



Type: CRP
 Recorded: 04/30/2021 at 09:56:41 AM
 Fee Amt: \$0.00 Page 1 of 9
 Gaston, NC
 Susan S. Lockridge Register of Deeds
 BK 5223 PG 1637-1645

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)

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	AFraley	BHovis	KJohnson	TKelgher	Phillips	RWadey	Vote
2021-096	04/27/2021	BH	RW	A	A	A	A	A			U

DISTRIBUTION:

Laserfiche Users

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

9 RECORDING - 0 -
 REVENUE
 NSF
 ROTC □ P □ Q □ CS □

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 lien 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.

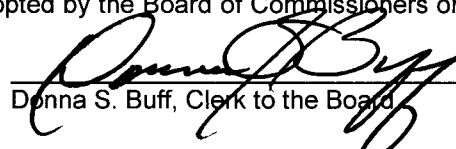
Being a portion of the property conveyed to Robert A. Pressley and Valerie W. Pressley by deed dated November 6, 2006, and recorded November 7, 2006, in Deed Book 4269 at Page 1323 in the Gaston County Registry.

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.

SEAL


Donna S. Buff, Clerk to the Board

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

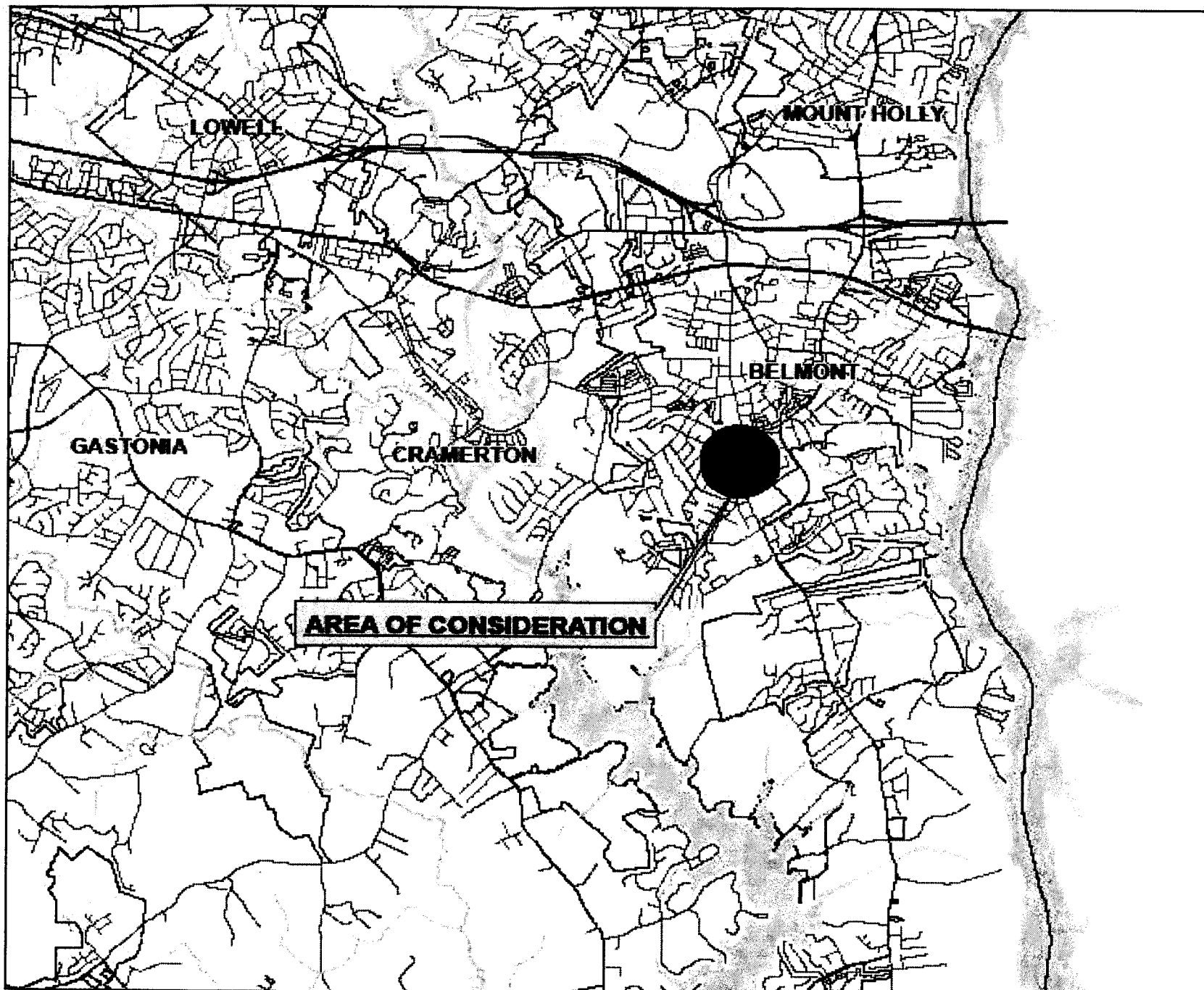
Attest:

Jamie R Campbell
City Clerk

Approved as to form:

[Signature]
City Attorney









**Gaston County
North Carolina**

Vicinity Map

**HISTORIC PRESERVATION
304 S CENTRAL AVE
Dalton, NC**

Legend

-  Minor Roadways
-  Major Roadways
-  Area of Consideration
-  Municipalities

Although every attempt has been made to ensure the accuracy of this map, Gaston County does not make or imply any warranty or assume any responsibility for the information presented on this map or by map.

This map may not be used or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 150-10.



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FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



This map is intended for use by the Gaston County Board of Commissioners, in the review of zoning change requests.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

Gaston County does not make or imply and warrants or assumes any responsibility for the information presented on this map. This map was prepared by the Department of Planning and Development Services.

This map is for zoning purposes only - Not to be used for conveyance.

Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is undivided and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



**GASTON COUNTY
HISTORIC PRESERVATION
REVIEW MAP**

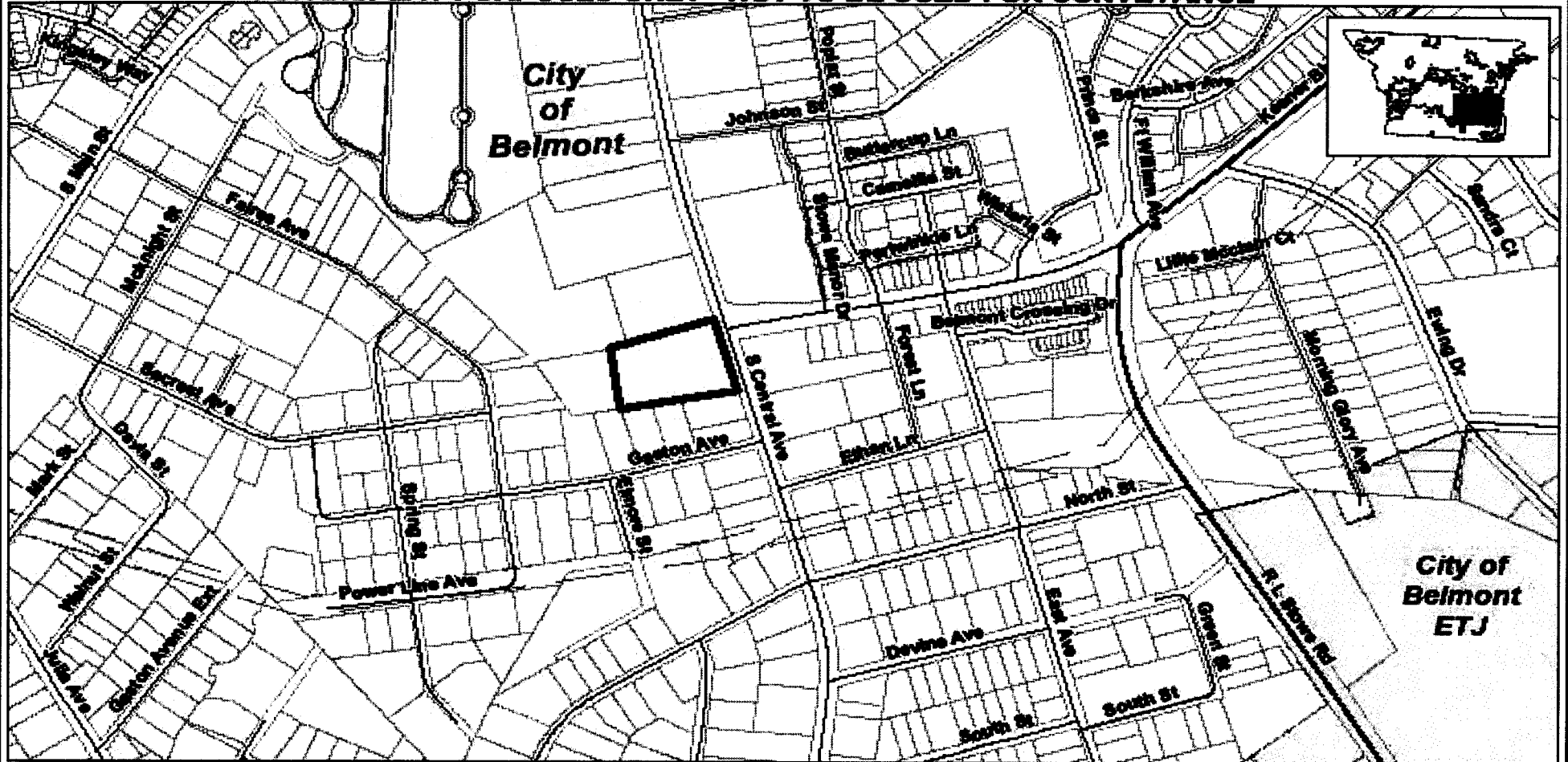
 Area of Consideration



Owner(s): Charles B. Hair
& Kristen J. Moyer
Parcel ID: 225361
Property Address:
304 S. Central Ave.
Belmont, NC 28012

Map Date: 04/01/2021

FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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GASTON COUNTY HISTORIC PRESERVATION REVIEW MAP

 Area of Consideration



Owner(s): Charles B. Hair
& Kristen J. Moyer
Parcel ID: 225361
Property Address:
304 S. Central Ave.
Belmont, NC 28012

Map Date: 04/01/2021



This map was prepared by the Gaston County Historical Society, Inc. for the purpose of providing information to the public regarding the historic resources of Gaston County, North Carolina. The map is not intended to be used as a legal document. The map is not intended to be used as a legal document. The map is not intended to be used as a legal document.



**GASTON COUNTY
HISTORIC PRESERVATION
KEYVIEW MAP
304 S. Central Ave.
Raleigh, NC**



0 100 200 300 400 500 Feet



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Building and Development Services Board Action

File #: 21-138

Commissioner Worley - Historic Preservation Commission - To Designate the Charles T. and Beatrice Chafin Stowe House Located at 304 South Central Ave., Belmont, NC, Gaston County, as a Historic Property Pursuant to Part 4, Chapter 160D of the General Statutes of North Carolina

STAFF CONTACT

Brian Sciba - Building & Development Services - 704-866-3970

BACKGROUND

The Gaston County Historic Preservation Commission is requesting property at 304 South Central Ave., Belmont, North Carolina be locally designated. The City of Belmont approved designation on March 1, 2021. The Board of Commissioners in Public Hearing is to consider 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 2022.

ATTACHMENTS

Resolution, City of Belmont Resolution, Vicinity Map, Aerial Map, General Map and Property Picture

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	AFraley	BHovis	KJohnson	TKeigher	TPhilbeck	RWorley	Vote
2021-096	04/27/2021	BH	RW	A	A	A	A	A	A	A	U

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