

2 RECORDING \$0
REVENUE 0
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ROTC ☐ PQ ☐ CS ☐
Courier



Type: CRP
Recorded: 10/28/2024 at 10:53:55 AM
Fee Amt: \$0.00 Page 1 of 2
Revenue Tax: \$0.00
Gaston, NC
Susan S. Lockridge Register of Deeds
BK 5514 PG 1474-1475

TITLE: LOCAL LANDMARK DESIGNATION REQUEST: LM-24-01-30-00002, SANDRA AND RICHARD CROMLISH JR. (APPLICANTS); PROPERTY PARCEL: 125407, LOCATED AT 16 W. WOODROW AVE., BELMONT, NC. AN ORDINANCE DESIGNATING THE DR. JOHN M. AND LAURA WATT PRESSLY HOUSE, BELMONT, SOUTH POINT TOWNSHIP, GASTON COUNTY, AS A LOCAL HISTORIC LANDMARK

WHEREAS, all the prerequisites to the adoption of this ordinance prescribed in Part 4, Chapter 160D of the General Statutes of North Carolina have been met; and,

WHEREAS, the Belmont City Council has taken into full consideration all statements and information presented at the public meeting held on the 16th of September 2024; and,

WHEREAS, the Board of Commissioners of Gaston County has taken into full consideration all statements and information presented at a joint public hearing held with the Historic Preservation Commission on the 22nd day of October 2024; and,

WHEREAS, the structure known as the Dr. John M. and Laura Watt Pressly House located at 16 W. Woodrow Ave. in Belmont stands as an exceptional example of the American four-square style home; and,

WHEREAS, the structure was built in the twenties by the Revered Dr. John M. Pressly and his wife, Laura Watt Pressly; and,

WHEREAS, Dr. John M. Pressly served as one of two doctors in the Belmont area who served the Eagle Mill; and,

WHEREAS, Dr. John M. Pressly was instrumental in bringing a public library, Davis Park, and the Auten-Stowe American Legion Building to the City of Belmont; and,

WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property, as well as North Carolina Department of Natural and Cultural Resources has reviewed the designation report and nomination of the Dr. John M. and Laura Watt Pressly House.

NOW, THEREFORE, BE IT ORDAINED by the Gaston County Board of Commissioners that after consideration of the local landmark designation request, public hearing comment, City of Belmont, and Historic Preservation Commission recommendation:

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCLoninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-344	10/22/2024	RW	TK	AB	A	A	A	A	A	A	U

DISTRIBUTION:
Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

- 1) That the building and property known as the Dr. John M. and Laura Watt Pressly House, located at 16 W. Woodrow Ave, Belmont, South Point Township, North Carolina, is hereby designated as historic property pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina. For the purpose of description only, described as follows:

Property Description:

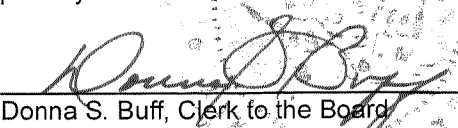
BEGINNING at a stake on north side of Maple Avenue (now known as Woodrow Avenue) in the Town of Belmont, and runs North 31 ¼ West, 227 feet to a stake; thence South 66 ½ West, 100 feet to a stake; thence South 31 ¼ East 227 feet to a stake on north side of Maple Avenue; thence North 66 ½ East 100 feet with Maple Avenue to the BEGINNING, containing 51/100 of an acre, more or less, and being Lot No. 8, as laid off and surveyed by A. F. Hand. Deeded to W. D. Crawford by Mrs. E. M. Crawford, February 6, 1914, and recorded in Book 110, page 445, in the office of the Register of Deeds for Gaston County.

Also known as Parcel ID 125407 in the Gaston County GIS system.

- 2) That said buildings and property may not be demolished, materially altered on the exterior of the buildings, remodeled, or removed until three hundred sixty-five days written notice of the owner's proposed action has been given to the Gaston County Historic Preservation Commission.
- 3) That nothing in this Ordinance shall be construed to prevent ordinary maintenance or repair of any architectural exterior features in or on the said building or property that does not involve a change in design, material, or other appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certifies to the Commission that said action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owners from making any use of this property that is not prohibited in other statutes, ordinances, or regulations. The designation shall not be applied to the interior of the home or any other areas included in easements or rights-of-way.
- 4) That a suitable sign shall be posted indicating the said building and property designation as a local landmark and any other appropriate information. If the owner consents, the sign shall be placed upon the said building or property, or in a nearby public right-of-way.
- 5) That the owner of the Dr. John M. and Laura Watt Pressly House shall be given notice of this Ordinance as required by applicable law and that copies of this Ordinance be filed and indexed in the offices of the County Clerk, Gaston County Register of Deeds, Building and Development Services, and Tax departments as required by law.

Certification

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and accurate copy of *An Ordinance Designating the Dr. John M. and Laura Watt Pressly House, Belmont, South Point Township, Gaston County, as a Local Historic Landmark* as adopted by the Board of Commissioners on October 22, 2024.


Donna S. Buff, Clerk to the Board

SEAL



**AN ORDINANCE RECOMMENDING THE DESIGNATION OF
16 W. WOODROW AVENUE, KNOWN AS THE DR. JOHN M. AND
LAURA WATT PRESSLY HOUSE, AS A LOCAL HISTORIC
LANDMARK**

WHEREAS, the property located at 16 W Woodrow Ave., also known as the Dr. John M. and Laura Watt Pressly House, is an exceptional example of the American four-square style; and

WHEREAS, this structure was built in the twenties by the revered Dr. John M. Pressly and his wife, Laura Pressly; and

WHEREAS, Dr. John M. Pressly served as one of two doctors for the Eagle Mill; and

WHEREAS, Dr. John M. Pressly served as a commissioner in Belmont; and

WHEREAS, Dr. John M. Pressly was instrumental in bringing a public library, Davis Park, and the Auten-Stowe American Legion Building to the City of Belmont; and

WHEREAS, the Gaston County Historic Preservation Commission has reviewed the designation report and finds the property to be a contributing structure to the historic downtown Belmont area; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources has reviewed the designation report and provided comments in May 2024, and stated they believe the report provides the preservation commission and local governing boards sufficient information to determine if the subject property possesses the requisite special local significance and integrity of a local landmark designation:

NOW, THEREFORE, BE IT ORDAINED that:

Section 1. The structure and property located at 16 W. Woodrow Ave. in Belmont, North Carolina, is hereby recommended for approval by the Gaston County Commissioners to be designated as a Local Historic Landmark as outlined in the interlocal agreement establishing a joint historic preservation commission for the City of Belmont and Gaston County.

Section 2. Said structure and property shall not be removed or demolished until three hundred sixty-five days' written notice has been provided to the Gaston County Historic Preservation Commission.

Section 3. Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any features on the subject property that does not involve a change in design, material, or other appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certifies to the Commission that said action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the property owners from making any use of their property not prohibited by any other statutes, ordinances, or regulations.

Section 4. A suitable sign shall be posted indicating the said building and property designation as historic property and containing any other appropriate information. If the owner consents, the sign shall be placed upon the said building or property. If the owner objects, the sign will be placed on a nearby public right-of-way.

Section 5. The owner and occupant of the building and property should be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, County Clerk, Gaston County Register of Deeds, Building Inspection Department, and Tax Supervisor as required by law.

Section 6. The proposed landmark designation only applies to the exterior of the house and servant's quarters on the legal parcel, including the landscaped area of the parcel.

Section 7. Should any provision of this ordinance be for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, independent provision and such holding shall not affect the validity of any other provision thereof, and to that end, the provisions of this ordinance are hereby declared to be severable.

Ordinance adopted this 16th day of September 2024.



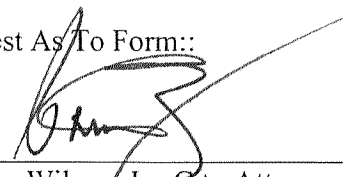
Jim Hefferan, Mayor Pro-Tem

Attest:



Cassidy Lackey, Deputy City Clerk

Attest As To Form::



Parks Wilson, Jr., City Attorney



I. General Information

1. Name of Property:
 - a. Dr. John M. and Laura Watt Pressly—aka Pressly House
2. Physical Address:
 - a. 16 West Woodrow Avenue, Belmont, NC 28012
 - b. Tax Parcel #: 125407; PIN# 3595008505
 - c. Year built: 1920 (house), 1925 (servant's quarters)
3. Current Owners:
 - a. Richard S. Cromlish, Jr. and Sandra K. Cromlish
321 Glen Arbor Street, Belmont, North Carolina 28012
Richard: 704-813-3856 Sandra: 704-813-9689
dcromlish@yahoo.com skcromlish@bellsouth.net
4. Tax Value:
 - a. Appraisal 2023- Gaston County Tax Record-\$758,490.00

II. Abstract

The designation of the Dr. John M and Laura Watt Pressly House located at 16 W Woodrow Ave, Belmont, NC 28012 is significant because of the contributions the original owners made to their community and Gaston County. Additionally, the changes made to the traditional American Foursquare home to include apartment-style housing (circa 1950) made by Mrs. Pressly after the loss of Dr. Pressly's income, prove a special significance of the home and the family that lived there.

The property located at 16 W Woodrow Ave is included in the National Register of Historic Places district as a contributing structure, and is in the middle of the Belmont Historic District, Gaston County. To recognize the historical significance in Belmont and Gaston County, North Carolina, this house is proposed for local landmark designation as an example of period architecture and because of Dr. Pressly's service and life. A rendition of the American Foursquare, the house is a historical example of homes built in the twenties by middle-income families. The proposed local designation will preserve the buildings' integrity through the Gaston County Historical Preservation Committee review process.

The proposed landmark designation only applies to the exterior of the house (1920) and servant's quarters (1925) on the legal parcel historically and currently associated with the buildings.

This house was built by Dr. John M. Pressly of Belmont, who served as one of two doctors for the Eagle Mill area of Belmont and, appears on the 1929 Sanborn map (A collection of a uniform series of large-scale maps, dating from 1867 to the present and depicting the commercial, industrial, and residential sections of some 12,000 cities and towns in the US, Canada, and Mexico) and National Register of Historic Places in 1996. The National Register of Historic Places stated the "house; substantial, frame four-square dwelling with pyramidal roof, hip-roofed dormers, wraparound porch, and porte-cochere; portion of the porch now enclosed; porch supported by

paired battered piers resting on brick pedestals; wood shingle siding and six-over-one, double hung windows. Garage/servant's quarters; front gable, two-car garage with wood shingle siding and second story apartment."

The house is a rendition of the American Foursquare that was popular between 1890 and 1930 because the design was space-efficient and economical for the middle-class family. This house is almost square and thus called an American Foursquare. It does have a porte-cochere on the south left side. The Pressly House has a low-hipped or pyramidal roof and wide roof overhangs with exposed rafters or braces under the gables. It has a centered dormer in the unfinished attic and a roofline that looks very much like the main roof. It had a full front porch of which one side has been enclosed in a renovation. It has a cedar lap wood shake exterior with six-over-one, double-hung windows, which is consistent with the American Foursquare. It also has a basement under part of the house. The house has an original slate roof, siding, and windows in the original part of the house. Asphalt shingles are on the roof above the porch (*Living Places*).

III. Historic Background

The Pressly House was built in 1920, and a servant's quarters/garage was constructed in 1925. Daughter Ruth Pressly Orland noted that the house was built about 1919. The house is one hundred-plus years old. It was built by revered Dr. John Pressly and his wife, Laura Watt Pressly, and is situated on West Woodrow Avenue between a historic property on the right at 12 West Woodrow Avenue, built in 1935 by Richard S. and Margaret Suggs Cromlish and a historic property on the left, 20 West Woodrow Avenue, built in 1920 known as the Crawford house. Meliabel Crawford, a teacher and librarian, and her sister, Clara Crawford, lived in the home. Dana Marxer Revocable Trust now owns it. Both properties are on the National Register of Historic Places and the Belmont Historic District. Nearby is the R. B Suggs home (Richard S. Cromlish, Jr.'s grandfather), with the Gaston County historic landmark designation.

According to the 16 West Woodrow Avenue deed, the Pressly property is 51/100 of an acre, surveyed by A. F. Hand and deeded to W. D. Crawford by Mrs. E. M. Crawford on February 6, 1914. The same identical property was deeded by Marjorie Pressly Litzelman and others to Richard S. Cromlish, Jr. and his wife in 1979. The entrance to the property is via a driveway off Woodrow Avenue.

The house was built by Dr. John M. and Laura Watt Pressly (Pressley). He was a doctor in Belmont along with Dr. Charles McAdams. They served together in the Eagle Mill Community, a significant area on Eagle Road that housed the Eagle Mill village, which is now the location of Eagle Park. Dr. Pressly and Dr. McAdams were not only prominent physicians in the community but also played key roles in the development and well-being of the Eagle Mill Community. Dr. Pressly died in 1949 at 59 years old. Dr. Pressly was a commissioner in Belmont when the town government was in the aldermanic form, with a mayor and three commissioners. He was also instrumental in a "Place of Magic"—Belmont's Davis Park, which had one of the finest baseball fields outside the major leagues. He also helped obtain a Public Library for Belmont and helped build the Auten-Stowe American Legion Building.

In *Between Two Rivers*, it is noted that Dr. Pressly was the examining physician of the “peacetime” draft of the No. 2 draft board made up of South Point and River Bend townships with headquarters in Belmont. In this same book, Ike Howe writes that between the 1920s through the 1940s, Dr. Pressly and Dr. McAdams were the two primary physicians in Belmont. Mr. Howe wrote that Dr. Pressly was from Lincolnton and was the son and grandson of physicians, although his father died when Dr. Pressly was only three months old. Daughter Ruth Pressly Orland wrote that there was not much money for his education, but he was able to attain preliminary studies in Charlotte because a pharmacist gave him work and also let him sleep in the pharmacy storeroom, which doubled as his “living quarters.” While working as a janitor, cleaning the labs, and firing the furnaces, he completed his requirements and finished at the top of his class at Richmond Medical College (Yockey, 1996).

In *Between Two Rivers*, the following is written about Dr. Pressly. “Directly after graduation, Dr. Pressly moved to Belmont, set up his practice, and married a school teacher, Laura Watt.” Although he and his wife were expecting their first child, he had to go to war just before the baby arrived. When he came home from World War I to his family, he returned to his practice of general medicine and surgery. Dr. and Mrs. Pressly had four daughters, Marjorie, Betty, and twins, Rebecca and Ruth. In 1941, Dr. Pressly’s office was between Stowe Mercantile Company and Cohen’s Clothing (Yockey, 1996).

In the *Climax Spinning Company* book, it was noted that getting the mother through pregnancy and childbirth safely was the bulk of his practice and that he delivered 4000 babies and only lost one mother. Fees could be paid in anything of value—money, chickens, eggs, or handiwork. His daughter, Ruth Pressly Orland, had a beautiful bedspread crocheted by Miss Campbell Gullick, the housekeeper at the Belmont Teacherage, and was given as payment for services rendered by Dr. Pressly. Dr. Pressly also carried groceries and coal in the back of his car to help his patients, some of whom were impoverished. He felt these items were just as important to his patients as medicine (Aycock).

He had high ethics and made house calls even when he became ill and should have been home in bed, and he always had a pocket full of “chicklets” which he passed out to the children. Because of his illness, his finances were depleted, and Mrs. Pressly returned to teaching to help with family needs.

The Belmont citizens greatly respected and appreciated Dr. Pressly, as evidenced by their generosity. He practiced until a few years before he died in 1949; however, he had become such a beloved person in the community that a group of citizens banded together and collected money to build a monument over his grave in Greenwood Cemetery. This was the first monument placed there since the Soldiers’ Monument was erected in 1921. He also had a room dedicated to his memory at Presbyterian Hospital in Charlotte. The *Belmont Banner* reported that Dr. Pressly was a most able physician, wise counselor, and a friend to all. He called upon the rich, the poor, the malnourished, and the ill-housed, regardless of race, creed, or color, and without thought of recompense to himself.

After Dr. Pressly died, Mrs. Pressly needed income to raise her family, so she turned the house into four apartments in the 1950s. One apartment was for the family, and three were for rental. The servants' quarters over the garage were also turned into a rental unit sometime in the 1950s. The house had a portion of the front porch enclosed in the 1950s remodel.

IV. Architectural Description

During that remodel, a (north) back-of-the-house outside staircase and balcony were also added to access the second-story apartments. Originally constructed of wood, the stairs and railings were upgraded to safer metal stairs and railings in the early 2000s. A new metal balcony was installed in 2022 to replace the deteriorated original metal balcony. The servant's quarters originally had an asphalt roof, which was replaced with new shingles in 2020. The north of the house is not visible from the street. The north side upper elevation still retains the original four six-over-one windows. Two doors were added during the 1950s renovation to access the apartments.

The north lower elevation of the house had a door added to the porch when it was enclosed during the 1950s remodel. Part of the porch was used to add a room on the south side of the house. The house has remained the same following that earlier remodel.

The north upper elevation has a door on the left side, three double-hung six-over-one windows, another door, and one double-hung six-over-one window. (Air-conditioning units are between the apartments on this level) The north lower elevation features one double-hung six-over-one window on the left of the door to the enclosed porch and two double-hung six-over-six windows to the right of the door. There is an entrance to the basement via stairs. To the right of the stairs is one double-hung six-over-one window.

Two prominent brick chimneys are on the house; one is in the east area of the house by the enclosed porch, and the other is in the interior of the house. The east upper elevation of the house has three six-pane windows and two double-hung six-over-one windows. The chimney on the east side is between two of the six-pane windows. The east lower elevation has one one-over-one window at the east front and then has five double-hung six-over-one windows and four double-hung one-over-one windows on the main house. Two double-hung six-over-one windows are on the enclosed porch.

The west side of the lower elevation features four double-hung six-over-one windows along with two small six-pane windows near and in the porte-cochere. A covered stoop with a door from the west side leads to an apartment with a fireplace for the interior chimney, which was used as Dr. Pressly's first office. The west upper elevation features eight double-hung six-over-one windows.

The lower south elevation has a porte-cochere on the left of the house. The porte-cochere has four battered piers resting on brick pedestals. The lower south elevation has a porch (part of which is enclosed) that can be entered via steps from the porte-cochere and front yard. The partially enclosed porch has two battered piers resting on brick pedestals and two double-hung six-over-one

windows on the left side of the door. To the right of the door are two double-hung six-over-one windows and two double-hung one-over-one windows in the enclosed porch renovated area. The front door and hardware are original to the house, and this door provides access to the room with the main fireplace for the east chimney. A storm door was added to the earlier renovation.

The garage materials match the house materials, which are cedar lapwood shakes. The garage is one and one-half stories long with a front gable and double bay opening, and the middle support pier matches the piers on the house. A decorative window adorns the north lower elevation of the garage storage room, which is currently being used as a laundry room. A door on the east side provides entry to the laundry room. The upper north elevation has a back staircase to a small balcony, one double-hung one-over-one window, and an entrance door to the servant's quarters. There are exposed rafter tails under the eaves and an asphalt roof. The window at the front south upper elevation has been replaced due to damage. The west side of the garage has a window that is fixed with four 30-inch vertical panes.

The main driveway from Woodrow Avenue (formerly Maple Avenue) remains the same, with a turn-around area added on the north side of the house.

V: Assessment: Formation of Belmont

Belmont is located in the South Point area of Gaston County between two rivers - the South Fork River and the Catawba River. This area was inhabited by the Catawba Indians some 200 years ago, and the name of the river that separates Gaston and Mecklenburg counties derives from those Indians. This area is rich in history. Major William Chronicle and others from the South Point area fought in the battle of Kings Mountain. Nancy Hanks, the mother of Abraham Lincoln, lived with her uncle, Dicky Hanks, during her childhood; and there is a monument erected on what is thought to be the spot where the home was. The monument is in the South Point Township of Gaston County on a farm formerly owned by the C. T. Stowe family and was erected by the descendants of Mr. Stowe.

In the early 1870s, Southern Railway built its railway in the trading center known as Garibaldi. In 1878, the Order of St. Benedict leaders, with Leo Haid as director, founded the Belmont Abbey Monastery, which offered two years of college work. In 1892, Sacred Heart Academy and College for Women, conducted by the Sisters of Our Lady of Mercy, was founded and offered elementary and secondary courses. It later began offering two full years of college work.

In 1895, Belmont, formerly Garibaldi, became an incorporated town with a population of about one hundred. The town grew rapidly and became a manufacturing town with 28 manufacturing establishments. Most mills were spinning mills, but there were also dye houses, processing and finishing plants, a box factory, and a lumber company. Although there were many mills in town, other facets were present.

Belmont grew rapidly, and units or chapters represented most civic clubs. There were twelve churches, and all leading denominations were represented. Belmont became a wholesome, friendly

community with a spirit of cooperation among the people and the businesses. The citizens had pride in their community, valued their history, and looked to the future, hoping it would continue growing and progressing. As Belmont grew, it was evident that doctors would need to minister to the population. Dr. John Pressly was one of the doctors who helped keep the citizens healthy and able to work in the various occupations in Belmont. He was a pioneer in promoting healthy living, as indicated by the above deeds.

VI: Citations

"Architectural House Styles." n.d. www.livingplaces.com. Accessed January 10, 2024.
<https://www.livingplaces.com/architectural-house-styles.html>.

Aycock, G S. Essay. In *The Climax Spinning Co. 1935-1941, The Mill, The Village, The People*, 85–91. Mount Holly, NC: Techniserv, n.d.

Dellinger, Paul. *Gaston County Heritage*. Vol. 1, 216, Gaston County Heritage Book Committee, 2002.

Hinson, Betty M. *From This Red Clay Hillside: The Eagle, 1924-1950: Stories of Families from a North Carolina Cotton Mill Village*. Spindle Books, 1997.

Gaston County, North Carolina, Register of Deeds, Deed Book 110, Page 145, 1914.

Gaston County, North Carolina, Register of Deeds, Deed Book 1300, Page 801, 1979.

GIS. Accessed January 16, 2024. <https://gis.gastongov.com/>.

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"National Register of Historic Places." n.d. United States Department of the Interior - National Parks Service. <https://files.nc.gov/ncdcr/nr/GS0024.pdf>.

"Sanborn Fire Insurance Map from Belmont, Gaston County, North Carolina." 1922. Washington, D.C.: Library of Congress Geography and Map Division. <https://www.loc.gov>.

Seapark, Joseph H., *Gastonia and Gaston County, North Carolina, 1846-1949*, 10, n.d.

Williams =, Wiley J., *Encyclopedia of North Carolina – Sacred Heart College*, 2006.

Yockey, Ross. *Between Two Rivers*. Sally Hill McMillian and Associates, Inc., 1996.

VI: Photographs and Exhibits

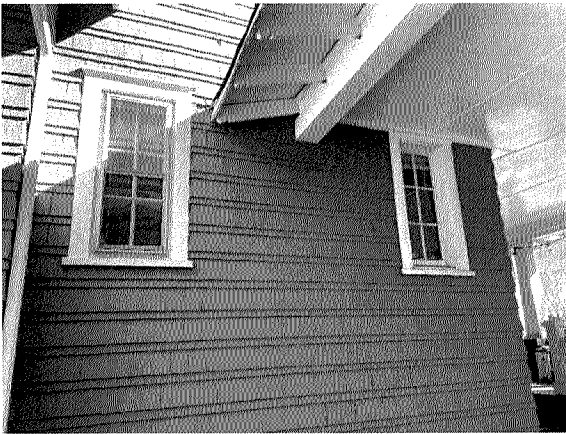
Pressly House south elevations showing porch, enclosed porch, porte-cochere, chimneys, and attic space.



Pressly House west porte-cochere with columns.



Pressly House on the west side showing windows near and under porte-cochere as well as rafters and wood siding.



West side of the house continued.



Pressly north elevation with balcony and stairs



Pressly House showing front area of east side with enclosed porch area and chimney.



Pressly house showing rest of the east side of the house.



Pressly garage east side with door to storage (laundry) room.



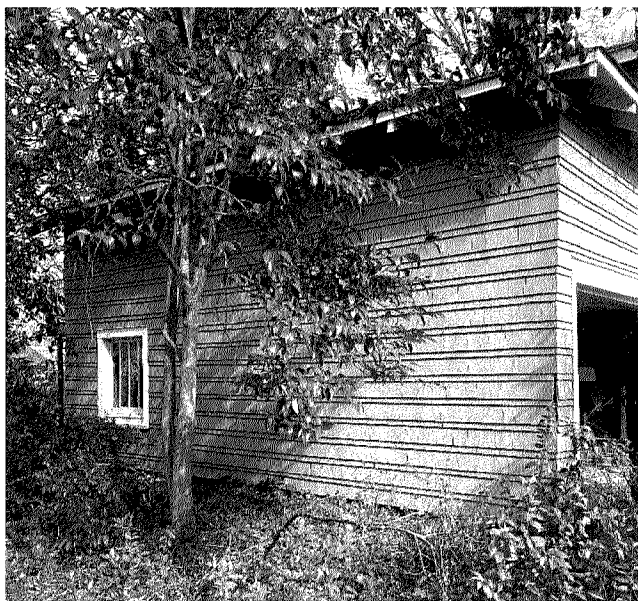
Pressly House garage lower elevation north window at storage (laundry) room



Front elevation of the garage



West side elevation of garage



North elevation of the garage



Warranty Deed from the Pressly heirs to Richard S. Cromlish, Jr. and Sandra K. Cromlish

Recorded by _____ County on the _____ day of _____ 19____
 by _____
 Mail after recording to Boston & Boston
 This instrument was prepared by Rutledge, Friday, Safrit & Smith, Attorneys
 Brief description for the Index _____
 \$54.00
NORTH CAROLINA GENERAL WARRANTY DEED #20-79
 \$6.00
 THIS DEED made this 12th day of July, 1979, by and between

GRANTOR	GRANTEE
MARJORIE PRESSLY LITZELMAN and husband, EARL B. LITZELMAN; BETTY PRESSLY MEARS and husband, P. T. MEARS; LAURA PRESSLY RIGGS and husband, WILLIAM E. RIGGS and RUTH PRESSLY ORLAND and husband, JOSEPH E. ORLAND	RICHARD S. CROMLISH, JR. and wife, SANDRA K. CROMLISH

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Southpoint Township, Gaston County, North Carolina and more particularly described as follows:

BEGINNING at a stake on north side of Maple Avenue (now known as Woodrow Avenue) in the Town of Belmont, and runs North 31 1/4 West, 227 feet to a stake; thence South 66 1/2 West, 100 feet to a stake; thence South 31 1/4 East 227 feet to a stake on north side of Maple Avenue; thence North 66 1/2 East 100 feet with Maple Avenue to the BEGINNING, containing 51/100 of an acre, more or less, and being Lot No. 8, as laid off and surveyed by A. F. Hand. Deeded to W. D. Crawford by Mrs. E. M. Crawford, February 6th, 1914, and recorded in Book 110, page 445, in the office of the Register of Deeds for Gaston County.

For back title see Deed Book 138, page 225; Deed Book 812, page 163; Deed Book 1218, page 448.

RECORDING FEE \$5.00

STATE OF
NORTH CAROLINA
 GASTON COUNTY
 1979-75
 DEED

Real Estate
 Excise Tax
 \$54.00

BOOK 130 PAGE 801

N.C. Bar Assoc. Form No. 3A-1 (1977)

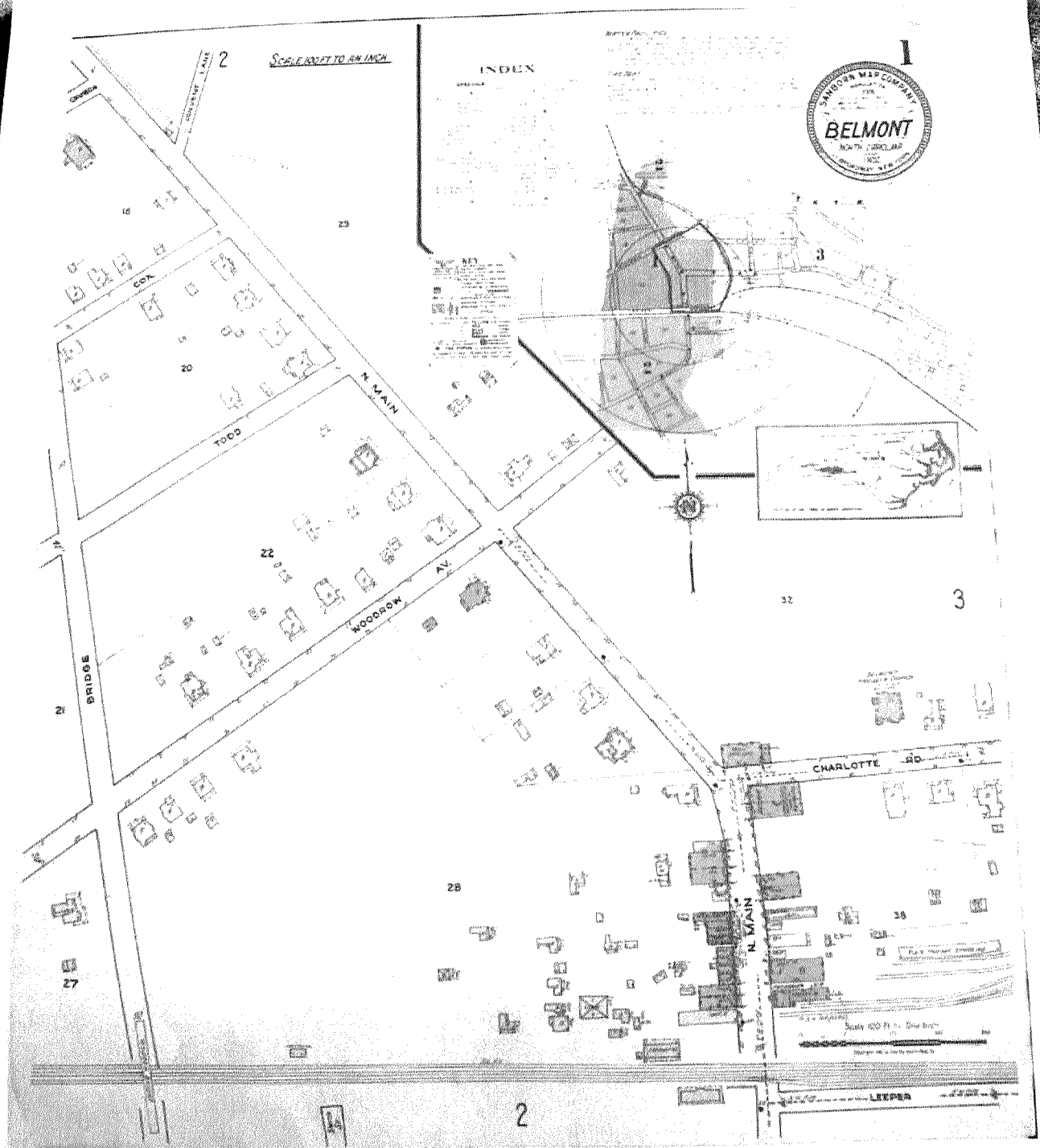
Street Map and Property Tax Information The Gaston County GIS showing the location of the Pressly House

<p>PRIMARY PROPERTY ADDRESS</p> <p>16 W WOODROW AVE, BELMONT, NC 28012</p> <p>PROPERTY INFORMATION</p> <p>CITY LIMITS: BELMONT ETJ: NOT IN ETJ POLICE DISTRICT: BELMONT FIRE DISTRICT: BELMONT SPECIAL FLOOD HAZARD AREA: LOCAL WATERSHED: SOUTH FORK CENSUS TRACT: 323.01</p> <p>TAX VALUES</p> <p>MARKET LAND VALUE: \$100,000 MARKET IMPR. VALUE: \$657,490 MARKET VALUE: \$757,490 FARM DISCOUNT: NO EXEMPT: NO TAXABLE VALUE: \$757,490</p>	<p>TAX INFORMATION</p> <p>PARCEL #: 125407 PIN #: 3595008505 CURRENT OWNERS: CROMLISH RICHARD S JR CROMLISH SANDRA MAILING ADDRESS: 321 GLEN ARBOR DR BELMONT, NC 28012-0000 NBHD #: 48048 NBHD NAME: HISTORIC BELMONT TOWNSHIP: SOUTH POINT TOWNSHIP LEGAL DESC: . 04 006 030 00 000 DEED BOOK: 1300 PAGE: 0801 DEED RECORDING DATE: 8/3/1979 SALES AMOUNT: \$0 PLAT BOOK: PAGE: STRUCTURE TYPE: CONVENTIONAL YEAR BUILT: 1925 SQUARE FOOTAGE: 3561 VACANT: IMPROVED BASEMENT: YES BED: 4 BATH: 3 HALF-BATH: 0 MULTI-STRUCTURES: NO ACREAGE: 0.50 TAX CODE: 110 TAX DISTRICT: BELMONT CITY VOLUNTARY AG DISTRICT: NO PROPERTY USE: RESIDENTIAL</p>	  
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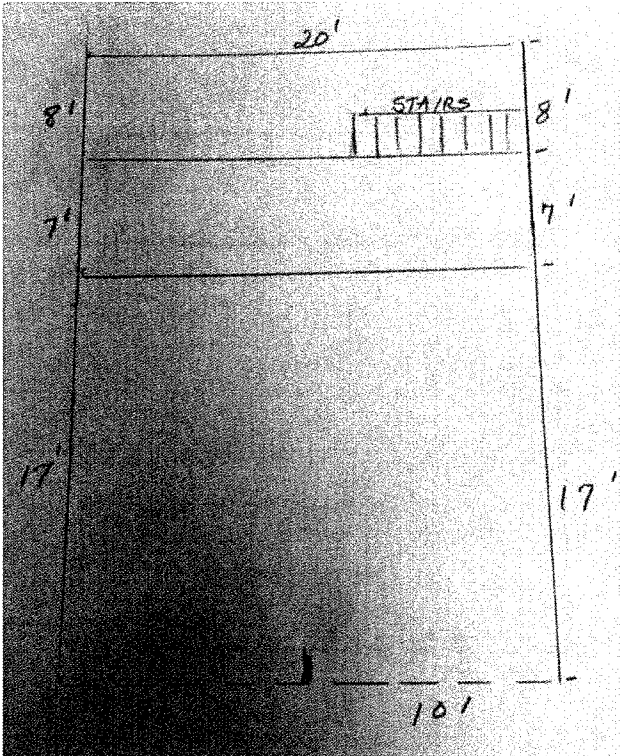


Disclaimer: The information provided is not to be considered as a legal document or description. The map & parcel data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2023. - Document created for printing on January 16, 2024

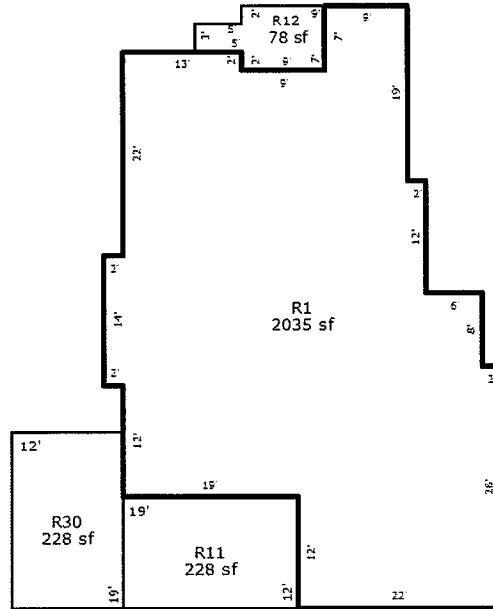
Sanborn Map - 1929



Rendering of the garage by owner. Not on devnetwedge



Rendering of the Pressly house from devnetwedge.



Sketch by Apex Sketch

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7. Page 16.

West Woodrow Avenue

Belmont Historic District Gaston County, N.C.

window; pedimented entrance supported by columns; single, panelled door has fanlight; now enclosed side porch has arched openings; six-over-one and nine-over-one, double hung windows; recent rear addition.

C OB 42a 31

ca. 1935

1

Garage; brick veneered, front gable garage with two car bays; garage has molded cornices and decorative lunette window.

V 43

Vacant lot.

North Side, West Woodrow Avenue

C 44 12

ca. 1935

2

Richard Cromlish House; handsome, brick veneered Colonial Revival dwelling with side gable roof, symmetrical, three bay facade, and frame side addition; projecting front gable entrance with flanking pilasters and dentil molding under the pediment; single, panelled door has side lights; eight-over-eight, double hung windows; house has attached garage.

C OB 44a 12

ca. 1935

1

Other House; frame house with German siding, side gable roof and six-over-six, double hung windows.

C 45 16

ca. 1920

2

House; substantial, frame Four Square dwelling with pyramidal roof, hip roofed dormers, wraparound porch and porte

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7. Page 17.

West Woodrow Avenue

**Belmont Historic District
Gaston County, N.C.**

						cochere; portion of porch now enclosed; porch supported by paired battered piers resting on brick pedestals; wood shingle siding and six-over-one, double hung windows. Appears on the 1929 Sanborn map.
C OB	45a	16	ca. 1925	2		Garage/Servant's Quarters: front gable, two car garage with wood shingle siding and second story apartment.
C	46	20	ca. 1920	2		House; handsome, frame Four Square dwelling with intersecting hip roof, hip roofed dormers, and broad eaves; weatherboard siding, six-over-one, double hung windows as well as Queen Anne windows on the asymmetrical facade; doorway has stylized, classical pilasters and molded cornice; hip roofed, wraparound porch supported by battered piers resting on brick pedestals.
C OB	46a	20	ca. 1925	1		Garage, hip roofed garage with weatherboard siding.
C	47	24	ca. 1910	1-1/2		House; frame, Colonial Revival dwelling with steeply pitched, side gable roof, engaged, wraparound porch, and front gable wing; weatherboard siding; two-over-two, double hung windows; porch supported by columns; symmetrical, three bay facade; bay window on side elevation.

16 West Woodrow condensed for easier reading.

CRMS Approval No. 1024-0018

NP-1 Form 10-1990-a
(8-81)

United States Department of the Interior
National Park Service

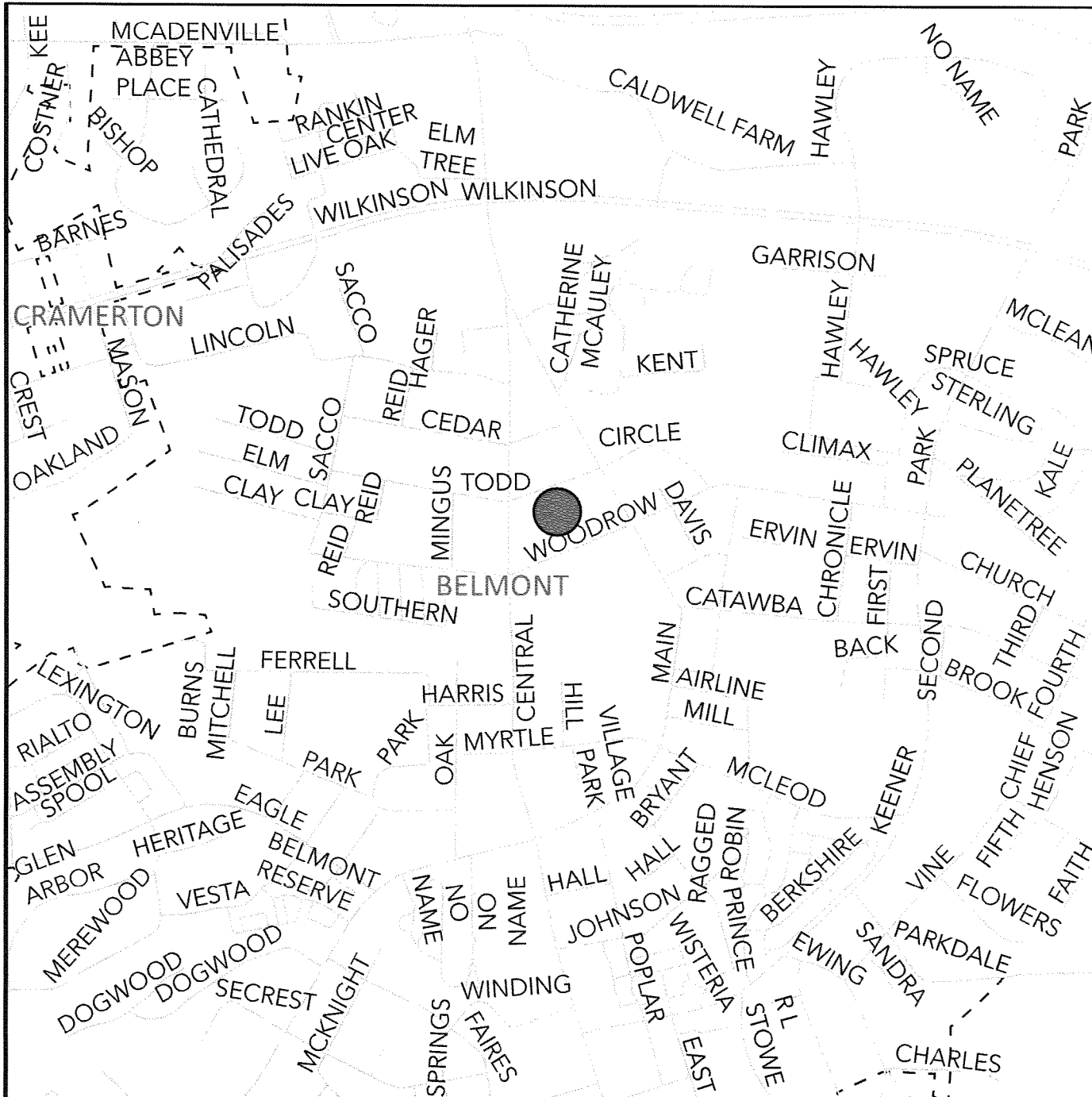
National Register of Historic Places Continuation Sheet

Section number 7. Page 17.

West Woodrow Avenue

Belmont Historic District Gaston County, N.C.

C	45	16	ca. 1920	2	House; substantial, frame Four Square dwelling with pyramidal roof, hip roofed dormers, wraparound porch and porte cochere; portion of porch now enclosed; porch supported by paired battered piers resting on brick pedestals; wood shingle siding and six-over-one, double hung windows. Appears on the 1929 Sanborn map.
C OB	45a	16	ca. 1925	2	Garage/Servant's Quarters; front gable, two car garage with wood shingle siding and second story apartment.
C	46	20	ca. 1920	2	House; handsome, frame Four Square dwelling with intersecting hip roof, hip roofed dormers, and broad eaves; weatherboard siding, six-over-one, double hung windows as well as Queen Anne windows on the asymmetrical facade; doorway has stylized, classical pilasters and molded cornice; hip roofed, wraparound porch supported by battered piers resting on brick pedestals.
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GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

VICINITY MAP
LM-24-01-30-00002

LEGEND

Roads

[- -] Municipalities

● Subject Parcel(s)

The information provided on this map is not intended to be considered as a legal document or description. This map is believed to be accurate but Gaston County does not guarantee its accuracy. This map may not be resold or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with NCGS 132-10.

0 0.070.15 0.3 Miles








GASTON COUNTY
BUILDING AND DEVELOPMENT SERVICES

ORTHOPHOTO MAP
LM-24-01-30-00002

LEGEND

-  Roads
-  Parcels
-  Subject Parcel(s)

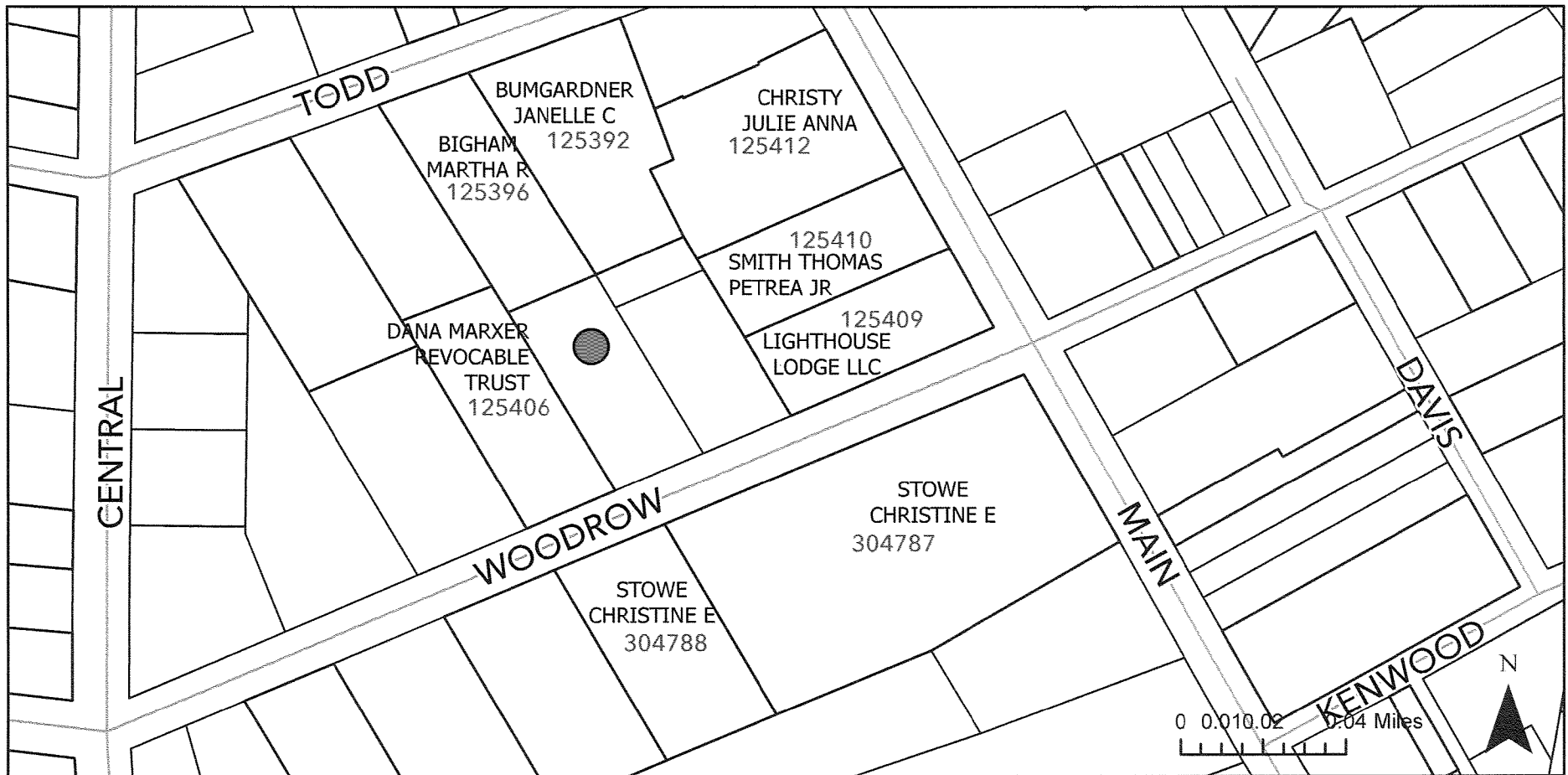
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0 0.010.01 0.03 Miles



N





SUBJECT & ADJACENT PROPERTIES MAP | LM-24-01-30-00002

LEGEND

 Subject Parcel(s)

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Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 24-496

Commissioner Worley - Historic Preservation Commission: LM-24-01-30-00002 - An Ordinance to Designate the Dr. John M. and Laura Watt Pressly House; Property Parcel: 125407 Located at 16 W. Woodrow Ave., Belmont, NC, Gaston County as a Historic Property Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina

STAFF CONTACT

Jamie Kanburoglu - Director of Planning and Zoning - Building and Development Services

BUDGET IMPACT

N/A

BACKGROUND

The Gaston County Historic Preservation Commission is requesting property at 16 W. Woodrow Ave. in Belmont, NC be locally designated. The City Council of Belmont recommended approval of the designation request on September 16, 2024. The Board of Commissioners in Public Hearing is requested to consider the final designation of the subject property. Should the designation be approved by the Board of Commissioners, the property owners may apply to participate in the Present Use Value tax program, which would allow for a 50% property tax deferment beginning in 2025.

POLICY IMPACT

N/A

ATTACHMENTS

Ordinance, City of Belmont Resolution, Designation Report and Combined Maps

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	CCloninger	AFraley	BHovis	KJohnson	TKeigher	RWorley	Vote
2024-344	10/22/2024	RW	TK	AB	A	A	A	A	A	A	U

DISTRIBUTION:

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