



Type: CRP  
Recorded: 12/22/2022 at 10:37:29 AM  
Fee Amt: \$0.00 Page 1 of 2  
Gaston, NC  
Susan S. Lockridge Register of Deeds  
BK 5384 PG 837-838

2 RESOLUTIONS N/C  
REVENUE -  
NSF -  
ROTC  PQ  CS   
Donna Buff

**RESOLUTION TITLE: HISTORIC PRESERVATION COMMISSION: AN ORDINANCE DESIGNATING THE S.J. AND OLLIE DURHAM HOUSE, BESSEMER CITY, CROWDERS MOUNTAIN TOWNSHIP, GASTON COUNTY AS A HISTORIC PROPERTY**

WHEREAS, all the prerequisites to the adoption of this ordinance prescribed in Part 4, Article 9, Chapter 160D of the General Statutes of North Carolina have been met; and,

WHEREAS, the City Council of Bessemer City has taken into full consideration all statements and information presented at the public hearing held with the Gaston County Historic Preservation Commission on the 14th day of November 2022; and,

WHEREAS, the Board of Commissioners of Gaston County has also taken into full consideration statements and information presented at a public hearing held with the Gaston County Historic Preservation Commission on the 13th day of December 2022; and,

WHEREAS, the structure known as the S.J. and Ollie Durham House, located at 223 West Alabama Avenue, stands as a unique example of a free classic, Queen Anne Victorian style home associated with the prominent Durham family; and,

WHEREAS, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property and the North Carolina Department of Archives and History has given its suggestions to the nomination of the S.J and Ollie Durham House.

NOW, THEREFORE, BE IT RESOLVED by the Gaston County Board of Commissioners:

1. That the building and property known as the S.J. and Ollie Durham House located at 223 West Alabama Avenue, Bessemer City, Crowdres Mountain Township, North Carolina, is hereby designated as historic property pursuant to Part 4, Article 9, Chapter 160D of the General Statutes of North Carolina. For the purpose of description only, described as following:

BEGINNING at a new iron pin at the intersection of the southern line of the intersection of the 80' right of way of Alabama Avenue with the eastern line of the 60' right of way of 14<sup>th</sup> Street, said pin also being the northwestern corner of Lot Number 1, Block 115 of

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	AFrale	BHovis	KJohnson	TKeigher	RWorley	Vote
2022-372	12/13/2022	BH	TK	A	A	A	A	A	A	A	U

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Return to: Donna Buff

HISTORIC PRESERVATION COMMISSION: AN ORDINANCE DESIGNATING THE S.J. AND OLLIE DURHAM HOUSE, BESSEMER CITY, CROWDERS MOUNTAIN TOWNSHIP, GASTON COUNTY AS A HISTORIC PROPERTY

Page 2

the Town of Bessemer City, Plat Book 1 at page 75, and runs thence with the southern line of Alabama Avenue South 76-31-54 East 244.31 feet to an existing iron pin, northeast corner of Lot Number 10, Block 115; thence with the eastern boundary of Lots Numbers 10 and 39, South 13-43-31 West 340.00 feet to a new iron pin, located in the center of a closed street formerly known as Georgia Avenue; thence with the center line of the closed street formerly known as Georgia Avenue North 77-3-24 West 242.90 feet to an existing iron pin in the eastern line of 14<sup>th</sup> Street; thence with the eastern line of 14<sup>th</sup> Street North 13-29-7 East 342.22 feet to the point and place of beginning, said description containing the full contents of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48 of Block 115 of Bessemer City, Plat Book 1 at Page 71, and a 20' closed alley between the aforementioned lots and the northern one-half of a section of Georgia Avenue which has been closed, containing 1.9076 acres, more or less. as described in Deed Book 4917, page 100.


The above description is taken from a survey by David W. Dickson, Registered Surveyor, dated December 22, 1999, for Kenneth Albert Lamar and wife, Glenda Mariney Lamar.

Being a portion of the property conveyed to Glenda Lamar by deed dated May 22, 2017, and recorded on June 14, 2017, in Deed Book 4917 on Page 100 in the Gaston County Registry.

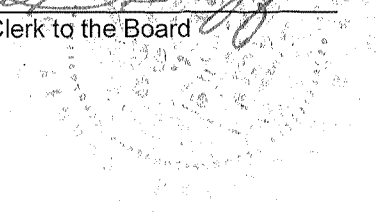
2. That said building and property may not be demolished, materially altered, remodeled, or removed until three hundred sixty-five days' written notice of the owner's proposed action has been given to the Gaston County Historic Preservation Commission.
3. That nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any architectural exterior feature 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 not prohibited by any other statutes, ordinances, or regulations.
4. That 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.
5. That the owner and occupant of the building and property known as the S.J. and Ollie Durham House of Bessemer City, Crowder's Mountain Township 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 Inspection Department, and Tax Supervisor 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 S.J. and Ollie Durham House, Bessemer City, Crowder's Mountain Township, Gaston County as a Historic Property* as adopted by the Board of Commissioners on December 13, 2022.

  
Donna S. Buff, Clerk to the Board

SEAL





**FOR THE HISTORIC PRESERVATION COMMISSION AN ORDINANCE  
DESIGNATING THE STONEWALL AND OLLIE DURHAM HOUSE IN BESSEMER  
CITY, NORTH CAROLINA AS A HISTORIC PROPERTY**

**WHEREAS**, all the prerequisites to the adoption of this ordinance prescribed in Part 3C, Article 19, Chapter 160 D of the general statutes of North Carolina have been met; and

**WHEREAS**, the City of Bessemer City has taken into full consideration all statements and information presented by the Gaston County Historic Preservation Commission as of the 14th of November 2022; and

**WHEREAS**, the structure known as the Stonewall and Ollie Durham House located at 223 West Alabama Avenue; and

**WHEREAS**, the Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property and the North Carolina State Historic Preservation Office has approved the nomination of the Stonewall and Ollie Durham House.

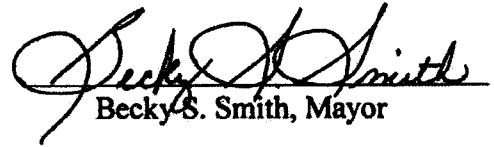
**NOW THEREFORE, IT BE RESOLVED** by the City of Bessemer City Council:

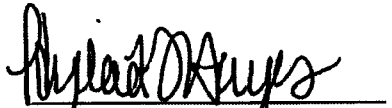
1. That the Stonewall and Ollie Durham House located at 223 West Alabama Avenue in Bessemer City, North Carolina, Gaston County, and is hereby designated as historic property pursuant to Part 3C, Article 19, Chapter 160D of the General Statutes of North Carolina. The parcel ID number is #121321. The property is located in the City of Bessemer City in Gaston County and the value of the property is \$55,240.00 and the value of the building is \$79,880.00.
2. That said building and property may not be demolished, materially altered, remodeled, or removed until three hundred sixty-five (365) 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 feature in or in the said building or property that does not involve a change in design, material, or other appearance therefore, 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 not prohibited by any other statutes, ordinances, or regulations.
4. That a suitable sign shall be posted indicating the said building and property's 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.

5. That the owner of building and property known as the Osage Mill of City of Bessemer City 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 Inspection Department, and Tax Supervisor as required by law.

Approved this 14th day of November 2022.



  
Becky S. Smith, Mayor

  
Hydeia Y. Hayes, City Clerk



223 W. Alabama Ave.  
Bessemer City

### Legend

- Gaston County Line
- - - Municipalities
- Subject Property



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ORTHOPHOTO MAP  
223 W. Alabama Ave.  
Bessemer City

### Legend

-  Property Parcels
-  Subject Parcel




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OVERVIEW MAP  
223 W. Alabama Ave.  
Bessemer City

**Legend**

-  Property Parcels
-  Building Footprints 2021
-  Subject Property

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# Gaston County

Gaston County  
Board of Commissioners  
www.gastongov.com

## Museum of Art & History Board Action

File #: 22-507

Commissioner Hovis - Historic Preservation Commission - An Ordinance To Designate the S.J. and Ollie Durham House Located at 223 W. Alabama Ave., Bessemer City, NC, Gaston County as a Historic Property Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina

### STAFF CONTACT

Ray Maxwell, PE - Infrastructure and Asset Manager - County Manager's Office

### BUDGET IMPACT

N/A

### BUDGET ORDINANCE IMPACT

N/A

### BACKGROUND

The Gaston County Historic Preservation Commission is requesting property at 223 W. Alabama Ave., Bessemer City, NC be locally designated. The City Council of Bessemer City approved designation of the property on November 14, 2022. The Board of Commissioners in Public Hearing is to consider the final designation of the subject property. Should the designation be approved by the Board of Commissioners, the property will receive 50% property tax relief beginning in 2023.

### POLICY IMPACT

N/A

### ATTACHMENTS

Resolution, Bessemer City Resolution, Maps and Photo

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NO.	DATE	M1	M2	CBrown	CCloninger	AFraley	BHovis	KJohnsorf.	TKeigher	RWorley	Vote
2022-372	12/13/2022	BH	TK	A	A	A	A	A	A	A	U

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