

Ordinance # 2021.03.02A

**AN ORDINANCE DESIGNATING 304 SOUTH CENTRAL AVENUE, KNOWN AS THE
CHARLES T. AND BEATRICE CHAFIN STOWE HOUSE,
AS A HISTORIC PROPERTY**

WHEREAS, all the prerequisites to the adoption of this ordinance prescribed in Chapter 160D-946 of the General Statutes of North Carolina have been met; and,

WHEREAS, the public hearing for adoption of this ordinance has been noticed in compliance with North Carolina General Statutes; and,

WHEREAS, Charles T. Stowe is recognized for helping save Belmont Hosiery Mills, Inc. after its struggle through the Great Depression, where he then set it up to successfully continue after his death where it remained in the family until 1998; and,

WHEREAS, the Stowe house reflects the prosperity brought about by the textile mills industry in Belmont and is a remarkable example of the Tudor Revival style dwelling that should be preserved; and,

WHEREAS, Gaston County Historic Preservation Commission has demonstrated the historic significance of the building and property at 304 South Central Avenue; and,

WHEREAS the Belmont Historic Preservation Advisory Board has reviewed this request and voted unanimously to recommend city council approve this request during the board's February 10, 2021 meeting; and

WHEREAS, the Division of Archives and History of the North Carolina Department of Cultural Resources has reviewed the findings of the Historic Preservation Commission:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Belmont:

1. That the building and property at 304 South Central Avenue, Belmont, North Carolina is hereby designated as historic property pursuant to Chapter 160D of the General Statutes of North Carolina. For the purpose of description only, the location of said building and property, lying and being in Southpoint Township, Gaston County, North Carolina and being described as follows:

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, now 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) 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 09 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.

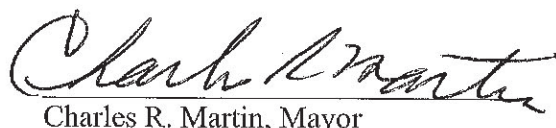
This description is based on that survey entitled Boundary Survey of Portion of D.B. 4269 PG.1323 for Robert A. Pressley and Valerie W. Pressley, by Carolinas Design Group, PLLC, dated September 20, 2016.

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 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.
6. That the property designated as a historic structure or site shall be taxed uniformly as a special class provided in General Statute 105-285 on the basis of fifty percent (50%) of the true value of the property and shall be carried forward as deferred taxes payable if the property loses its eligibility. In this case, the taxes for the proceeding three fiscal years that have been deferred will be payable, together with interest thereon as provided in General Statute 105-360.

If any provision of this ordinance is 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.

This ordinance shall be effective on this 1st day of March 2021.


Charles R. Martin, Mayor

Attest:

Jamie R Campbell
City Clerk

Approved as to form:

[Signature]
City Attorney

