

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: Solish 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

REVISIONS:	DATE
A2-BUILT	6/26/19

DRAWING NAME

ELEVATIONS

PRELIMINARY DRAWINGS
NOT FOR
CONSTRUCTION

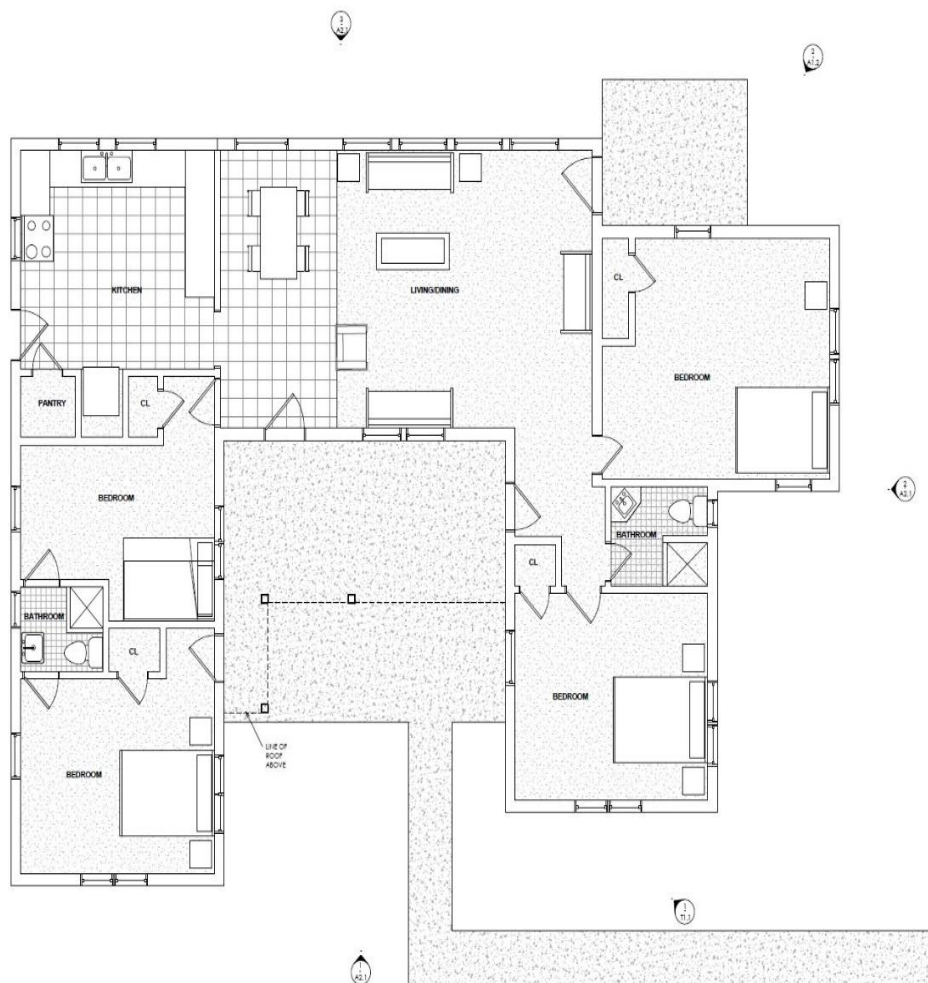
DRAWN BY:	DP
DATE:	6/26/19
SCALE:	SEE PLANS

STAMP

SHEET:

A2.1

① FIRST FLOOR PLAN
3/8" = 1'-0"



PROJECT NAME:
39 OCEAN BLVD
SOUTHERN SHORES
NORTH CAROLINA

REVISION:	DATE
AS-BUILT	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

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/>.