

Information for HLC Survey Meeting

Renfrow's Commercial Properties

Mecklenburg County

Matthews, NC

January 26, 2022



2633 Laburnum Avenue, Charlotte, NC 28205 704.377.8036 tel. www.barbaralanearchitecture.com

Description

Mr. David Blackley, the Owner of Renfrow's Hardware Store is requesting an expansion to the current local Historic Landmark designation (HLC). The Store, located in the town of Matthews-Mecklenburg County, was started in 1900 by Thomas Jefferson Renfrow. The Property and Hardware Store is a Local Historic Landmark designated by HLC in 1991. In addition, the Property, Hardware Store and Wood Frame building are part of a National Register Historic District. Please see the attached site plan for details and the following information:

- Red Border- HLC Designated local landmark.
- Purple Border- National Register Historic District.
- Green Border- Historic property and buildings to be added to Renfrow's Hardware Store designation.

The properties and buildings to be added to the Hardware Store designation have been owned and operated as part of the Renfrow's Store since the turn of the 19th century. The requested designation expansion includes the following Contributing historic items:

- Shop/Commercial Building fronting Trade Street.
- Wood Frame Building fronting Trade Street.
- Original Cotton Gin Mill Operator Residence. The mill was located on the Vacant Property across the Cotton Gin Alley access drive.
- Vacant Property Across Cotton Gin Alley. The area is currently used by the Mathews Farmers' Market for its Saturday operations.

All of the above are part of the Renfrow Commercial Property and are currently used by the Store and have been since the Store's beginnings.

Mr. Blackley would like to add the items listed so that the Renfrow's Historic Commercial Property is kept intact and protected from future public and private development in the Town Center. He is also invested in the preservation of the Farmer's Market in this location. He understands how important the Farmers' Market is to the Community and Town Center.

Mr. Blackley has a large archive of historic materials that go back to the founding of the Store. He would like to have on public display in the future as part of the preservation of this important commercial property.





Trade Street View: Renfrow's Hardware and Adjacent Properties



Trade Street View: Farmers' Market



Trade Street View: Renfrow's Hardware and Greenhouse



Farmers' Market: Interior



Cotton Gin Alley View: Renfrow's Hardware and Adjacent Properties



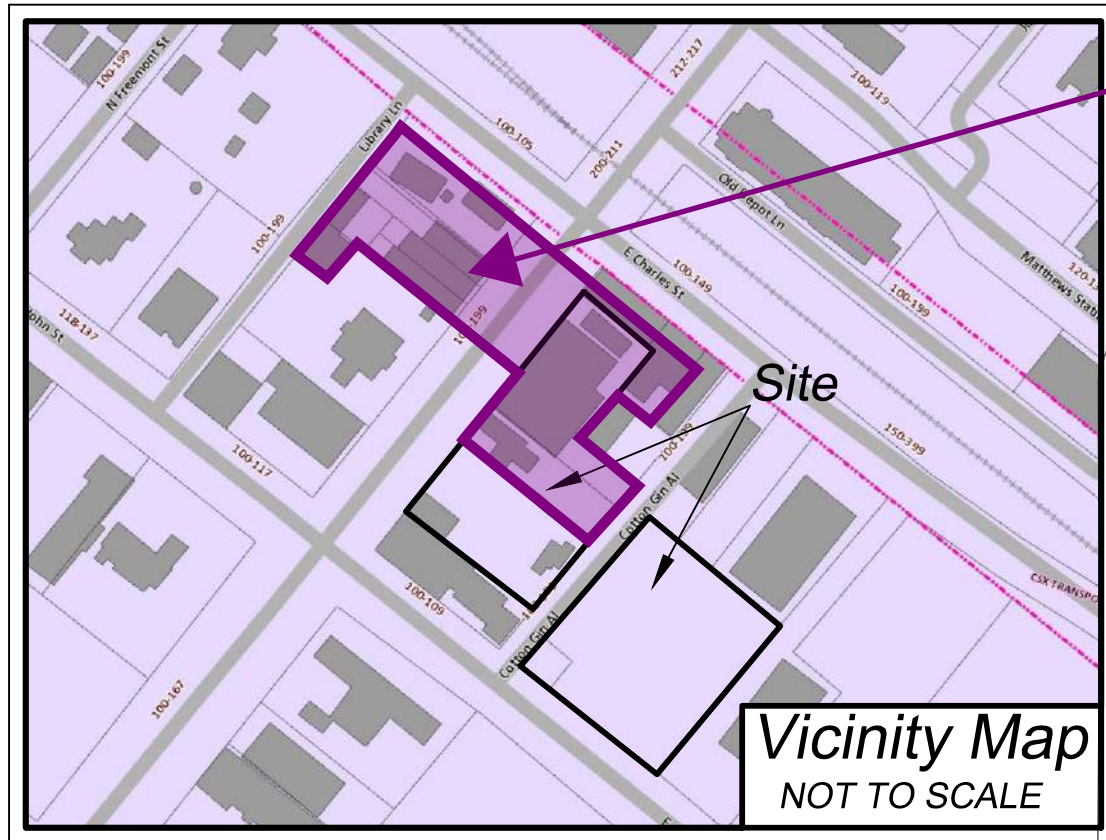
Cotton Gin Alley View: Vacant Property



Edge of South Property Line View: Vacant Property



East John Street View: Vacant Property



NATIONAL REGISTER
HISTORIC DISTRICT AREA

NATIONAL REGISTER
HISTORIC DISTRICT
EXTENDS NORTH TO
INCLUDE THE
PROPERTIES ACROSS
TRADE STREET- SEE
VICINITY MAP

HLC DESIGNATED
AREA

NATIONAL
REGISTER HISTORIC
DISTRICT

MISCELLANEOUS NOTES

GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCE: AS SHOWN.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710458000K, EFFECTIVE DATE FEBRUARY 19, 2014.

LEGEND OF SYMBOLS & ABBREVIATIONS

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- NIR - NEW IRON REBAR
- S.T. - SIGHT TRIANGLE
- M.B.S. - MINIMUM BUILDING SETBACK
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- R/W - RIGHT OF WAY
- P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
- GPUE - GENERAL PUBLIC UTILITY EASEMENT
- C.P. - COMPUTED POINT
- ECM - EXISTING CONCRETE MONUMENT
- E.P.K. - EXISTING P.K. NAIL
- - - - - HANDICAPPED PARKING
- - - - - TRANSMISSION TOWER
- - - - - UTILITY POLE
- - - - - UNDERGROUND GASLINE
- - - - - OVERHEAD UTILITY LINE
- - - - - SS - SANITARY SEWER LINE
- - - - - S.S.M.H. - SANITARY SEWER MANHOLE
- - - - - F.H. - FIRE HYDRANT
- - - - - W.V. - WATER VALVE
- - - - - W.W. - WATER WELL
- - - - - Y.I./A.D. - YARD INLET / AREA DRAIN
- - - - - R.T. - RAILROAD TRACK
- - - - - M.W. - MONITORING WELL
- - - - - E.B.T. - ELECTRIC BOX / TRANSFORMER
- - - - - C.I. - CURB INLET
- - - - - S.D. - STORM DRAIN
- - - - - W. - WATER LINE
- - - - - F. - FENCE LINE
- - - - - Z. - ZONING LINE
- - - - - T-46 - UNDERGROUND TELEPHONE

AREA AND BUILDINGS TO BE
DESIGNATED BY HLC

N/F
PCM HOLDINGS, LLC
BK. 27880-560
TRACT 1
PID: 215-01-416
ZONED: B-1
(DOWNTOWN OVERLAY DISTRICT)
42,747 sq.ft.
0.981 acres
COMPUTED FROM
EXISTING DEEDS
(NOT FIELD SURVEYED)

Vacant Property

RENFROW'S COMMERCIAL
PROPERTIES

January 26, 2022

Lane Architecture, Inc.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT ON THE 17TH DAY OF FEBRUARY, 2020, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON, EXCEPT AS NOTED. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA BOARD RULE, 1800 (21 NCAC 86) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 16,000 LINEAR FEET OF PERIMETER SURVEYED, NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

2/17/20
DATE

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 862-4222
www.eagleonline.net

NO. 1
DATE 10/21/21
BY ISSUE
REVISED TO SHOW PARCELS 215-01-416 & 417 (PER DEED)

THE PCM HOLDINGS, LLC
PROPERTY
MATTHEWS, MECKLENBURG CO., N.C.
FOR THE BENEFIT OF:
DAVID BLACKLEY

PHYSICAL SURVEY

DESIGNED BY n/a
DRAWN BY n/a
CHECKED BY RLW
DATE JAN. 26, 2020
JOB NUMBER 6672
Scale 1" = 20'

RUSSELL L. WHITEHURST, PLS
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3661
2/17/20

Sheet

C-1.0