

ORDINANCE NO. 20-29

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

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**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 December 8, 2025 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

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and known as Jackson Cottage as a Local Historic Landmark

**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

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

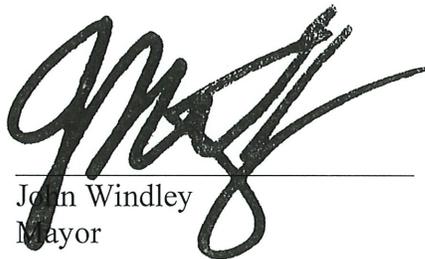
For purposes of this designation, “significant features” shall be understood to include:

- 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 8<sup>th</sup> day of December, 2025, by a vote of 4 in favor and 0 opposed.

SEAL



  
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John Windley  
Mayor

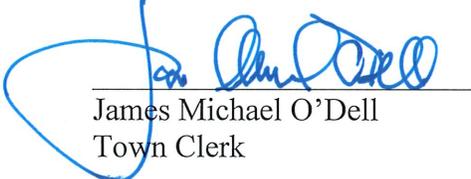
ATTEST:

  
James Michael O'Dell  
Town Clerk

APPROVED AS TO FORM:

  
Casey C. Varnell  
Town Attorney

The undersigned hereby certifies that the foregoing official amendment, designated AN ORDINANCE AMENDING THE KILL DEVIL HILLS TOWN CODE, CHAPTER 96, SEASIDE REGULATIONS, was placed in the Kill Devil Hills Town Code Book on the 9<sup>th</sup> day of December, 2025, at 9:00 a.m.

  
James Michael O'Dell  
Town Clerk