



TOWN OF SOUTHERN SHORES

5375 N Virginia Dare Trl, Southern Shores, NC 27949

(252) 261-2394 tel (252) 255-0876 fax

www.southernshores-nc.gov

Historic Landmarks Designation Application

Application No. LDA-18-01 Date 4-23-18

This application initiates consideration of a property for designation as a Southern Shores Historic Landmark by the Southern Shores Historic Landmarks Commission and the Southern Shores Town Council. It enables evaluation of the resource to determine if it qualifies for designation. The evaluation is made by Town Staff and/or third party resources, which makes a recommendation to the Historic Landmarks Commission, which in turn makes its recommendation to the Town Council. Requirements and procedures are established in Chapter 17 of the Southern Shores Town Code. Please type if possible. Use 8-1/2" x 11" paper for supporting documentation and if additional space is needed. Return completed application to the Southern Shores Planning & Code Enforcement Department or mail to:

Wes Haskett, Town Planner/Code Enforcement Officer
Town of Southern Shores
5375 N. Virginia Dare Trl.
Southern Shores, NC 27949

1. Name of Property (if historic name is unknown, give current name or street address):

Historic Name: Small Cottage

Current Name: Small World

2. Location:

Street Address: 116 Ocean Blvd, Southern Shores, NC 27949

3. Legal Owner of Property (If more than one, list primary contact):

Name: Clayton Small

Address: 248 Griggs Acres Drive

City: Point Harbor

State: North Carolina 27964

Zip: 27964

Telephone No: 252-202-5051

E-Mail: clayton.small3@gmail.com

4. Applicant/Contact Person (If other than owner):

Name:

Address:

City:

Telephone No:

E-Mail:

5. General Data/Site Information:

Date of Construction and major additions/alterations:

Built 1954. No major additions/alterations

Number, type, and date of construction of accessory structures:

Two-car garage built 1954

Approximate lot size or acreage:

35,500 square feet

Architect, builder, carpenter, and/or mason:

Architect: Harry C. Lawrence Builder: Curtis Gray

Original Use:

Summer cottage for family use

Present Use:

Summer cottage for family use

6. Classification:

A. Category (check all that apply):

Structure(s) Object Site

7. Reason for Request:

**Local Landmark Designation Report
116 Ocean Boulevard
Southern Shores, Dare County**

1. NAME OF PROPERTY

Historic Name: Small Cottage
Current Name: Small World

2. LOCATION

116 Ocean Boulevard
Southern Shores, North Carolina 27949

3. TAX PARCEL ID NUMBER

022535000

4. CURRENT OWNERS

Clayton J. Small
David C. Small
Donald E. Small

5. OWNERS ADDRESS

Primary Contact:
Clayton J. Small
248 Griggs Acres Drive
Point Harbor, NC 27964
252-202-5051
clayton.small3@gmail.com

6. APPRAISED VALUE OF PROPERTY

Current Dare County tax appraisal value is \$1,060,700

- a. Tax appraised land value: \$1,009,600
- b. Tax appraised building value: \$44,600
- c. Tax appraised miscellaneous value: \$6,500

7. REASON FOR REQUEST

The original structure at 116 Ocean Boulevard, now 64 years old, is a modest (three bedroom, two bath) seasonal cottage without heat or air conditioning. Ownership has remained in the same family and has been handed down for two generations. Use of the cottage has been

limited to family and friends. The cottage has not been a rental property. In recent years the fixed costs to operate and maintain the cottage have increased dramatically while the condition of the structure has deteriorated. The cottage owners are now facing the hard decision of what to do with the property. Securing a historic landmark designation (with commensurate tax abatement) would influence the owner's decision to retain the property, reinvest in the structure and maintain its historic heritage

8. DATE OF CONSTRUCTION

The cottage at 116 Ocean Boulevard was built in 1954.

9. ARCHITECTURAL SIGNIFICANCE

The cottage at 116 Ocean Boulevard consists of a frame structure and gable roof built upon a poured concrete slab. A large brick fireplace is centered in the floor plan and features prominently in exterior views of the structure. The roof is covered with asphalt shingles and the exterior siding is unpainted (gray) asbestos shingles. The floor plan is symmetrical with the dining room and living room in the central area (separated by the large floor to ceiling fireplace), the bedrooms in the north-east, south-east, and south-west corners, and the kitchen in the north-west corner. Front (east) and rear (west) entrances are via covered screened porches. Noteworthy interior features include open beams in the dining and living rooms and juniper paneling throughout the cottage. A two-car garage with gable roof is positioned offset to the north and at right angles to the main structure. The garage and cottage were built at the same time by the same contactor (Curtis Gray). Both structures incorporate the same roof and exterior shingles.

Since original construction in 1954, no significant property improvements or architectural changes to the structures have occurred. The cottage at 116 Ocean Boulevard remains as it existed nearly 65 years ago and is thought to be one of only two gable roof structures in the Southern Shores potential historic landmark inventory.

10. HISTORIC SIGNIFICANCE

The cottage located at 116 Ocean Boulevard in Southern Shores, North Carolina was built in 1954 by Dr. Lyndon F. Small and his wife

Marianne C. Small. Dr. Small was a renowned chemist with a distinguished public service career (see biographical note below). Mr. and Mrs. L.F. Small were frequent visitors to the outer banks of North Carolina for most of their lives and owned an oceanfront cottage in Kill Devil Hills from the 1930's until 1954. During their visits to Kill Devil Hills over the years, Dr. and Mrs. Small were acquainted with both Frank and David Stick. It was through this acquaintance that they became aware of the opportunity to relocate to a more secluded beachfront location. Dr. and Mrs. Small purchased a lot located in Southern Shores in 1950 and built their new oceanfront summer cottage in 1954. That cottage today stands as built .

Ownership of the cottage has been handed down from generation to generation, and is now jointly owned by three grandsons of Dr. and Mrs. Small.

The Small cottage at 116 Ocean Boulevard is historically significant on two counts:

- a) The cottage was designed and built for Dr. Lyndon F. Small, a renowned chemist and distinguished public servant; and the chain of ownership has remained unbroken with successive direct descendents of Dr. Small
- b) Since it was built in 1954, the cottage has not been architecturally modified.

BIOGRAPHICAL NOTE ON DR. LYNDON F. SMALL

Dr. Small (1897 – 1957), graduated from Dartmouth, received his master's degree from Harvard and his Ph.D. from the Massachusetts Institute of Technology. Leading up to World War II, Dr. Small directed the Drug Addiction Laboratory, which was established at the University of Virginia by the National Research Council's Division of Medical Sciences in 1929. While at UVA, Dr. Small led a research group to separate the beneficial pain-killing qualities of opiates from their addictive qualities.

Preparing for war, the National Institutes of Health requested Dr. Small and his group move to Bethesda, Maryland, and change their research focus to the development of antimalarials. Dr. Small's group was successful in developing numerous effective substitutes for

quinine and other drugs. Malaria left untreated would decimate troops in the field, notably in the Pacific theater.

With the rapid and continuous appearance of some fifty papers by Dr. Small and his associates, his reputation as an alkaloid chemist and specialist in morphine chemistry grew accordingly and he was elected to a number of important offices. He was Chairman of the Division of Organic Chemistry of the American Chemical Society in 1936; Consultant to the U. S. Public Health Service from 1929 to 1939; U. S. Technical Representative to the League of Nations in Geneva in 1931, and a member of the Opium Assay Commission in London in 1937.

In 1941 Small was elected to the National Academy of Sciences and he received in 1949 the Hillebrand Prize of the Washington Section of the American Chemical Society for outstanding research on alkaloid chemistry. He was elected Member of the reorganized Committee on Drug Addiction and Narcotics, National Research Council, in 1947; Consultant to the Technical Command, Army Chemical Center, Maryland, in 1950; Chairman of the Post Office Advisory Committee in 1951; and Member of the United Nations Opium Committee in 1954.

11. ABSTRACT

The Small cottage at 116 Ocean Boulevard is one of the original oceanfront structures to be established in Southern Shores. Since construction in 1954, no significant property improvements or architectural changes to the structures have occurred and remains as it existed nearly 65 years ago. This structure is thought to be one of only two gable roof examples in the Southern Shores potential historic landmark inventory. Designed and built for Dr. and Mrs. Lyndon F. Small, the cottage has been handed down for two generations and is currently owned by three grandsons of Dr. and Mrs. Small. In summary, the cottage exhibits integrity in six aspects: design, setting, workmanship, materials, feeling, and association.

The cottage, garage and the lot on which they sit (approximately 100 ft x 390 ft) are proposed for historic designation.

**The Small Cottage
116 Ocean Boulevard**

Small World

Street View



Small Cottage 1962 Aftermath of Ash Wednesday Storm



Family Vacation at 116 Ocean Boulevard 1964



Note: Current owners of the Small Cottage are included in this photograph from 1964. They are: Donald E. (Gene) Small shirtless on the far left (age 6), Clayton Small white tee-shirt in center on top of Jeep (age 9), and David Small second from right with red surfboard (age 16).

Small Cottage Exterior Views West and East Exposures



Small Cottage Exterior Views South and North Exposures



Small Cottage Exterior Views

Garage



Small Cottage Property Deed 10-17-1950

9/16 - 17/50
930 044

DEED

M. E. AYDLETT AND WIFE,
PATRINA H. AYDLETT, and
JOHN B. McWILLIAM AND WIFE,
CHARLOTTE S. McWILLIAM,

TO

L. F. SMALL AND WIFE,
MARGARET SMALL.

Margaret Small

old Deed

October 17 50

9:30 a. m.

38 17

Witness

Margaret R. Small

LAW OFFICES
McWILLIAM & AYDLETT
206 MARKET STREET
ELIZABETH CITY, N. C.

D E Small

NORTH CAROLINA
DAKE COUNTY

THIS DEED, Made this 16th day of August, 1950, by M. E. Aydlett and wife, Patrina H. Aydlett, and John B. McWilliam and wife, Charlotte S. McWilliam, parties of the first part, to L. F. Small and wife, Margaret Small, parties of the second part.

WITNESSETH:

That said parties of the first part, in consideration of the sum of Ten Dollars and other valuable considerations, paid by the said parties of the second part, receipt of which is hereby acknowledged, have bargained and sold, and by this instrument do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, the following lots or parcels of land, situate in Atlantic Township, Dare County, North Carolina, bounded on the West by Ocean Boulevard and on the East by the Atlantic Ocean, more particularly described as follows:

Those certain lots or parcels of land known and designated as Lots Nos. 7 and 8, Block 18, Section 2, of that sub-division known as "Southern Shores", map or plat of which is duly recorded in Map Book 1, page 123, in the Public Registry of Dare County, North Carolina.

Gas, oil, and mineral rights are not hereby conveyed.

TO HAVE AND TO HOLD the aforesaid lots or parcel of land and all privileges and appurtenances thereto belonging or in anywise thereto appertaining unto them the said parties of the second part, their heirs and assigns, to their only use and behoof in fee simple, absolute and forever, subject to the following restrictions which shall be deemed to be covenants running with the lands and binding on the parties of the second part and their heirs and assigns:

1. This property shall not be sold, leased, conveyed nor loaned to a person of African descent.

D E Small

2. An easement for the purpose of construction and maintenance of public utilities and the maintenance of present utilities shall be retained over this property in the 10 feet abutting the highway.

3. On ocean front lots in Blocks 17, 18, 19, and 20, no building is to be constructed closer than 100 feet from the property edge of the present topographical surface at Ocean Boulevard nor closer than 10 feet from the Eortherly and Southerly boundaries of said properties, nor shall more than one dwelling be constructed on each 100 feet of property conveyed. One guest house may be constructed on each 100 feet of said property in addition to the main dwelling.

4. In order to preserve a uniformity of beauty and to protect purchasers of this property from having undesirable types of architecture placed on abutting properties with the consequent derogation to the whole, all elevator plans for buildings to be constructed on the property above designated shall be approved by the vendors' architect.

5. Blocks 17 through 20, inclusive, and the lots abutting the highway in Blocks 21 through 23, inclusive, shall be utilized for residential purposes only.

6. All toilets and sewerage units installed upon the property shall be constructed in compliance with the plans and regulations of the North Carolina Department of Health and no outside toilets are permitted thereon.

7. No commercial signs except those used in connection with hotels, boarding houses or apartment houses, and no trailers, shanties, sheds or other similar structures hereinafter mentioned shall be maintained on any of the property herein designated.

The parties of the first part covenant to and with the parties of the second part, their heirs and assigns, that they do warrant and defend the title to the above premises in fee simple, and have a right to convey the same; that none are free and clear of any and all

LAW OFFICES
McWILLIAM & AYDLETT
206 MARKET STREET
ELIZABETH CITY, N. C.

D E Small

ences and that they do hereby warrant and will "never defend the title to the same against the lawful claim of all persons whatsoever.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals, the day and year first above written.

M. E. Aydlett (SEAL)
Patrina H. Aydlett (SEAL)
John B. McWilliam (SEAL)
Charlotte S. McWilliam (SEAL)

NORTH CAROLINA
FASQUETT COUNTY

I, *Pauline S. Evans*, a Notary Public, do hereby certify that M. E. Aydlett and wife, Patrina H. Aydlett, and John B. McWilliam and wife, Charlotte S. McWilliam, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 16th day of August, 1950.

Pauline S. Evans
Notary Public

My commission expires July 22, 1952.

NORTH CAROLINA
DAKE COUNTY

The foregoing certificate of *Pauline S. Evans*, a Notary Public of Pasquotank County, State of North Carolina, attested by her notarial seal, is adjured to be correct. Let the instrument and the certificate be registered.

Witness my hand this 17 day of October, 1950.

Calvin C. ...
Clerk Superior Court
Dare County.

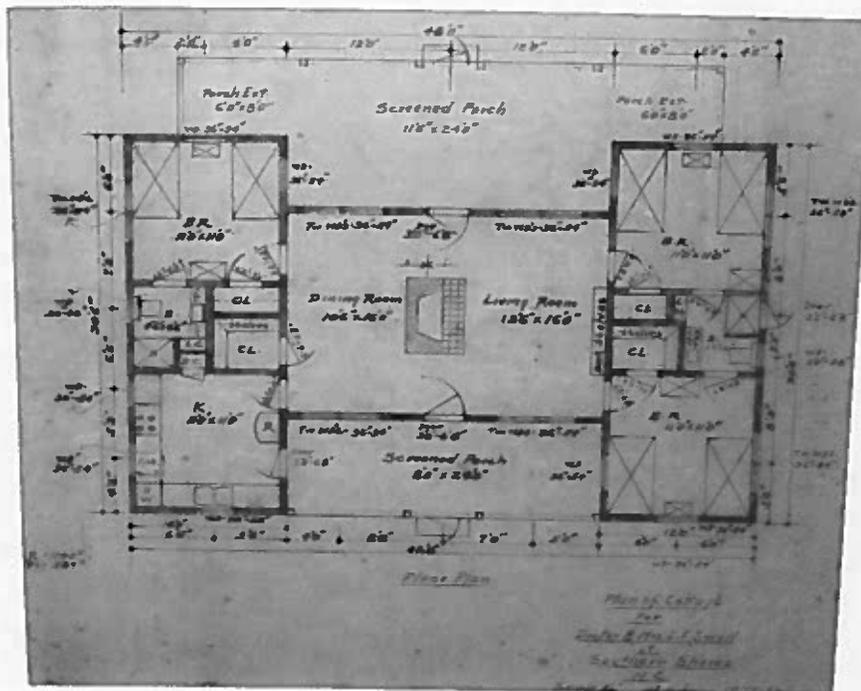
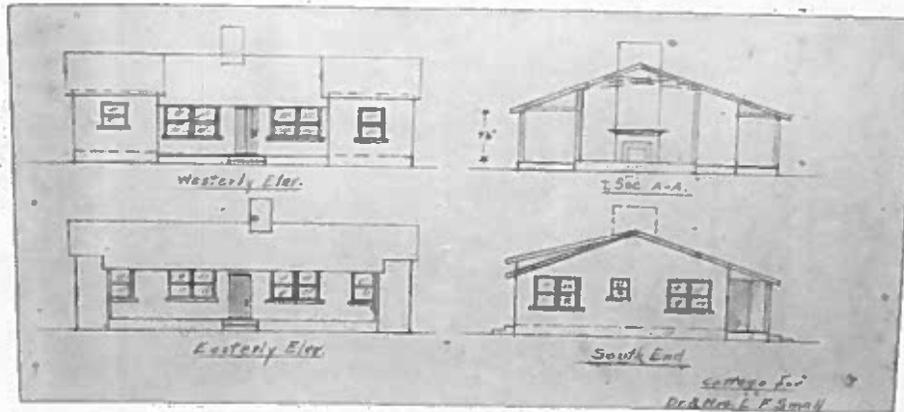
LAW OFFICES
McWILLIAM & AYDLETT
206 MARKET STREET
ELIZABETH CITY, N. C.

D E Small

Small Cottage

Architectural Plans 10-15-1953

By Harry C. Lawrence



Small Cottage Boundary Map

12/5/2017

Dade County GIS

☰ Search By Name, Address, Parcel, etc.



Small Cottage Tax Bill - 2017

12/5/2017

Tax Bill

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



PROPERTY TAX BILL



SMALL, CLAYTON JAMES
248 GRIGGS ACRES DR
POINT HARBOR NC 27964

>>>>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: **SMALL, CLAYTON JAMES**

Customer Number	District	Bill Number		
023D61285	SOUTHERN SHORES	29925		
Parcel Number	Billing Date	Tax Year	Due Date	Delinquent After
022535000	07/28/2017	2017	09/01/2017	01/05/2018
Description of Property	% Rate	Tax Levied		
PIN#: 986708-87-3693				
Description: LOT: 7-8 BLK: 18 SEC SO/SH SEC 2	.470000	DARE CO \$4,997.30		
Street Address: 116 OCEAN BLVD	.220000	SS TOWN 2,339.16		
Real Property Value: \$1,060,700	.000000	0.00		
Personal Property Value: 2,555	.000000	0.00		
Exempt Value: 0	.000000	0.00		
Total Taxable Value: \$1,063,255	.000000	0.00		
		LATE LIST: 0		
		AMOUNT DUE: \$7,336.46		

Make Check Payable & Remit To: (include Parcel Number 022535000 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.