

Local Designation Report
Mackey Cottage
218 Ocean Blvd
Southern Shores, North Carolina



May, 2019

Historic Landmark Designation Report

218 Ocean Blvd.

Southern Shores, North Carolina

1. NAME OF PROPERTY:

Historic Name: Mackey Cottage

Current Name: Mackey Cottage

2. LOCATION:

218 Ocean Blvd.

Southern Shores, NC 27949

3. LEGAL OWNERS OF PROPERTY:

G. Wilmer Mackey

Mackey Properties Limited Partnership

700 Woodrow St. Apt. 610

Columbia, SC 29205

4. APPLICANT:

Dave Mackey

2526 Monroe St.

Columbia, SC 29205

5. GENERAL DATA/SITE INFORMATION:

Date of Construction: 1955

Date of Alteration: 1969

Approximate lot size or acreage: 26,000 sq. ft.

Original Architect: Unknown

Original Builder: Billy Gray

Original Use: Private Vacation Cottage

Present Use: Private Vacation Cottage

Appraised Building Value: \$76,500

Miscellaneous Appraised Value: \$1,100

Appraised land value: \$882,100

Total Tax Value: \$959,700

6. CLASSIFICATION:

Structure(s) X Object Site X

7. ARCHITECTURAL SIGNIFICANCE:

The Flat Top was adapted for its barrier island setting from the single-story, flat-roofed block houses of Florida. To those design elements, Frank 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.

8. HISTORIC SIGNIFICANCE:

The Mackey Cottage, constructed in 1955, 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.

9. SPECIAL SIGNIFICANCE SUMMARY:

The Mackey Cottage was built in 1955 by Billy Gray and his son for Howard and Claire Grieves. The Grieves designed the house with plenty of thought given to life at the beach, and they spent their entire summers in residence. The juniper construction still offers a wonderful aroma when you open the door on arrival each visit. Every wall has plenty of windows to capture even the slightest breeze. The screened porch is on the south side so the land breeze still flows through, and the roof doesn't block the daylight from the primary living areas. Another screened porch on the west side served as a carport with a hinged wall that hung from the ceiling, but lowered to the floor to create a children's sleeping porch. The kitchen sink was placed perfectly to view the waves while cleaning up after meals. The two bathrooms each have outside entrances to allow guests to enter directly from the beach without tracking sand.

The original 3 bedroom / 2 bath structure remains intact. Two "annex" bedrooms with outside entrances and a shared bath were added in 1969 when the Mackey family purchase the home, and the west screen porch was enclosed as a garage at that time.

10. ABSTRACT:

Originally adjacent to numerous Flat Tops, the house still maintains its original character even while surrounded by large, modern rental homes common to the area. In the 1960's, almost no homes sat on the west side of the beach road above the fork in the Duck Road. The neighborhood is still relatively quiet given the limited traffic, while the Duck Road gains traffic congestion each year. The home was in the vacation rental market for a short two summers during the early 1980's, but has been reserved for family and friends other than that time period.



Mackey Cottage, North Facade



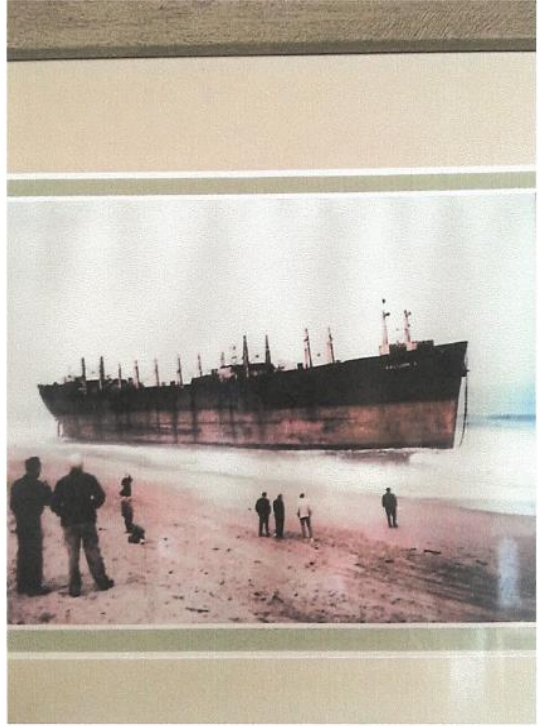
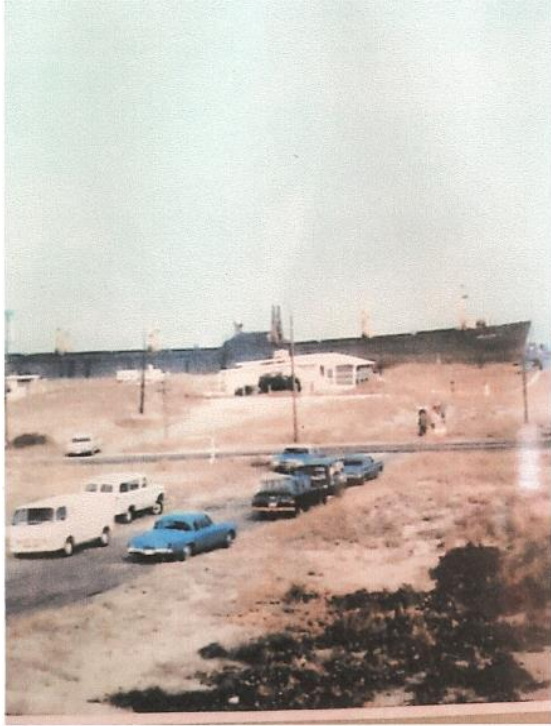
Mackey Cottage, South Facade



Mackey Cottage, East Facade

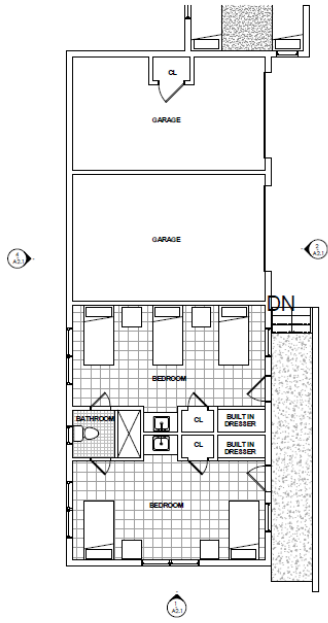


Mackey Cottage, West Facade

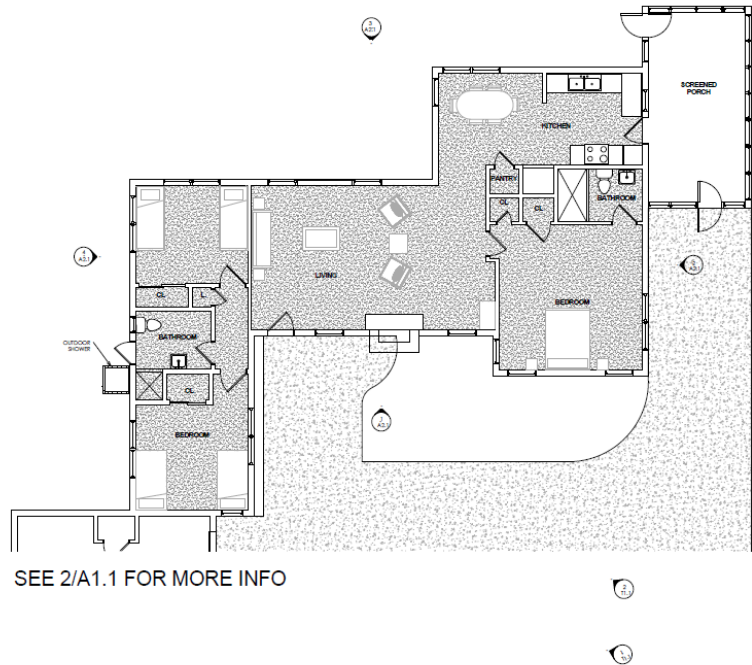


The intersection of E. Dogwood Trl. and Ocean Blvd. A Liberty ship being towed ran aground in 1969. 218 Ocean Blvd. is just outside of the photo at the stern of the ship

SEE 1/A1.1 FOR MORE INFO



1 GARAGE FLOOR PLAN
1/4" = 1'-0"



SEE 2/A1.1 FOR MORE INFO

2 FIRST FLOOR PLAN
1/4" = 1'-0"



PROJECT NAME:
218 OCEAN BLVD
SOUTHERN SHORES
NORTH CAROLINA

REVISIONS:	DATE:
AS-BUILT	2/25/19

DRAWING NAME:
FIRST FLOOR PLAN

PRELIMINARY DRAWINGS
NOT FOR
CONSTRUCTION

DRAWN BY: DF

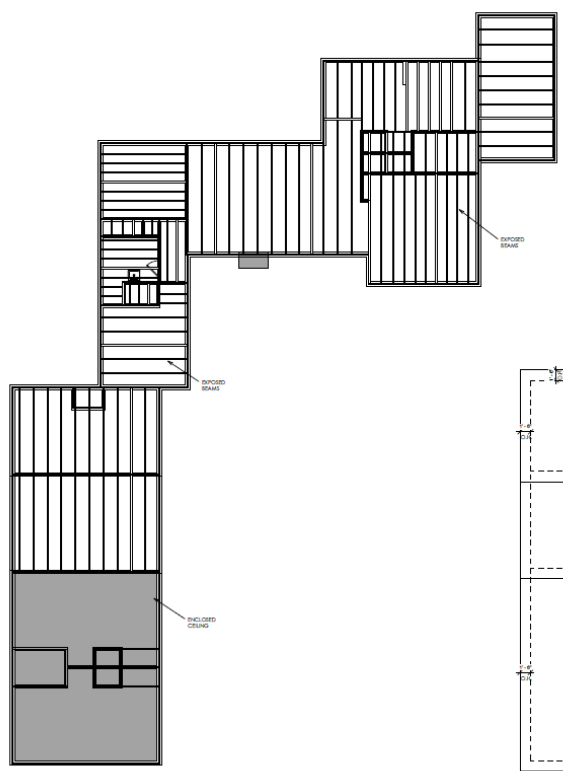
DATE: 2/25/19

SCALE: SEE PLANS

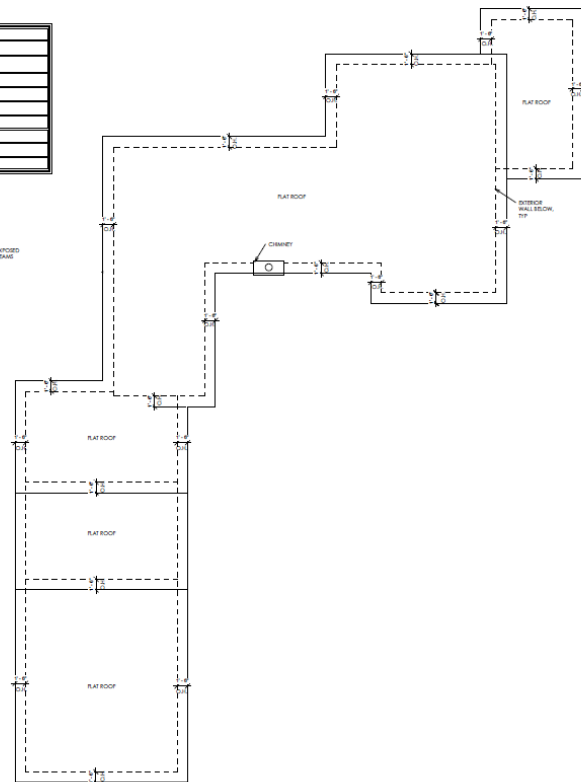
STAMP:

BEACON ARCHITECTURE & DESIGN, P.L.L.C.
218 OCEAN BLVD
SOUTHERN SHORES, NC 27942
PH: (252) 441-4247 FAX: (252) 381-4002

SHEET:
A1.1



3 ROOF FRAMING PLAN
1/8" = 1'-0"



4 ROOF PLAN
1/8" = 1'-0"



PROJECT NAME:
218 OCEAN BLVD
SOUTHERN SHORES
NORTH CAROLINA

REVISIONS:	DATE:
AS-BUILT	2/25/19

DRAWING NAME:
ROOF FRAMING PLAN

PRELIMINARY DRAWINGS
NOT FOR
CONSTRUCTION

DRAWN BY: DF

DATE: 2/25/19

SCALE: SEE PLANS

STAMP:

BEACON ARCHITECTURE & DESIGN, P.L.L.C.
218 OCEAN BLVD
SOUTHERN SHORES, NC 27942
PH: (252) 441-4247 FAX: (252) 381-4002

SHEET:
A1.2



PROJECT NAME:
 218 OCEAN BLVD
 SOUTHERN SHORES
 NORTH CAROLINA

REVISIONS:	DATE:
AS-BUILT	2 / 25 / 19

DRAWING NAME:
 ELEVATIONS

PRELIMINARY DRAWING
 NOT FOR
 CONSTRUCTION:

DRAWN BY: DP
 DATE: 2 / 25 / 19

SCALE: SEE PLANS

STAMP:

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SHEET:
 A2.1

Dare County Tax Department
P.O. Box 1000
Manteo NC 27954-1000



PROPERTY TAX BILL



00002082018000028931400006621932

MACKEY, G WILMER
MACKEY PROPERTIES LIMITED PARTNERSHIP
700 WOODROW ST APT 610
COLUMBIA SC 29205

>>>>IMPORTANT>>>>

[PLEASE CLICK HERE FOR IMPORTANT INFORMATION](#)

DROP BOX NOW AVAILABLE...located in front of the Dare County Justice Center, 962 Marshall C. Collins Dr., Manteo NC

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.

Owner as of January 1: MACKEY, G WILMER

Customer Number	District	Bill Number		
023015455	SOUTHERN SHORES	28931		
Parcel Number	Billing Date	Tax Year	Due Date	Delinquent After
022077000	07/17/2018	2018	09/01/2018	01/07/2019
Description of Property	% Rate	Tax Levied		
PIN#: 986819-62-2325				
Description: LOT: 20 21 BLK: 28 S SO/SH AMENDED PLAT B SEC 3 REV				
Street Address: 218 OCEAN BLVD				
Real Property Value:	959,700	.470000	DARE CO	\$4,510.59
Personal Property Value:	0	.220000	SS TOWN	\$2,111.34
Exempt Value:	0	.000000		\$0.00
Total Taxable Value:	959,700	.000000		\$0.00
				\$0.00
			LATE LIST:	\$0
			PAYMENT:	\$0
			AMOUNT DUE: \$6,621.93	

Proposed Landmark Designation Boundary for the Mackey Cottage



218 Ocean Blvd
 Southern Shores NC, 27949
 Parcel: 022077000
 Pin: 986819622325

Owners: Mackey, G Wilmer
 Mackey Properties Limited Partnership
 Building Value: \$76,500
 Land Value: \$882,100
 Misc Value: \$1,100
 Total Value: \$959,700

Tax District: Southern Shores
 Subdivision: So/sh Amended Plat B Sec 3
 Rev
 Lot BLK-Sec: Lot 20 21 Blk 28 Sec 3
 Property Use: Residential
 Building Type: Flat Roof
 Year Built: 1955

The map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wells, and other primary public records should be consulted for verification of the information.



References

McNaughton, M. (n.d.). Outer Banks Architecture. Retrieved May 10, 2019, from

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

Dave Mackey. Submitted documentation.

Dare County. (n.d). <https://maps.darecountync.gov/>