

Local Designation Report
13 Skyline Rd.
Southern Shores, North Carolina



March 22, 2024
Historic Landmark Designation Report

13 Skyline Rd.

Southern Shores, North Carolina

1. NAME OF PROPERTY:

Historic Name: N/A

Current Name: N/A

2. LOCATION:

13 Skyline Rd.

Southern Shores, NC

27949

3. LEGAL OWNER OF PROPERTY:

Town of Southern Shores

4. APPLICANT:

Town of Southern Shores

5375 N. Virginia Dare Trl.

Southern Shores, NC 27949

5. GENERAL DATA/SITE INFORMATION:

Approximate parcel size or acreage: 17,196 sq. feet

Original Use: Single-family dwelling

Present Use: Single-family dwelling

Architect: Designed by Frank Stick

Original Builder: Unknown

Ownership:

1952 Kitty Hawk Land Company Inc. to Charles Hopkins

1968 Charles Hopkins to J.E. Sparks

1971 J.E. Sparks to John R. Tietjen

2007 John R. Tietjen to Outer Banks Community Foundation

2023 OBCF to Town of Southern Shores

The Town of Southern Shores purchased the property from Outer Banks Community Foundation, Inc. on May 11, 2023 which had used the Flat Top as an office.

Appraised building value (tax): \$118,800

Appraised land value (tax): \$165,400

Total Tax Value (land and building): \$284,200

6. ARCHITECTURAL SIGNIFICANCE:

The 1,867 square foot, masonry frame structure reflects a former residence that was converted into an office building and the one story building is constructed on a concrete slab. The exterior walls are painted block and the flat roof has a plastic membrane cover. The building was divided into a front office, rear office with bathroom, two offices, kitchen, full bathroom, and garage with HVAC and storage/utility space. Two enclosed porches have been incorporated with the finished space. The structure was constructed as a single-family dwelling in 1953 and it was converted into an office after it was gifted to the Outer Banks Community Foundation in 2007. The structure has been modernized and upgraded over the years, including current upgrades so that the structure can be used as a single-family dwelling again.

Some of the recent modernizations include caulking all floor heater/radiators, caulking/filling cracks in walls, painted each room, removal of all old shoe molding/1/4 round trim, removed all florescent ceiling light fixtures and conduit, replaced with ceiling fan/lights in living room, both bedrooms and kitchen, stained a large amount of cedar trim used to make custom covers for junction boxes and conduit in ceiling for all fans, repaired and filled numerous holes and damage in walls of living room, bathroom and bedrooms, removed old bathroom vanity and replaced it with new vanity/sink/faucet/drain, replacement of an old toilet, resurfaced/painted tile surround and cleaned and repaired tub and pitted chrome faucet/handles, installed LVT flooring in bathroom and caulked and installed shoe molding/1/4 round trim, installed new LVT flooring in the kitchen, installed 1/4 round trim, cleaned and painted under all kitchen lower cabinets, lined shelves, and closed in bottom cabinet with birch plywood.

7. HISTORIC SIGNIFICANCE:

The structure was constructed as a single-family dwelling in 1953 and it was converted into an office after it was gifted to the Outer Banks Community Foundation in 2007. The

structure has been modernized and upgraded over the years, including current upgrades so that the structure can be used as a single-family dwelling again. The structure is a prime example of the Flat Top inspiration that Frank Stick brought to Dare County in the late 1940s. After World War II, Frank Stick acquired an option on a twenty-eight-hundred-acre tract north of Kitty Hawk for thirty thousand dollars. In the process of Mr. Stick building his own home, he creates a new vernacular architectural form: the Flat Top.

8. SPECIAL SIGNIFICANCE SUMMARY:

Frank Stick, (1884-1966), obtained an option on the land that is now Southern Shores, and supervised the platting of lots, the installation of roads, and the design and erection of the first Flat Top cottages. These now quaint architectural houses were reminiscent of the cottages he had seen in Florida, and were of cement block construction, with wide overhanging soffits, propped up shutters, and flat tar and gravel roofs. Characteristics of his architecture were the flat roofs, a structure built of blocks, at first made from local sand and an extended overhang and whitewashed interior, both intended to keep the home cool. Around 100 Flat Tops were constructed in the 1950s and 1960s and around 25 remain.

The Flat Top was adapted for its barrier island setting from the single-story, flat-roofed block houses of Florida. To those design elements, Frank Stick added an extended overhang and a bright, whitewashed exterior. These features alone deflect the sun and intense heat, which makes these homes a cool relief during the hot and humid summer months. The exposed soffits and storm shutters were painted in brilliant shades of crimson, jade, emerald, and sapphire, introducing color to an otherwise monochromatic Outer Banks landscape.

The Flat Top homes have plumbing and drain lines that are buried in the sand that have been covered by concrete and sealed. Frank Stick's Flat Top homes were second homes, which were designed so that middle-income families could enjoy the same amenities as wealthier clients. As the real-estate market fluctuated, site plans for Southern Shores were made, discharged, adopted, and abandoned during the early years of the community. The Flat Top houses become the idiom around 1965 when they become the predominant local form.

9. ABSTRACT:

In 2016, The Town of Southern Shores created the Historic Landmarks Commission and adopted an ordinance to define the process of designating Historic Landmarks within the Town. In 2023, the Town of Southern Shores purchased the 1953 Flat Top located at 13 Skyline Rd. in large part to prevent the loss of another historic property. This purchase

can be seen as evidence of the Town's desire and commitment to Historic Landmarks. It only seems logical for the Town to request that the structure located at 13 Skyline Rd. be designated a Historic Landmark.



East Side



Northwest Side



Northeast Side



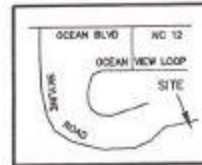
West Side



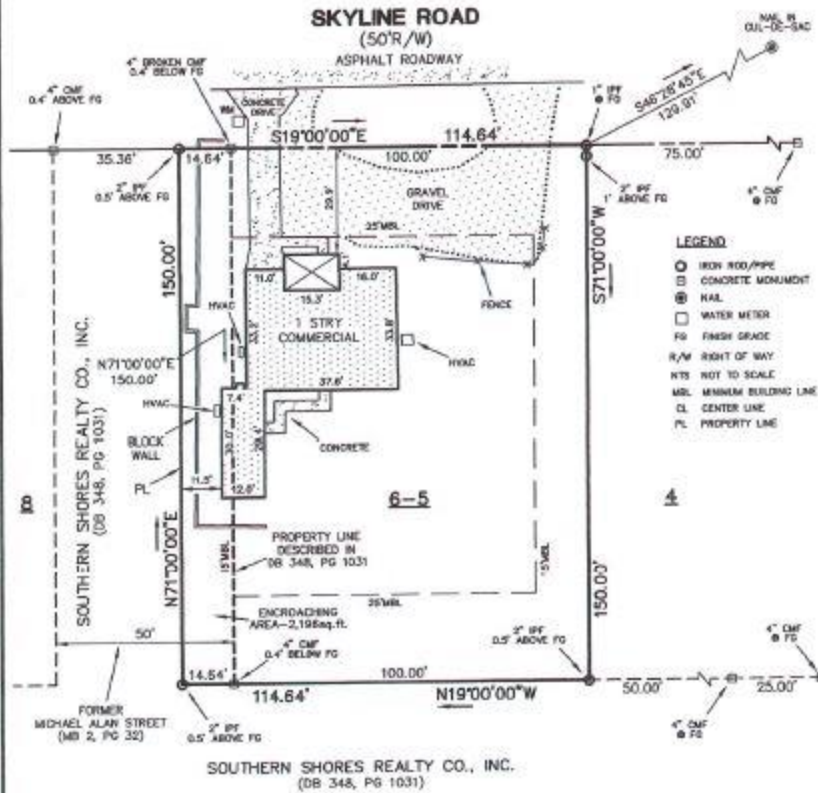
South Side

NOTES

- THIS SURVEY DEPICTS THIS PROPERTY, AS DESCRIBED IN DB 1746, PG 326/PC C, SL 104C, DB 348, PG 1031 DESCRIBES THE ENCRDACHING PROPERTY SHOWN.
- PROPERTY IS LOCATED IN A F.I.R.M. ZONE X (SUBJECT TO CHANGE BY F.E.M.A.)
- AREA -17,196sq.ft.(COORD)
- MIN. BUILDING LINES PER CURRENT ZONING
- DARE CO. PIN# 8877(17) 01 1801



VICINITY MAP
NTS



- LEGEND**
- IRON ROD/PIN
 - CONCRETE MONUMENT
 - NAIL
 - WATER METER
 - FG FRESH GRADE
 - R/W RIGHT OF WAY
 - NTS NOT TO SCALE
 - MBL MINIMUM BUILDING LINE
 - CL CENTER LINE
 - PL PROPERTY LINE

REV. 5/17/23--ADJUDICER REFERENCE

I, MARTIN BARNETTE CERTIFY THAT UNDER MY SUPERVISION THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY AND THAT THE BASIS OF PRECISION AS INDICATED IS NOT FALSIFIED. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH M.C.A.C. RULES AND CHAPTER 20C, SECTION 3608. WITNESSED BY ORIGINAL SIGNATURE REGISTRATION AND SEAL THIS 23 DAY OF MAY 2023

MARTIN BARNETTE, PLS
3740

THE SURVEYOR MAKES NO REPRESENTATION AS TO ZONING AND/OR OTHER REGULATORY RESTRICTIONS THAT MAY AFFECT DEVELOPMENT. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY PUBLIC AND ACCURATE TITLE SEARCH.

SURVEY FOR:
TOWN OF SOUTHERN SHORES

LOTS 5-6 & PART OF RIGHT OF WAY, BLOCK A, SECTION 1 SOUTHERN SHORES

AS BEG: DB 1746, PG 326/PC C, SL 104C/MB 2, PG 32/MB 1, PG 91
SOUTHERN SHORES ATLANTIC TWSP. DARE CO. N. CAROLINA
SCALE 1"=30' FILE NO. 4689 GARD FILE 4689A DATE 5/16/23

B. I. L. D.
BARNETTE INTEGRATED LAND DEVELOPMENT
POB 7159 KDH, NC 27948 (252)441-5154 F-0594



PROJECT NAME:
**OBX
COMMUNITY
FOUNDATION**
18 SKYLINE RD
SOUTHERN SHORES
NORTH CAROLINA

REVISIONS:	DATE:
AS-BUILT	7/29/14

DRAWING NAME:
ELEVATIONS

PRELIMINARY DRAWINGS:
NOT FOR
CONSTRUCTION

DRAWN BY: DF

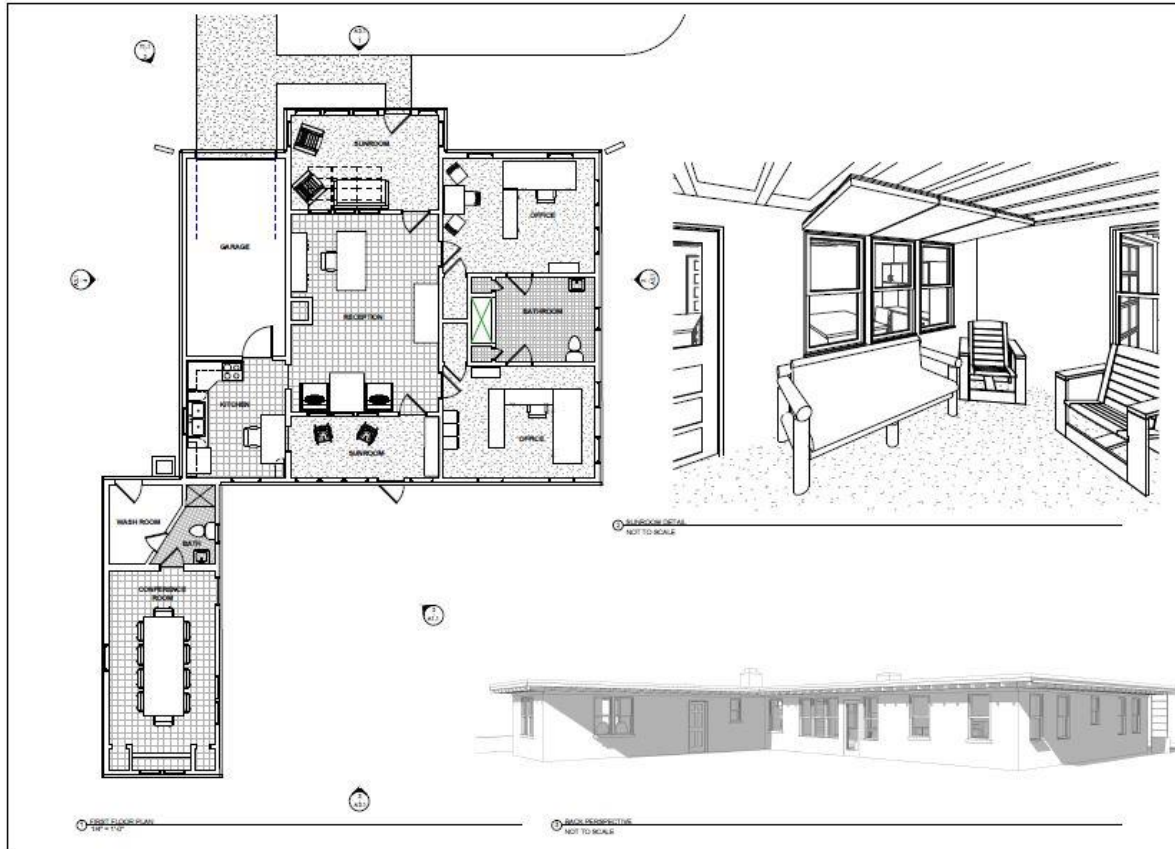
DATE: 7/29/14

SCALE: SEE PLANS

STAMP:

① BEACON ARCHITECTURE & DESIGN, P.L.L.C.
1077 HAVEN RD. SW #100
NORTH CAROLINA 27513
PH: (919) 461-4074 FAX: (919) 461-4642

SHEET:
A2.1



PROJECT NAME:
**OBX
COMMUNITY
FOUNDATION**
18 SKYLINE RD
SOUTHERN SHORES
NORTH CAROLINA

REVISIONS:	DATE:
AS-BUILT	7/29/14

DRAWING NAME:
**FIRST FLOOR
PLAN**

PRELIMINARY DRAWINGS:
NOT FOR
CONSTRUCTION

DRAWN BY: DF

DATE: 7/29/14

SCALE: SEE PLANS

STAMP:

① BEACON ARCHITECTURE & DESIGN, P.L.L.C.
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PH: (919) 461-4074 FAX: (919) 461-4642

SHEET:
A1.1

Bibliography

Nason, Christopher, AIA. Submitted documentation.

McNaughton, M. (n.d.). Outer Banks Architecture. Retrieved March 22, 2024, from

https://www.southernshoresnc.gov/sites/default/files/fileattachments/historic_landmark_commission/page/2489/completed-bk2.pdf.

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

The Coastland Times. (n.d). <https://www.thecoastlandtimes.com/>.

Flat Tops OBX website. (n.d). <https://www.flattopsobx.com/>.