

**Ordinance designating as a Historic Landmark a property known as the “Bradford Farm” (listed under Tax Parcel Number 007-471-07 as of April 18, 2002, and including the interior and exterior of the house, all of the outbuildings, and the parcel of land listed under Tax Parcel Number 007-471-07 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of April 18, 2002). The property is owned by Elizabeth Bradford Milsaps and is located at 15908 Davidson-Concord Road in Mecklenburg County, North Carolina.**

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WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the Town Board of Davidson, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 12th day of November, 2002, on the question of designating a property known as the Bradford Farm as a historic landmark; and

WHEREAS, the Bradford Farm is a well-preserved example of a sprawling post-Civil War farmstead. The farmhouse itself is an excellent example of a gable-front-and-wing variation of Mecklenburg County’s most popular rural vernacular form—the I-house. The farm complex as a whole characterizes the diverse, self-sufficient nature of life in rural Mecklenburg County during the late nineteenth and early twentieth century; and

WHEREAS, the Bradford Farm is a tangible reminder of the robust cotton economy that characterized Mecklenburg County in the last half of the nineteenth century; and

*Return To:*

Charlotte Mecklenburg  
Historic Landmarks Com.  
2100 Randolph Road  
Charlotte, NC 28207

WHEREAS, the Bradford Farm served as an integral part of the Ramah Community – in addition to his store, William Bradford ran a cotton gin, a blacksmith shop, and a sawmill on his property. William Bradford also served three terms as county commissioner during the 1910s; and

WHEREAS, the Bradford Farm contains unusual examples of early twentieth century concrete construction. Two outbuildings close to the house, completed in the early to mid-1910s, are rare rural examples of this new building technology in Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as Bradford Farm and Store possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Bradford Farm and Store is owned by Elizabeth Bradford Milsaps.

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

1. That the property known as the “Bradford Farm” (listed under Tax Parcel Number 007-471-07 as of April 18, 2002, and including the interior and exterior of the house, all of the outbuildings, and the parcel of land listed under Tax Parcel Number 007-471-07 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of April 18, 2002) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 15908 Davidson-Concord Road in Mecklenburg County, North

Carolina. Exterior and interior features are more completely described in the *Survey and Research Report on the Bradford Farm and Store (April 2002)*.

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior and exterior architectural features and the original 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 160A, Article 19, 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 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*

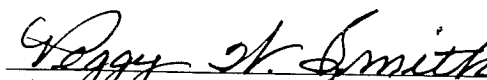
*Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

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.

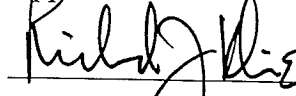
6. That the owners of the historic landmark known as the Bradford Farm be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the Town Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the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

7. That which is designated as a historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 12th day of November, 2002, by the members of the Town Board of Davidson, Mecklenburg County, North Carolina.

  
Clerk to Town Board

Approved as to form:

  
Town Attorney

*Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

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Adopted the 12th day of November, 2002, by the members of the Town Board of Davidson, Mecklenburg County, North Carolina.


Peggy A. Smith  
Clerk to Town Board

Approved as to form:

Richard J. Diez  
Town Attorney

Certified to be a true and exact copy of Ordinance 02-1112 adopted by the Board of Commissioners on November 12, 2002.

Peggy A. Smith  
Peggy A. Smith  
Town Clerk

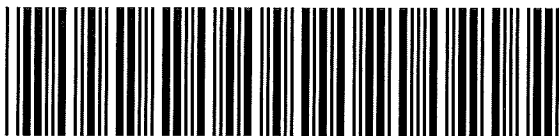




JUDITH A. GIBSON  
REGISTER OF DEEDS , MECKLENBURG COUNTY  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE NC 28202

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