



TOWN OF SOUTHERN SHORES
TOWN COUNCIL REGULAR MEETING

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

Phone 252-261-2394 / Fax 252-255-0876

www.southernshores-nc.gov

PITTS CENTER

Tuesday, October 07, 2025 at 1:00 PM

AGENDA

Call Meeting to Order

Pledge of Allegiance

Moment of Silence

Amendments to / Approval of Agenda

Consent Agenda

1. Minutes Approval-August 5, 2025 & September 2, 2025 (emailed)
2. Budget Amendment #13
3. Budget Amendment #14

Presentations

4. Annual Audit Presentation

Staff Reports

Planning Director/Deputy Town Manager

Fire Chief

Town Manager

Quarterly Report

Town Attorney

General Public Comment (Limit: 3 minutes per speaker.)

Old Business

New Business

5. Discussion of Dare Housing Foundation and Councilmember Appointment
6. Public Hearing-Consider LDA-25-01, a Landmark Designation Application submitted by Perrin Gardner to designate 39 Ocean Blvd. as a Historic Landmark

Council Business

Adjourn

**Town of Southern Shores
Budget Amendment Number # 13**

**Streets, Buildings, etc
Increases**

Decreases

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Description</u>	<u>Amount</u>
	Revenues				
40-39909	Unassigned Fund Balance	\$15,150			
	Expenditures				
57-50978	Town Building Upgrade	\$15,150			
	TOTAL			TOTAL	\$ -

Explanation: Demolition and installation of new flooring, relocating thermostats and electrical work for remodel. Also, includes money to purchase table and chairs for conference room.

Recommended By:

 Cliff Ogburn, Town Manager

Approved By: Town Council

 Elizabeth Morey, Mayor

Date



AGENDA ITEM SUMMARY

Item # 5

MEETING DATE: October 7, 2025

ITEM TITLE: Discussion of Dare Housing Foundation and Councilmember Appointment

ITEM SUMMARY:

In accordance with a recommendation from its 2024 report, The Dare County Housing Task Force is working to create a non-profit housing foundation, Dare Housing Foundation (DHF).

- Once incorporated under NC Secretary of State, DHF can seek grant funding and undertake fundraising activities.
- Sponsorships will be offered to local governments, businesses, stakeholder groups, property owners, and individuals.
- Focus outreach efforts on non-resident property owners and visitors. Want to create awareness of the issue with these groups and the idea of giving back to the community they love.
- Proceed with sketch plan/concept illustrations of housing development for outreach activities and additional site evaluations.

The foundation's board members need to be named as part of the process of establishing non-profit status. The proposed composition of the DHF includes thirteen board members with public and private sector representation including representatives from each of the towns. The draft bylaws provide for these appointments to be elected officials (preferred), Town staff or a community member with experience or knowledge that will be beneficial to DHF. Each of the town's elected bodies have been asked to discuss participation in the DHF at their October meetings and vote on their representative for the DHF board. The goal is to have the non-profit paperwork filed in mid-October so the DHF can hold its first organizational meeting before the end of the year.

It is anticipated that the DHF Board will meet monthly once established and functioning.

REQUESTED ACTION:

A motion to appoint a Councilmember to serve as the Town's representative on the Dare Housing Foundation.

ATTACHMENT: Dare Community Housing Task Force September 23, 2025, Presentation

DARE COMMUNITY HOUSING TASK FORCE

SEPTEMBER 23, 2025

ECU COMMUNITY SURVEY

Link shared by local governments and Bd of Education with their employees. OB Hospital and Chamber also provided link to share. Survey is open until end of September.

As of Monday afternoon a total of 1495 responses but Dr. Hur noted these results have not been checked for incomplete surveys so this number could decrease some.

OUTREACH SUBCOMMITTEE

Recommendation: Outreach activities associated with the 2024 report.

- Presentations were made to all local governments and several groups in early 2024.

Recommendation: Participate with the ECU Workforce Housing Community Attitudes Study.

- Community workshops held in spring by ECU group. First round of survey completed in spring- focus was on all community and property owners. Second round focusing on local government employees and businesses started in August and open until end of September 2025.

PLAN SUBCOMMITTEE

Recommendation: A toolkit of house plans that reflect desired architectural features should be considered by local governments to offer to residents as a cost-savings tool.

- Creation of outreach materials to illustrate existing housing developments in Dare County and towns, small scale multifamily options, ADUs, and small footprint homes. The grant secured by OBAR will be used to produce these materials.
- Consultation with OSOH Team from Western Piedmont is scheduled to discuss their work on a similar project.

PLAN SUBCOMMITTEE

RECOMMENDATION: Advocate for a study on the development of additional sites for teacher housing as anticipated in the 2004 legislation, especially a project on Roanoke Island/Mainland.

- Chair/Vice-Chair meetings with DEF, BOE and staff were held. DEF has issued a statement indicating that DEF is encouraged by recent initiatives of the Dare Community Housing Task Force and supports the proposed Dare Housing Foundation as the non-profit lead for affordable housing development on Roanoke Island.

PLAN SUBCOMMITTEE

RECOMMENDATION: Implementation of a study on additional housing units for teachers and local government employees, including a project on Roanoke Island as authorized by 2004 legislation. The study should include an analysis of the potential need and desire among local government employees for housing assistance.

RECOMMENDATION: Investigate development of housing units on government owned land. The sites included on the public property inventory list in the Appendix should serve as the starting point of this investigation.

- Public properties were further evaluated by Plan Subcommittee for zoning compatibility, topographic characteristics, and infrastructure needs. Next slide details the consensus of the subcommittee. Second round of ECU survey is focusing on local government employees.

OWNER	LOCATION	SIZE	ZONING
Dare County	Bowsertown Rd	2.06 acres	R-2
Dare County	Bowsertown Rd	5.74 acres	R-2
Dare County	Manteo Middle School	33.9 acres	R-1
Dare County Airport	Airport Rd	8.36 acres	R-1
Dare County	370 Airport Rd	46 acres	I1
NC State	Toler Rd- behind OBVB	21 upland	R1 and R2
Dare County	1531 Link Rd	467 upland	MHA
Dare BOE/DEF	800 Eighth Avenue	5.34 acres	GI
Dare County	25691 NC 12 Hwy	5.62 acres	S1
Dare County	Multiple lots off Tradewinds Dr	Unknown	S1
Dare BOE/DEF	47733 Buxton Back Rd	5.07	C3 and R3
Dare County/BOE	47500 Middle Ridge Rd	20.7	SED

NON-PROFIT SUBCOMMITTEE

Recommendation: Collaboration with leadership of the OBVB on housing efforts as discussed in the 2023 LRTMP.

- Chair and Vice-Chair met with OBVB staff and discussed potential collaborative efforts when non-profit is established. Continued conversations with OBVB will occur when non-profit is formed.

Recommendation: Request funding from Dare County to contract with UNC School of Govt. to assist Task Force with the establishment of a housing non-profit agency.

- OSOH funds (\$5,000 stipend for PM and \$5,000 implementation grant) are being used for professional services as voted on at June meeting. Attorney with extensive housing non-profit experience has been hired to prepare documents for NC filing and IRS paperwork for tax-exempt status.

NON-PROFIT SUBCOMMITTEE

Item 5.

RECOMMENDATION: Start-up funding options for a full-time non-profit or department that focuses on housing should be Identified. Partnerships with local governments are essential but there needs to be an independent non-profit agency that works with local governments but is not under the direct organizational structure of a local government.

- Dare County Board of Commissioners agenda item at their October 6, 2025 meeting to consider start-up funding for housing non-profit.

HOUSING NON-PROFIT

DARE HOUSING FOUNDATION – Thirteen board members – public and private sector representation. Two-year staggered terms. Executive committee selected by board. 501 (c)3 IRS tax exempt status.

Public Sector – Nine board positions

- Local governments and BOE can select elected official to serve, staff member, or member of community with experience or knowledge beneficial to DHF efforts. Preference is elected official.
- Local governments can choose not to participate at any time.
- If local government does not participate, that position will be filled by DHF board members.

DARE HOUSING FOUNDATION

Private sector – four members, selected for experience and knowledge of housing/community related issues.

Dare Community Housing Task Force Nominees

- Donna Creef,
- Malcolm Fearing

NON-PROFIT Subcommittee nominees

- Susan Flythe, Cape Hatteras Electric Membership Cooperative
- Taylor Sugg, TowneBank

DHF subcommittees will incorporate other DCHTF members to provide continuation of DCTFH discussions and efforts. Other members of community also may participate in DHF committees.

DARE HOUSING FOUNDATION

- Once incorporated under NC Secretary of State, DHF can seek grant funding and undertake fundraising activities.
- Sponsorships will be offered to local governments, businesses, stakeholder groups, property owners, and individuals.
- Focus outreach efforts on non-resident property owners and visitors. Want to create awareness of the issue with these groups and the idea of giving back to the community they love.
- Proceed with sketch plan/concept illustrations of housing development for outreach activities and additional site evaluations.

MOVING FORWARD

- Continue work with attorney on DHF paperwork
- Continue OSOH work – core team.
- Conduct December 2025 last DCHTF meeting with report on DHF status.
- DHF recognized by local governments as lead housing agency.
- DHF board will continue work on Dare Community Housing Task Force and focus of recommendations of 2024 report.

NEXT STEPS

- TODAY: Approval of four private sector names by Task Force.
- OCTOBER: Towns to seek input from their respective board members on participation. IRS form for tax exempt status must list board member names and experience. Results should be relayed to DCHTF Chair.
- OCTOBER: Dare Board of Commissioners meeting discussion to consider start-up funding for DHF.
- OCTOBER: Dare County Board acknowledges efforts of DHF once established to pursue development of public lands on RI.



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 7, 2024

ITEM TITLE: Public Hearing-Consider LDA-25-01, a Landmark Designation Application submitted by Perrin Gardner to designate 39 Ocean Blvd. as a Historic Landmark

ITEM SUMMARY:

The owner of 39 Ocean Blvd. has submitted an application to designate the property and structure (Flat Top) as a Historic Landmark. The Historic Landmarks Commission considered the application at the September 4, 2025 Special Historic Landmarks Commission meeting and unanimously (3-0) recommended approval of the designation. If approved, the property and structure (Flat Top) located at 39 Ocean Blvd. would be designated as a Historic Landmark.

STAFF RECOMMENDATION:

Approval of the ordinance designating the property and structure (Flat Top) at 39 Ocean Blvd. as a Historic Landmark.

REQUESTED ACTION:

Motion to approve the ordinance designating the property and structure (Flat Top) at 39 Ocean Blvd. as a Historic Landmark.



TOWN OF SOUTHERN SHORES

5375 N Virginia Dare Trl, Southern Shores, NC 27949

(252) 261-2394 tel (252) 255-0876 fax

www.southernshores-nc.gov

Item 6.

Historic Landmarks Designation Application

Application No. LDA-25-01 Date 5-2-2025

This application initiates consideration of a property for designation as a Southern Shores Historic Landmark by the Southern Shores Historic Landmarks Commission and the Southern Shores Town Council. It enables evaluation of the resource to determine if it qualifies for designation. The evaluation is made by Town Staff and/or third party resources, which makes a recommendation to the Historic Landmarks Commission, which in turn makes its recommendation to the Town Council. Requirements and procedures are established in Chapter 17 of the Southern Shores Town Code. Please type if possible. Use 8-1/2" x 11" paper for supporting documentation and if additional space is needed. Return completed application to the Southern Shores Planning & Code Enforcement Department or mail to:

Wes Haskett, Town Planner/Code Enforcement Officer
Town of Southern Shores
5375 N. Virginia Dare Trl.
Southern Shores, NC 27949

1. Name of Property (if historic name is unknown, give current name or street address):

Historic Name:

Drop Anchor

Current Name:

Drop Anchor

2. Location:

Street Address:

39 Ocean Blvd

3. Legal Owner of Property (If more than one, list primary contact):

Name:

Perrin Wilkinson Gardner

Address:

39 Ocean Blvd

City:

Southern Shores

State:

NC

Zip:

27949

Telephone No:

(252) 578-2452

E-Mail:

justalittlecrazynow@gmail.com

4. Applicant/Contact Person (If other than owner):

Name:

Address:

City:

Telephone No:

E-Mail:

5. General Data/Site Information:

Date of Construction and major additions/alterations:

1955 30 says County
1952 50 says Daddy

Number, type, and date of construction of accessory structures:

Approximate lot size or acreage:

100 x 200 0.5 acreage

Architect, builder, carpenter, and/or mason:

Moonlight Construction Murfreesboro, NC

Original Use:

Summer home

Present Use:

year round home

6. Classification:

A. Category (check all that apply):

Structure(s) Object Site

7. Reason for Request:

8. Supporting Documentation (Attach to application on separate sheets. Please type or print):

Item 6.

A. Photographs:

One set of current exterior photographs of all facades of the building and at least one photo of all other contributing and non-contributing resources. In addition to prints, all images should be submitted electronically (CD-R, email, thumb drive). Any additional exterior views and views of other structures on the property will be helpful. Photographs of interior spaces may be submitted voluntarily, however they are not required. When possible, photographs of the original structure should be submitted. All photos should be submitted as individual jpeg photos, as well as supporting photographs that illustrate architectural features, spatial relations, orientation, size, scale, and texture.

B. Boundary Map:

Please include a map showing the location of the property. A sketch map is acceptable, but please note street names and number. Any other structures on the property should also be shown. Please include a "North" arrow. Map should be no larger than 11" x 17". A tax map with boundaries marked is preferred, which can be found at: <http://gis.darecountync.gov/>.

C. Architectural Significance:

Describe the property, including exterior architectural features, additions, remodels, and alterations. Also describe significant accessory structures and landscape features. Include a statement regarding the architectural significance of the property.

D. Historic Significance:

Note any significant events, people, and/or families associated with the property. Include all major owners. Note if the property has ever been listed, nominated, or determined eligible for inclusion in the National Register of Historic Places. If so, who and when? Please include a bibliography of sources. Information regarding prior designations can be found by contacting the Survey and Planning Branch of the NC State Historic Preservation Office (NCSHPO) at 919-807-6570, 919-807-6573 or at: <http://www.hpo.dcr.state.nc.us/spbranch.htm>.

E. Special Significance Summary:

Include a one to two paragraph summary of those elements of the property that are integral to its historical, prehistorical, architectural, archaeological, and/or cultural importance.

F. Abstract

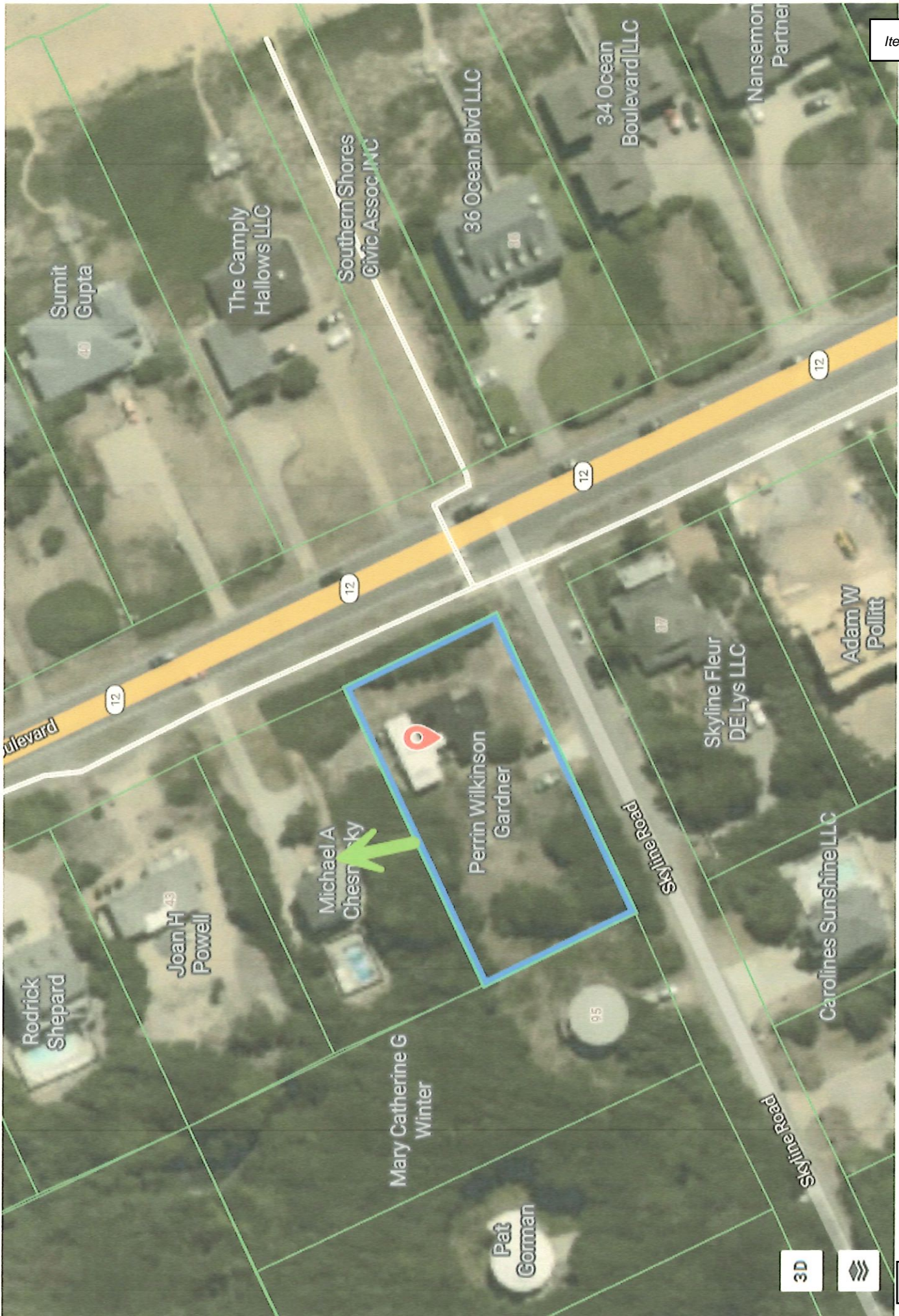
A clear summary statement of the property's significance and degree of integrity in two to three sentences. Why are you proposing designation for this property? Also please include a concise statement of what structure(s) and portion of land are to be included in the designation. Is it all of the legal parcel(s) historically and currently associated with the structure(s) or only a portion? The land area included should be, at minimum, that which is historically associated with and which continues to provide historic context for, the structure(s) for which designation is proposed.

G. Floor Plan

A sketch floor plan of the structure(s). It does not have to be of "draftsman quality" or exactly to scale, but should clearly show arrangement of spaces and their relationship to one another. Floor plans may be drawn by hand with a ruler and legible printing or may be created with graphics or drafting software.

This was a spec house built by Moonlight Construction out of Murfreesboro, NC. My grandfather James T. Wilkinson, Sr bought the cottage 3 months later. We used it as a vacation home. It survived the Ash Wednesday Storm. When my grandfather died it went to my father, when he died in 2017 it came to me. I am the 3rd generation owner. In 2001 we removed the shingles on ¾ of the house and replaced it with T111 and replaced all but 2 of the windows.

This property is a frame construction home built in the style of the Frank Stick homes of Southern Shores.



Sumit Gupta

The Camply Hallows LLC

Southern Shores Civic Assoc INC

36 Ocean Blvd LLC

34 Ocean Boulevard LLC

Nansemon Partner

49

12

12

12

Boulevard

12

Adam W Pollitt

Skyline Fleur DE Lys LLC

Michael A Chesnutky

Perrin Wilkinson Gardner

Skyline Road

Carolines Sunshine LLC

Rodrick Shepard

Joan H Powell

Mary Catherine G Winter

95

Pat Gorman

Skyline Road



Local Designation Report
39 Ocean Blvd.
Southern Shores, North Carolina



August 22, 2025
Historic Landmark Designation Report
39 Ocean Blvd.
Southern Shores, North Carolina

1. NAME OF PROPERTY:

Historic Name: Drop Anchor

Current Name: Drop Anchor

2. LOCATION:

39 Ocean Blvd.

Southern Shores, NC 27949

3. LEGAL OWNER OF PROPERTY:

Perrin Wilkinson Gardner

4. APPLICANT:

Perrin Wilkinson Gardner

39 Ocean Blvd.

Southern Shores, NC 27949

5. GENERAL DATA/SITE INFORMATION:

Approximate parcel size or acreage: 20,000 sq. feet

Original Use: Single-family dwelling, vacation home

Present Use: Single-family dwelling, year-round home

Architect: Unknown

Original Builder: Moonlight Enterprises, Inc.

Ownership:

1952: Moonlight Enterprises, Inc. to James T. Wilkinson, Sr.

1974 James T. Wilkinson, Sr. to James T. Wilkinson, Jr.

2017 James T. Wilkson, Jr. to Perrin Wilkinson Gardner

Appraised building value (tax): \$97,000

Appraised land value (tax): \$574,000

Total Tax Value (land and building): \$671,000

6. ARCHITECTURAL SIGNIFICANCE:

The 1,504 square foot structure was once used as a vacation home, and it is currently used as a year-round residence. The structure has vertical wood, unpainted T111 siding and it is constructed on a concrete slab. In 2001, the owner removed the shingles on $\frac{3}{4}$ of the house and replaced it with T111 and replaced all but two of the windows. The structure has been modernized and upgraded over the years, including a roof replacement in 2017, but the original design remains the same.

Two of the back 6 ft. windows and shutters are the original windows and shutters. The original windows were single pane glass, and the previous owners felt that they did not keep the wind out during the winter. The replacement windows were custom made to fit the openings in each room. The 2017 roof replacement was a result of a tropical storm that took $\frac{1}{3}$ of the roof off in 2016, which consists of a rubber membrane on that section. The original roof was tar and $\frac{2}{3}$ of it is still tar. In the "U" of the structure, the asbestos shingles are still on the west wall. The original shutters and doors were wooden. Out of the five entry doors, all but one have been replaced with fiberglass doors. Fourteen shutters have been replaced and twelve need to be replaced.

7. HISTORIC SIGNIFICANCE:

The structure was constructed as a single-family dwelling in 1952. The structure is similar in construction and design to the Flat Top inspiration that Frank Stick brought to Dare County in the late 1940s. After World War II, Frank Stick acquired an option on a twenty-eight-hundred-acre tract north of Kitty Hawk for thirty thousand dollars. In the process of Mr. Stick building his own home, he creates a new vernacular architectural form: the Flat Top. At one time, there were around 100 Flat Tops in the Town of Southern Shores and only around 20 remain today.

8. SPECIAL SIGNIFICANCE SUMMARY:

Frank Stick, (1884-1966), obtained an option on the land that is now Southern Shores, and supervised the platting of lots, the installation of roads, and the design and erection of the first Flat Top cottages. These now quaint architectural houses were reminiscent of the cottages he had seen in Florida, and were of cement block construction, with wide overhanging soffits, propped up shutters, and flat tar and gravel roofs. Characteristics of his architecture were the flat roofs, a structure built of blocks, at first made from local sand and an extended overhang and whitewashed interior, both intended to keep the home cool. Around 100 Flat Tops were constructed in the 1950s and 1960s and around 25 remain.

The Flat Top was adapted for its barrier island setting from the single-story, flat-roofed block houses of Florida. To those design elements, Frank Stick added an extended overhang and a bright, whitewashed exterior. These features alone deflect the sun and intense heat, which makes these homes a cool relief during the hot and humid summer months. The exposed soffits and storm shutters were painted in brilliant shades of crimson, jade, emerald, and sapphire, introducing color to an otherwise monochromatic Outer Banks landscape.

The Flat Top homes have plumbing and drain lines that are buried in the sand that have been covered by concrete and sealed. Frank Stick's Flat Top homes were second homes, which were designed so that middle-income families could enjoy the same amenities as wealthier clients. As the real-estate market fluctuated, site plans for Southern Shores were made, discharged, adopted, and abandoned during the early years of the community. The Flat Top houses become the idiom around 1965 when they become the predominant local form.

9. ABSTRACT:

The structure was a spec house built by Moonlight Enterprises, Inc. out of Murfreesboro, NC in 1952. The current owner's grandfather, James T. Wilkinson, Sr., bought the cottage three months later. It was used as vacation home. It survived the Ash Wednesday Storm. When the current owner's grandfather died, it went to her father, and when he died, it went to her. She is the 3rd generation owner, and she is requesting that the property and structure be designated as a Historic Landmark.



North Side



South Side



Northeast Side



Southeast Side



West Side



39 Ocean BLVD
 Southern Shores NC, 27949
 Parcel: 022857000
 Pin: 986716939731

Owners: Gardner, Perrin Wilkinson -
 Primary Owner
 -Primary Owner
 Building Value: \$97,000
 Land Value: \$574,000
 Misc Value: \$0
 Total Value: \$671,000

Tax District: Southern Shores
 Subdivision: Solsh Amended Section 1
 Lot BLK-Sec: Lot: 1-2 Blk: 12 Sec: 1
 Property Use: Residential
 Building Type: Flat Roof
 Year Built: 1955

This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wells, and other primary public records should be consulted for verification of the information contained in this map.





PROJECT NAME	
39 OCEAN BLVD SOUTHERN SHORES NORTH CAROLINA	
REVISION:	DATE
AS-BUILT	6/28/19
DRAWING NAME	
ELEVATIONS	
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION	
DRAWN BY:	DP
DATE:	6/28/19
SCALE:	SEE PLANS
STAMP:	
SHEET:	
A2.1	

Bibliography

Nason, Christopher, AIA. Submitted documentation.

McNaughton, M. (n.d.). Outer Banks Architecture. Retrieved March 22, 2024, from

https://www.southernshoresnc.gov/sites/default/files/fileattachments/historic_landmark_commission/page/2489/completed-bk2.pdf.

Dare County. (n.d). <https://maps.darecountync.gov/>.

39 Ocean Boulevard, Southern Shores, North Carolina 27949

Circa 1952 original construction with subsequent renovations and additions over time

Christopher Nason, AIA author of this description

The house at 39 Ocean Boulevard in Southern Shores was originally designed in 1952 for Moonlight Enterprises, Inc. At the time, it was at the end of the paved road running North from Kitty Hawk in the Outer Banks. Currently, the neighborhood is more built up with houses filled in on both sides. The town district is residential and many of the new homes are quite a bit larger and taller than this home. The lot is opposite the ocean and the residence sits back from the road. The primary entrance and parking is to the South off Skyline Road.

The home sits low to the ground and is distinguished by its vertical weathered wood T111 siding and pressure treated stand-off shutters. Unlike other extant flat top cottages, this house is unpainted. Paint chip evidence indicates it may have once been a sea green color on the trim, roof eaves and shutters. The current windows are white double hung units with muntins. The white exterior doors are inswing with screened outswing storm doors.

Currently, it would likely not conform with flood zone regulations but at the time it was built, the shoreline was quite a bit farther out from the home. The exterior has a low horizontal feel with a flat (or nearly flat) roof. The middle section of the roof line is a bit raised and corresponds in plan to the living areas within the home. The eave line is deep and the rafters are exposed below. Architecturally, it is similar in construction and design to the Flat Top modernist homes in the area from the 1950's with the jewel toned colors have been removed.

The front façade (East Elevation) faces the street and is non-descript with a long flat appearance and large shutters over living room windows. The South elevation of the structure is one of the most active side with projecting bedroom wings each with their own double window. The West façade features a courtyard entrance with flanking bedroom wings. Finally, the North façade is the simplest and with the smallest amount of fenestration.



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela Brewington Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

June 27, 2025

Wes Haskett
Deputy Town Manager/Planning Director
Town of Southern Shores
5375 North Virginia Dare Trail
Southern Shores, NC 27949

Email: whaskett@southernshores-nc.gov

RE: Proposed Designation of the **Drop Anchor, 39 Ocean Blvd., Southern Shores, Dare County.**

Dear Mr. Haskett:

Thank you for the report you submitted on behalf of the Southern Shores Historic Preservation Commission for the proposed designation Drop Anchor, 39 Ocean Blvd., Southern Shores, Dare County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

We have shared recommendations with staff to include some additional information in the report. With these additions, we feel the report will provide the preservation commission and local governing board sufficient information to determine whether Drop Anchor possesses the requisite special local significance and integrity for local historic landmark designation.

Local landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance of the property would be subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq.*)

If the local governing board wishes to extend the preservation commission's design review authority to significant features of the interior, the owner must give written consent. The designation ordinance must specify the features and describe the nature of the preservation commission's design review authority over them.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Southern

Shores Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form or the ordinance to our office.

This letter serves as our comments on the proposed designation of Drop Anchor, 39 Ocean Blvd., Southern Shores, Dare County. Please contact me at Kristi.brantley@dncr.nc.gov or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive, flowing style.

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

FLAT TOP COTTAGE

39 OCEAN BLVD, SOUTHERN SHORES,
NORTH CAROLINA



1 FRONT PERSPECTIVE

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

- T1.1 TITLE SHEET
- A1.1 FIRST FLOOR
- A1.2 ROOF FRAMING PLAN & ROOF PLAN
- A2.1 ELEVATIONS

PROJECT NAME:

39 OCEAN BLVD
SOUTHERN SHORES
NORTH CAROLINA

REVISIONS:

DATE:

AS-BUILTS	6 / 26 / 19

DRAWING NAME:

TITLE SHEET

PRELIMINARY DRAWINGS
NOT FOR
CONSTRUCTION:

DRAWN BY:

DF

DATE:

6 / 26 / 19

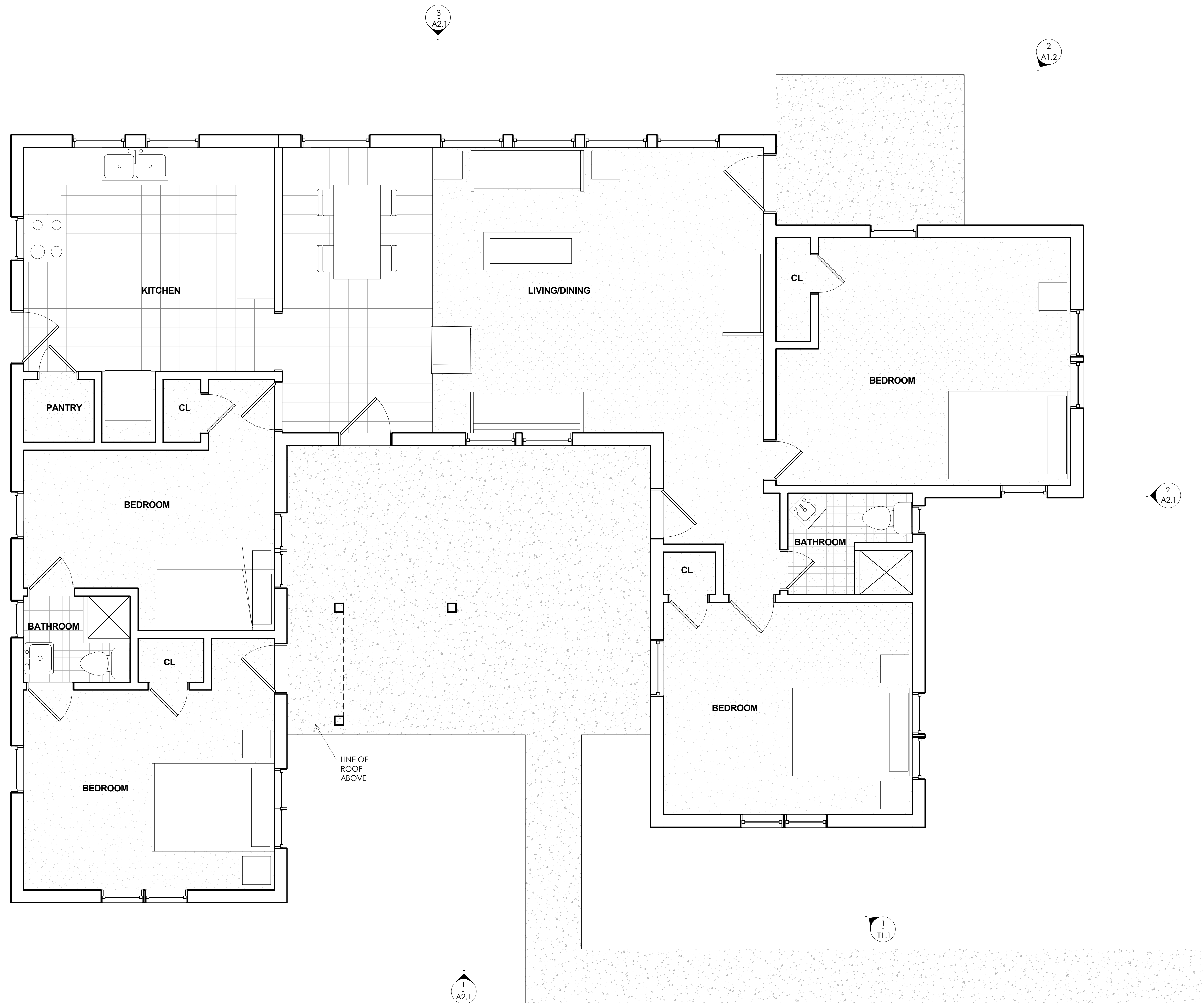
SCALE:

SEE PLANS

STAMP:

SHEET:

T1.1



PROJECT NAME:

39 OCEAN BLVD
SOUTHERN SHORES
NORTH CAROLINA

REVISIONS:	DATE:
AS-BUILTS	6 / 26 / 19

DRAWING NAME:

FIRST FLOOR
PLAN

PRELIMINARY DRAWINGS
NOT FOR
CONSTRUCTION:

DRAWN BY: DF

DATE: 6 / 26 / 19

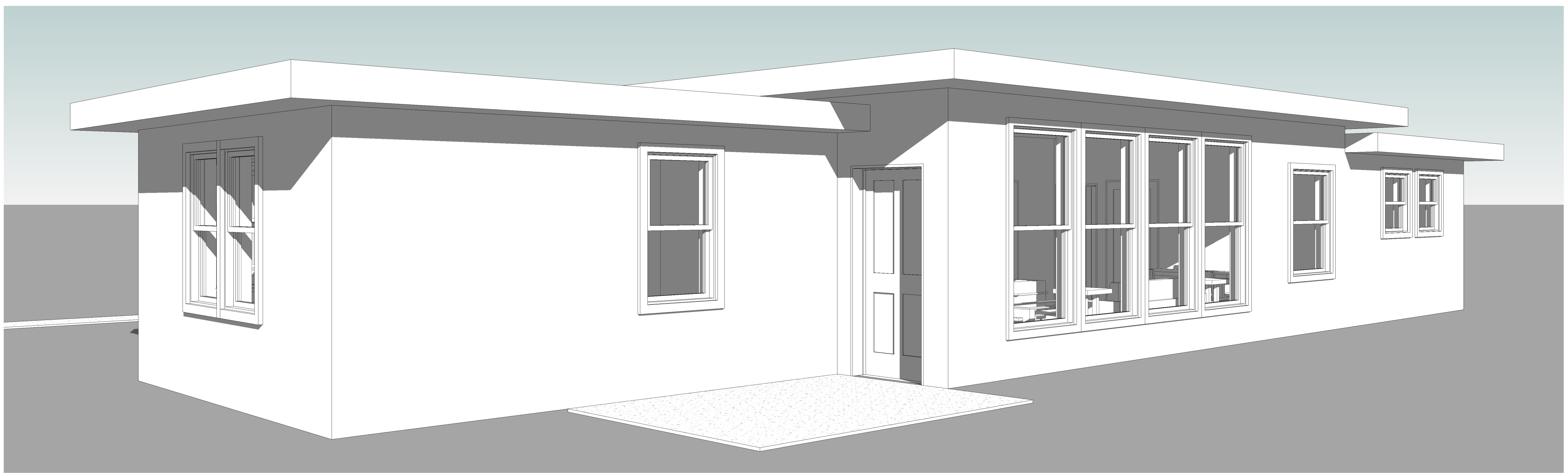
SCALE: SEE PLANS

STAMP:

SHEET:

A1.1

1 FIRST FLOOR PLAN
3/8" = 1'-0"



2 BACK PERSPECTIVE

PROJECT NAME:

 39 OCEAN BLVD
 SOUTHERN SHORES
 NORTH CAROLINA

REVISIONS:	DATE:
AS-BUILTS	6 / 26 / 19

DRAWING NAME:

 ROOF PLAN

PRELIMINARY DRAWINGS
 NOT FOR
 CONSTRUCTION:

DRAWN BY: DF

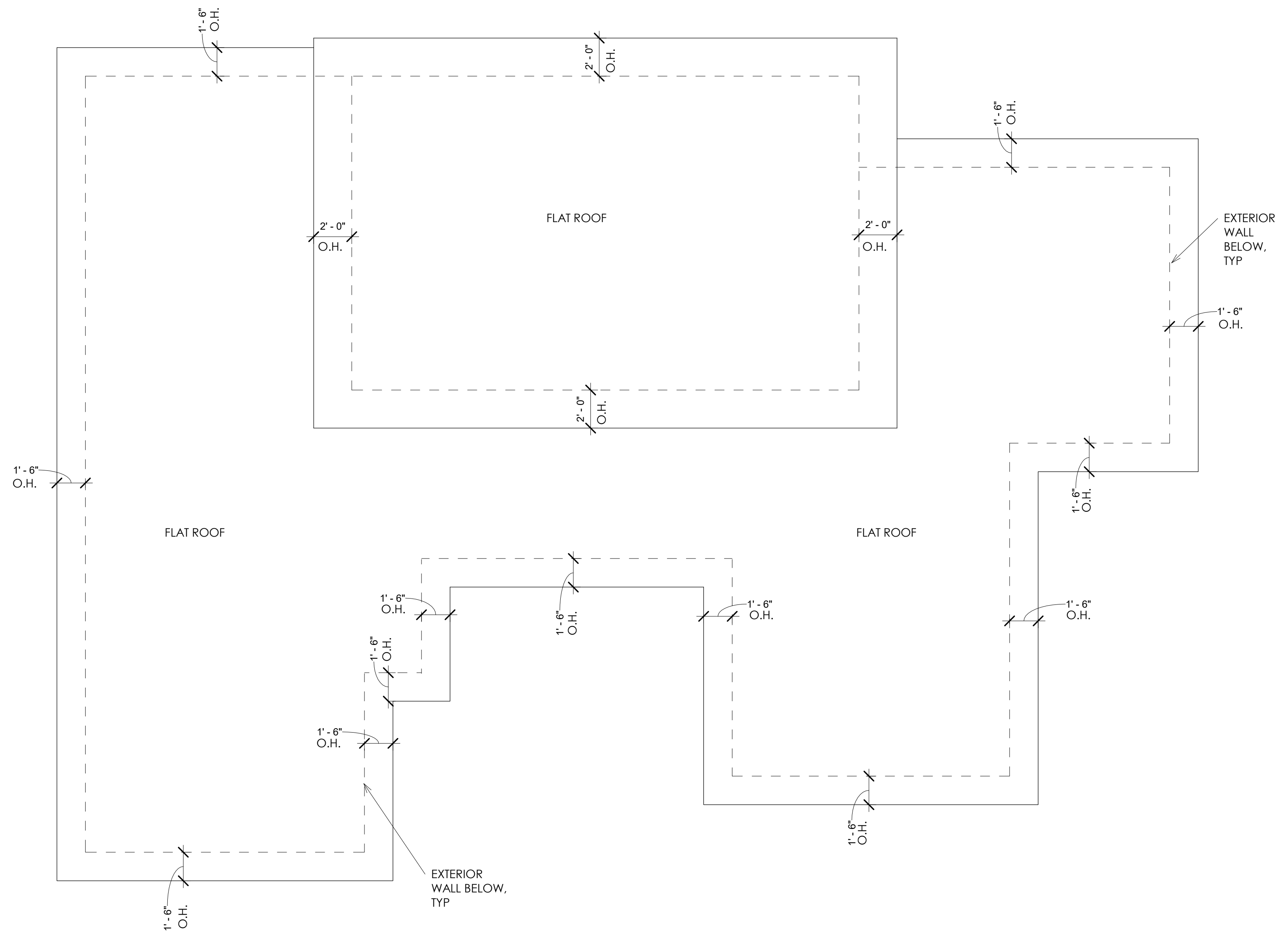
DATE: 6 / 26 / 19

SCALE: SEE PLANS

STAMP:

SHEET:

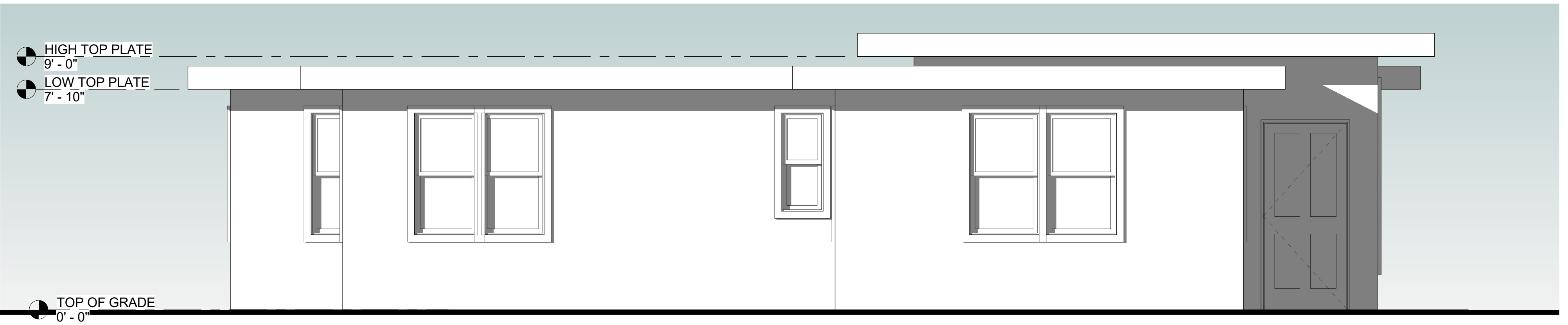
 A1.2



1 ROOF PLAN
1/4" = 1'-0"



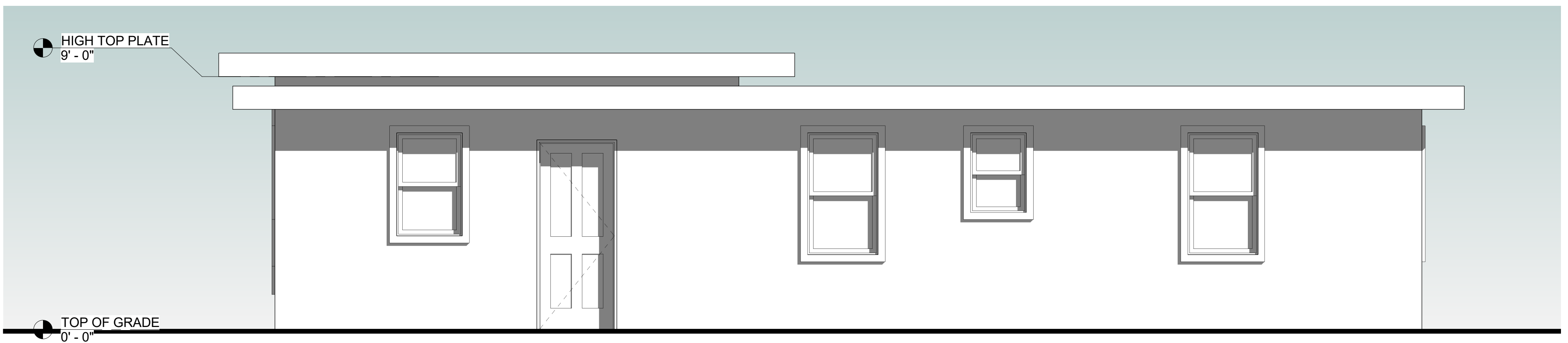
1 EXTERIOR ELEVATION 1
3/8" = 1'-0"



2 EXTERIOR ELEVATION 2
3/8" = 1'-0"



3 EXTERIOR ELEVATION 3
3/8" = 1'-0"



4 EXTERIOR ELEVATION 4
3/8" = 1'-0"

PROJECT NAME:

39 OCEAN BLVD
SOUTHERN SHORES
NORTH CAROLINA

REVISIONS:	DATE:
AS-BUILTS	6 / 26 / 19

DRAWING NAME:

ELEVATIONS

PRELIMINARY DRAWINGS
NOT FOR
CONSTRUCTION:

DRAWN BY: DF

DATE: 6 / 26 / 19

SCALE: SEE PLANS

STAMP:

SHEET:
A2.1

Return To: Town of Southern Shores
5375 N Virginia Dare Trail
Southern Shores, NC 27949



Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949
Phone 252-261-2394 / Fax 252-255-0876
www.southernshores-nc.gov

ORDINANCE 2025-10-01

ORDINANCE DESIGNATING THE PROPERTY AND STRUCTURE LOCATED AT 39 OCEAN BLVD. AS A HISTORIC LANDMARK

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in N.C.G.S. § 160D-945 and an ordinance creating the Southern Shores Historic Landmarks Commission (the “Historic Landmark Designation and Historic Landmarks Commission Ordinance”) have been met and;

WHEREAS, Southern Shores Historic Landmarks Commission has undertaken an inventory of properties of historical, architectural, prehistoric and cultural significance within the Town of Southern Shores and caused to be made an investigation and report on the historic, architectural, prehistoric, educational or cultural significance of the structure located at 39 Ocean Blvd. in the Town of Southern Shores; and

WHEREAS, the record owner of the property and structure is Perrin Wilkinson Gardner; and

WHEREAS, a written application was received from the record owner requesting the property and structure be designated as a historic landmark; and

WHEREAS, the Southern Shores Historic Landmarks Commission held a public hearing on September 4, 2025 to consider designating 39 Ocean Blvd. as a historic landmark; and

WHEREAS, the Southern Shores Town Council has taken into full consideration all statements and information in the application and the designation report prepared for the Southern Shores Historic Landmarks Commission and presented to the Southern Shores Town Council on the 7th day of October, 2025, on the question of designating the property and structure located at 39 Ocean Blvd. currently owned by Perrin Wilkinson Gardner as a historic landmark, and

WHEREAS, the structure located at 39 Ocean Blvd. in the Town of Southern Shores and more particularly described as the house and lots shown as Lots 1 & 2, Block 12, Section 1, as shown and described in Exhibit A, remains as an excellent example of the Flat Top vacation house form designed by famed Outer Banks developer Frank Stick; and

WHEREAS, the structure located at 39 Ocean Blvd. in the Town of Southern Shores is a prime example of the Flat Top inspiration that Frank Stick brought to Dare County in the late 1940s; and

WHEREAS, the property and structure located at 39 Ocean Blvd. in the Town of Southern Shores were developed in 1952 which incorporated the Flat Top roof design inspired by preexisting properties developed by Frank Stick; and

WHEREAS, the Southern Shores Historic Landmarks Commission has recognized the special significance of the property and structure located at 39 Ocean Blvd. in terms of its historical, prehistoric, design, setting, workmanship, materials, feeling and/or association and has recommended that the structure be designated a “historic landmark” as outlined in Section 17-3 of the Historic Landmark Designation and Historic Landmarks Commission Ordinance; and

WHEREAS, the Division of Archives and History of the North Carolina Department of Cultural Resources has reviewed and commented on the application and designation report for the structure located at 39 Ocean Blvd.

NOW, THEREFORE BE IT ORDAINED by the Southern Shores Town Council that:

Section 1. The property and structure, located at 39 Ocean Blvd. in the Town of Southern Shores, North Carolina jurisdictional area, more particularly described in Exhibit A, is hereby designated a historic landmark pursuant to N.C.G.S. § 160D-945 and the Southern Shores Historic Landmark Designation and Historic Landmarks Commission Ordinance.

Section 2. The owner(s) and occupants (s) of the structure located at 39 Ocean Blvd. be given notice of this ordinance as required by applicable law and that a copy of this ordinance be filed and indexed in the office of the Register of Deeds of Dare County, as required by applicable law.

Section 3. In accordance with N.C.G.S. § 160D-945 and Southern Shores Historic Landmark Designation and Historic Landmarks Commission Ordinance, a second copy of the ordinance shall be kept on file in the office of the Southern Shores Town Clerk and be made available for public inspection at any reasonable time. A third copy of the ordinance and all amendments thereto shall be kept on file with the Southern Shores Planning and Code Enforcement Department.

Section 4. In accordance with N.C.G.S. § 160D-945 of the General Statutes of North Carolina and the Southern Shores Historic Landmark Designation and Historic Landmarks Commission Ordinance, the exterior and site features of all historic landmarks are always under the purview of the Southern Shores Historic Landmarks Commission’s Certificate of Appropriateness provisions.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Any part of the ordinance determined by a court of competent jurisdiction to be in violation of any law or constitutional provision shall be deemed severable and shall not affect the validity of the remained.

Section 7. In the event the demolition, removal, or destruction of the structure is authorized as provided by law, such action may be delayed up to 365 days as provided by Section 17-9 of the Historic Landmark Designation and Historic Landmarks Commission Ordinance.

Section 8. This ordinance shall become effective immediately upon its adoption.

ATTEST:

Elizabeth Morey, Mayor

Sheila Kane, Town Clerk

APPROVED AS TO FORM:

Town Attorney

Date Adopted:

Motion to adopt by Council Member:

Motion seconded by Council Member:

Vote: 0 Ayes 0 Nays

EXHIBIT A



Tax District: Southern Shores
 Subdivision: So/sh Amended Section 1
 Lot BLK-Sec: Lot 1-2 Blk: 12 Sec: 1
 Property Use: Residential
 Building Type: Flat Roof
 Year Built: 1955

Owners: Gardner, Perrin Wilkinson -
 Primary Owner
 -Primary Owner
 Building Value: \$97,000
 Land Value: \$574,000
 Misc Value: \$0
 Total Value: \$671,000

39 Ocean BLVD
 Southern Shores NC, 27949
 Parcel: 022857000
 Pin: 986716939731

This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wills, and other primary public records should be consulted for verification of the information contained in this map.

