E. Jennette, Engineer, February 5, 1949.
2. THIS DEED, Made this 28th day of April, 1951 George A. Rose, Jr. and wife, Mary H. Rose of Vance County and State of North Carolina, of the first part to Edmund L. Waddill and wife, Clare B. Waddill of Vance County and State of North Carolina, of the second part: BEGIN at an iron stake located on the South side of Lowell Avenue, located 130 feet East of the center line of the Manteo Highway; run thence along Lowell Avenue North 70° 30" East 100 feet to an iron stake; thence South 70° 30" West 100 feet to an iron stake: thence North 19° 30" West 100 feet to the place of beginning, the same being Lot No. 2, as shown on the plat of property owned by George A. Rose Jr. as surveyed by S.E. Jennette, Engineer, February 5, 1949.
3. THIS DEED made this 19th day of April, 1968, by Clare B. Waddill (unmarried), party of the first part, to THEODORE R. WOOD and wife, ETHEL W. WOOD, an estate by the entirety, of Kill Devil Hills, North Carolina, parties of the second part: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S.

Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to a post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to an iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry. Same also being a portion of the lands conveyed to Edmund L. Waddill and wife, Clare B. Waddill, by George A. Rose, Jr. et ux by deed dated April 28, 1951, and duly recorded in Book 39, page 257, Dare County Registry. Clare B. Waddill, the party of the first part, being the wife and survivor of Edmund L. Waddill, deceased. Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows: BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Eastern edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virginia Dare Trail and 30 feet from the center thereof; thence along the Eastern edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et als and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture, fixtures, equipment, appliances and personal property situated in, on and upon the above described lands and premises and used in connection therewith, except a large picture, shell table and personal items in locked closet.

4. THIS DEED made this 27th day of May, 1968, by THEODORE R. WOOD AND WIFE, ETHEL W. WOOD, parties of the first part, to E.L HOLLOWELL and wife, AGNES H. HOLLOWELL, and estate by the entirety, of Edenton, North Carolina, parties of the second part: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as

follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S. Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to ta post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to tan iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry. Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows: BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Easten edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virgina Dare Trail and 30 feet from the center thereof; thence along the Easten edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et asl and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture, fixtures, equipment, appliances and personal property situated in, on and upon the above described

lands and premises and used in connection therewith. Same being the lands conveyed to Theodore R. Wood et ux by Clare B. Waddell by deed dated April 19, 1968, and duly recorded in Book 148, page 94, Dare County Registry.

5. THIS DEED, made this 13th day of February, 1979 by E. L. Hollowell and wife, AGNES H. HOLLOWELL of Edenton, North Carolina 27932, GRANTORS, to ROBERT G. BRUCE and wife, THEKLA J. BRUCE of 6301 Stevenson Avenue, Alexandria, Virginia 22304, GRANTEES; Tract No. 1: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S. Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to a post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to an iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry. Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows: BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Eastern edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virginia Dare Trail and 30 feet from the center

thereof; thence along the Eastern edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et al and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture, fixtures, equipment, appliances and personal property situated in, on and upon the above described lands and premises and used in connection therewith. Same being the lands conveyed to Theodore R. Wood et ux by Clare B. Waddell by deed dated April 19, 1968, and duly recorded in Book 148, page 94, Dare County Registry and being the same property conveyed to E.L. Hollowell and wife, Agnes H. Hollowell by Theodore R. Wood and wife, Ethel W. Wood by deed dated May 27, 1968 and recorded in Book 148, Page 192, of the Dare County Public Registry.

6. THIS DEED made this 15th day of February, 1995, by and between GRANTOR ROBERT G. BRUCE and wife, THELKA J. BRUCE GRANTEE JUDITH K. BAKER TRACT No. 1: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as follows: BEGINNING at a poste or other marker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S. Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to a post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to an iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry.

Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows:

BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Eastern edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virginia Dare Trail and 30 feet from the center thereof; thence along the Eastern edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et al and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture, fixtures, equipment, appliances and personal property situated in, on and upon the above described lands and premises and used in connection therewith. Same being the lands conveyed to Theodore R. Wood et ux by Clare B. Waddell by deed dated April 19, 1968, and duly recorded in Book 148, page 94, Dare County Registry and being the same property conveyed to E.L. Hollowell and wife, Agnes H. Hollowell by Theodore R. Wood and wife, Ethel W. Wood by deed dated May 27, 1968 and recorded in Book 148, Page 192, of the Dare County Public Registry.

7. THIS DEED made March 6, 2007, by and between GRANTOR Judith K. Baker, unmarried GRANTEE ERP NC 64, LLC a 50% undivided interest and 1920 Investment Company, LLC, a 50% undivided interest as Tenants in Common Tract No. 1: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect

Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S. Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to a post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to an iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry. Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows: BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Eastern edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virginia Dare Trail and 30 feet from the center thereof; thence along the Eastern edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et al and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture, fixtures, equipment, appliances and personal property situated in, on and upon the above described lands and premises and used in connection therewith. Same being the lands conveyed to Theodore R. Wood et ux by Clare B. Waddell by deed dated April 19, 1968, and duly recorded in Book 148, page 94, Dare County Registry and being the same property conveyed to E.L. Hollowell and wife, Agnes H. Hollowell by Theodore R. Wood and wife, Ethel W. Wood by deed dated May 27, 1968 and recorded in Book 148, Page 192, of the Dare County Public Registry.

1. THIS DEED made August 27, 2007, by and between GRANTOR EPC NC 64, LLC, a North Carolina limited liability company who acquired title as ERP NC 54, LLC GRANTEE George Jackson and wife Blair F. Jackson: Tract No. 1: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills

in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S. Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to ta post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to tan iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry. Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows: BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Easten edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virgina Dare Trail and 30 feet from the center thereof; thence along the Easten edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et asl and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture,

fixtures, equipment, appliances and personal property situated in, on and upon the above described lands and premises and used in connection therewith. Same being the lands conveyed to Theodore R. Wood et ux by Clare B. Waddell by deed dated April 19, 1968, and duly recorded in Book 148, page 94, Dare County Registry and being the same property conveyed to E.L. Hollowell and wife, Agnes H. Hollowell by Theodore R. Wood and wife, Ethel W. Wood by deed dated May 27, 1968 and recorded in Book 148, Page 192, of the Dare County Public Registry.









Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Permit Services Administrator
MICHELLE NICHOLS

October 8, 2025

Memorandum

To: Historic Landmarks Commission

From: Ryan Lang, Senior Planner *RL*

Subject: Local Historic Landmark Report – 3202 N Va Dare Trail

Attached with this memorandum you will find a local historic landmark report for 3202 N Virginia Dare Trail, Gourley Cottage owned by Dirty South, LLC. This report includes justification for the designation, photos of the property, and chain of title for ownership.

If the Commission is satisfied with the report, staff recommends authorizing the report being sent to the State Preservation Office for review comments and schedule the public hearing for November 5, 2025.

Local Historic Landmark Report
3202 NVDT

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
Gourley Cottage

2. Location of the Property
3202 North Virginia Dare Trail
Pin #988513047584
Attached is a copy of a Dare County Tax Map depicting the property.

3. Owner(s) of the Property
Dirty South, LLC
901 Halladay Pt
Virginia Beach, VA, 23451

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 1928 page 82 The property is shown on Dare County Tax Map 9885(13). The Tax Parcel number is 000084000. Dare County tax Record is attached for reference.

6. Architectural Description of the Property
The house located at 3202 North Virginia Dare Trail is comprised of a one-story single family structure with a North South cross gable roof. The footprint is largely rectangular with a bump-out at the front including a recessed entry with cantilevered roof at the navy blue front door. There is a low slope covered porch roof in the rear over what looks to originally have been a screen porch. A cedar shake shower is also located off the back of the home. Overall the home appears understated and compact. In terms of materials, the main house is unpainted cedar shade siding. There is no trim around the windows and doors and the house corner trim is minimal. The windows are double hung white wood windows without any coverings. All decks are on-grade and unpainted. The roof is comprised of grey asphalt shingles. Projecting through the roof are two chimneys (one made of brick at the right side in the peak of the gable and another made of concrete masonry units in the back side of the home around the middle).

7. Historic Discussion of the Property

This house was built in 1960, according to Dare County tax records. W. Lee Flaughner and Edwin M. Gourley purchased the land in 1957 from James Sadler, wife Susan Sadler and Edward D. Hofheimer. The structure is located in the Orville Beach Subdivision which was platted in 1948. The house was built as a second home while the owners lived in Norfolk, Virginia. The house was not rented out but used by close family and friends. For many years there were few house on this block of NC12. The house remained in the Gourley family until 1997. The current owner, Will Yurick has the house in a weekly rental program.

8. Assessment of the Significance of the Site

a. *Special Significance in terms of its history, architecture, and/or cultural importance:*

The house was built in 1960 and served a second home to the Flaughner and Gourley families of Norfolk, Virginia. Orville Beach East Subdivision has two dozen homes built prior to 1970. Around this time these lots were considered affordable and bought and built commonly as second homes. This style of home was able to be built quickly and was affordable. The structure has weathered several major storm events on the Outer Banks that resulted in many structural losses and some lives lost. Some of the most notable storms the infamous Ash Wednesday Storm of 1962, which was the most destructive nor-easter of the 20th century. On the Outer Banks, the Ash Wednesday Storm was a defining event for how homes were constructed. Many oceanfront homes were lost during this three-day storm that spanned five high tides. The house had no flood damage despite being across the road from the ocean. A few other significant storms that caused major property loss that this home has withstood include The Halloween Storm of 1991, also known as the "Perfect Storm" and Hurricane Isabel in 2003, a Category 2 (a Category 5 just four days prior to landfall) that made landfall 90 miles south of Kill Devil Hills

b. *Integrity of the property's design, setting, workmanship, materials, feeling and/or association:* The property is well preserved and maintains its original character. There have been no changes to the original footprint of the structure since its construction. The architecture is typical of Outer Banks 1950s and 1960s cottages. Because of the simple architectural design they were easy to maintain and withstood the elements. The house is approximately 1040 square feet constructed of a wood frame on a block foundation. The house has remained largely unchanged since its construction with minor interior upgrades and repairs. A ground floor deck was added to the side and rear of the house in the 1980s. The original house did not have air conditioning and was heated by a fireplace in the living room. The property maintains its original integrity of design, setting, workmanship, feeling and association.

9. Assessment of the Property's Suitability for Preservation or Restoration, Educational Value, and Possibilities for Adaptive or Alternative Use

The architecture the cottage is a typical 1950s and 1960s Outer Banks style house and currently is in good condition. The house was built on a block foundation. Cedar shakes have replaced the existing asbestos shingle exterior. The interior floor layout is still the same as when the house was constructed. The house has remained largely unchanged since its construction with minor upgrades and repairs over time. This structure would provide a great addition to the Town's Local Historic Landmark inventory, as it is an unmodified example of

an era of architecture and affordable development in the Town which lasted into the late 1970's.

10. Total Tax Value of the Property

Total value of the property is \$512,000 according to the Dare County Tax Office.

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

The house was one of the earliest structures in this section of the Orville Beach Subdivision and for many years the house did not have ocean front house across the street. This structure survived the Ash Wednesday Storm, the Halloween Storm of 1991, and Hurricane Isabel in 2003. The simplistic and sturdy design and build helped it survive these catastrophic weather events that inflicted major damage all along this section of the North Carolina coast. The house has been used as a family vacation home since it was built in 1960. This remains one of the last 1950s and 1960s houses that were built in the northern part of the Town of Kill Devil Hills.

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

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. Adding this house to the historic designation would provide the Town the ability to preserve a unique architectural design and classic style that was once prevalent both in this subdivision and throughout the adjoining towns.

13. National Register Criteria met by Property

Non-Applicable

14. Documentation for Inclusion of Accompanying Land

The lots on which the structure is located provide an appropriate setting for the building.

15. Bibliography

Christopher Nason, AIA Beacon Architecture and Design, PLLC Conducted the architectural review, and author of the architectural descriptions, Item No. 6

CHAIN OF TITLE

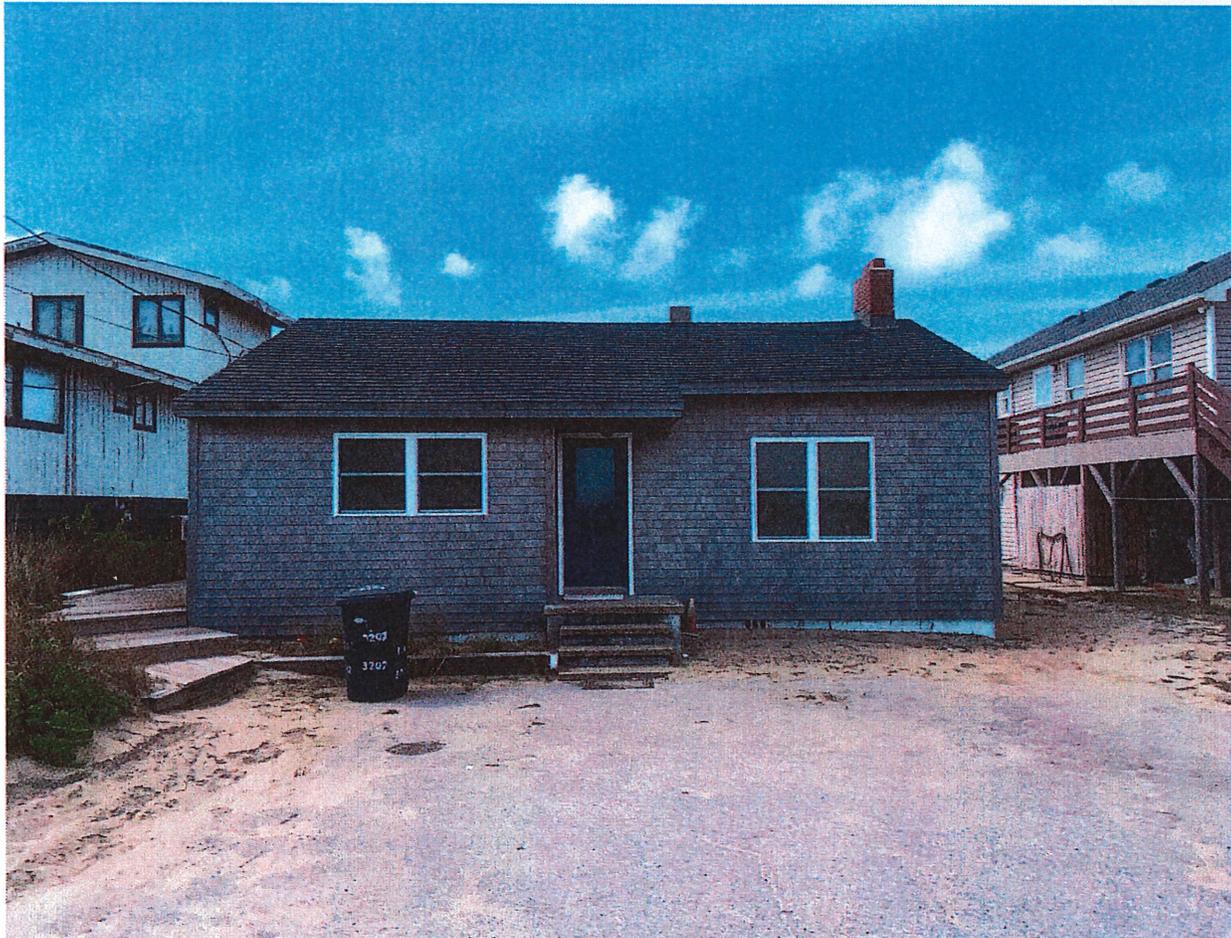
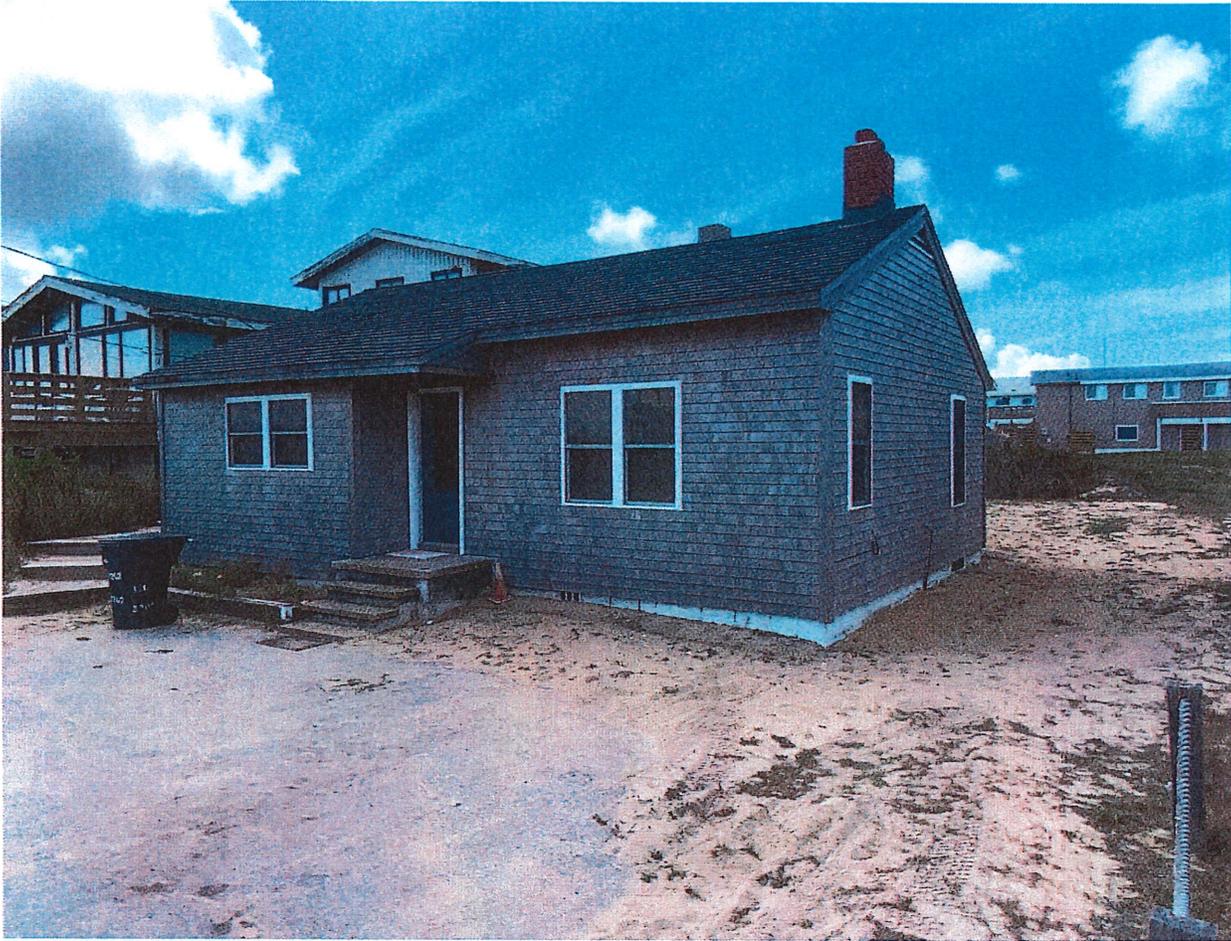
1. THIS DEED made the 6th day of day of September, 1957, by JAMES P. SADLER, and wife SUSAN P. SADLER and EDWARD D. HOFHEIMER, unmarried, parties of the first part, to W. LEE FLAUGHER and EDWIN M. GOURLEY, parties of the second part: All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C., and known as the designated and being Lot No. 7, Block 5, of the subdivision known as Orville Beach. Map or plat of said subdivision known as Orville Beach made by J.L. Foy, Registered Surveyor, Aug. 1947, and recorded in Map Book 1, Page 138, Dare County Registry, reference to which is hereby made for a more particular description of the lands above described. The aforesaid land being the same property which was conveyed to the parties of the first part and the parties of the second part, equally, by deed of John B. Baines and wife, Betty F. Baines, dated July 25, 1956, and recorded in Dare County Registry, in Deed Book 70, at page 422.
2. THIS DEED made this 31st day of January, 1963 between DEWEY W. WELLS, acting as Commissioner as hereinafter stated, Grantor, and EDWIN M. GOURLEY of Princess Anne County, Virginia, Grantee, All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C., and known as the designated and being Lot No. 7, Block 5, of the subdivision known as Orville Beach. Map or plat of said subdivision known as Orville Beach made by J.L. Foy, Registered Surveyor, Aug. 1947, and recorded in Map Book 1, Page 138, Dare County Registry, reference to which is hereby made for a more particular description of the lands above described. The aforesaid land being the same property which was conveyed to James P. Sadler et, al by deed of John B. Baines et ux dated July 25, 1956, and recorded in Dare County Registry, in Deed Book 70, Page 422. This is the same property which was conveyed to W. Lee Flaughner and Edwin M. Gourley by deed dated September 6, 1957 from James P. Sadler et al., recorded at Deed Book 675, page 334, Dare County Public Registry.
3. THIS DEED made this 17th day of February, 1981, by and between EDWIN M. GOURLEY and OLIVE J. GOURLEY, his wife, parties of the first part, and OLIVE J. GOURLEY, as feme sole, party of the second part. All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C., and known as the designated and being Lot No. 7, Block 5, of the subdivision known as Orville Beach. Map or plat of said subdivision known as Orville Beach made by J.L. Foy, Registered Surveyor, Aug. 1947, and recorded in Map Book 1, Page 138, Dare County Registry, reference to which is hereby made for a more particular description of the lands above described. The aforesaid land being the same property which was conveyed to James P. Sadler et, al by deed of John B. Baines et ux dated July 25, 1956, and recorded in Dare County Registry, in Deed Book 70, Page 422. This is the same property which was conveyed to W. Lee Flaughner and Edwin M. Gourley by deed

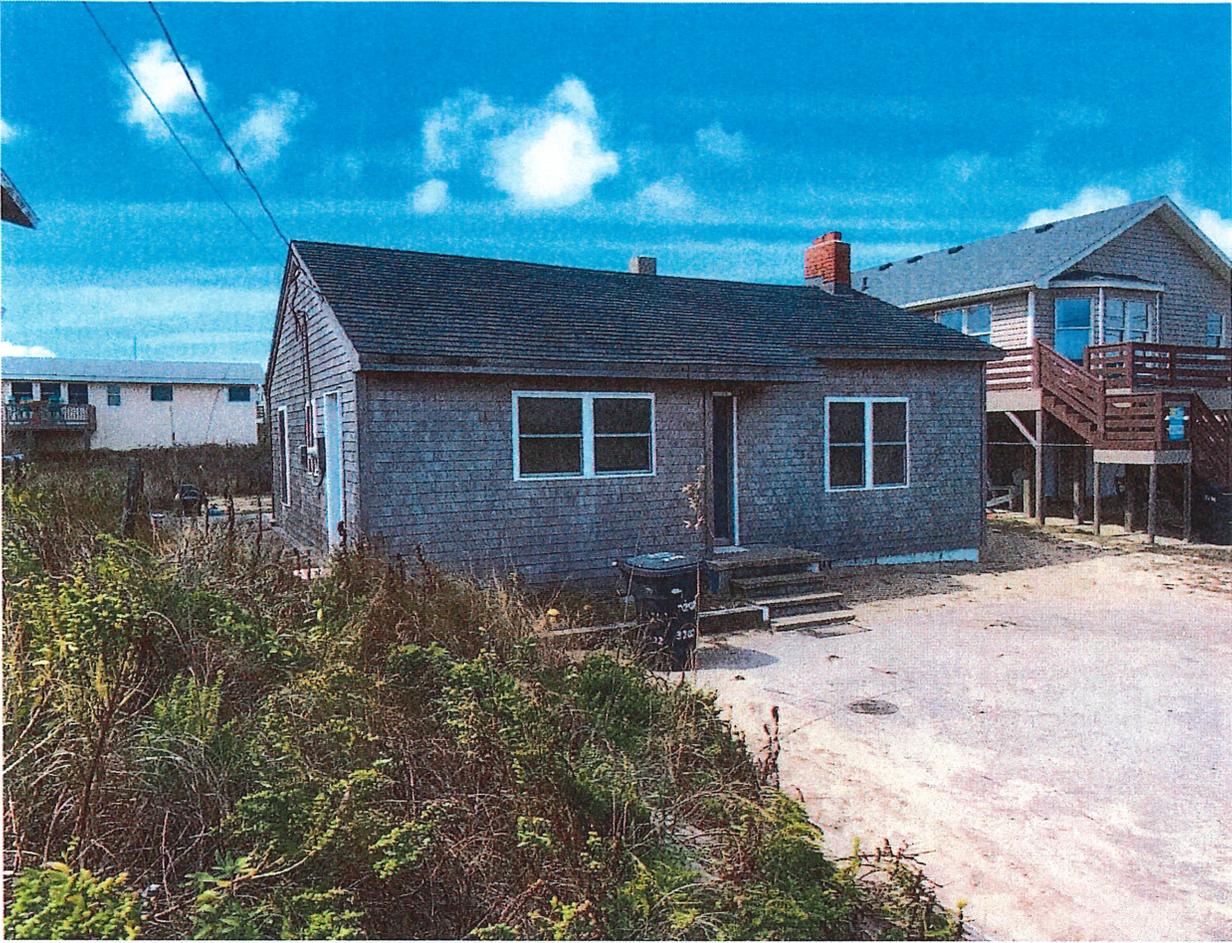
dated September 6, 1957 from James P. Sadler et al., recorded at Deed Book 675, page 334, Dare County Public Registry.

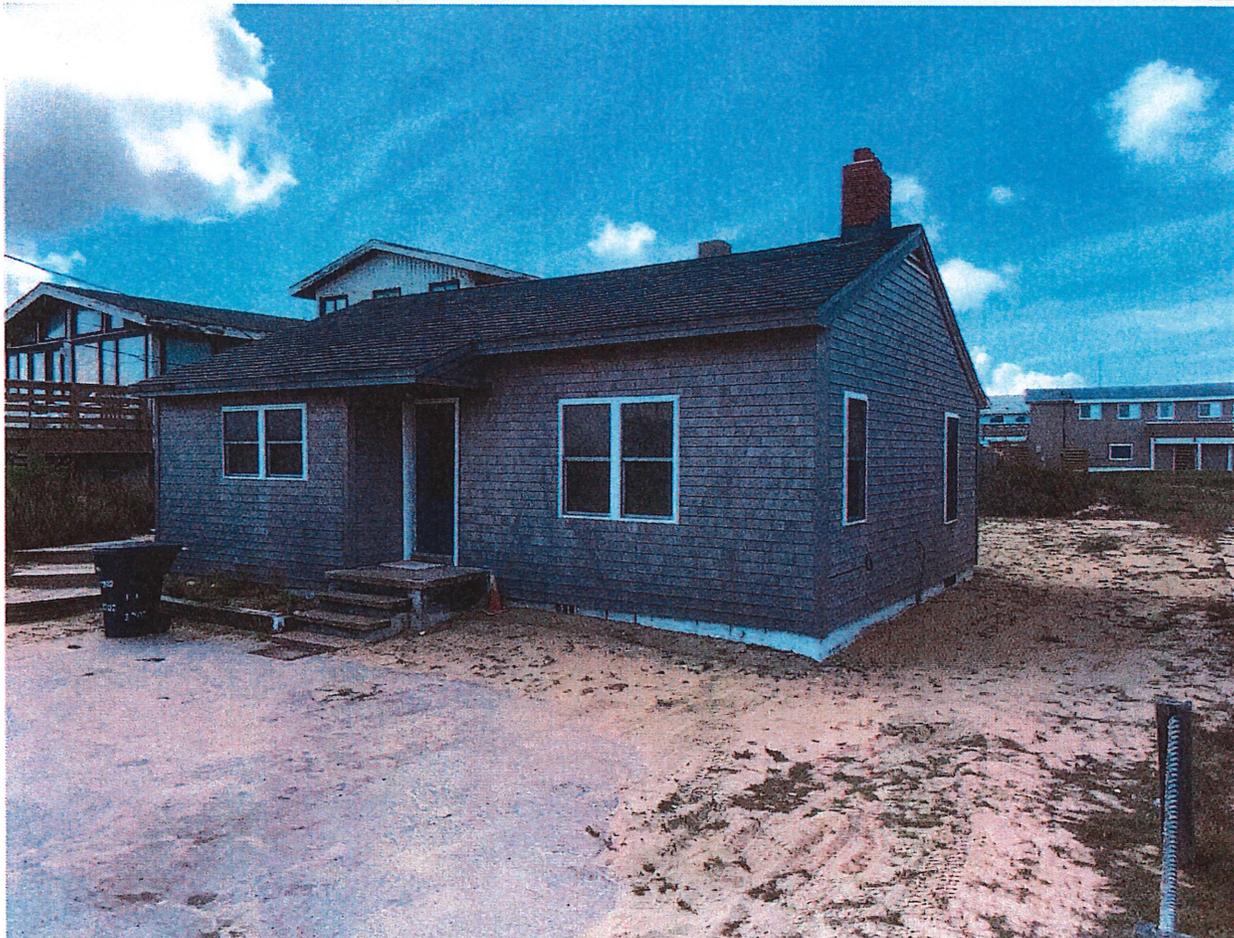
4. THIS DEED made this 20th day of November, 1997 by and between Drew F. Dizon and wife, Carole R. Dixon individually and as Executors for the Estate of Olive Johnson Gourley, Grantors to Cecil Ray Redd, Jr. and wife, Charlotte B. Redd and Gregg Linton Redd and wife, Claudia B. Redd, of 24 Stonewall Drive, Stafford, Virginia 22544, Grantees: All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C., and known as the designated and being Lot No. 7, Block 5, of the subdivision known as Orville Beach. Map or plat of said subdivision known as Orville Beach made by J.L. Foy, Registered Surveyor, Aug. 1947, and recorded in Map Book 1, Page 138, Dare County Registry, reference to which is hereby made for a more particular description of the lands above described.
5. THIS DEED made March 17, 2005, by and between, GRANTOR CECIL RAY REDD JR. and wife, CHARLOTTE B. REDD and GREGG LINTON REDD and wife, CLAUDIA B. REDD and GRATNEE WILLIAM L. DOBNEY and wife,, DIANE C. SAWYER, a one-half undivided interest as tenants by the entirety and BETH A. DOBNEY, a one-half undivided interest with the right of survivorship. All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C., and known as the designated and being Lot No. 7, Block 5, of the subdivision known as Orville Beach. Map or plat of said subdivision known as Orville Beach made by J.L. Foy, Registered Surveyor, Aug. 1947, and recorded in Map Book 1, Page 138, Dare County Registry, reference to which is hereby made for a more particular description of the lands above described. The property hereinabove described was acquired by Grantor by instrument recorded in Book 1148, Page 772. A map showing the above described property is recorded in Map Book 1, Page 138.
6. THIS DEED made August 24, 2007, by and between GRANTOR WILLIAM L. DOBNEY, divorced and not remarried, DIANE C. SAWYER, divorced and not remarried, and BETH A. DOBNEY, unmarried to GRANTEE GEORGE P. HRANOWSKYJ All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C., and known as the designated and being Lot No. 7, Block 5, of the subdivision known as Orville Beach. Map or plat of said subdivision known as Orville Beach made by J.L. Foy, Registered Surveyor, Aug. 1947, and recorded in Map Book 1, Page 138, Dare County Registry, reference to which is hereby made for a more particular description of the lands above described. The property hereinabove described was acquired by Grantor by instrument recorded in Book 1619, Page 419. A map showing the above described property is recorded in Map Book 1, Page 138.
7. THIS TRUSTEE'S DEED made and entered into this 3rd day of December, 2012 and between E. Crouse Gray, Jr. acting as the Substitute Trustee, party of the first part, and Southern Bank and Trust Company, of 403 Boush Street, Norfolk, VA 23510, party of the second part: THAT WHEREAS, George P. Hranowskyj and wife Kathleen Hranowskyj, executed to E.J. Woolard, Jr and Richard J. Tavss, Trustee, upon the lands hereinafter

described in deed of trust dated the 31st of August, 2007, and recorded in Book 1742, Page 144, Dare County Registry. All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C., and known as the designated and being Lot No. 7, Block 5, of the subdivision known as Orville Beach. Map or plat of said subdivision known as Orville Beach made by J.L. Foy, Registered Surveyor, Aug. 1947, and recorded in Map Book 1, Page 138, Dare County Registry, reference to which is hereby made for a more particular description of the lands above described.

8. THIS DEED made this 24th day of April, 2013, by and between Southern Bank and Trust Company, Grantor of 403 Boush Street, Norfolk, VA 23510, and Dirty South, LLC, Grantee of 630 North Witchduck, Virginia Beach, VA 23462; All that certain lot of land lying and being on the beach near Kill Devil Hills in Atlantic Township, Dare County, N.C., and known as the designated and being Lot No. 7, Block 5, of the subdivision known as Orville Beach. Map or plat of said subdivision known as Orville Beach made by J.L. Foy, Registered Surveyor, Aug. 1947, and recorded in Map Book 1, Page 138, Dare County Registry, reference to which is hereby made for a more particular description of the lands above described.







Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Permit Services Administrator
MICHELLE NICHOLS

October 8, 2025

Memorandum

To: Historic Landmarks Commission

From: Ryan Lang, Senior Planner 

Subject: Local Historic Landmark Report – 409 W Sportsman Drive

Attached with this memorandum you will find a local historic landmark report for 409 W Sportsman Drive, Ducey Cottage, owned by the Owens Family. This report includes justification for the designation, photos of the property, and chain of title for ownership.

If the Commission is satisfied with the report, staff recommends authorizing the report being sent to the State Preservation Office for review comments and schedule the public hearing for November 5, 2025.

**Local Historic Landmark Report
409 West Sportsman Drive**

This application initiates consideration of a property for designation as a Kill Devil Hills Local Historic Landmark by the Historic Landmarks Commission and the Board of Commissioners. It enables evaluation of the resources to determine if it qualifies for designation.

1. Historical Name
Ducey Cottage

2. Location of the Property
409 W Sportsman Drive
Pin #988517009265
Attached is a copy of a Dare County Tax Map depicting the property.

3. Owner(s) of the Property
Charles J Owens
Denise Owens
Elijah Owens
Joseph Owens
Oscar Elias Jr Owens
Jeanne Owens
Thomas Owens
Victoria Owens
Margaret Smith
582 Fire Towner Rd, Sylvania, GA, 30467

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 2381 page 775 The property is shown on Dare County Tax Map 9885(17). The Tax Parcel number is 001537000. Dare County tax Record is attached for reference.

Architectural Description of the Property

The house located at 409 Sportsman Drive is clean a one-story single-family structure on a quiet street in Kill Devil Hills of North Carolina. The house is comprised of a squared volume with a front projection forming a protected screen porch entry. The clean white color, light blue eaves and low slope roof identify it as a 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 but it's

not visible to the viewer standing at eye level. Most windows are covered with light blue stand-off shutters. The white windows appear to be double hung typically with added horizontal muntins giving them a modern horizontal four panel look. There is no window trim other than a prominent sill projecting from the plane of the facade. A white chimney rises from the clean lines of the roof but since it's centrally located (and painted white with a blue band to match) within the volume of the house, it has less visual impact than it would if located on the exterior walls.

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. Ms. Doris H. Ducey bought the lot from the Jones family in 1951. A house was originally constructed in the early 1950s and was destroyed by Hurricane Hazel in 1954. The current house was built in 1960 and was modeled in the same style as the original house. The house originally had a gas stove and a water well in the yard and has had minor modern upgrades in the kitchen. The original floor plan has remained the same since it was constructed. The house has remained in the Ducey/King Family since it was built and has been used solely as a vacation home

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 original house was destroyed by Hurricane Hazel in 1954, which as a category 4 is the strongest storm to ever hit the Carolina Coast and the existing house was rebuilt in 1960. The house did not experience and flooding from 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 house is approximately 896 square feet constructed of concrete

block on slab with a flat roof. The property is unaltered from its original appearance. The house was constructed in 1960. Common to the original flat tops in the Avalon Beach Subdivision local contractors were used to construct these simple concrete block houses with flat roofs. The exterior color has always been white with Irish green trim, the trim was changed to teal in 2017. The original screen porch remains and there has not been any additions to the original footprint of the building other than modern upgrades in the kitchen and a new roof in 1993.

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 remained in the same existing footprint as originally constructed. 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 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 \$361,900 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 were the developers 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 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. 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. Phone Interview with Jeanne Owens 8/28/25.

CHAIN OF TITLE

1. THIS DEED, Made this 10th day of May, 1951, 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 Doris H. Ducey, of Princess Anne County, State of Virginia, hereinafter designated as parties of the second part, whether one or more: Being Lot No. 174, as shown on Map or Plat of Avalon Beach made by T. R. Pettit, Registered North Carolina, Engineer, dated the 26th day of June , 1950, which said Map or Plat is duly of record in the Office of the Register of Deeds of Dare County, North Carolina, in Map Book 1, at page 107. Together with easements in, to, on and over all roads and community beaches on the Atlantic Ocean and Kitty Hawk Bay as designated on the aforesaid Map or Plat, and annexes thereto, which said privileges shall be in common with other property owners of Avalon Beach and annexes thereto.
2. THIS DEED made this the 12 day of October, 2004, by and between MARTHA C> OWENS ECKSTORM AND HUSBAND, WILLIAM ECKSTORM, Grantor, and OSCAR ELIAS OWENS, JR., of 582 Firetower Road, Sylvania, GA 30467, Grantee: Being all of Lot No. 174, as shown on map or plat of Avalon Beach made by T. R. Pettit, Registered North Carolina Engineer, dated the 26th day of June, 1950, which said map or plat is duly of record in the Office of the Register of Deeds of Dare County, North Carolina, in Map Book 1, Page 107. Together with easements in, to, on and over all roads and community beaches on the Atlantic Ocean and Kitty Hawk Bay as designated on the aforesaid map or plat, and annexes thereto, which said privileges shall be in common with other property owners of Avalon Beach and annexes thereto. Grantor inherited their interest in the above described property from the Estate of Doris M. King, see Dare County Estate File 04E-275. Doris M. King was formerly known as Doris H. Ducey. See Deed recorded in Deed Book 39, Page 205, Dare County Public Registry.
3. THIS DEED OF GIFT made this 29th day of April, 2020, by and between OSCAR ELIAS OWENS, JR. AND WIFE, JEANNE OWENS, of 582 Fire Tower Road, Sylvania, GA 30467, Grantor to OSCAR ELIAS OWNES, JR. AND WIFE, JEANNE OWNES, AS TENANTS BY THE ENTIRETY, of 582 Fire Tower Road, Sylvania, GA 30467, Grantee: Being all of Lot No. 174, as shown on map or plat of Avalon Beach made by T. R. Pettit, Registered North Carolina Engineer, dated the 26th day of June 1950, which said map or plat is duly of record in the Office of the Register of Deeds of Dare County, North Carolina, in Map Book 1, Page 107.
4. THIS DEED made this the 8th day of June, 2020, by and between RUTH ELAINE OWENS LANGFORD AND HUSBAND, GERALD LANGFORD, of 2224 Eagles Hammock Boulevard, Middleburg, FL 32068, Grantor, to OSCAR ELIAS OWENS, JR. of 582 Fire Tower Road, Sylvania, GA 30467, Grantee: Being all of Lot No. 174, as shown on map or plat of Avalon Beach made by T. R. Pettit, Registered North Carolina Engineer, dated the 26th day of June, 1950, which said map or plat is duly of record in the Office or the Register of Deeds of Dare County, North Carolina, in Map Book 1, Page 107. Together with easements in, to, on and over all roads and community beaches on the Atlantic Ocean and Kitty Hawk Bay as designated on the

aforesaid map or plat, and annexes thereto, which said privileges shall be in common with other property owners of Avalon Beach and annexes thereto. Ruth Elaine Owens Langford inherited one-eighth (1/8th) undivided interest in the above described property from the Estate of Doris M. King, see Dare County Estate File 04-E-275. Doris M. King was formerly known as Doris H. Ducey. Also see Deed recorded in Deed Book 39, Page 205, Dare County Public Registry.









TOWN OF KILL DEVIL HILLS
Land Where Flight Began

MEMORANDUM

October 8, 2025

TO: Historic Landmark Commission
FROM: Jennifer Stecher, Administrative Assistant
REF: November 2025 Meeting Date Change

In an effort to accommodate various meetings in the Town Hall Meeting Room, and the designation process, the November Historic Landmark Commission meeting has been proposed for 8:30 a.m. on Wednesday, November 5, 2025, replacing the scheduled regular Historic Landmark Commission meeting at 8:30 a.m. on Wednesday, November 12, 2025.