



# Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

Phone 252-261-2394 / Fax 252-255-0876

[www.southernshores-nc.go](http://www.southernshores-nc.go)

December 5, 2017

COUNCIL MEETING-5:30 P.M.-PITTS CENTER

1. Opening
  - A. Call Meeting to Order (all citizens interested in offering Public Comment are reminded to sign up.)
  - B. Pledge of Allegiance
  - C. Moment of Silence
  - D. Amendments/Approval to Agenda
  - E. Consent Agenda
    - i. Approval of Minutes - November 8, 2017 (TAB 1)
2. Recognition of Outgoing Council Member Leo Holland - Mayor Bennett
3. Oaths of Office Administered to Mayor Bennett & James Conners - Town Clerk (Seating of Council Member Conners)
  - A. Remarks by Mayor Bennett
  - B. Remarks by New Councilman Conners
4. Organization of Council and 2018 Meetings
  - A. Election of Mayor Pro Tempore - Town Attorney [Council Rules of Procedure Sec. 12]
  - B. 2018 Council Meeting Schedule - Proposed Resolution 2017-12-01 [NCGS §160A-71 & §143-318.12] (TAB 2)
  - C. County & Regional Council Committee Appointments - Mayor Bennett
    - i. Dare County Tourism Board of Directors (3 Nominees Required - includes Primary)
    - ii. Dare County Gov-Ed Access Channel Committee
    - iii. Albemarle Rural Planning Organization (ARPO)
5. Staff Reports
  - A. Town Planner
  - B. Police Chief
  - C. Fire Chief, Southern Shores Volunteer Fire Department
  - D. Town Manager's Report
  - E. Town Attorney's Report
6. General Public Comment (Limit: 3 minutes per speaker.)

(Note: All matters heard or considered by the Council are subject to possible action by the Council.)
7. Old Business
  - A. Potential Vendor Presentation #1 - Land Use Plan Update Proposal (Per Council Directive) (TAB 3)
  - B. Potential Vendor Presentation #2 - Land Use Plan Update Proposal (Per Council Directive) (TAB 4)
  - C. Continued Consideration of Zoning Text Amendment ZTA-17-05, Re: Accessory Structures with Living Space (TAB 5)
    - i. Planning Board Report
8. New Business
  - A. Public Hearing-Consideration to designate 142 Ocean Blvd. as a Historic Landmark. (TAB 6)
    - i. Historic Landmarks Commission Report
  - B. Consideration of bids received for Skyline Road Storm Water Management Improvement (TAB 7)
  - C. Consideration of Planning Board Alternate Appointment - Applicant: Glenn Wyder (TAB 8)
9. General Public Comment (Limit: 3 minutes per speaker.)

**10. Other Business**

- A. Mayor's Comments & Responses
- B. Council Member's Comments & Responses

**11. Closed Session - NCGS § 143-318.11. (a)(6) - Consider a personnel matter regarding an individual public officer/employee of the Town**

**12. Adjourn**



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Resolution 2017-12-01

**COUNCIL MEETING SCHEDULE 2018**  
[NCGS §160A-71 and §143-318.12; Section 6. Rules of Procedure of Town Council]

**WHEREAS**, the Town Council of Southern Shores hereby resolves to notice and implement the following meeting schedule for calendar year 2018, and;

**WHEREAS**, all Regular and Special Meetings of the Council are scheduled to be held in the Kern P. Pitts Center of the Town Hall complex at the address above.

**BE IT RESOLVED** that the monthly Regular Meetings of the Town of Southern Shores Town Council will take place on the dates and times as follows:

- Tuesday, January 2, 2018, 5:30 p.m.
- Tuesday, February 6, 2018, 5:30 p.m.
- Tuesday, March 6, 2018, 5:30 p.m.
- Tuesday, April 3, 2018, 5:30 p.m.
- Tuesday, May 1, 2018, 5:30 p.m.
- Tuesday, June 5, 2018, 5:30 p.m.
- Tuesday, July 3, 2018, 5:30 p.m.
- Tuesday, August 7, 2018, 5:30 p.m.
- Tuesday, September 4, 2018, 5:30 p.m.
- Tuesday, October 2, 2018, 5:30 p.m.
- Wednesday, November 7, 2018, 5:30 p.m.
- Tuesday, December 4, 2018, 5:30 p.m.

**BE IT RESOLVED** that Special Meetings of the Town of Southern Shores Town Council will take place on the following dates and times and only to transact the specific items of business indicated below:

- Tuesday, February 20, 2018, 9:00 a.m. (planning session in joint planning meeting with Southern Shores Volunteer Fire Department Board of Directors)
- Tuesday, March 20, 2018, 9:00 a.m. (work session for annual budget planning)
- Tuesday, April 17, 2018, 9:00 a.m. (work session for annual budget planning)

**BE IT RESOLVED** any meeting may be cancelled for lack of agenda items.

**BE IT FURTHER RESOLVED** that pursuant to North Carolina General Statute §143-318.10, each "official meeting" of the Council shall be open to the public regardless of whether such meeting is a "regular", "special", or "emergency" meeting, and regardless of whether any meeting is described informally as a "retreat", "forum", "session" or "workshop"; and pursuant to North Carolina General

Statute §143-318.11, the Council may hold a "closed session" and exclude the public only when such closed session is required by law as enumerated in the referenced statute.

**BE IT FURTHER RESOLVED** that to process routine actions in an expeditious manner, a consent agenda will be utilized and administered as part of Council's regular meeting agenda.

**BE IT FURTHER RESOLVED**, allowance of public comment will be placed on the agenda for each Regular Meeting of the Council, pursuant to NCGS §160A-81.1 and consistent with Section 15 of the Rules of Procedure of Town Council, for any citizen to address the Council on any matter not noticed on the agenda for a public hearing; as the meeting presiding officer, the Mayor is authorized to establish Rules for any public comment period.

Adopted this 5<sup>th</sup> day of December 2017

S E A L

ATTEST:

\_\_\_\_\_  
Thomas G. Bennett, Mayor

\_\_\_\_\_  
Sheila Kane, Town Clerk

November 28, 2017

**MEMORANDUM**

**From:** Wes Haskett, Town Planner  
**To:** Town Council  
**CC:** Peter Rascoe, Town Manager

**RE:** Consideration of Land Use Plan Update Proposals

In accordance with the Town Council's June 6, 2017 FY 17-18 budget adoption, Town Staff solicited proposals for updating the Town's currently adopted Land Use Plan which were posted on the Town website and published on the NCPlan listserv on July 20, 2017 and August 22, 2017. One proposal was submitted in response to the first publication (Holland Consulting Planners, Inc.) and another proposal was submitted in response to the second publication (N-Focus Planning & Design, Inc.).

The following fee proposals were submitted:

- Holland Consulting Planners, Inc. (found on page 16 of proposal): "The proposed scope of services will be accomplished for a not-to-exceed budget not to exceed \$37,500. Proposed fee is inclusive of deliverables; no additional fee will be charged for the requested ten (10) bound copies or digital files."
- N-Focus Planning & Design Inc. (found on page 25 of proposal): "Fees and cost are not known until we are able to reach an agreement and establish a fee; however, our projects of similar scope appearing on page 8 of this Statement of Qualifications & Proposals have all fallen in the range of \$22,000 to \$28,000. Depending on a few variables, Southern Shores should be able to anticipate a similar fee. Additional cost that are not included in our fee such as printing, notices, etc. should be budgeted to include \$2,000 to \$3,000 for printing over the total project period."



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## PLANNING BOARD GENERAL APPLICATION FORM TOWN OF SOUTHERN SHORES, NC 27949

Date: 8/17/17 Filing Fee: \$200 Receipt No. N/A Application No. ZTA-17-05

**NOTE:** The Planning Board will follow the specific provisions of the Zoning Ordinance Chapter 36. Article X Administration and Enforcement, Section 36-299

Please check the applicable Chapter/Article:

- Chapter 30. Subdivisions-Town Code
- Chapter 36. Article VII. Schedule of District Regulations. Section 36-207 C-General Commercial District
- Chapter 36. Article IX. Planned Unit Development (PUD)
- Chapter 36. Article X. Administration and Enforcement, Section 36-299 (b) Application for Building Permits and Site Plan Review other than one and two family dwelling units \*
- Chapter 36. Article X. Section 36-300-Application for Permit for Conditional Use
- Chapter 36. Article X. Section 36-303 Fees
- Chapter 36. Article X. Section 36-304-Vested Rights
- Chapter 36. Article XIV. Changes and Amendments

**Certification and Standing:** As applicant of standing for project to be reviewed I certify that the information on this application is complete and accurate.

### Applicant

Name Town of Southern Shores  
Address: 5375 N. Virginia Dare Trl  
Southern Shores NC 27949  
Phone 252-2394 Email whaskett@southernshores-nc.gov

### Applicant's Representative (if any)

Name \_\_\_\_\_  
Agent, Contractor, Other (Circle one)  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

Property Involved: Southern Shores Martin's Point (Commercial only)

Address: \_\_\_\_\_ Zoning district \_\_\_\_\_  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Lot size (sq.ft.) \_\_\_\_\_

Request: Site Plan Review Final Site Plan Review Conditional Use Permitted Use  
PUD (Planned Unit Development) Subdivision Ordinance Vested Right Variance

Change To: Zoning Map  Zoning Ordinance

Wan Hault  
Signature

8-18-17  
Date

\* Attach supporting documentation.



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ZTA-17-05

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES  
OF THE TOWN OF SOUTHERN SHORES, NORTH CAROLINA**

**ARTICLE I. Purpose(s) and Authority.**

**WHEREAS**, pursuant to N.C.G.S. § 160A-381, the Town of Southern Shores (the "Town") may enact and amend ordinances regulating the zoning and development of land within its jurisdiction and specifically the location and use of buildings, structures and land. Pursuant to this authority and the additional authority granted by N.C.G.S. Chap. 160A, Art. 19 et. seq, the Town has adopted a comprehensive zoning ordinance (the "Town's Zoning Ordinance") and has codified the same as Chapter 36 of the Town's Code of Ordinances (the "Town Code"); and

**WHEREAS**, the Town has adopted a flood damage prevention ordinance (the "Flood Ordinance" and has codified the same as Chapter 16 of the Town's Code of Ordinances; and

**WHEREAS**, the Town's Zoning Ordinance and Flood Ordinance currently disallow any living space to be constructed within accessory structures; and

**WHEREAS**, the Town desires to allow for living space to be constructed within accessory structures in the manner proposed herein; and

**WHEREAS**, the Town further desires to clarify the definitions associated with determining the existence and amount of living space within structures in the manner provided herein; and

**WHEREAS**, the Town further finds that in accordance with the findings above it is in the interest of and not contrary to the public's health, safety, morals and general welfare for the Town to amend the Town's Zoning Ordinance, Flood Ordinance and Town Code as stated below.

**ARTICLE II. Construction.**

For purposes of this ordinance amendment, underlined words (underline) shall be considered as additions to existing Town Code language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. Any portions of the adopted Town Code which are not repeated herein, but are instead replaced by an ellipses ("...") shall remain as they currently exist within the Town Code.

1  
2 **ARTICLE III. Amendment of Zoning Ordinance.**

3  
4 **NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of  
5 Southern Shores, North Carolina, that the Town Code shall be amended as follows:

6  
7 **PART I. Section 36-57. – Definitions of specific terms and words. shall be amended as**  
8 **follows:**

9 ...

10  
11 *Dwelling unit* means one ~~room~~, or more rooms or living spaces connected together,  
12 constituting a separate, independent housekeeping establishment for owner occupancy, or  
13 rental or lease, and physically separated from any other rooms, living spaces or dwelling  
14 units which may be in the same structure, and containing independent-cooking a stove or  
15 stoves and/or an oven or ovens and sleeping facilities for a single-family.

16 ...

17  
18 *Enclosed living space. See Living space.*

19 ...

20  
21 *Habitable floors and stories (~~living space~~)* means enclosed living space areas within a  
22 structure ~~which are~~ located below the top plate, ~~and containing rooms or areas which have~~  
23 ~~been designed, and constructed for human habitation.~~

24  
25 *Habitable space. See Living space.*

26  
27 *Living space* means enclosed conditioned areas within a structure that are designed or  
28 constructed for human habitation. All conditioned areas within a structure are presumed to  
29 be constructed for human habitation unless affirmatively shown to be to the contrary in a  
30 manner such that the use of the area cannot be modified, i.e. a conditioned wine cellar or  
31 refrigerated storage area.

32  
33 **PART II. Section 36-202(b)(2) shall be amended as follows:**

34  
35 (2) Customary accessory buildings and structures including, but not limited to, swimming  
36 pools, tennis courts, and garages, provided no ~~living-space dwelling unit~~ is provided located  
37 in the accessory structure. Accessory beach access walks, ramps, and steps shall not exceed  
38 four feet in width. Accessory ocean dune platforms shall not exceed 200 square feet.

39  
40 **PART III. Section 36-203(b)(4) shall be amended as follows:**

41  
42 (4) Customary accessory buildings including, but not limited to, swimming pools, tennis  
43 courts, and garages, provided no ~~living-space dwelling unit~~ is provided located in the  
44 accessory structure.

45  
46 **PART IV. Section 36-205(b)(2) shall be amended as follows:**

1  
2 (2) Customary accessory buildings including, but not limited to, swimming pools, tennis  
3 courts, and garages, provided no ~~living space~~ dwelling unit is ~~provided~~ located in the  
4 accessory structure.  
5

6 **PART V. Section 36-102 of the Zoning Ordinance shall no longer be "reserved" and**  
7 **Section 36-102. Living space within accessory structures. shall be added as follows:**  
8

9 On lots where enclosed living space is permitted within accessory structures, the living  
10 space within an accessory structure shall count towards any living space restrictions for the  
11 principal building.  
12

13 **ARTICLE IV. Amendment of Flood Protection Ordinance.**  
14

15 **PART I. Section 16-5(b)(8) shall be amended as follows:**  
16

17 (8) *Accessory structures.* When accessory structures (sheds, detached garages, etc.) are to  
18 be placed within a special flood hazard area, the following criteria shall be met:  
19

20 a. Accessory structures shall not be used for human habitation (including working,  
21 sleeping, living, cooking or restroom areas) unless permitted by the Town's Zoning  
22 Ordinance and all such permissible habitable space is located above the regulatory  
23 flood protection elevation;  
24

25 b. Accessory structures shall not be temperature-controlled unless permitted by the  
26 Town's Zoning Ordinance and all such permissible temperature-controlled space is  
27 located above the regulatory flood protection elevation;  
28

29 c. Accessory structures shall be designed to have low flood damage potential;  
30

31 d. Accessory structures shall be constructed and placed on the building site so as to  
32 offer the minimum resistance to the flow of floodwaters;  
33

34 e. Accessory structures shall be firmly anchored in accordance with subsection  
35 (a)(1) of this section;  
36

37 f. All service facilities such as electrical shall be installed in accordance with  
38 subsection (a)(4) of this section; and  
39

40 g. Flood openings to facilitate automatic equalization of hydrostatic flood forces  
41 shall be provided below regulatory flood protection elevation in conformance with  
42 subsection (b)(4)c of this section. An accessory structure with a footprint less than  
43 150 square feet that satisfies the criteria outlined in this subsection does not require  
44 an elevation or floodproofing certificate unless it has habitable space or temperature  
45 controlled space. Elevation or floodproofing certifications are required for all other  
46 accessory structures in accordance with section 16-4(b)(3).

1  
2 **ARTICLE V. Statement of Consistency with Comprehensive Plan and**  
3 **Reasonableness.**

4  
5 The Town's adoption of this ordinance amendment is consistent with the Town's adopted  
6 comprehensive zoning ordinance, land use plan and any other officially adopted plan that  
7 is applicable. For all of the above-stated reasons and any additional reasons supporting the  
8 Town's adoption of this ordinance amendment, the Town considers the adoption of this  
9 ordinance amendment to be reasonable and in the public interest.

10  
11 **ARTICLE VI. Severability.**

12  
13 All Town ordinances or parts of ordinances in conflict with this ordinance amendment are  
14 hereby repealed. Should a court of competent jurisdiction declare this ordinance  
15 amendment or any part thereof to be invalid, such decision shall not affect the remaining  
16 provisions of this ordinance amendment nor the Zoning Ordinance, Flood Ordinance or  
17 Town Code of the Town of Southern Shores, North Carolina which shall remain in full  
18 force and effect.

19  
20 **ARTICLE VI. Effective Date.**

21  
22 This ordinance amendment shall be in full force and effect from and after the \_\_\_\_ day of  
23 \_\_\_\_\_, 2017.

24  
25  
26  
27 \_\_\_\_\_, Mayor  
28  
29

30  
31 **ATTEST:**

32  
33  
34 \_\_\_\_\_  
35 Town Clerk  
36  
37

38 **APPROVED AS TO FORM:**

39  
40  
41 \_\_\_\_\_  
42 Town Attorney  
43

44 **Date adopted:**  
45 \_\_\_\_\_  
46



## STAFF REPORT

**To:** Southern Shores Town Council  
**Date:** November 28, 2017  
**Case:** ZTA-17-05  
**Prepared By:** Wes Haskett, Town Planner/Code Enforcement Officer

### GENERAL INFORMATION

**Applicant:** Town of Southern Shores

**Requested Action:** Amendment of the Town Zoning Ordinance and Flood Damage Prevention Ordinance by amending Section 16-5, Section 36-57, Section 36-202, Section 36-203, Section 36-205, Section 36-208, and Section 36-102 to allow living space within accessory structures

### ANALYSIS

As directed by the Town Council, Town Staff is proposing to amend the Town Zoning Ordinance and Flood Damage Prevention Ordinance by amending Section 16-5, Section 36-57, Section 36-202, Section 36-203, Section 36-205, and Section 36-102 to allow living space within accessory structures. The Town Council recently approved ZTA-17-01 which established all previously permitted residential accessory structures containing living space as legally nonconforming as of January 1, 2017. Following that approval, the Town Council discussed and informally agreed that accessory structures with living space could be allowed as long the living space in the accessory structures contribute to the maximum 6,000 sq. ft. of enclosed living space that applies to single-family dwellings.

With respect to the Zoning Ordinance, the proposed language modifies the definition of “dwelling unit”, “habitable floors and stories (living space)”, and establishes new definitions of “enclosed living space”, “habitable space”, and “living space”. The proposed language allows “living space” within accessory structures as defined in its new definition and prohibits “dwelling units” within accessory structures as defined in its modified definition. One example that would be in compliance with the proposed language is a detached garage with living space above. The living space would be allowed as long as it doesn’t contain a stove or stoves and/or an oven or ovens and sleeping facilities which would constitute a dwelling unit.

With respect to the Flood Damage Prevention Ordinance, the proposed language would allow living space within accessory structures as long it is above the regulatory flood elevation. An elevation certificate would be required for all accessory structures containing living space.

The Town’s currently adopted Land Use Plan contains the following Goal and Policy that are applicable to the proposed ZTA:

- **Policy 2:** The community values and the Town will continue to comply with the founder’s original vision for Southern Shores: a low density (1–3 units per acre) residential community comprised of single family dwellings on large lots (20,000 square feet or larger) served by a small commercial district (56 acres out of 2,175 acres) for convenience shopping and services located at the southern end of the Town. This

blueprint for land use naturally protects environmental resources and fragile areas by limiting development and growth.

**RECOMMENDATION**

Town Staff and the Town Planning Board have determined that the proposed amendment is consistent with the Town's currently adopted Land Use Plan and the Town Planning Board unanimously (5-0) recommended approval of the application.



## 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](http://www.southernshores-nc.gov)

### Historic Landmarks Designation Application

Application No. LDA-17-02 Date 6/5/2017

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: Atlantica, 142 Ocean Boulevard, Southern Shores, NC 27949

Current Name: Atlantica

**2. Location:**

Street Address: 142 Ocean Boulevard, Southern Shores, NC 27949

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

Name: Robert E. Perkinson, Jr., Joan L. Perkinson, Clarence K. Perkinson

Address: 13 Oxenford Road

City: Bluefield

State: WV

Zip: 24701

Telephone No: 304-320-5255

E-Mail: perkinbob@yahoo.com

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

Name: Same as owners

Address:

City:

Telephone No:

E-Mail:

**5. General Data/Site Information:**

Date of Construction and major additions/alterations:

Date of construction - 1952

Major reconstruction - 1980

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

Approximate lot size or acreage:

Lots 9 and 10, Block 20, Section 2, Southern Shores

Architect, builder, carpenter, and/or mason:

Original builder unknown. Second floor modification in 1980 - Designer: Ed & Doris Phelps

Builder: "Lucky" Jordan

Original Use:

Vacation home

Present Use:

Family vacation home

**6. Classification:**

A. Category (check all that apply):

Structure(s)  Object  Site

**7. Reason for Request:**

To preserve the character of the original flattops and demonstrate that the original design can be used for modern-day living.

**8. Supporting Documentation (Attach to application on separate sheets. Please type or print):**

**A. Photographs/Slides:**

At least two sets of current exterior photographs of all facades of the building and at least one photo of all other contributing and non-contributing resources. In addition to prints, all images should be submitted electronically (CD-R, email, thumb drive). Any additional exterior views and views of other structures on the property will be helpful.

**B. Boundary Map:**

Please include a map showing the location of the property. A sketch map is acceptable, but please note street names and number. Any other structures on the property should also be shown. Please include a "North" arrow. Map should be no larger than 11" x 17". A tax map with boundaries marked is preferred, which can be found at: <http://gis.darecountync.gov/>.

**C. Architectural Significance:**

Describe the property, including exterior architectural features, additions, remodels, and alterations. Also describe significant accessory structures and landscape features. Include a statement regarding the architectural significance of the property.

**D. Historic Significance:**

Note any significant events, people, and/or families associated with the property. Include all major owners. Note if the property has ever been listed, nominated, or determined eligible for inclusion in the National Register of Historic Places. If so, who and when? Please include a bibliography of sources. Information regarding prior designations can be found by contacting the Survey and Planning Branch of the NC State Historic Preservation Office (NCSHPO) at 919-807-6570, 919-807-6573 or at: <http://www.hpo.dcr.state.nc.us/spbranch.htm>.

**E. Special Significance Summary:**

Include a one to two paragraph summary of those elements of the property that are integral to its historical, prehistorical, architectural, archaeological, and/or cultural importance.

**F. Abstract**

A clear summary statement of the property's significance and degree of integrity in two to three sentences. Why are you proposing designation for this property? Also please include a concise statement of what structure(s) and portion of land are to be included in the designation. Is it all of the legal parcel(s) historically and currently associated with the structure(s) or only a portion? The land area included should be, at minimum, that which is historically associated with and which continues to provide historic context for, the structure(s) for which designation is proposed.

**G. Floor Plan**

A sketch floor plan of the structure(s). It does not have to be of "draftsman quality" or exactly to scale, but should clearly show arrangement of spaces and their relationship to one another. Floor plans may be drawn by hand with a ruler and legible printing or may be created with graphics or drafting software.

**SOUTHERN SHORES HISTORIC LANDMARKS DESIGNATION**  
**APPLICATION – SUPPORTING DOCUMENTATION**

A. Photographs

Attached.

B. Boundary Map

Attached.

C. Architectural Significance

The house was one of the early flattops as can be seen in the early photos. Our family purchased the home in 1972 and used it for family vacations for a number of years. In 1980 a major, complete renovation added the second floor, carefully preserving the character of the original house. The garage was extended toward the street and a second story rear deck was added to provide an ocean view. The run room on the back of the house was enclosed, and heating and cooling added for year-round use. The basic floor plan of the first floor was updated but generally unchanged from the original layout. In 2000 the exterior of the house was replaced with vinyl siding and all of the windows renovated with new hardware. The second floor deck was covered with solid surfacing to provide a dry space underneath.

D. Historic Significance

Major owners include:

- Sheldon Monroe Smith and Eleanor Akin Smith (1950 – 1952)
- Ruth S. Cowell (Ruth S. George) (1952 – 1972)
- Robert E. Perkinson, Sr. and/or family (1972 – Present)

Our family purchased the home in 1972 and it has stayed in the family ever since. The house was owned by Robert E. and Clara Perkinson until their deaths, and was transferred to their children, Robert E. Perkinson, Jr., Joan L. Perkinson and Clarence K. Perkinson. The property has never been listed, nominated, or determined eligible for inclusion in the National Register of Historic Places. All information is from the personal files of the family.

E. Special Significance Summary

The character of the house has remained unchanged through the years, preserving the character of the original home from the 1950s, as only a true flattop can.

F. Abstract

This house is clearly a part of the early flattop development, as construction occurred in 1952. Several updates through the years have maintained the true character of these iconic homes. The designation will encourage others to maintain the style's historic significance, while visually demonstrating a modern home can maintain its roots and heritage. Our request is to include the home and the concrete drive, sidewalks and rear patio in the designation. The parcel has been unchanged in size since our purchase and would be subject to errors of surveying in the original lot. Our family has enjoyed the style and functionality of the flattop, and we would like others to share the heritage of the Outer Banks flattops.

A photo of Atlantica was featured in an article in *Our State* magazine in May of 2014. The article was entitled, "In Love With Flat Tops," written by Jeff Hampton and photographed by Emily Chaplin.

G. Floor Plan

Attached.

Local Designation Report  
Atlantica  
142 Ocean Blvd  
Southern Shores, North Carolina



June 2017

**Local Landmark Designation Report**

**142 Ocean Blvd**

**Southern Shores, Dare County**

**1. NAME OF PROPERTY**

**Historic Name: Atlantica**

**Current Name: Atlantica**

**2. LOCATION**

**142 Ocean Blvd**

**Southern Shores, North Carolina**

**27949**

**3. NAME AND ADDRESS OF CURRENT PROPERTY OWNERS**

**Robert E. Perkinson, Jr., Joan L. Perkinson, Clarence K. Perkinson**

**13 Oxenford Road**

**Bluefield, West Virginia**

**24701**

**4. APPRAISED VALUE**

According to Dare County tax records, the appraised value of the property is \$1,143,600, which includes the house and the 34,000 sq ft parcel. The tax appraisal for the house alone is 146,900, and the land is appraised at \$ 989,800.

**5. DATE OF CONSTRUCTION**

142 Ocean Blvd was constructed in 1952. In 1980 a major, complete renovation added the second floor, carefully preserving the character of the original house. During this major renovation, the garage was extended toward the street and a second story rear deck was added to provide an ocean view. The sun-room on the back of the house was enclosed, and heating and cooling added for year-round use. The basic floor plan of the first floor was updated but generally unchanged from the original layout. In 2000, the exterior of the house was replaced with vinyl siding and all of the windows were

renovated with new hardware. The second-floor deck was covered with solid surfacing to provide a dry space underneath

## 6. HISTORICAL SIGNIFICANCE

Areas of Significance	Architecturally Distinctive
Period(s) of Significance	1952

## 7. PROPERTY INCLUDED IN THE DESIGNATION

The home, concrete drive, sidewalks and rear patio.

## 8. STATEMENT OF SIGNIFICANCE

The 'Atlantica' house, constructed in 1952 in Southern Shores, is an example of Flat Top residential architecture inspired by Frank Stick. 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 created 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. The 'Atlantica' house 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, 142 Ocean Blvd stands taller than the original built in 1952. A major renovation was conducted in 1980 which included a second story addition. This project consisted of a garage extension, an enclosed back room, and a second story rear deck. Even with such major renovations, the Perkinsons were able to keep the architectural distinctiveness that was inspired by Frank Stick many years ago. As seen in the photos below, the second story of 142 Ocean Blvd follows the integrity of Mr. Stick's original design elements including the flat roof and extended overhang.

## 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.

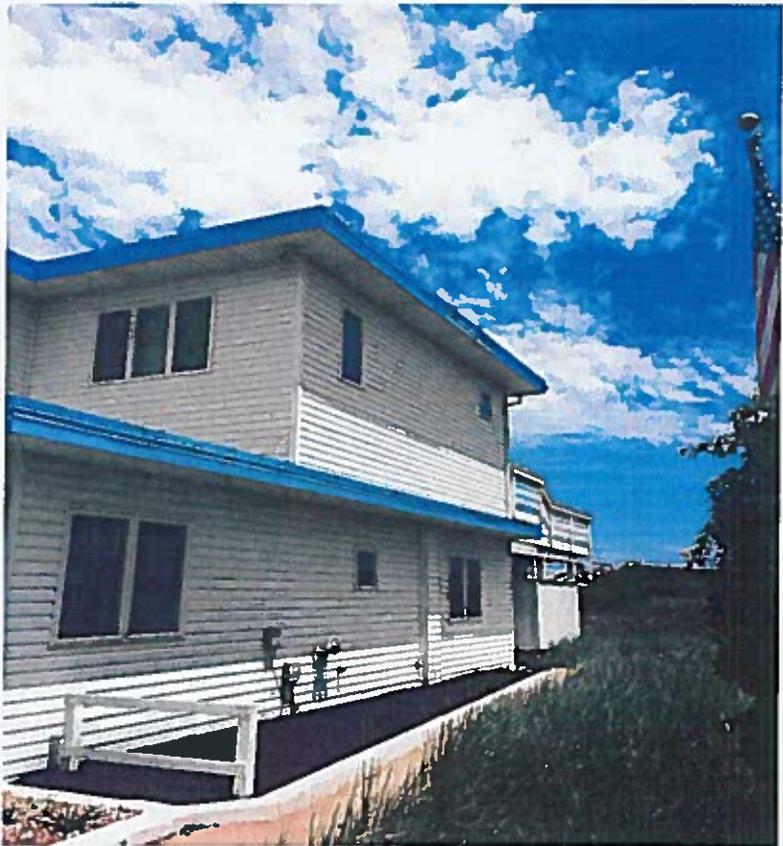
In 1952, 142 Ocean Blvd was developed in the ownership of Mr. and Mrs. Cowell. The Flat Top roof design was inspired by preexisting properties by Mr. Stick. The property represents Mr. Stick's original design, including the flat roof and adopted over-hang that Mr. Stick added to his previous Florida inspiration. In 1980, the current owner of the home added a major addition that included a complete second floor, a garage extension, an enclosed back room, a second story rear deck that was added to provide an ocean view, and the sun room on the back of the house was enclosed and heating and cooling were added for year-round use. Even with major renovations, the house has stayed true to its architectural design. In May 2014, a photo of the home was featured in an article in *Our State* magazine. The article was entitled, "In Love With Flat Tops." written by Jeff Hampton and photographed by Emily Chaplin.



**Figure 1: Front entry way of 142 Ocean Blvd.  
Southern Shores, North Carolina**



**Figure 2: North side of 142 Ocean Blvd**



**Figure 3: South side of 142 Ocean Blvd**



**Figure 4: Front entry way of 142 Ocean Blvd. Southern Shores, North Carolina**



**Figure 5: The east side of 142 Ocean Blvd that displays the second story addition and back deck that was added in 1980.**

**Historical Photos**

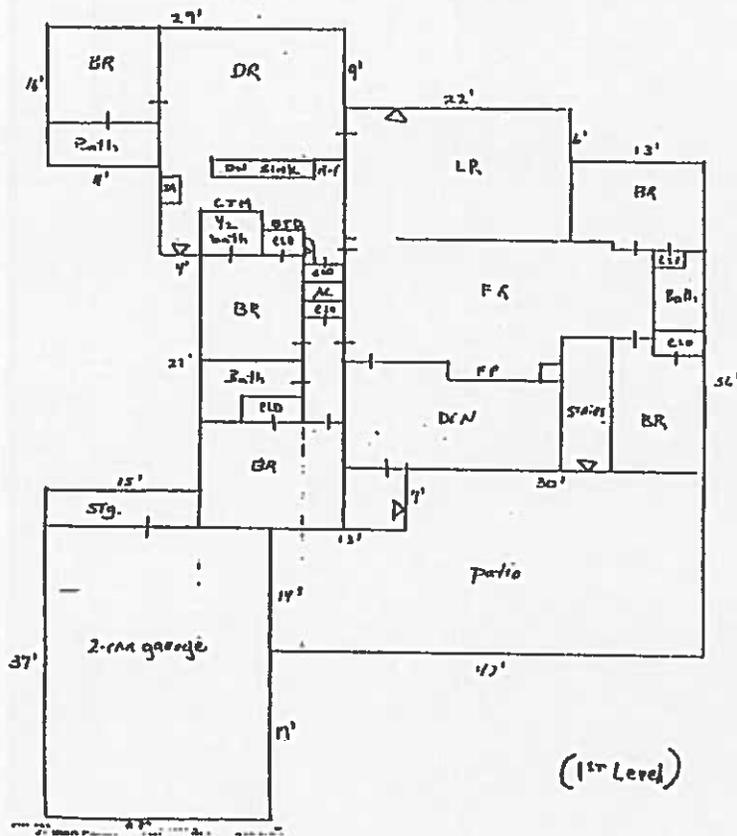
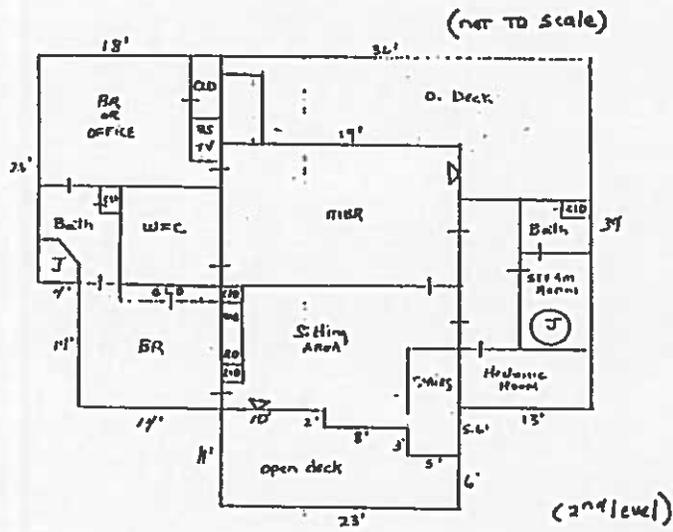
NORTH



**Figure 6 & 7: Original photos of 142 Ocean Blvd before any additions or major changes were made to the house.**



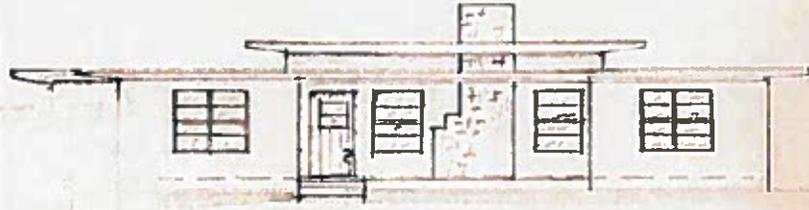
Figure 8 & 9: 142 Ocean Blvd (Source: Dare County GIS)



# 134

Figure 10: Sketch of 142 Ocean Blvd after the owner added the second story addition on the house. Additions included a second story, extended garage, and second story rear deck.

Sheet-2  
of 2

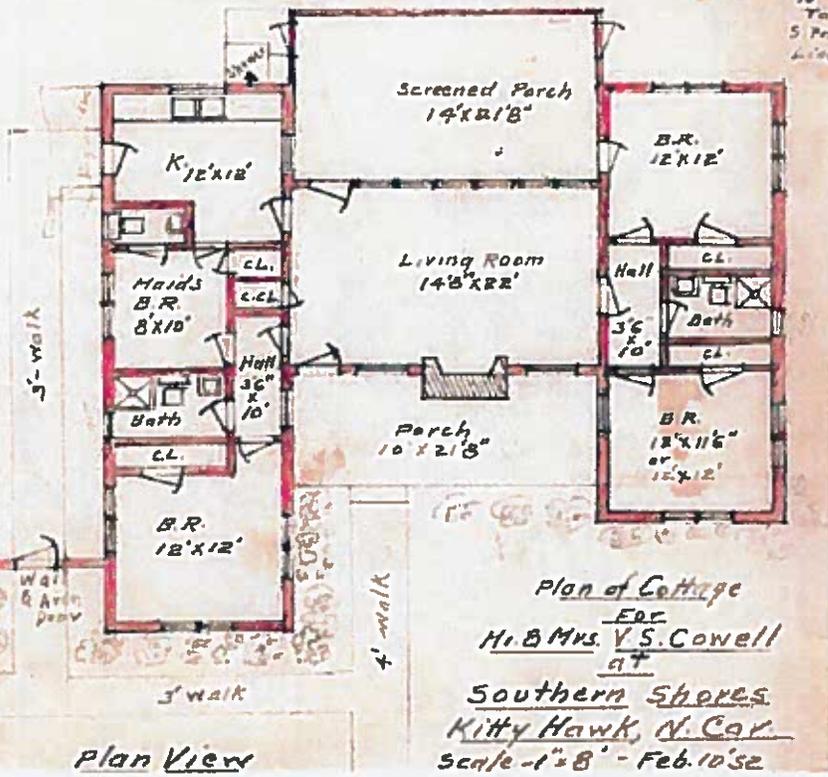


Westerly Elevation

Plan of Cottage  
For  
Mr. & Mrs. V. S. Cowell  
at  
Southern Shores  
Kitty Hawk, N. Carolina.  
Scale - 1" = 8' Feb 20 52.  
Bu - H.C. Lawrence

As shown  
a note on the  
drawing of the  
drawing showing  
the location of the  
to N. Prop.  
Line

Sheet-1  
of 2.



Plan View

Plan of Cottage  
For  
Mr. & Mrs. V. S. Cowell  
at  
Southern Shores  
Kitty Hawk, N. Car.  
Scale - 1" = 8' - Feb. 10 52

Original sketch drawings by H.C. Lawrence made for Mr. and Mrs. Cowell in February 1952.

>>>>IMPORTANT>>>>

PERKINSON, ROBERT E JR  
 PERKINSON, CLARENCE K  
 P O BOX 421  
 BLUEFIELD WV 24701



[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.

Owner as of January 1: PERKINSON, ROBERT E JR  
 PERKINSON, CLARENCE K

Customer Number	District	Bill Number		
020089885	SOUTHERN SHORES	28534		
Parcel Number	Billing Date	Tax Year	Due Date	Delinquent After
021855000	07/21/2016	2016	09/01/2016	01/05/2017
Description of Property	% Rate	Tax Levied		
PIN#: 986708-78-8808				
Description: LOT: 9,10 BLK: 20 SE SO:SH				
AMENDED PLAT B SEC 2				
Street Address: 142 OCEAN BLVD				
Real Property Value:	\$1,143,600	.430000	DARE CO	\$4,917.48
Personal Property Value:	0	.220000	SS TOWN	2,515.92
Exempt Value:	0	.000000		0.00
Total Taxable Value:	\$1,143,600	.000000		0.00
			LATE LIST:	0
<b>AMOUNT DUE:</b>				<b>\$7,433.40</b>

This bill does not reflect any payments made to the tax bill. Click the link below for the current balance.

[\\*View Tax Certification \(10 Year History\) for account balance as of the Certification Report Date\\*](#)

Make Check Payable & Remit To: *(include Parcel Number 021855000 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.

Figure 11: Tax bill for 142 Ocean Blvd

## 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/>



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

Ramona M. Bartos, Administrator

Governor Roy Cooper  
Secretary Susi H. Hamilton

Office of Archives and History  
Deputy Secretary Kevin Cherry

August 29, 2017

Wes Haskett  
Town Planner  
Town of Southern Shores  
5375 North Virginia Dare Trail  
Southern Shores, NC 27949

RE: Landmark Designation Report for *Atlantica*, 142 Ocean Boulevard, Southern Shores, Dare County

Dear Mr. Haskett:

Thank you for the report we received on the proposed designation of *Atlantica* located at 142 Ocean Boulevard in Southern Shores. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.4.

The House located at 142 Ocean Boulevard in Southern Shores and known as *Atlantica*, was constructed in 1952 as a typical one-story flat top residence in the style of beach house developed by locally famous developer Frank Stick. The quintessential design was noted for its modern appearance with a broad, overhanging flat roof, concrete slab construction and streamline style. Unfortunately, in 1980 a major renovation was undertaken which added a second floor, extended the garage toward the street, added a second story rear deck to provide an ocean view and enclosed the sun-room on the back of the house. An additional renovation in 2000 replaced the exterior of the house with vinyl siding as well as replacing all of the windows and adding a second-floor deck with solid surfacing to provide a dry space underneath.

These changes to the original scale and volume of the one-story house coupled with new siding, windows and enclosing original open spaces have negatively affected the original character and defining elements of the house. With the preceding comments in mind, we feel the architectural significance of the house is too compromised to warrant local designation. The property would have had the requisite special historical significance as a flat top house but lacks the other essential component, integrity. This housing type, though becoming rare, is still represented in dwellings in Southern Shores and throughout the Outer Banks and other, more intact examples exist.

Landmark designation means the community recognizes a property as an important historic resource worthy of preservation. Any substantial exterior design changes to a designated landmark are subject to the design review procedures of the Southern Shores Historic Landmarks Commission. The owner may apply for an annual deferral of fifty percent of the property taxes for as long as the property is designated and retains significance and integrity.

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 the Southern Shores Historic Landmarks 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 *Atlantica*. Please contact me at 919-807-6575 should you have any questions about our comments.

Sincerely,

A handwritten signature in cursive script that reads "Amber E. Kidd".

Amber E. Kidd  
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure

## Wes Haskett

---

**From:** Guns, Meredith <MEREDITH@kdhnc.com>  
**Sent:** Thursday, October 05, 2017 8:07 AM  
**To:** Wes Haskett  
**Subject:** RE: Siding on Potential Historic Landmarks

Morning Wes,

Our Landmark Commission has not designated any structures with Vinyl. So far they that has been a major deciding factor and they have dismissed those homes. They have designated property with different siding than the original (in many cases Asbestos was replaced with cedar or other wood siding) but not vinyl. Not sure this is helpful but that is the position that our commission has taken so far.

Good Luck  
Meredith

---

**From:** Wes Haskett [mailto:whaskett@southernshores-nc.gov]  
**Sent:** Wednesday, October 04, 2017 4:33 PM  
**To:** Guns, Meredith  
**Subject:** Siding on Potential Historic Landmarks

Good afternoon, Meredith. Our HLC recently considered an application to designate a flat top home here Southern Shores which was built in 1952 and modified in 1980 by adding a second story, extended garage, and new second story rear deck. In addition, the exterior of the structure was replaced with vinyl siding in 2000. Our HLC tabled consideration of the application so that Town Staff could ask other jurisdictions with historic landmark programs how they have handled structures that have been modified with different siding and how they impacted future applications. Have y'all designated any structures which were modified to include vinyl siding and if so, did it impact how your HLC and Board of Commissioners view such structures in subsequent requests for designation? Any input would be appreciated. Thanks!

Wes Haskett  
Town Planner/Code Enforcement Officer  
Town of Southern Shores  
(252) 261-2394 ext. 4 (ph)  
(252) 255-0876 (fx)  
[www.southernshores-nc.gov](http://www.southernshores-nc.gov)

---

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## **Wes Haskett**

---

**From:** Wes Haskett  
**Sent:** Wednesday, October 18, 2017 3:36 PM  
**To:** 'ncpres@listserv.unc.edu'  
**Subject:** Siding On Potential Historic Landmarks

Good afternoon, everyone. Our Historic Landmarks Commission recently considered an application to designate a structure (Flat Top cottage) which was built in 1952 and modified in 1980 by adding a second story, extended garage, and new second story rear deck. In addition, the exterior of the structure was replaced with vinyl siding in 2000. Since this was our first request that includes vinyl siding, our HLC tabled consideration of the application so that Town Staff could ask other jurisdictions with Historic Landmark Programs how they have handled structures that have been modified with different siding and how they impacted future applications. Have any of the jurisdictions with a Historic Landmarks Program designated a structure(s) which were modified to include vinyl siding and if so, how did it impact such structures in subsequent requests for designation? I'm sure this inquiry has been posted before but any input would be appreciated. Thanks!

**Wes Haskett**  
Town Planner/Code Enforcement Officer  
Town of Southern Shores  
(252) 261-2394 ext. 4 (ph)  
(252) 255-0876 (fx)  
[www.southernshores-nc.gov](http://www.southernshores-nc.gov)

## Wes Haskett

---

**From:** Lu-Ann Monson <lmonson@wilsonnc.org>  
**Sent:** Wednesday, October 18, 2017 4:04 PM  
**To:** NC Preservation Commissions and Staff  
**Cc:** greg sekula  
**Subject:** RE:[ncpres] Siding On Potential Historic Landmarks

I think the key to a designation is that it retains its integrity. Application of a newer material, particularly on the front, might give cause to reconsider listing, as do the other (significant-sounding) modifications that have taken place. I think it was New Bern, back about 20 yrs ago, allowed changes of material ONLY to those materials that were available at the time of construction. I think that's a good policy to use. Perhaps Annette Stone or Greg Sekula who previously staffed New Bern's HPC might be able to offer some of their experiences. Annette is in Cary vicinity – no longer have her e-mail address.

*Lu-Ann*

Lu-Ann Monson  
City of Wilson  
PO Box 10, Wilson, NC 27894-0010  
(252) 399-2217 [lmonson@wilsonnc.org](mailto:lmonson@wilsonnc.org)

**From:** Wes Haskett [mailto:whaskett@southernshores-nc.gov]  
**Sent:** Wednesday, October 18, 2017 3:36 PM  
**To:** NC Preservation Commissions and Staff <ncpres@listserv.unc.edu>  
**Subject:** [ncpres] Siding On Potential Historic Landmarks

Good afternoon, everyone. Our Historic Landmarks Commission recently considered an application to designate a structure (Flat Top cottage) which was built in 1952 and modified in 1980 by adding a second story, extended garage, and new second story rear deck. In addition, the exterior of the structure was replaced with vinyl siding in 2000. Since this was our first request that includes vinyl siding, our HLC tabled consideration of the application so that Town Staff could ask other jurisdictions with Historic Landmark Programs how they have handled structures that have been modified with different siding and how they impacted future applications. Have any of the jurisdictions with a Historic Landmarks Program designated a structure(s) which were modified to include vinyl siding and if so, how did it impact such structures in subsequent requests for designation? I'm sure this inquiry has been posted before but any input would be appreciated. Thanks!

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(remove quotes before sending)

## Wes Haskett

---

**From:** tking@ncrrbiz.com  
**Sent:** Wednesday, October 18, 2017 4:10 PM  
**To:** NC Preservation Commissions and Staff  
**Subject:** RE: [ncpres] Siding On Potential Historic Landmarks

Louisburg has restricted vinyl siding on all primary historic structures, thus it is not allowed for new construction and would not be allowed for renovations. TK, Louisburg

**From:** Wes Haskett [mailto:whaskett@southernshores-nc.gov]  
**Sent:** Wednesday, October 18, 2017 3:36 PM  
**To:** NC Preservation Commissions and Staff <ncpres@listserv.unc.edu>  
**Subject:** [ncpres] Siding On Potential Historic Landmarks

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## Wes Haskett

---

**From:** BRYANT, ELIZABETH <elizabeth.bryant@edenton.nc.gov>  
**Sent:** Thursday, October 19, 2017 10:34 AM  
**To:** NC Preservation Commissions and Staff  
**Subject:** Re: [External] [ncpres] Siding On Potential Historic Landmarks

Hey, Wes -- interesting question!

If I remember correctly, and it's very possible I'm not -- so SHPO people please chime in -- when Edenton was working on expanding our National Register Historic District, there was a certain threshold of modification that our consultant used in determining whether a structure could be considered "contributing." In other words, if the structure (50+ years old) had been so altered that its defining original characteristics/architectural features had been significantly masked or removed, it could not be considered as a contributing structure, and therefore not be included in the NRHD.

Vinyl siding was ONE part of that consideration, but so were windows (had they been replaced?), rooflines (had they been altered?), trim (was it still visible?), etc. Vinyl siding can be removed and one hopes that original siding is underneath, but the big question to me is whether the 1980 addition so altered the structure that it no longer represents that "flat top cottage."

Elizabeth Allen Bryant  
Director of Planning & Community Development  
Town of Edenton  
ph: (252) 482-2155 fx: (252) 482-7377  
400 South Broad Street  
P.O. Box 300  
Edenton, NC 27932  
[www.townofedenton.com](http://www.townofedenton.com)

---

**From:** Wes Haskett <whaskett@southernshores-nc.gov>  
**Sent:** Wednesday, October 18, 2017 3:36:11 PM  
**To:** NC Preservation Commissions and Staff  
**Subject:** [External] [ncpres] Siding On Potential Historic Landmarks

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Good afternoon, everyone. Our Historic Landmarks Commission recently considered an application to designate a structure (Flat Top cottage) which was built in 1952 and modified in 1980 by adding a second story, extended garage, and new second story rear deck. In addition, the exterior of the structure was replaced with vinyl siding in 2000. Since this was our first request that includes vinyl siding, our HLC tabled consideration of the application so that Town Staff could ask other jurisdictions with Historic Landmark Programs how they have handled structures that have been modified with different siding and how they impacted future applications. Have any of the jurisdictions with a Historic Landmarks Program designated a structure(s) which were modified to include vinyl siding and if so, how did it impact such structures in subsequent requests for designation? I'm sure this inquiry has been posted before but any input would be appreciated. Thanks!

## Wes Haskett

---

**From:** Wood, John <john.p.wood@ncdcr.gov>  
**Sent:** Thursday, October 19, 2017 11:06 AM  
**To:** NC Preservation Commissions and Staff  
**Subject:** RE: [External] [ncpres] Siding On Potential Historic Landmarks

Wes,

Below please see comments from Scott Power who reviewed the draft designation report:

Wes,

HPCs and HLCs deal with the application of vinyl siding in different ways although the standard should simply be if the use of vinyl siding has marred the original, character-defining elements of the property, then it should not be considered for landmark designation. In the case of this house, the vinyl is only one consideration as this example has been significantly and thoroughly altered as I expressed in my comments to the Southern Shores HLC with our official comments letter. I thought it worth including below:

The House located at 142 Ocean Boulevard in Southern Shores and known as *Atlantica*, was constructed in 1952 as a typical one-story flat top residence in the style of beach house developed by locally famous developer Frank Stick. The quintessential design was noted for its modern appearance with a broad, over-hanging flat roof, concrete slab construction and streamline style. Unfortunately, in 1980 a major renovation was undertaken which added a second floor, extended the garage toward the street, added a second story rear deck to provide an ocean view and enclosed the sun-room on the back of the house. An additional renovation in 2000 replaced the exterior of the house with vinyl siding as well as replacing all of the windows and adding a second-floor deck with solid surfacing to provide a dry space underneath.

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Scott Power



Scott Power  
Regional Supervisor  
NC State Historic Preservation Office  
NC Dept. of Natural and Cultural Resources  
Phone: (252) 830-6580, extension 226  
[scott.power@ncdcr.gov](mailto:scott.power@ncdcr.gov)

117 West Fifth Street | Greenville, North Carolina 27858

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**John P. Wood**  
Preservation/Restoration Specialist  
NC State Historic Preservation Office  
NC Dept. of Natural and Cultural Resources  
Phone: (252) 830-6580, extension 225  
[john.p.wood@ncdcr.gov](mailto:john.p.wood@ncdcr.gov)

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**From:** Wes Haskett [mailto:[whaskett@southernshores-nc.gov](mailto:whaskett@southernshores-nc.gov)]  
**Sent:** Wednesday, October 18, 2017 3:36 PM  
**To:** NC Preservation Commissions and Staff <[ncpres@listserv.unc.edu](mailto:ncpres@listserv.unc.edu)>  
**Subject:** [External] [ncpres] Siding On Potential Historic Landmarks

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## Wes Haskett

---

**From:** Ross Zelenske <rzelenske@hickorync.gov>  
**Sent:** Wednesday, October 18, 2017 4:51 PM  
**To:** Wes Haskett  
**Subject:** RE: Siding On Potential Historic Landmarks  
**Attachments:** SOG Local Landmarks Process.pdf

Cannot say that I have dealt with any residential structures or cases involving vinyl being designated as local landmarks, but the two key items of the landmark process are significance and integrity. See the attached SOG write up.

I don't have all of the details of your case, but it sounds as the vinyl siding has comprised the historic integrity (materials component) side of the review. I cannot say I would recommend listing if I was staffing the case.

Best of luck,

*Ross Zelenske*

Ross Zelenske  
Planner  
City of Hickory  
(828) 323-7496  
[rzelenske@hickorync.gov](mailto:rzelenske@hickorync.gov)

**From:** Wes Haskett [mailto:whaskett@southernshores-nc.gov]  
**Sent:** Wednesday, October 18, 2017 3:36 PM  
**To:** NC Preservation Commissions and Staff <ncpres@listserv.unc.edu>  
**Subject:** [ncpres] Siding On Potential Historic Landmarks

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[www.southernshores-nc.gov](http://www.southernshores-nc.gov)

## Local Landmark Reports

Pursuant to NC GS 160A-400.5 and 400.6, North Carolina law provides for a straightforward but multi-step procedure for designation of historic landmarks at the local level.

The state enabling legislation requires that *before* recommending designation of a historic landmark to the local governing board, a local preservation commission must find that the property in question meets two criteria: first, that it is significant and, second, that it retains integrity. Because these can be variable terms, there has to be some way of explaining why a property is "significant" and how it has "integrity." Thus, the legislation specifically requires a report or study, based on objective evidence and research, to be done examining each potential landmark *before* the local governing authority designates a landmark:

- NC G.S. 160A-400.5. *No property shall be recommended for designation as a historic landmark unless it is deemed and found by the preservation commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association [emphasis added].*
- NC G.S. 160A-400.6(2). *The preservation commission shall make or cause to be made an investigation and report on the historic, architectural, prehistorical, educational or cultural significance of each building, structure, site, area or object proposed for designation or acquisition. Such investigation and report shall be forwarded to the [State Historic Preservation Office].*
- NC G.S. 160A-400.6(3). *The [State Historic Preservation Office] shall... be given an opportunity to review and comment upon the substance and effect of the designation of any landmark.... Any comments shall be provided in writing. If the [State Historic Preservation Office] does not submit its comments or recommendation in connection with any designation within 30 days following receipt... of the investigation and report of the commission, the commission and any city or county governing board shall be relieved of any responsibility to consider such comments.*

The landmark report should help justify and explain to the general public why the local governing authority's decision to landmark any property as "historic" is appropriate and defensible. Ultimately, the decision to landmark rests in the hands of the local governing authority, but the report should inform both the general public as well as the local governing authority as to why a property is properly designated a "historic landmark". The report also serves as a baseline for the preservation commission's evaluation of certificate of appropriateness applications for the property. While the report is sent to both the State Historic Preservation Office (HPO) and the Office of State Archaeology (via the HPO) for review and comment, the report is required for the benefit of the public, the local governing authority, and the preservation commission.

### **SIGNIFICANCE AND INTEGRITY**

Even though a property's value as a historic resource may seem obvious, the required report sets forth what is known about the property and explains how it meets the statutory criteria for significance and integrity. Because it is both a public record and documented history of the property, a landmark report

must substantially inform and explain why a particular property is worthy of preferential taxation treatment by the local government.

A report must spell out the property's significance and integrity with specific details. When you say a property is significant, or important, you have to say why and how. Most of the time, significant properties are those that are fifty or more years old, although considerable age is not necessarily equated with significance. A property can be significant because it is associated with an important historic event (e.g., a house used as a hospital during the Civil War), or because it is associated with an important historic person (e.g., an office associated with the community's first doctor), or because it is architecturally distinctive (e.g., an Italianate house or a mill house), or because it holds or may hold important archaeological information (e.g., the site of railroad repair shops now vanished) – or for a combination of these things. One claim of significance usually is sufficient.

The significance claim should be thought of as an argument "making a case" for designation based on evidence. It must be clearly stated and supported by an evaluation of the property's integrity. Integrity is the extent to which the building looks like it did during the period in which it gained significance. In other words, a property can be said to have integrity if its historic importance can be seen or experienced, rather than imagined. To qualify for designation, a property generally should show integrity in most or all of these six aspects: design, setting, workmanship, materials, feeling, and association. (See pp. 47-48 of *Handbook for Historic Preservation Commissions in North Carolina* for an explanation of the aspects of integrity.) In particular, integrity of feeling or association alone is not sufficient, because these are more subjective qualities. Generally, a property retains integrity if it has not been substantially altered and if it is not severely deteriorated or dilapidated.

The integrity criterion gives you the opportunity to explain all the ways in which the property may or may not have been altered over time and how these changes have affected its integrity – specificity is *strongly* encouraged. For instance, if you say a house is important because it is a Federal-era house, then the report must show whether or not it is recognizable as such.

- Some changes can be considered to have attained historic status in and of themselves – for example an 1820s house, which has had its carriage shed demolished and replaced by an auto garage in 1920, or its back porch give way to a 1950 addition. These changes are not original to the house but do represent different historical periods and thus might contribute to an understanding of the property's significance. A change is likely to diminish integrity if it did not occur within the property's period of significance.
- However, some changes detract from integrity because they destroy, damage, or conceal authentic features or elements from historic periods – such as replacement siding, windows, and roofs; or the enclosure of open porches; or the removal of architectural features. These changes must be acknowledged and accounted for in this section. In the case of our Federal-era house, the architectural elements that define it as Federal should be apparent – even if a casual observer could not identify it as "Federal." A Federal-era house that has had its windows and doors replaced or reconfigured, that has had its siding altered, or that has had porches or wings added may no longer look enough like a Federal-era house to make landmark designation appropriate – no matter how historic it might be!

#### **REPORT FORMAT**

In order for the Historic Preservation Office to provide informed and worthwhile comments regarding the proposed designation, each report should contain all of the following information:

- I. **General information**
  1. **Common and Historical Property Names**
  2. **Physical Address or Location**
  3. **Tax Parcel Identification Number (PIN)**
  4. **Current Owner(s) Name(s)**
  5. **Current Owner(s) Mailing Address(es)**
  6. **Appraised Value of the Property (a copy of the most recent tax card will suffice)**
  
- II. **Abstract**
  1. **A clear summary statement of the property's significance and degree of integrity in two to three sentences. Why are you proposing designation for this property?**
  2. **A concise statement of what buildings and portion of land are to be included in the designation. Is it all of the legal parcel(s) historically and currently associated with the building(s) or only a portion? The land area included should be, at minimum, that which is historically associated with and which continues to provide historic context for, the building(s) for which designation is proposed.**
  
- III. **Historic Background**
  1. **A narrative of the property's history that focuses on points relevant to the significance and integrity criteria. A chain of title should not be included unless you are claiming that the property is significant for its association with a historically significant person – and then only those deeds directly related to that person.**
  2. **Date(s) of original construction (use "circa" and a year if the exact year is unknown). The report may need a chain of title to help prove or substantiate the original construction date.**
  3. **Date(s) of all additions and/or alterations (use "circa" and a year if the exact year is unknown)**
  
- IV. **Assessment**
  1. **A full description of the property's historical, prehistorical, architectural, and/or cultural importance (significance) for one or more of the following specific reasons:**
    - a. **its association with a historic event**
    - b. **its association with the life of a historically significant person**
    - c. **its architectural style or its type of construction or engineering**
    - d. **its archaeological potential**
  2. **A complete architectural description of the property. For architecturally significant properties, the description should focus on the elements that define the building's design. For report preparers, commissions, or staff who are unfamiliar with this kind of technical**

writing, an outline for an architectural description may be found at <http://www.hpo.ncdcr.gov/local/ArchitecturalDescriptionTemplate.pdf>.

3. A description of any elements that contribute to the property's archaeological significance. A brief archaeological comment should be included in every report. If no known archaeological features are present at the current time, a statement to that effect will suffice.
4. A complete and thorough evaluation of the property's integrity of design, setting, workmanship, materials, feeling, and association, fully accounting for all alterations and changes to the property, including those which detract from or do not contribute to the property's significance.
5. A justification of the proposed boundaries of the designation.

V. Supporting documentation

1. Photographs that clearly show the overall property
  - a. At least 1 photograph of each elevation, to the extent they are visible or accessible; if an elevation is not visible, the report must explain why.
  - b. At least 1 photograph of each interior feature proposed for designation; if interior features are not to be designated, photographs of interior spaces are encouraged for documentary purposes but are not required.
  - c. Supporting photographs that illustrate architectural features, spatial relationships, orientation, size, scale, and texture, or which otherwise illustrate context
2. A sketch floor plan of the building(s). It does not have to be of "draftsman quality" or exactly to scale, but should clearly show arrangement of spaces and their relationship to one another. Floor plans may be drawn by hand with a ruler and legible printing or may be created with graphics or drafting software.
3. A site plan (preferably but not necessarily drawn to scale) showing:
  - a. the property's location
  - b. location of primary structures
  - c. location of all outbuildings and appurtenant features (e.g., a well)
  - d. major landscape and hardscape features such as large, ancient trees, driveways, and walkways
  - e. the boundaries of the proposed designation.
4. Plat or tax map, including the tax appraised value of the property.
5. Any other information the local governing board deems necessary.

VI. Bibliography/Source Citations

**Note:** If the property has been listed individually in the National Register of Historic Places, the National Register nomination might serve as the substance of the local designation report, either verbatim or re-formatted to meet the report guidelines set forth by the local commission (including a cover form required by the commission). If the property boundaries for the local designation are different from those for the National Register nomination or if there have been physical changes to the property since the nomination was written, the nomination may substantively serve as the designation report as long as an explanation of the different boundary and physical changes to the property are incorporated in the report. The usefulness of a nomination depends on when the property was listed and the amount and quality of information in the nomination. Nominations written prior to ca. 1990 might need to be augmented for the architectural description and/or the significance section of the designation report.

**SUBMITTAL.** Please mail completed reports to:

Local Government Program  
Attn: Local Landmarks Reports  
North Carolina State Historic Preservation Office  
4617 Mail Service Center  
Raleigh, NC 27699-4617



## Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

Phone 252-261-2394 / Fax 252-255-0876

[www.southernshores-nc.gov](http://www.southernshores-nc.gov)

ORDINANCE 2017-12-01

ORDINANCE DESIGNATING THE PROPERTY AND STRUCTURE LOCATED  
AT 142 OCEAN BOULEVARD AS A HISTORIC LANDMARK

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Part 3C Article 19, Chapter 160A (Historic Districts and Landmarks) of the General Statutes of North Carolina and an ordinance creating the Southern Shores Historic Landmarks Commission (the "Historic Landmark Designation and Historic Landmarks Commission Ordinance") have been met and;

WHEREAS, Southern Shores Historic Landmarks Commission has undertaken an inventory of properties of historical, architectural, prehistoric and cultural significance within the Town of Southern Shores caused to be made an investigation and report on the historic, architectural, prehistoric, educational or cultural significance of the property known as Atlantica, located at 142 Ocean Boulevard in the Town of Southern Shores; and

WHEREAS, a written application was received from the record owner(s) of the property requesting the property be designated as a historic landmark; and

WHEREAS, the Southern Shores Historic Landmarks Commission held a public hearing on October 24, 2017 to consider designating Atlantica located at 142 Ocean Boulevard as a historic landmark; and

WHEREAS, the Southern Shores Town Council has taken into full consideration all statements and information in the application and the designation report prepared for the Southern Shores Historic Landmarks Commission and presented to the Southern Shores Town Council on the 5<sup>th</sup> day of December, 2017, on the question of designating the property known as Atlantica located at 142 Ocean Boulevard currently owned by Robert E. Perkinson, Jr. and Clarence K. Perkinson as a historic landmark, and

WHEREAS, the property known as Atlantica, located at 142 Ocean Boulevard in the Town of Southern Shores and more particularly described as the house and lots shown as Lots 9 and 10, Block 20, Southern Shores Amended Plat B Section 2, as described in Exhibit A attached hereto, remains as an example of the Flat Top vacation house form designed by famed Outer Banks developer Frank Stick; and

WHEREAS, the property known as Atlantica, located at 142 Ocean Boulevard in the Town of Southern Shores is an example of Flat Top residential architecture inspired by Frank Stick.; and

WHEREAS, the exterior of the house known as Atlantica continues to follow the overall form of the Stick design including a flat roof and an extended overhang; and

WHEREAS, Atlantica, located at 142 Ocean Boulevard in the Town of Sothern Shores was developed in 1952 which incorporated the Flat Top roof design inspired by preexisting properties developed by Frank Stick. A major renovation was conducted in 1980 and even with the major renovation, the house has stayed true to its architectural design; and

WHEREAS, the Southern Shores Historic Landmarks Commission has recognized the special significance of Atlantica in terms of its historical, prehistoric, design, setting, workmanship, materials, feeling and/or association and has recommended that the property be designated a "historic landmark" as outlined in Section 17-3 of the Historic Landmark Designation and Historic Landmarks Commission Ordinance; and

WHEREAS, the Division of Archives and History of the North Carolina Department of Cultural Resources has reviewed and commented on the application and designation report for Atlantica.

NOW, THEREFORE BE IT ORDAINED by the Southern Shores Town Council that:

Section 1. The property and structure known as Atlantica, located at 142 Ocean Boulevard in the Town of Southern Shores, North Carolina jurisdictional area, more particularly described in Exhibit A, is hereby designated a historic landmark pursuant to Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina and the Southern Shores Historic Landmark Designation and Historic Landmarks Commission Ordinance.

Section 2. The owner(s) and occupants (s) of the property known as Atlantica be given notice of this ordinance as required by applicable law and that a copy of this ordinance be filed and indexed in the office of the Register of Deeds of Dare County, as required by applicable law.

Section 3. In accordance with Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina and Southern Shores Historic Landmark Designation and Historic Landmarks Commission Ordinance, a second copy of the ordinance shall be kept on file in the office of the Southern Shores Town Clerk and be made available for public inspection at any reasonable time. A third copy of the ordinance and all amendments thereto shall be kept on file with the Southern Shores Planning and Code Enforcement Department.

Section 4. In accordance with Part 3C, Article 19, Chapter 160A of the General Statutes of North Carolina and the Southern Shores Historic Landmark Designation

and Historic Landmarks Commission Ordinance, the exterior and site features of all historic landmarks are always under the purview of the Southern Shores Historic Landmarks Commission's Certificate of Appropriateness provisions.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Any part of the ordinance determined by a court of competent jurisdiction to be in violation of any law or constitutional provision shall be deemed severable and shall not affect the validity of the remained.

Section 7. In the event the demolition, removal, or destruction of the property is authorized as provided by law, such action may be delayed up to 365 days as provided by Section 17-9 of the Historic Landmark Designation and Historic Landmarks Commission Ordinance.

Section 8. This ordinance shall become effective immediately upon its adoption.

ATTEST:

\_\_\_\_\_  
Thomas G. Bennett, Mayor

\_\_\_\_\_  
Sheila Kane, Town Clerk

EXHIBIT A

Parcel:

[Parcel Data](#) [Tax Bill](#) [Tax Certification](#) [GIS](#) [Quick Links](#)

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



PROPERTY TAX BILL

>>>>IMPORTANT>>>>



00002082017200028633600007890841

PERKINSON, ROBERT E JR  
PERKINSON, CLARENCE K  
P O BOX 421  
BLUEFIELD WV 24701

[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: **PERKINSON, ROBERT E JR**  
**PERKINSON, CLARENCE K**

Customer Number	District	Bill Number		
020089885	SOUTHERN SHORES	28633		
Parcel Number	Billing Date	Tax Year	Due Date	Delinquent After
021855000	07/28/2017	2017	09/01/2017	01/05/2018
Description of Property	% Rate	Tax Levied		
PIN#: 986708-78-8808				
Description: LOT: 9,10 BLK: 20 SE SO/SH	.470000	DARE CO \$5,374.92		
AMENDED PLAT B SEC 2				
Street Address: 142 OCEAN BLVD	.220000	SS TOWN 2,515.92		
Real Property Value: \$1,143,600	.000000	0.00		
Personal Property Value: 0	.000000	0.00		
Exempt Value: 0	.000000	0.00		
Total Taxable Value: \$1,143,600		0.00		
	.000000	0.00		
		LATE LIST: 0		
<b>AMOUNT DUE:</b>		<b>\$7,890.84</b>		

This bill does not reflect any payments made to the tax bill. Click the link below for the current balance.  
[\\*View Tax Certification \(10 Year History\) for account balance as of the Certification Report Date\\*](#)

TOWN OF SOUTHERN SHORES  
BOARD VOLUNTEER APPLICATION

DATE: 11-10-2017

Municipal Board(s), Commission(s), or Committee(s) interested in:

NAME: GLENN R. WYDER PHONE: (HOME) 252-715-3888  
PHONE: (WORK) 252-619-2324  
Email: glenn.wyder@medtile.com

ADDRESS: \_\_\_\_\_

OCCUPATION (Past & Present) EMPLOYER  
GENERAL MANAGER MEDITERRANEAN TILE (NJ)  
(WORK REMOTELY)

EDUCATIONAL BACKGROUND			
School(s)	Dates	Area of Study	Cert or Degree
<u>EASTERN CHRISTIAN HS.</u>	<u>'72-'75</u>	<u>GENERAL</u>	<u>HS DIPLOMA</u>
<u>WILLIAM PATRICKSON UNIV.</u>	<u>'76-'78</u>	<u>PSYCHOLOGY</u>	<u>(3 YEARS)</u>

Specific experiences, training or interest, which you have that you feel would be useful in the work of this Board, Commission, or Committee: (Use additional pages if needed)

SEE ATTACHED

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Glenn R. Wyder  
170 Clam Shell Trail  
Southern Shores, NC 27949

I'd like to introduce myself, I am Glenn Wyder and my wife Florence and I moved here in June of 2015. We have been vacationing in the Chicahawk section of Southern Shores for 25 summers; we have been property owners here since 2000.

I have been involved in high-end construction products for over 35 years, and have an intimate knowledge of the construction process from concept to completion. I currently the President of CPOA and serve on the CPOA-ARB committee. I would be very interested in serving on the TOSS Planning Board as an alternate.

Given the opportunity, I would diligently serve the citizens of Southern Shores in whatever capacity the position would dictate.



11-10-17

