

**Local Designation Report**  
**Sokol-Clements House**  
**23 Porpoise Run**  
**Southern Shores, North Carolina**



**May 2017**

## Local Landmark Designation Report

### 23 Porpoise Run

#### Southern Shores, Dare County

1. NAME OF PROPERTY

Historic Name: Sokol

Current Name: 23 Porpoise Run

2. LOCATION

23 Porpoise Run

Southern Shores, North Carolina

27949

3. NAME AND ADDRESS OF CURRENT PROPERTY OWNERS

Courtney W. Clements

428 Roseneath Rd.

Richmond, VA

23221

4. APPRAISED VALUE

According to Dare County tax records, the appraised value of the property is \$307,700, which includes the house and the 15000-Sqft parcel. The tax appraisal for the house alone is \$51,400, and the land is appraised at \$256,300.

5. DATE OF CONSTRUCTION

23 Porpoise Run was constructed in 1958. In April 2000, there was an addition added to the east side of the house that included a kitchen/laundry room and a side screen porch.

6. HISTORICAL SIGNIFICANCE

Areas of Significance

Architecturally Distinctive

Period (s) of Significance

1958

## 7. PROPERTY INCLUDED IN THE DESIGNATION

The structure that occupies 23 Porpoise Run.

## 8. STATEMENT OF SIGNIFICANCE

The 23 Porpoise house, constructed in 1958 in Southern Shores, 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. To help with the construction of his house he set up a factory in Kitty Hawk village for the manufacture of cement blocks that weighed a total of forty-two pounds each, made from local beach sand. 23 Porpoise Run was made from cinder blocks manufactured in eastern North Carolina after the use of beach gravel for manufacturing concrete was banned by the North Carolina Legislature in the mid-1950s. Today, the exterior of the house continues to follow the integrity of the Mr. Stick design elements including an extended overhang and a bright or whitewashed exterior.

## 9. HISTORICAL BACKGROUND AND SIGNIFICANCE

Frank Stick, an artist from Wilmington, Delaware created the first “Flat Top Cottages” on the Outer Banks. The Flat Top was adapted for its barrier island setting from the single-story, flat-roofed block houses of Florida. To those design elements, 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.

Around 25 Flat Top homes remain today. In 1958, 23 Porpoise Run was developed. The Flat Top roof design was inspired by preexisting properties by Mr. Stick. The property represents Mr. Stick’s original design, including the adopted overhang and whitewashed exterior that Mr. Stick added to his previous Florida inspiration. In April 2000, the current owner of the home added an addition to the east side of the home. This addition included a kitchen/ laundry room and a screen porch, which also faces the east side.

Through this renovation, the exterior of the home was made to look like the preexisting structure, including an overhang and whitewashed exterior that still stands today.

## References

McNaughton, M. (n.d.). Outer Banks Architecture. Retrieved May 23, 2017, from

<http://southernshores-nc.gov/wp-content/uploads/2016/04/completed-bk2.pdf>

Dare County. (n.d). <http://gis.darecountync.gov/>

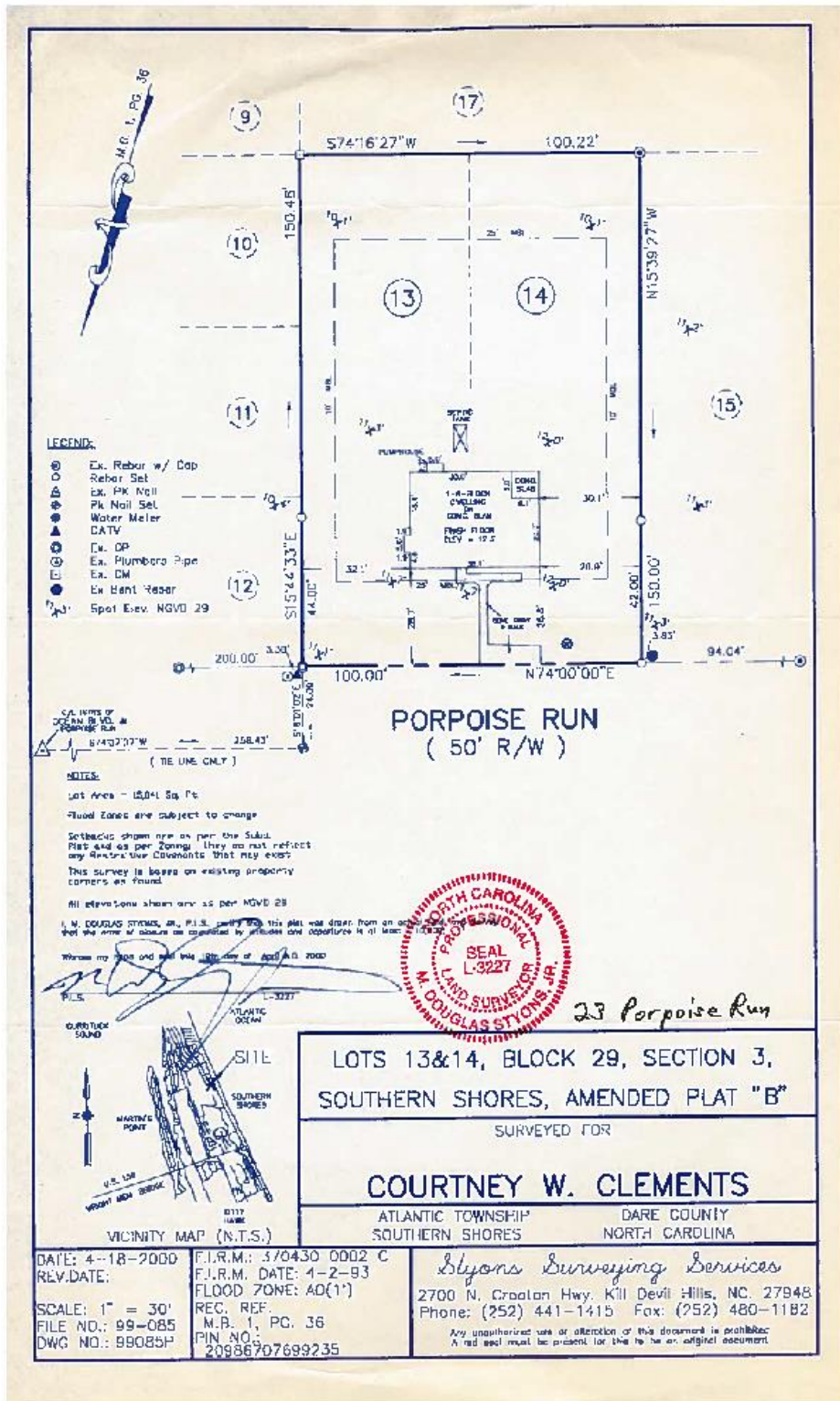


Figure 1: Survey taken of 23 Porpoise after the owner added the 1999-2000 addition on the house. Addition included kitchen/laundry room, and a screen porch.



**Figure 2: Front entry way of 23 Porpoise Run.  
Southern Shores, North Carolina**



**Figure 3: Front entry way**



**Figure 4: West side of 23 Porpoise Run**



**Figure 5: The back of the addition that was added in April 2000.**





**Figure 6: The screen porch that was added during the addition in April 2000.**



**Figure 7: The east side of 23 Porpoise Run**



**Figure 8: 23 Porpoise Run (Source: Dare County GIS)**

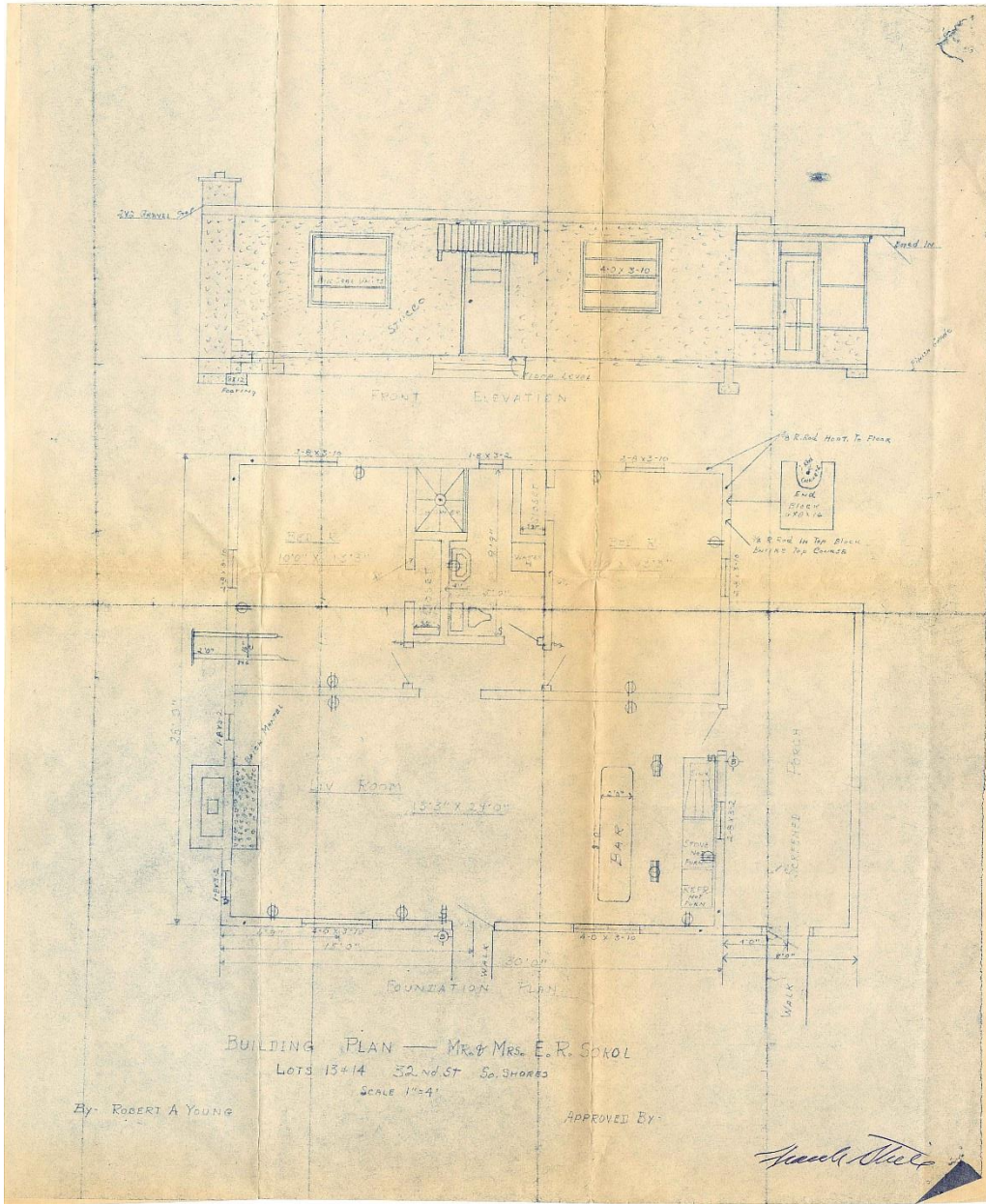


Figure 4: Original building plan for Mr. & Mrs. Sokol in 1958.

**>>>>IMPORTANT>>>>**

**CLEMENTS, COURTNEY W**  
 428 ROSENEATH RD  
 RICHMOND VA 23221

[PLEASE CLICK HERE FOR IMPORTANT INFORMATION](#)

Please Mail or Bring this stub when making payment to insure payment is credited to the correct account.  
 MAIL TO: The Tax Office Designated below.

PENALTIES ARE DETERMINED BY U.S. POSTAL POSTMARK.



00002082016400026599900002000057

**Owner as of January 1: CLEMENTS, COURTNEY W**

<b>Customer Number</b>	<b>District</b>		<b>Bill Number</b>
020020920	SOUTHERN SHORES		28599
<b>Parcel Number</b>	<b>Billing Date</b>	<b>Tax Year</b>	<b>Due Date</b>
021912000	07/21/2016	2016	09/01/2016
			<b>Delinquent After</b>
			01/05/2017

<b>Description of Property</b>	<b>% Rate</b>	<b>Tax Levied</b>	
<b>PIN#: 986707-79-0313</b>			
<b>Description: LOT: 13 14 BLK: 29 S SO/SH AMENDED PLAT B</b>	.430000		DARE CO \$1,323.11
<b>SEC 3</b>			
<b>Street Address: 23 PORPOISE RUN</b>	.220000		SS TOWN 676.94
<b>Real Property Value: \$307,700</b>	.000000		0.00
<b>Personal Property Value: 0</b>	.000000		0.00
<b>Exempt Value: 0</b>	.000000		0.00
<b>Total Taxable Value: \$307,700</b>			0.00
	.000000		0.00
			LATE LIST: 0
			<b>AMOUNT DUE: \$2,000.05</b>

**Make Check Payable & Remit To: (include Parcel Number 021912000 on your check.)**

**DARE COUNTY TAX COLLECTION**  
 PO BOX 538310  
 ATLANTA, GA 30353-8310

Questions: Direct all inquiries to (252)475-5952  
 Office Hours: 8:30 AM - 5:00 PM, Monday - Friday  
**Credit Card Payments:** Please note that all credit card payments made at the tax office will now be charged a 2% administration fee.  
 When calling please have your 9 DIGIT PARCEL NUMBER available.

<https://tax.darecountync.gov/taxbill.php?parcel=021912000>

5/23/2017

**Figure 5: Tax bill for 23 Porpoise Run**