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BY: Claudia Harrington
Vanzolla McMurrin, Register of Deeds
Dare County, NC

Return to:
Town of Kill Devil Hills
Attn: Meredith Guns
PO Box 1719
Kill Devil Hills, NC 27948

Fee Amt: \$26.00

NC Excise Tax: \$0.00

ORDINANCE NO. 15-10

AN ORDINANCE DESIGNATING PROPERTY KNOWN AS YOUNG/CROARKIN COTTAGE AND LOCATED AT 201 RANDOM STREET AS A LOCAL HISTORIC LANDMARK

WHEREAS, pre-requisites to the adoption of this ordinance as prescribed in Part 3C, Article 19, Chapter 160A of the North Carolina General Statutes have been met; and

WHEREAS, the Kill Devil Hills Board of Commissioners has taken full consideration of all statements and information presented at the public hearing on December 14, 2015 and considered the recommendations of the North Carolina Department of Cultural Resources on the question of designating the property known as Young/Croarkin Cottage located at 201 Random Street as a local historic landmark; and

WHEREAS, Young/Croarkin Cottage is located in the Virginia Dare Shores Subdivision which was the first subdivision in the Town developed by Frank Stick; and

WHEREAS, the Young/Croarkin Cottage was built and marketed by Robert Young who was the first developer to market and price for the middleclass offering financing; and,

WHEREAS, the structure known as Young/Croarkin Cottage is of historic, architectural, and cultural significance in that it embodies the distinctive architectural characteristics the low cost flat top; and

WHEREAS, in the 1950's and 1960's over one hundred flat top structures were constructed and sold by Robert Young and C.A. "Sug" York; and,

WHEREAS, Young/Croarkin Cottage was constructed in 1954 by Robert Young. The first owner Vernon J. Cassell and wife, Reba Mae Cassell were from Newport News, VA. Who bought the house from Mr. Young; and,

WHEREAS, Young/Croarkin Cottage was owned by Luther Kiger of Richmond, Va. from 1970 to 2006. He bought the property and house for \$7,000 and provides much of the history and relationship with the developer Robert Young; and,

WHEREAS, Young/Croarkin Cottage maintains its original integrity of design, setting, workmanship, feeling, and association on both the exterior architecture and interior finishes; and,

WHEREAS, Young/Croarkin Cottage maintains its original architectural appearance with concrete block exterior, a porch and flat top roof; and,

WHEREAS, Young/Croarkin Cottage survived the Ash Wednesday Storm of 1962 with little damage, other than water in the structure that was swept out, as well as multiple other hurricanes and nor'easters that caused major damage to surrounding structure; and

WHEREAS, Young/Croarkin Cottage was built as a summer rental home; and,

WHEREAS, Young/Croarkin Cottage has had no additions since its construction, there have been minor upgrades including window replacements in late 1980's and a portion of the clock all on the porch was removed due to damage; and

WHEREAS, the Young/Croarkin Cottage is a good example of this type of architecture built in the time period, maintaining the traditional colors for this type of dwelling as well as the enclosed porch and flat roof synonymous with Avalon Beach flat tops; and,

WHEREAS, the location of Young/Croarkin Cottage in Virginia Dare Shores is connected to the history of the structure;

NOW, THEREFORE, BE IT ORDAINED BY THE KILL DEVIL HILLS BOARD OF COMMISSIONERS THAT:

1. All of the property located at 201 RAMDOM STREET in the Town of Kill Devil Hills is hereby designated as a local historic landmark pursuant to Part 3C, Article 19, Chapter 160A of the North Carolina General Statutes. The property is presently owned by B.J. McCandless and is identified on Dare County Tax Maps as Pin No. 988517119578 and is further described on Exhibit A attached hereto and made a part hereof.
2. The significant features of the building located on said property may not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without a Certificate of Appropriateness being issued by the Kill Devil Hills Historic Landmarks Commission. Any application for the demolition of this building shall require the waiting period set forth in Part 3C of Article 19 of Chapter 160A.

For purposes of this designation, "significant features" shall be understood to include:

- a. The exterior of the building
 - b. The grounds
3. Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any architectural feature in or on the said building and property that

does not involve a change in design, material or outer appearance, nor to prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a Kill Devil Hills Building Inspector or similar official certifies to the Kill Devil Hills Historic Landmarks Commission that such action is required for the public safety because of an unsafe or dangerous condition. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.

4. A suitable sign or plaque shall be posted indicating the property has been designated as a local historic landmark and containing any other appropriate information. If the owner consents, the sign or plaque shall be placed upon the building or property. If the owner objects, the sign or plaque shall be placed in the nearby public right-of-way.

5. The owner and occupants of the building known as "Young/Croarkin Cottage" shall be given notice of this ordinance as required by applicable law and copies of this ordinance shall be filed and indexed in the offices of the Town Clerk, Dare County Register of Deeds, the Town's Building Inspector and Dare County Tax Department as required by applicable law.

Read, approved, and adopted this 14th day of December, 2015.

Harriet B. Banner
Deputy Town Clerk

Steve F. Davis
Mayor

Approved as to form:

Steve Mitchell
Town Attorney



NORTH CAROLINA
DARE COUNTY

I, the undersigned Notary Public do hereby certify that Harriet Banner personally appeared before me and acknowledged that she is the Deputy Town Clerk for the Town of Kill Devil Hills and that by authority duly given and as the act of the Town of Kill Devil Hills, the foregoing instrument was signed in its name by its Mayor, and attested by her as its Deputy Town Clerk. Witness my hand and official stamp or seal, this 14th day of DEC, 2015.

My commission expires 6/1/2020

Dorcas E. White
Notary Public



Exhibit "A"

All those certain lots or parcels of land known as, designated and being Lots 17 and 18, of Block 2, of the subdivision known as Virginia Dare Shores, "said plat being made by T. R. Pettit, Registered Engineer, dated July 1953, duly of record in Map Book 1, page 33 pf the Public Registry of Dare County, North Carolina. The property hereinabove described was acquired by Grantor by instrument recorded in Book 1261 page 254. A map showing the above described property is recorded in Plat Book 1 page 33.