



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

Historic Landmarks Designation Application

Application No. LDA-24-01

Date March 22, 2024

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, Deputy Town Manager/Planning Director
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:

Unknown

Current Name:

N/A

2. Location:

Street Address:

13 Skyline Rd.

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

Name:

Town of Southern Shores

Address:

5375 N. Virginia Dare Trl.

City:

Southern Shores

State:

NC

Zip:

27949

Telephone No:
252-261-2394

E-Mail:
whaskett@southernshores-nc.gov

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

Name:
N/A

Address:
N/A

City:
N/A

Telephone No:
N/A

E-Mail:
N/A

5. General Data/Site Information:

Date of Construction and major additions/alterations:
Constructed in 1953. The structure has been modernized and upgraded over the years.

Number, type, and date of construction of accessory structures:
N/A

Approximate lot size or acreage:
17,196 sq. ft.

Architect, builder, carpenter, and/or mason:
Designed by Frank Stick. The builder is unknown.

Original Use:
Single-family dwelling.

Present Use:
Single-family dwelling.

6. Classification:

A. Category (check all that apply):

Structure(s) Object Site

7. Reason for Request:

In 2023, the Town of Southern Shores purchased the 1953 Flat Top located at 13 Skyline Rd. in large part to prevent the loss of another historic property. This purchase can be seen as evidence of the Town's desire and commitment to Historic Landmarks. It only seems logical for the Town to request that the structure be designated a Historic Landmark.

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

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.

A. Photographs











022872-000 20-967717-109 03/11

13 Skyline RD
 Southern Shores NC, 27949
 Parcel: 022872000
 Pin: 967717011801

Owners: Town Of Southern Shores - Primary Owner
 Building Value: \$118,800
 Land Value: \$165,400
 Misc Value: \$0
 Total Value: \$284,200

Tax District: Southern Shores
 Subdivision: So/sh Amd Portion Plat A Sec 1
 Lot BLK-Sec: Lot: 5-6 Blk A Sec 1
 Property Use: Town Of Southern Shores
 Building Type: Residential 1 Family
 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, wills, and other primary public records should be consulted for verification of the information contained in this map.



C. Architectural Significance:

The 1,867 square foot, masonry frame structure reflects a former residence that was converted into an office building and the one (1) story building is constructed on a concrete slab. The exterior walls are painted block and the flat roof has a plastic membrane cover. The building is divided into a front office, rear office with bathroom, two (2) offices, kitchen, full bathroom, garage with HVAC and storage/utility space. Two (2) enclosed porches have been incorporated with the finished space.

The structure was constructed as a single-family dwelling in 1953 and it was converted into an office after it was gifted to the Outer Banks Community Foundation in 2007. The structure has been modernized and upgraded over the years, including current upgrades so that the structure can be used as a single-family dwelling again.

Some of the recent modernizations include caulking all floor heater/radiators, caulking/filling cracks in walls, painted each room, removal of all old shoe molding/1/4 round trim, removed all florescent ceiling light fixtures and conduit, replaced with ceiling fan/lights in living room, both bedrooms and kitchen, stained a large amount of cedar trim used to make custom covers for junction boxes and conduit in ceiling for all fans, repaired and filled numerous holes and damage in walls of living room, bathroom and bedrooms, removed old bathroom vanity and replaced it with new vanity/sink/faucet/drain, replacement of an old toilet, resurfaced/painted tile surround and cleaned and repaired tub and pitted chrome faucet/handles, installed LVT flooring in bathroom and caulked and installed shoe molding/1/4 round trim, installed new LVT flooring in the kitchen, installed 1/4 round trim, cleaned and painted under all kitchen lower cabinets, lined shelves, and closed in bottom cabinet with birch plywood.

D. Historic Significance:

1952	Kitty Hawk Land Company Inc.	to	Charles Hopkins
1968	Charles Hopkins	to	J.E. Sparks
1971	J.E. Sparks	to	John R. Tietjen

2007 John R. Tietjen to Outer Banks Community Foundation

2023 OBCF to Town of Southern Shores

The structure was constructed as a single-family dwelling in 1953 and it was converted into an office after it was gifted to the Outer Banks Community Foundation in 2007. The structure has been modernized and upgraded over the years, including current upgrades so that the structure can be used as a single-family dwelling again. The structure is a prime example of 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.



E. 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.

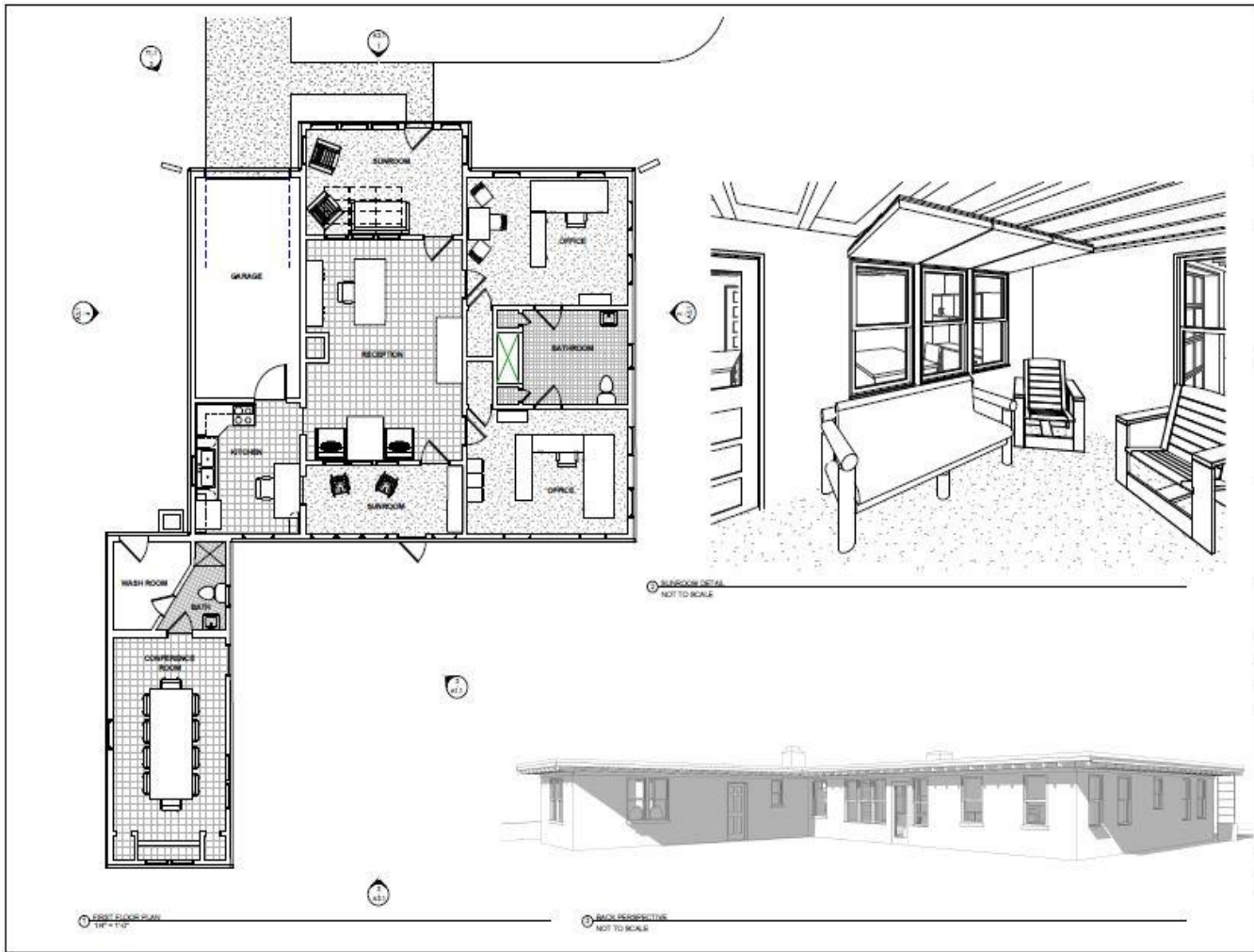
The Flat Top was adapted for its barrier island setting from the single-story, flat-roofed block houses of Florida. To those design elements, Frank Stick added an extended overhang and a bright, whitewashed exterior. These features alone deflect the sun and intense heat, which makes these homes a cool 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.

F. Abstract:

In 2016, The Town of Southern Shores created the Historic Landmarks Commission and adopted an ordinance to define the process of designating Historic Landmarks within the Town. In 2023, the Town of Southern Shores purchased the 1953 Flat Top located at 13 Skyline Rd. in large part to prevent the loss of another historic property. This purchase can be seen as evidence of the Town's desire and commitment to Historic Landmarks. It only seems logical for the Town to request that the structure located at 13 Skyline Rd. be designated a Historic Landmark.

G. Floor Plan:



BEACON
 ARCHITECTURE + DESIGN P.L.L.C.
 725 BUCK 100
 10711 HAVIL, NC 27849
 PH: (252) 461-9144 FAX: (252) 461-9144

PROJECT NAME:
**OBX
 COMMUNITY
 FOUNDATION**
 13 SKYLINE RD
 SOUTHERN SHORES
 NORTH CAROLINA

REVISIONS:	DATE:
AS-BUILT	7/29/16

DRAWING NAME:
**FIRST FLOOR
 PLAN**

PRELIMINARY DRAWINGS
 NOT FOR
 CONSTRUCTION

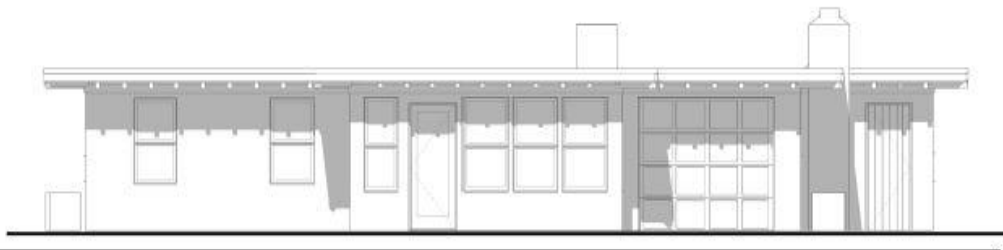
DRAWN BY: **DF**
 DATE: 7/29/16
 SCALE: SEE PLANS

STAMP:

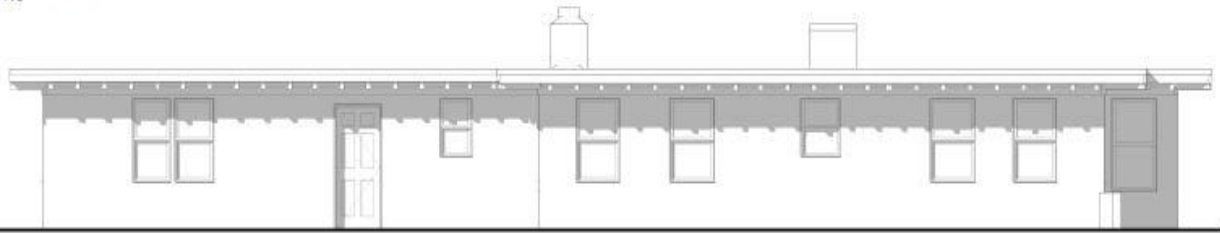
BEACON ARCHITECTURE + DESIGN P.L.L.C. ALL RIGHTS RESERVED.

SHEET:
A1.1

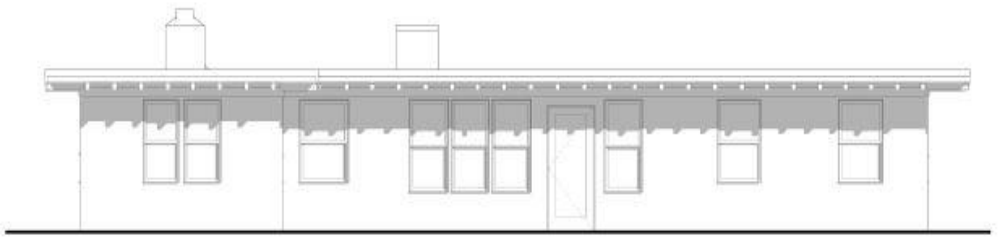
EXTERIOR ELEVATION 1
 3/8" = 1'-0"



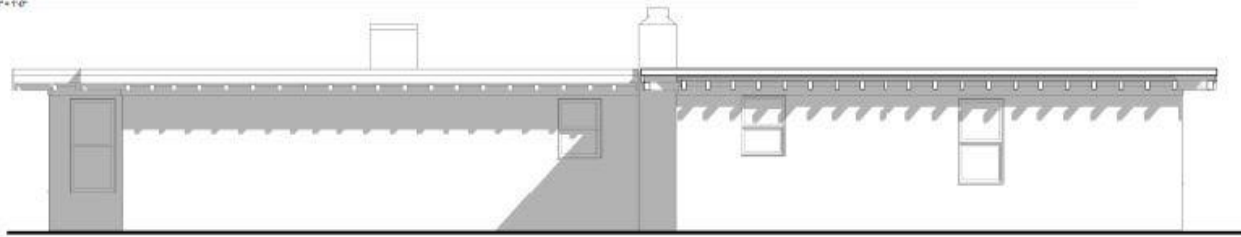
EXTERIOR ELEVATION 2
 3/8" = 1'-0"



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



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



PROJECT NAME:
**OBX
 COMMUNITY
 FOUNDATION**

13 SKYLINE RD
 SOUTHERN SHORES
 NORTH CAROLINA

REVISIONS:	DATE:
AS-BUILT	7/29/14

DRAWING NAME:
ELEVATIONS

PRELIMINARY DRAWINGS
 NOT FOR
 CONSTRUCTION

DRAWN BY: DP

DATE: 7/29/14

SCALE: SEE PLANS

STAMP:

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SHEET:
A2.1