

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](http://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 7<sup>th</sup> 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.

