FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
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Ordinance Amendment – William and Nell Freeman House

Amendment to the Historic Landmark Designation Ordinance for the property known as the "William and Nell Freeman House" originally adopted by the Board of Commissioners of the Town of Matthews, North Carolina, on November 11, 2019. The existing Ordinance would be amended to retain within the original landmark designation the exterior of the William and Nell Freeman House and the barn, and to amend the original landmark designation ordinance to add the land associated with the current location of the house and barn (listed under Tax Parcel Number 22702446 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2023) and to remove from the original designation the land comprising the former location of the house and barn (listed under Tax Parcel Number 22702445 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2023), such that the entire property currently known as the "William and Nell Freeman House" (listed under Tax Parcel Identification Number 22702446, and including the exterior of the house, the barn, and the land listed under Tax Parcel Identification Number 22702446 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2023) be designated as a Historic Landmark. The property is owned by Charlie M. Crisco Jr. and Traci L. Crisco, and is located at 145 South Ames Street in Matthews, North Carolina.

WHEREAS, all of the prerequisites to the adoption of this amendment to the existing ordinance identified herein as 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 28 th day of Sept, 2026, on the question of the amendment of the prior ordinance granting historic landmark designation for the property known as the William and Nell Freeman House to retain within the original landmark designation the exterior of the William and Nell Freeman House and the barn, and to amend the original landmark designation ordinance to

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Charlotte-Mecklenburg
Historic Landmarks Commission
3100 Randolph Road
Charlotte, NC 28207

add the land associated with the current location of the house and barn (listed under Tax Parcel Number 22702446) and to remove from the original designation the land comprising the former location of the house and barn (listed under Tax Parcel Number 22702445); 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 ___th day of ____, 2026, on the question of the amendment of the prior ordinance granting historic landmark designation for the property known as the William and Nell Freeman House to retain within the original landmark designation the exterior of the William and Nell Freeman House and the barn, and to amend the original landmark designation ordinance to add the land associated with the current location of the house and barn (listed under Tax Parcel Number 22702446) and to remove from the original designation the land comprising the former location of the house and barn (listed under Tax Parcel Number 22702445); and

WHEREAS, effective November 11, 2019, the members of the Board of Commissioners of the Town of Matthews, North Carolina, designated the property known as the William and Nell Freeman House – originally located at 201 South Ames Street, Matthews, listed under Tax Parcel Number 22702445, and including only the exterior of the house, the barn, and all of the land and landscape features associated with Tax Parcel Number 22702445 in the Mecklenburg County Tax Office, Charlotte, North Carolina – as a historic landmark. The ordinance so designating the William and Nell Freeman House as a historic landmark is filed with the Mecklenburg County Register of Deeds as Ordinance Book 34077, Pages 415-419; and

WHEREAS, following said designation, the William and Nell Freeman House faced the threat of demolition; and

WHEREAS, in 2022, the Charlotte-Mecklenburg Historic Landmarks Commission issued a Certificate of Appropriateness allowing the move of the William and Nell Freeman House and barn to the adjacent 0.513 acre lot at 145 South Ames Street, Matthews, Tax Parcel Number 22702446; and

WHEREAS, the William and Nell Freeman House and barn were subsequently moved and renovated at their current location at 145 South Ames Street, Matthews, Tax Parcel Number 22702446; and

WHEREAS, the comparably sized 0.513 acre lot now containing the William and Nell Freeman House and barn is an appropriate location for the relocated structures, in that the new lot was part of the original one-acre house site purchased by William Freeman in 1923, and the house and barn are oriented to South Ames Street in a similar manner to the original; and

WHEREAS, the relocation of the William and Nell Freeman House and barn to the adjacent 0.513 acre lot has had minimal impact as to the integrity of the setting or feeling of the Freeman House and barn; and

WHEREAS, following the relocation and renovation of the structures, the William and Nell Freeman House and barn retain high degrees of integrity of location, design, setting, materials, workmanship, feeling, and association; and

WHEREAS, based on the additional information further detailed in the 2017 *Survey and Research Report on the William and Nell Freeman House* and the associated *Addendum to the Survey and Research Report for William and Nell Freeman House* (October 2025), all of which are incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the exterior of the William and Nell Freeman House, the barn, and the land

associated with Tax Parcel Number 22702446 possess special significance in terms of their history, architecture, and/or cultural importance; and

WHEREAS, the property known as the William and Nell Freeman House is owned by Charlie M. Crisco Jr. and Traci L. Crisco.

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

1. That the existing ordinance designating the William and Nell Freeman House a historic landmark be amended to retain within the original landmark designation the exterior of the William and Nell Freeman House and the barn, and to amend the original landmark designation ordinance to add the land associated with the current location of the house and barn (listed under Tax Parcel Number 22702446 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2023) and to remove from the original designation the land comprising the former location of the house and barn (listed under Tax Parcel Number 22702445 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2023), 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 145 South Ames Street in Matthews, North Carolina, on the land listed under Tax Parcel Identification Number 22702446. Exterior features of the property are more completely described in the 2017 *Survey and Research Report on the William and Nell Freeman House* and the associated *Addendum to the Survey and Research Report for William and Nell Freeman House* (October 2025).

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior architectural features of both the house and barn 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 the amended 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 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 owner(s) of the historic landmark known as the William and Nell Freeman House be given notice of this amendment to the existing ordinance as required by applicable law and that copies of this amendment 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 28th day of September, 2026, 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

TOWN OF MATTHEWS SEAL

Attachment:

Exhibit A: Polaris Map of William and Nell Freeman House, 145 South Ames Street, Matthews, PIN 22702446