

ORDINANCE NO. 20-16

**AN ORDINANCE DESIGNATING PROPERTY LOCATED AT
2025 NEW BERN STREET AND KNOWN AS
HARRIS / BLANCHARD COTTAGE
AS A LOCAL HISTORIC LANDMARK**

WHEREAS, prerequisites to the adoption of this ordinance as prescribed in Part 3C, Chapters 160D-945 & 946 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 a public hearing on November 18, 2024 and considered the recommendations of the North Carolina Department of Cultural Resources on the question of designating the property located at 2025 New Bern Street, Kill Devil Hills, known as Harris / Blanchard Cottage as a local historic landmark; and

WHEREAS, the structure known as Harris / Blanchard Cottage is located in the Avalon Beach Subdivision, which was the first development marketed and priced for the middle class that offered financing; and

WHEREAS, the structure known as Harris / Blanchard Cottage is of historic, architectural, and cultural significance in that it embodies the distinctive architectural characteristics of an Avalon Beach flat top; and

WHEREAS, in the 1950s and 1960s, Avalon Beach Subdivision was the largest residential development in Kill Devil Hills, with over one hundred flat top structures constructed and sold by Robert Young and Clarence A. "Sug" York; and

Adopted Ordinance designating property located at
2025 New Bern Street and known as Harris / Blanchard Cottage
as a Kill Devil Hills Local Historic Landmark

WHEREAS, the Harris / Blanchard Cottage is one of Avalon Beach Subdivision's original remaining flat tops from that era; and

WHEREAS, the Harris / Blanchard Cottage was constructed in 1960 by the Harris Family; and

WHEREAS, the Harris / Blanchard Cottage was purchased in 1973 by the Baer Family for student seasonal employee housing for their family business the "Trading Post," which was one of the only general stores in Kill Devil Hills during this time; and

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

WHEREAS, the Harris / Blanchard Cottage maintains its original architectural appearance with concrete block exterior and flat top roof; and

WHEREAS, the Harris / Blanchard Cottage survived the Ash Wednesday Storm of 1962 with little damage, as well as other multiple hurricanes and nor'easters that caused major damage to surrounding structures; and

WHEREAS, the Harris / Blanchard Cottage was originally built as a summer rental home and is used as one today; and

WHEREAS, although the Harris / Blanchard Cottage has undergone no additions since its construction, there have been upgrades, including central heating and air conditioning; however, the house maintains the original floor plan layout with the exception of the covered porch is now a sun room; and

WHEREAS, the Harris / Blanchard Cottage is one of the best examples of this type of architecture built in the time period, maintaining the traditional colors for this type of dwelling, as well as the flat roof synonymous with Avalon Beach flat tops; and

WHEREAS, the location of the Harris / Blanchard Cottage in the Avalon Beach Subdivision on Avalon Drive is connected to the history of the structure; now, therefore be it

ORDAINED BY THE KILL DEVIL HILLS BOARD OF COMMISSIONERS:

1. All of the property located at 2025 NEW BERN STREET in the Town of Kill Devil Hills is hereby designated as a local historic landmark pursuant to N.C.G.S. Chapters 160D-945 & 946. The property is presently owned by Samuel Blanchard and Angelique Furr and is identified on Dare County Tax Maps as Pin No. 988518300196 and is further described on Exhibit A attached hereto and made a part hereof.
2. The significant features of the building located on this property may not be demolished, materially altered, restored, or removed, nor any new structure built upon the lot without

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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 160D-945 & 946.

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 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 Town-approved 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 “Harris / Blanchard 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.

Adopted and approved by the Board of Commissioners of the Town of Kill Devil Hills at a regular meeting held on the 18th day of November, 2024, by a vote of 5 in favor and 0 opposed.

SEAL



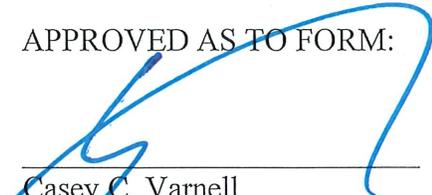
John Windley
Mayor

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ATTEST:


James Michael O'Dell
Town Clerk

APPROVED AS TO FORM:


Casey C. Varnell
Town Attorney

NORTH CAROLINA
DARE COUNTY

I, the undersigned Notary Public do hereby certify that James Michael O'Dell personally appeared before me and acknowledged that he is the 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 him as its Town Clerk. Witness my hand and official stamp or seal, this 19th day of NOVEMBER, 2024.




Notary Public

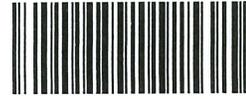
My commission expires 5/22/2028

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Recorded: 12/06/2024 04:50:23 PM
BY: ASHTON HEADRICK
Cheryl L. House, Register of Deeds
Dare County, NC
Fee Amt: \$26.00 NC Excise Tax: \$0.00
Land Transfer Fee: \$0.00

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Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Permit Services Administrator
MICHELLE NICHOLS

PLANNING DEPARTMENT

PREPARED BY AND

RETURN TO: Town of Kill Devil Hills

P.O. Box 1719

Kill Devil Hills, North Carolina 27948

GRANTOR:

Blanchard, Samuel
Furr, Angelique _____ (OWNER NAME)

GRANTEE:

Blanchard, Samuel
Furr, Angelique _____ (OWNER NAME)

DOCUMENT DESCRIPTION:

ORDINANCE DESIGNATING PROPERTY LOCATED AT 2025 New Bern St.
KNOWN AS Harris/Blanchard Cottage AS A LOCAL HISTORIC LANDMARK