



**RESOLUTION TITLE: HISTORIC PRESERVATION COMMISSION: AN ORDINANCE DESIGNATING THE CHARLES T. AND BEATRICE CHAFIN STOWE HOUSE, BELMONT, SOUTHPOINT TOWNSHIP, GASTON COUNTY AS A HISTORIC PROPERTY**

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 hearing held on the 1st day of March 2021; 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 27th day of April 2021; and,

WHEREAS, the structure known as the Charles T. and Beatrice Chafin Stowe House located at 304 South Central Ave., stands as an excellent example of a Tudor Revival – style architecture that rises above other examples of the style in Belmont; 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 Charles T. and Beatrice Chafin Stowe House.

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

1. That the building and property known as the Charles T. and Beatrice Chafin Stowe House located at 304 South Central Avenue, 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 following:

BEGINNING at an iron pin situated on the westernmost right of way line of Central Avenue, said iron pin being the northeasternmost corner of the property of Stewart, nor or formerly, as described in that deed recorded in Deed Book 3086 at Page 634, said point also being North 16 degrees 35 minutes 46 seconds West 1061.54 feet from NCGS Monument "WHITE" (N=545,529.9162 FT. and E=1,391.150.3181 FT., COMBINED GRID FAC.=0.999842), thence from said point of Beginning and with the common lines of the property of Stewart, Laye (Deed Book 1096 at Page 644), Crawford (Deed Book 4666 at Page 790), and Sheaffer (Deed Book 4404 at Page 784)

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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:

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HISTORIC PRESERVATION COMMISSION: AN ORDINANCE DESIGNATING THE CHARLES T. AND BEATRICE CHAFIN STOWE HOUSE, BELMONT, SOUTHPOINT TOWNSHIP, GASTON COUNTY AS A HISTORIC PROPERTY

Page 2

South 78 degrees 28 minutes 04 seconds West 394.03 feet to a point thence North 10 degrees 09 minutes 34 seconds West 216.45 feet to a point at the common line of Osborne (Deed Book 4350 at Page 2035); thence North 71 degrees 9 minutes 46 seconds East 363.41 feet with the common lines of Osborne, and with Stowe (Deed Book 2990 at Page 53) to an iron pin at the southeasternmost corner of Stowe and on the westernmost right of way line of Central Avenue; thence with the right of way line of Central Avenue, South 17 degrees 48 minutes 44 seconds East 159.12 feet to a point; thence continuing with the right of way line of Central Avenue, South 17 degrees 31 minutes 51 seconds East 105.00 feet to the point and place of BEGINNING, containing 2.081 acres.

The description is based on the survey entitled Boundary Survey of Portion of D.B. 4269 PG. 1323 for Robert A. Pressley and Valerie W. Pressley, by Carolinas Design Group, PLLC, dated September 20, 2016.

Being a portion of the property conveyed to Robert A. Pressley and Valerie W. Pressley by deed dated November 6, 2006, and recorded November 7, 2006, in Deed Book 4269 at Page 1323 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 Charles T. and Beatrice Chafin Stowe House of Belmont, South Point 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 Charles T. and Beatrice Chafin Stowe House, Belmont, Southpoint Township, Gaston County as a Historic Property* as adopted by the Board of Commissioners on April 27, 2021.

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Donna S. Buff, Clerk to the Board