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Senior Planner
RYAN LANG

Permit Services Administrator
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THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

November 12, 2025

Memorandum

To: Debora P. Diaz, Town Manager

From: Cameron Ray, Assistant Planning Director 

Subject: Local Historic Landmark Designation – 1023 B N Va Dare Trail: Jackson Cottage:
Schedule Public Hearing

Attached with this memorandum you will find an ordinance for designation of 1023 B N Va Dare Trail, Jackson Cottage, as a Local Historic Landmark. You will also find the designation report, which provides justification for the designation and State comments.

The attached designation report for 1023 B N Va Dare Trail was reviewed by the NC Department of Cultural Resources, State Historic Preservation Office and has obtained non-binding State comments regarding the designation. On November 5, 2025, the Historic Landmarks Commission held a public hearing for designation of 1023 B N Va Dare Trail with all comments positive for its designation.

The Commission is forwarding the ordinance designating, the Jackson Cottage, located at 1023 B N Va Dare Trail, as a Local Historic Landmark to the Board of Commissioners recommending adoption after the required public hearing. Once adopted, the ordinance will be filed with the register of deeds and the structure will be subject to the regulations outlined in Chapter 31 of the Town Code.

Staff recommends setting the required public hearing for this designation for December 08, 2025.

Local Historic Landmark Report
1023 B NVDT

This application initiates consideration of a property for designation as a Kill Devil Hills Local Historic Landmark by the Historic Landmarks Commission and the Board of Commissioners. It enables evaluation of the resources to determine if it qualifies for designation.

1. Historical Name
Jackson Cottage

2. Location of the Property
1023 B NVDT
Pin #988415730628
Attached is a copy of a Dare County Tax Map depicting the property.

3. Owner(s) of the Property
George S. Jackson
Blair F. Jackson
1523 Rivershore Rd
Elizabeth City, NC, 27909

4. Representative Photographs of the Property
Photos are attached.

5. Deed Book and Legal Description of the Property
Attached is a complete chain of title for the property. The most current deed reference is in Dare County Deed Book 1759 page 42 The property is shown on Dare County Tax Map 9884(15). The Tax Parcel number is 008077000 Dare County tax Record is attached for reference.

6. Architectural Description of the Property
The house located at 1023 B North Virginia Dare Trail is clean a two-story single-family structure on a shared oceanfront lot in Kill Devil Hills of North Carolina. It is one of three homes on the property and contains two small outbuildings (one for a garage and the other a shed). The house is a "T shaped gable" roof with the primary living space elevated above the ground by one full story. The lower level looks to be utilized for storage or parking. Covered decks flank and overframe the primary gables to create a wrap-around effect on three sides as well as protect entrances from the weather. In terms of materials, the house is primarily clad in unpainted cedar shake with minimal unpainted cedar corner trim. Windows are white with strong white trim and bold hunter green shutters. They are primarily double hung and there are several green louvers present in the gable ends just visible over the low slope porch roofs. The decking is expansive with a painted white band, unpainted vertical pickets and white built-in bench seating at the entry corner. White horizontal lattice boards wrap the outside of the deck to lighten up the connection of the home to the ground. While under the house structure, cedar shakes continue to the ground without any break-up or beauty bands. On the East side, the house structure cantilevers a few feet towards the ocean to further emphasize that gable and

maximize fenestration. The general architectural style is reminiscent of other Old Nags Head style homes due to the choice of materials, stand-off shutters and liberal use of porches.

7. Historic Discussion of the Property

This house was built in 1951, according to Dare County tax records. The structure is located in the Rose Kimball & Waddill Plan Subdivision which was developed George A. Rose Jr. who resided in Vance County, North Carolina. George A. Rose Jr. helped develop the 3 lots in the subdivision and the extended family still own the houses located at 1023A and 1023 C N Virginia Dare Trail. The house was constructed as a second home for the Waddill family also of Vance County, North Carolina. The house was not rented out and was instead used by family and friends in the summers. The garage and detached maids' quarters were constructed at the same time as the main house. A portion of Lowell Avenue was incorporated into the three ocean side lots of the Rose Kimball & Waddill plat in the 1950s. The house was sold in 1968 by the original owners to the Hollowell family from Edenton who also used the house as a summer home. The current owners, the George Jackson family has used the house as a summer vacation home since 2008.

8. Assessment of the Significance of the Site

- a. *Special Significance in terms of its history, architecture, and/or cultural importance:* The house was built in 1951 as a second home to the Waddill Family from Vance County, North Carolina. This was one of the earliest ocean side cottages in this section of the Town of Kill Devil Hills. The design mirrors the style of architecture of the "Old Nags Head" design and build. The Waddill's hired local contractors from Manteo and used the floor plan design and layout to capture the prevailing south-westerly winds that are prevalent in the summer time along the Outer Banks as the home did not have air conditioning installed until the 1990s.
- b. *Integrity of the property's design, setting, workmanship, materials, feeling and/or association:* The property is well preserved and maintains its original character. There have been no changes to the original footprint of the structure since its construction. The architecture is typical of the "Old Nags Head Style" wood framed construction with cedar shakes. After WWII lumber was very expensive and in short supply but affluent families building second homes were able to afford the increased cost. The house is approximately 1,676 square feet, not including the stand-alone garage and separate servants' quarters located adjacent to the main house. The house has had minor upgrades to the kitchen, and the addition of a central HVAC system in the 1990s. A portion of the wrap around screen porch on the East side of the main house were enclosed into a sun room sometime in the late 1980s or early 1990s. The property maintains its original integrity of design, setting, workmanship, feeling and association.

9. Assessment of the Property's Suitability for Preservation or Restoration, Educational Value, and Possibilities for Adaptive or Alternative Use

The property is in very good condition. The property has had minor modern upgrades but no major changes to the layout or exterior of the buildings save for upkeep and repairs and the enclosure of a portion of the porch into a sun room adjacent to the original kitchen. There are approximately two dozen of these similar structures remaining on the ocean front in Kill Devil Hills. It is one of the best examples of this type of architecture built in the 1940s and 1950s

style of the Old Nags Head architecture. The property and structure would provide a great addition to the Town's Historic Landmark inventory. It embodies both the recognizable style from "Old Nags Head" design and look and the quality of build able to endure the elements associated with construction on the ocean front.

10. Total Tax Value of the Property

Total value of the property is \$752,500 according to the Dare County Tax Office.

11. Documentation of Historical Significance to the Town of Kill Devil Hills.

The house and property were developed by the Waddill and Rose families of Vance County, North Carolina and was one of the earliest subdivisions on the ocean front in Kill Devil Hills. The Rose family still owns two of the three houses in the original 3 lot subdivision. The house has survived Hurricane Hazel in 1954, the Ashe Wednesday Storm in 1962, Halloween Storm of 1991, and Hurricane Isabel in 2003. These major storms did little to no damage to the structure. The house has been a family vacation home for the past 76 years. The house remains as one of the original "Old Nags Head Style" ocean front cottages in this part of the Town of Kill Devil Hills. The house has never been raised and remains in its original location on the lot.

12. Documentation of Architectural Significance to the Town of Kill Devil Hills.

The house is a typical "Old Nags Head Style" cottage, with cedar shake siding and covered porches. It is similar to a number of houses built in Kill Devil Hills in the late 50s and early 60s whose design is unique to that period for its architectural significance. The structure is in excellent condition, having minor upgrades, it remains basically unchanged since it was constructed with few minor renovations. The original tongue and groove paneling on the walls and ceilings remains intact. Some interior doors and cabinets are also original with original hardware. There have been some modifications to the house but none to the original footprint or location of the structure. Adding this house to the historic designation would provide the Town the ability to preserve a unique architectural design and classic style that was once prevalent along the Outer Banks' oceanfront.

13. National Register Criteria met by Property

Non-Applicable

14. Documentation for Inclusion of Accompanying Land

The lot on which the structures are located provide an appropriate setting for the buildings.

Bibliography

1. Christopher Nason, AIA Beacon Architecture and Design, PLLC Conducted the architectural review, and author of the architectural descriptions, Item No. 6
2. George and Blair Jackson current owners.
3. David Payne, grandson of original property owners of developers of the 3 lots.

CHAIN OF TITLE

1. THIS DEED, Made this the 27th day of April , 1951 Edmund L. Waddill and wife, Clara B. Waddill of Vance County and State of North Carolina, of the first part to George A. Rose, Jr. and wife, Mary H. Rose of Vance County and the State of North Carolina, of the second part: BEGIN at an iron stake located on the South side of Lowell Avenue, located 130 feet East of the center line of the Manteo Highway; run thence along Lowell Avenue North 70° 30" East 100 feet to an iron stake; thence South 70° 30" West 100 feet to an iron stake: thence North 19° 30" West 100 feet to the place of beginning, the same being Lot No. 2, as shown on the plat of property owned by George A. Rose Jr. as surveyed by S.E. Jennette, Engineer, February 5, 1949.
2. THIS DEED, Made this 28th day of April, 1951 George A. Rose, Jr. and wife, Mary H. Rose of Vance County and State of North Carolina, of the first part to Edmund L. Waddill and wife, Clare B. Waddill of Vance County and State of North Carolina, of the second part: BEGIN at an iron stake located on the South side of Lowell Avenue, located 130 feet East of the center line of the Manteo Highway; run thence along Lowell Avenue North 70° 30" East 100 feet to an iron stake; thence South 70° 30" West 100 feet to an iron stake: thence North 19° 30" West 100 feet to the place of beginning, the same being Lot No. 2, as shown on the plat of property owned by George A. Rose Jr. as surveyed by S.E. Jennette, Engineer, February 5, 1949.
3. THIS DEED made this 19th day of April, 1968, by Clare B. Waddill (unmarried), party of the first part, to THEODORE R. WOOD and wife, ETHEL W. WOOD, an estate by the entirety, of Kill Devil Hills, North Carolina, parties of the second part: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S.

Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to a post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to an iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry. Same also being a portion of the lands conveyed to Edmund L. Waddill and wife, Clare B. Waddill, by George A. Rose, Jr. et ux by deed dated April 28, 1951, and duly recorded in Book 39, page 257, Dare County Registry. Clare B. Waddill, the party of the first part, being the wife and survivor of Edmund L. Waddill, deceased. Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows: BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Eastern edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virginia Dare Trail and 30 feet from the center thereof; thence along the Eastern edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et al and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture, fixtures, equipment, appliances and personal property situated in, on and upon the above described lands and premises and used in connection therewith, except a large picture, shell table and personal items in locked closet.

4. THIS DEED made this 27th day of May, 1968, by THEODORE R. WOOD AND WIFE, ETHEL W. WOOD, parties of the first part, to E.L HOLLOWELL and wife, AGNES H. HOLLOWELL, and estate by the entirety, of Edenton, North Carolina, parties of the second part: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as

follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S. Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to ta post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to tan iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry. Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows: BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Easten edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virgina Dare Trail and 30 feet from the center thereof; thence along the Easten edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et asl and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture, fixtures, equipment, appliances and personal property situated in, on and upon the above described

lands and premises and used in connection therewith. Same being the lands conveyed to Theodore R. Wood et ux by Clare B. Waddell by deed dated April 19, 1968, and duly recorded in Book 148, page 94, Dare County Registry.

5. THIS DEED, made this 13th day of February, 1979 by E. L. Hollowell and wife, AGNES H. HOLLOWELL of Edenton, North Carolina 27932, GRANTORS, to ROBERT G. BRUCE and wife, THEKLA J. BRUCE of 6301 Stevenson Avenue, Alexandria, Virginia 22304, GRANTEES; Tract No. 1: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S. Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to ta post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to tan iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry. Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows: BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Easten edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virgina Dare Trail and 30 feet from the center

thereof; thence along the Eastern edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et asl and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture, fixtures, equipment, appliances and personal property situated in, on and upon the above described lands and premises and used in connection therewith. Same being the lands conveyed to Theodore R. Wood et ux by Clare B. Waddell by deed dated April 19, 1968, and duly recorded in Book 148, page 94, Dare County Registry and being the same property conveyed to E.L. Hollowell and wife, Agnes H. Hollowell by Theodore R. Wood and wife, Ethel W. Wood by deed dated May 27, 1968 and recorded in Book 148, Page 192, of the Dare County Public Registry.

6. THIS DEED made this 15th day of February, 1995, by and between GRANTOR ROBERT G. BRUCE and wife, THELKA J. BRUCE GRANTEE JUDITH K. BAKER TRACT No. 1: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S. Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to ta post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to tan iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry.

Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows:

BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Eastern edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virginia Dare Trail and 30 feet from the center thereof; thence along the Eastern edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et asl and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture, fixtures, equipment, appliances and personal property situated in, on and upon the above described lands and premises and used in connection therewith. Same being the lands conveyed to Theodore R. Wood et ux by Clare B. Waddell by deed dated April 19, 1968, and duly recorded in Book 148, page 94, Dare County Registry and being the same property conveyed to E.L. Hollowell and wife, Agnes H. Hollowell by Theodore R. Wood and wife, Ethel W. Wood by deed dated May 27, 1968 and recorded in Book 148, Page 192, of the Dare County Public Registry.

7. THIS DEED made March 6, 2007, by and between GRANTOR Judith K. Baker, unmarried GRANTEE ERP NC 64, LLC a 50% undivided interest and 1920 Investment Company, LLC, a 50% undivided interest as Tenants in Common Tract No. 1: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg., 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect

Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S. Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to a post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to an iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry. Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows: BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Eastern edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virginia Dare Trail and 30 feet from the center thereof; thence along the Eastern edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et al and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture, fixtures, equipment, appliances and personal property situated in, on and upon the above described lands and premises and used in connection therewith. Same being the lands conveyed to Theodore R. Wood et ux by Clare B. Waddell by deed dated April 19, 1968, and duly recorded in Book 148, page 94, Dare County Registry and being the same property conveyed to E.L. Hollowell and wife, Agnes H. Hollowell by Theodore R. Wood and wife, Ethel W. Wood by deed dated May 27, 1968 and recorded in Book 148, Page 192, of the Dare County Public Registry.

1. THIS DEED made August 27, 2007, by and between GRANTOR EPC NC 64, LLC, a North Carolina limited liability company who acquired title as ERP NC 54, LLC GRANTEE George Jackson and wife Blair F. Jackson: Tract No. 1: All that certain lot or parcel of land together with all the houses and improvements thereon, lying and being in the Town of Kill Devil Hills

in Atlantic Township, Dare County, North Carolina, adjoining the lands of George A. Rose, Jr. Estate, and others, and bounded as follows: BEGINNING at a poste or other maker of Lot 2, Block 12 of the subdivision known as Kitty Hawk Shores, as shown on plat thereof designated "A Revised Map of the Kitty Hawk Shores Corporation Subdivision," made by J.L. Foy, Registered Surveyor, April and May 1948, and duly recorded in Map Book 1, Page 126, Dare County Registry, said beginning point being also 124 feet measured along the North line of said Lot No. 2 from an iron pipe situated in and on the East margin or right of way of U.S. Highway No. 158 Business leading along the Dare Beaches, sometimes known as Virginia Dare Trail, said iron pipe on the East margin or right of way of said highway being 00 feet measured along the East margin right of way of said highway North 19 deg. 30 min. West from the point of intersection thereof by the North margin or right of way of Prospect Avenue as shown and delineated on the aforesaid plat of Kitty Hawk Shores, running thence from the beginning point North 19 deg. 30 min. West and parallel with the aforesaid U.S. Highway No. 158 Business and along the East line of the lands this day conveyed to Nellie Perry C. Kimball 100 feet to ta post or other marker; thence North 70 deg. 30 min. East 86 feet to an iron pipe in and marking the Northwest corner of the George A. Rose, Jr. Estate Lands; thence along the West line of the lands of George A. Rose, Jr. Estate South 19 deg. 30 min. East 100 feet to tan iron pipe in the North line of Lot No. 2, Block 12 of Kitty Hawk Shores aforesaid; thence South 70 deg. 30 min. West along the North line of Lot No. 2 86 feet to the point of beginning. Same being a portion of Lot No. 2 as shown on the plat of George A. Rose, Jr. et als property made by S. Elmo Williams, Jr., Registered Surveyor, and duly recorded in Map Book 3, page 6, Dare County Registry. Together with and there is also conveyed hereby a perpetual easement of right of way over, upon, along and across a 9-foot strip or parcel of land, which is paved, extending from U. S. Highway No. 158 Business to the Atlantic Ocean, a portion of which traverses the lands above described and U.S. Highway No. 158 Business and the Atlantic Ocean, said parcel of land over which said easement is granted being more particularly described as follows: BEGINNING at a point on the Eastern edge of Virginia Dare Trail, (U. S. Highway No. 158 Business), said point being located South 19 deg. East 105.3 feet from the intersection of the Easten edge of Virginia Dare Trail and what was the center of Lowell Avenue in the aforesaid subdivision; running thence North 70 deg. 30 min East to the Atlantic Ocean; thence South 19 deg. 30 min. East 9 feet to a point; thence South 70 deg. 30 min. West to the Eastern edge of Virgina Dare Trail and 30 feet from the center thereof; thence along the Easten edge of Virginia Dare Trail North 19 deg. 30 min. West 9 feet to the point of beginning. Said easement being more particularly described and granted by that certain agreement by and between E.L. Waddill et asl and Nellie Perry C. Kimball dated September 14, 1966, and duly recorded in Book 137, page 259, Dare County Registry. The lands above described being conveyed subject to a 9 foot easement traversing the said property as established by the aforesaid agreement dated September 14, 1966, and recorded in Book 137, page 259, Dare County Registry, reference to which is hereby made. Together with and there is also conveyed hereby all of the household and kitchen furniture,

fixtures, equipment, appliances and personal property situated in, on and upon the above described lands and premises and used in connection therewith. Same being the lands conveyed to Theodore R. Wood et ux by Clare B. Waddell by deed dated April 19, 1968, and duly recorded in Book 148, page 94, Dare County Registry and being the same property conveyed to E.L. Hollowell and wife, Agnes H. Hollowell by Theodore R. Wood and wife, Ethel W. Wood by deed dated May 27, 1968 and recorded in Book 148, Page 192, of the Dare County Public Registry.



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Josh Stein
Secretary Pamela Brewington Cashwell

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

October 29, 2025

Ryan Lang, Senior Planner
102 Town Hall Dr.
Kill Devil Hills, NC 27948

Email: rlang@kdhnc.com

RE: Proposed Designation of **Jackson Cottage, 1023 B North Virginia Dare Trail, Kill Devil Hills, Dare County.**

Dear Mr. Lang:

Thank you for the report we received on the proposed designation of the Jackson Cottage, 1023 B North Virginia Dare Trail, Kill Devil Hills, Dare County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, Jackson Cottage is of special local significance because it is one of the earliest ocean side cottages built in this section of Kill Devil Hills.

We have shared recommendations with staff to include additional information in the report. We believe that with the recommended additions, the report will provide the Kill Devil Hills Historic Landmark Commission and local governing board sufficient information to determine whether Jackson Cottage possesses the requisite special local significance and integrity for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. If designated, any substantial changes in design, materials, and appearance to the property are subject to the design review procedures of the preservation commission. The owner may receive an annual deferral of up to fifty percent of the property taxes for as long as the property is designated and retains significance and integrity. (N.C.G.S. 105-278 *et seq.*).

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore nonbinding. Once the governing board has received a recommendation from Kill Devil Hills Historic Landmark Commission, it should proceed in the same manner as would otherwise be required for

an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of Jackson Cottage, 1023 B North Virginia Dare Trail, Kill Devil Hills, Dare County Please contact me at Kristi.brantley@dncr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

Lang, Ryan

From: Brantley, Kristi <kristi.brantley@dncr.nc.gov>
Sent: Wednesday, October 29, 2025 5:33 PM
To: Lang, Ryan
Cc: Ray, Cameron; Thomas, Reid; Carleno, Mary Jo
Subject: Jackson Cottage
Attachments: DR0774_Jackson Cottage_HPO Comments_2025.pdf

Dear Ryan,

Attached is a copy of a letter written in response to the proposed designation Jackson Cottage, 1023 B North Virginia Dare Trail, Kill Devil Hills, Dare County. Please share a copy with your Commission Chair.

If an ordinance is adopted to designate the property, please email me a copy of the ordinance.

I've copied Eastern Office Supervisor and Restoration Specialist Reid Thomas. Should the property owners have any restoration questions please feel free to share Reid's contact information. He can be reached at reid.thomas@dncr.nc.gov or 252-540-6502.

Historic Preservation Specialist Lauren Poole reviewed the report and offers the following comments:

The local landmark designation report for the Jackson Cottage in Kill Devil Hills in Dare County does not provide sufficient information to support a local landmark designation. According to the report, the residence is reminiscent of houses constructed in "Old Nags Head" and is significant as one of the earliest ocean side cottages in this section of Kill Devil Hills. Although the local designation report provides limited information about the prevalence of this style in Kill Devil Hills, it does not provide sufficient evidence to support an argument for local landmark eligibility. An expanded report should include a more in-depth discussion of the defining characteristics of this style and its prevalence in Kill Devil Hills. Information about the number of houses constructed in this style in Kill Devil Hills during the mid-twentieth century and the number of surviving examples of the style in this section of town would also strengthen the existing significance argument. Additional evidence is also needed to demonstrate that the residence is one of the earliest houses constructed in this area of Kill Devil Hills. A more detailed statement of significance will aid in the creation of justifiable ordinance.

According to the report, Jackson Cottage retains a high degree of physical integrity with few alterations. The report indicates that central HVAC was added to the property in the 1990s and "minor upgrades" have been made to the kitchen. However, it does not provide specific details about these later changes. A description and photographs of the interior of the residence was not included in the local designation report, so it is unclear if any other alterations have occurred to the interior floor plan or finishes. Although the report briefly addresses the integrity of the resource, it lacks a full assessment of the house's integrity of location, setting, design, materials, workmanship, feeling, and association. This will be problematic for the development of a justifiable ordinance and does not provide a sound basis for preservation planning activities or maintenance of the property. A successful report should include a comprehensive assessment of the residence's integrity and a complete description of any later alterations to the house.

The report does not provide a complete description and justification for the proposed designation boundaries. It is unclear whether the interior of the residence or the associated outbuildings are included in the local designation. The designated areas should be clarified for the purposes of creating a justifiable

ordinance. A description and photographs of the interior of the building, as well as a floor plan of the building, will also be necessary if the interior is included in the designation.

Although the report includes exterior photographs of the house, additional documentation is required. The report should include maps that clearly indicate the proposed boundary of the designated area. A tax or plat map of the property was not included in the report. Additionally, a site plan labeled with major buildings and landscape features is required.

Thank you for this opportunity to review this report. Please let me know if you have any questions.

Best,

Kristi

***Please note:**

As of 7/13/2023, my email address changed to kristi.brantley@dn-cr.nc.gov

Kristi Brantley

CLG/Local Government Coordinator
NC State Historic Preservation Office
NC Dept. of Natural and Cultural Resources
Phone: (919) 814-6576
kristi.brantley@dn-cr.nc.gov

109 East Jones Street | 4617 Mail Service Center | Raleigh, NC 27699-4617

#StayStrongNC

Learn more @ [//nc.gov/covid19](https://nc.gov/covid19)

And don't forget your Ws! Wear. Wait. Wash.

WEAR a face covering.

WAIT 6 feet apart from other people.

WASH your hands often.

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.









ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING PROPERTY LOCATED AT
1023 B NORTH VIRGINIA DARE TRAIL
AND KNOWN AS JACKSON COTTAGE
AS A LOCAL HISTORIC LANDMARK**

WHEREAS, pre-requisites to the adoption of this ordinance as prescribed in Part 3C, Chapter 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 _____ and considered the recommendations of the North Carolina Department of Cultural Resources on the question of designating the property located at 1023 B North Virginia Dare Trail, Kill Devil Hills, North Carolina, known as Jackson Cottage (“Jackson Cottage”) as a local historic landmark; and

WHEREAS, Jackson Cottage is located in the Rose Kimball & Waddill Subdivision, which was one of the first subdivisions East of NC 12 in this part of Kill Devil Hills, and in the vicinity of the Wright Brothers Monument; and

WHEREAS, Jackson Cottage is of historic, architectural, and cultural significance in that it embodies the distinctive architectural characteristics of an Old Nags Head Style Cottage; and

WHEREAS, the remaining two lots with original houses in the Rose Kimball & Waddill Subdivision remain in the same family; descendants of George A. Rose Jr.; and

WHEREAS, Jackson Cottage is one of the few remaining “Old Nags Head Style” Cottages remaining in this section of beach in Kill Devil Hills; and

PROPOSED Ordinance designating property located at
1023 B North Virginia Dare Trail
and known as Jackson Cottage as a Local Historic Landmark
Page 1 of 4

WHEREAS, Jackson Cottage was constructed in 1951 by the Waddill Family; and

WHEREAS, Jackson Cottage was sold and maintained by different families from Edenton, North Carolina until the 1990s; and

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

WHEREAS, Jackson Cottage maintains its original architectural appearance, and embodies the Old Nags Head Style with cedar shake siding, wrap-around porches, a garage and maid's quarters; and

WHEREAS, Jackson Cottage survived Hurricane Hazel in 1954 and the Ash Wednesday Storm of 1962 with little damage, as well as multiple other hurricanes and nor'easters that caused major damage to surrounding structures; and

WHEREAS, Jackson Cottage was originally built as a summer home and is used as one today; and

WHEREAS, although Jackson Cottage has undergone no additions to the footprint 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 a portion of the covered porch is now a sunroom; and

WHEREAS, Jackson Cottage is one of the best examples of this type of architecture built in the time period, maintaining the traditional craftsmanship, and design synonymous with the "Old Nags Head Style"; and

WHEREAS, the location of Jackson Cottage in the Rose Kimball & Waddill Subdivision on North Virginia Dare Trail 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 1023 B NORTH VIRGINIA DARE TRAIL in the Town of Kill Devil Hills is hereby designated as a local historic landmark pursuant to N.C.G.S. Chapter 160D-945 & 946. The property is presently owned by George S. Jackson and Blair F. Jackson and is identified on Dare County Tax Maps as Pin No. 988415730628 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

PROPOSED Ordinance designating property located at
1023 B North Virginia Dare Trail
and known as Jackson Cottage as a Local Historic Landmark

Commission. Any application for the demolition of this building shall require the waiting period set forth in 160D-946 & 946 of Chapter 160A.

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

- A. The exterior of the building, the garage, and maid’s quarters
 - 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 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 “Jackson 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 _____ day of _____, 2025, by a vote of _____ in favor and _____ opposed.

SEAL

John Windley
Mayor

ATTEST:

James Michael O'Dell
Town Clerk

APPROVED AS TO FORM:

Casey C. Varnell
Town Attorney