

JUDITH A GIBSON REG OF DEEDS MECK NC  
FILED FOR REGISTRATION 09/03/97 13:44  
BK: 09237 PG: 0124/0129 #:0259 0.00

Ordinance designating as a Historic Landmark a property known as the "Thomas T. Sandifer House" (listed under Tax Parcel Number 053-161-05 and including the entire exterior and the entire interior of the main house, the entire exterior and the entire interior of the garage, all being within the boundaries of said tax parcel). The parcel of land to be designated is the entire parcel of land listed under Tax Parcel Number 053-161-05 in the Mecklenburg County Tax Office, Charlotte, North Carolina. The property is owned by Mrs. Nada Bradshaw and is located at 12601 Moore's Chapel Road in Mecklenburg County, North Carolina.

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 Board of Commissioners of Mecklenburg County, 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 August, 1997, on the question of designating a property known as the Thomas T. Sandifer House as a historic landmark; and

WHEREAS, the Thomas T. Sandifer House was built in the 1850's and is one of the few ante-bellum houses remaining in this section of Mecklenburg County; and

WHEREAS, the Thomas T. Sandifer House is one of the few extant farmhouses located, and facing, the Catawba River, along which many of the important early farms in Mecklenburg County were sited; and

Return To: Historic Landmarks Commission  
2100 Randolph Rd.  
Charlotte N.C. 28207

Prepared by: Dr. Daw L. Merrill

WHEREAS, the Thomas T. Sandifer House was constructed by Thomas T. Sandifer, a physician and farmer, whose dual occupations represent a common mid-nineteenth century economic pattern in Mecklenburg County; and

WHEREAS, the Thomas T. Sandifer House was the home of Thomas T. Sandifer, who served as county commissioner and a representative to the state legislature; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as Thomas T. Sandifer House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the Thomas T. Sandifer House, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Thomas T. Sandifer House is owned by Mrs. Nada Bradshaw.

NOW, THEREFORE, BE IT ORDAINED by the members of the Board of Commissioners of Mecklenburg County, North Carolina:

1. That the property known as the "Thomas T. Sandifer House" (including the entire exterior and the entire interior of the main house, the entire exterior and the entire interior of the garage, and the entire parcel of land upon which the above structures are located, listed under Tax Parcel Number 053-161-05) 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 12601

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Moore's Chapel Road in Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the *Survey and Research Report on the Thomas T. Sandifer House* (15 June, 1996).

2. That said exterior and interior 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

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Ordinance – Thomas T. Sandifer House

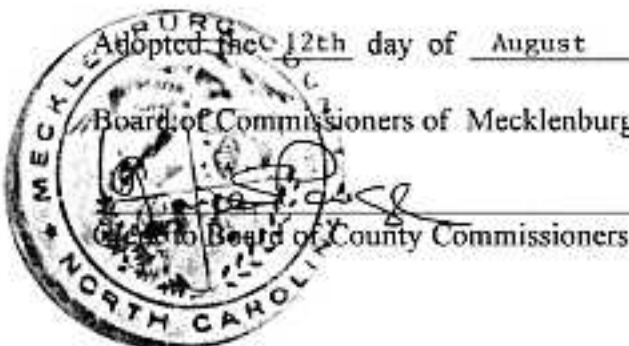
use of the this historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, 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 and occupants of the historic landmark known as the Thomas T. Sandifer House 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, 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 August, 1997, by the members of the Board of Commissioners of Mecklenburg County, North Carolina.



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Ordinance -- Thomas T. Sandifer House

Approved as to form:

  
County Attorney



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Charlotte-Mecklenburg Historic Landmarks Commission

PERMISSION OF OWNER  
FOR  
INTERIOR DESIGN REVIEW

Pursuant to North Carolina General Statute 160A-400.9(b) on historic landmarks, I, Nada H. Bradshaw, owner of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. I understand that changes to designated portions of the property are subject to design review for compliance with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. I give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings known as:

Bradshaw Residence

located at 12601 Maria's Chapel Rd.  
Charlotte, N.C. 28214

Signature: Nada H. Bradshaw  
(Owner)

Name (Print): Nada H. Bradshaw

Date: 9-30-93



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