

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
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PETERSAL



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Ordinance – Renfrow Commercial Properties

Ordinance designating as an Historic Landmark the properties known as the “Renfrow Commercial Properties” (listed under Tax Parcel Identification Numbers 21501303, 21501304, 21501416, and 21501417, and including the exterior of the frame building located on Tax Parcel Identification Number 21501303, the exterior of the gin operator’s house and brick commercial building located on Tax Parcel Identification Number 21501304, and the land listed under Tax Parcel Identification Numbers 21501303, 21501304, 21501416, and 21501417 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of December 1, 2022). The properties are owned by PCM Holdings LLC, and are located at 156 North Trade Street, 106 North Trade Street, and 125 East John Street, all in Matthews, North Carolina.

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

WHEREAS, the members of the Board of Commissioners of the Town of Matthews, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 27th day of March, 2023, on the question of designating the properties known as the Renfrow Commercial Properties as an historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 13th day of February, 2023, on the question of designating the properties known as the Renfrow Commercial Properties as an historic landmark; and

Mail To:
Historic Landmarks Commission
2100 Randolph Rd
Charlotte, NC 28207

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WHEREAS, the Renfrow Commercial Properties are historically significant for their association with the history of the cotton economy in Matthews, North Carolina, including the contributions of the Renfrow family to the growth of that economy during the first half of the twentieth century; and

WHEREAS, the Renfrow Commercial Properties consist of four parcels of land in downtown Matthews containing three contributing structures: a wood-framed clapboard commercial building (circa 1892) on North Trade Street whose past uses included service as the local post office made it integral to the town's development; a brick commercial building (circa 1950) on North Trade Street which served as a machine shop supporting the Renfrow cotton gin; and a frame building with board-and-batten and corrugated metal siding (circa 1920) on Cotton Gin Alley where farmers waited for their cotton to be ginned and later served as the residence of the gin operator; and

WHEREAS, despite the eventual loss of the cotton gin and associated seed warehouse, the size and location of the land parcels that once housed those buildings in the heart of downtown Matthews, combined with the extant gin-related operational support structures, convey the one-time significance of cotton to the local economy, as well as the operational scale developed by the Renfrow family to service that agricultural industry; and

WHEREAS, the contributing structures – along with the adjacent Renfrow Hardware Store, itself a designated local historic landmark – demonstrate the entrepreneurial savvy of the Renfrow family who originally used the collection of buildings to provide a central hub of retail and service options for the town of Mathews and area farmers and later, when faced with the stark financial reality of the mid-twentieth century's declining cotton economy, leased space within those buildings to a variety of retail, professional, and restaurant concerns, converting those once primarily agricultural

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and manufacturing buildings into what now comprises the thriving commercial heart of downtown Matthews; and

WHEREAS, the Renfrow Commercial Properties constitute the only collection of commercial buildings integral to the cotton cultivation economy of the early twentieth century that remains within the small towns of Mecklenburg County; and

WHEREAS, despite the loss of the cotton gin and seed warehouse, the Renfrow Commercial Properties retain their original form, design, setting, and location, elements of their historical materials and workmanship, and its overall feeling and historic and cultural association with the town’s agricultural legacy and the Renfrow family; and

WHEREAS, based on the additional information further detailed in the *Landmark Designation Report for the Renfrow Commercial Properties* (September 2022), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the properties known as the Renfrow Commercial Properties possess special significance in terms of their history, architecture, and/or cultural importance; and

WHEREAS, the properties known as the Renfrow Commercial Properties are owned by PCM Holdings LLC.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of the Town of Matthews, North Carolina:

1. That the properties known as the “Renfrow Commercial Properties” (listed under Tax Parcel Identification Numbers 21501303, 21501304, 21501416, and 21501417, and including the exterior of the frame building located on Tax Parcel Identification Number 21501303, the exterior of the gin operator’s house and brick commercial building located on Tax Parcel Identification Number 21501304, and the land listed under Tax Parcel Identification Numbers 21501303, 21501304, 21501416, and 21501417 in the Mecklenburg County Tax

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Office, Charlotte, North Carolina, as of December 1, 2022) are hereby designated as an historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 156 North Trade Street, 106 North Trade Street, and 125 East John Street, all in Matthews, North Carolina. Exterior features are more completely described in the *Landmark Designation Report for the Renfrow Commercial Properties* (September 2022).

2. That said exteriors are more specifically defined as the historic and structural fabric, especially including all original exterior architectural features of the three identified contributing structures and the contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved, or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160D, Article 9, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of

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the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances, or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

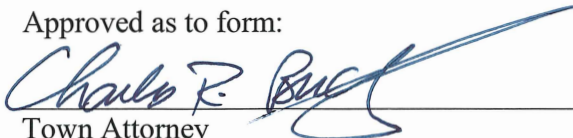
6. That the owners of the historic landmark known as the Renfrow Commercial Properties be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Town Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as a historic landmark shall be subject to Chapter 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 24th day of April, 2023, by the members of the Board of Commissioners of the Town of Matthews, Mecklenburg County, North Carolina.


Clerk to Town Board

Approved as to form:


Town Attorney

