

FOR REGISTRATION  
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Mecklenburg County, NC  
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Mail To:  
Charlotte-Mecklenburg Historic Landmarks Commission  
2100 Randolph Rd  
Charlotte, NC 28207  
Ordinance – Caldwell-Bradford School

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**Ordinance designating as an Historic Landmark a property known as the “Caldwell-Bradford School” (listed under Tax Parcel Identification Number 01108107 and including the exterior of the building and the approximately 1.68 acres of land listed under Tax Parcel Identification Number 01108107 in the Mecklenburg County Tax Office, Charlotte, NC, as of July 1, 2024). The property is owned by John Frank Bragg Jr. and Katharine B. Bragg and is located at 16401 Davidson-Concord Road within the sphere of influence of Huntersville, NC.**

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, Part 4, 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 Huntersville, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 3<sup>rd</sup> day of December, 2024, on the question of designating a property known as the Caldwell-Bradford School 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 14th day of October, 2024, on the question of designating a property known as the Caldwell-Bradford School as an historic landmark; and

WHEREAS, the circa 1890s Caldwell-Bradford School is one of the only known surviving one-teacher schoolhouses remaining in Mecklenburg County and is thereby a rare historically significant representation of the earliest public education institutions that once dotted the county's rural landscape in the early twentieth century; and

WHEREAS, the Caldwell-Bradford School provided instruction up to grade six for students of all ages throughout the rural Deweese township for more than twenty years; and

WHEREAS, the women who taught in the Caldwell-Bradford School and the children they educated hailed from some of north Mecklenburg County's earliest settlers, families whose surnames are still prominent in the Huntersville community a century later; and

WHEREAS, the Caldwell-Bradford School is situated between two other significant north Mecklenburg designated local landmarks – the McAuley Road Farmland and the Cashion-Moore Family Cemetery – thereby completing the historical narrative of the county's agrarian beginnings; and

WHEREAS, the Caldwell-Bradford School evidences the evolution of public education in Mecklenburg County and North Carolina as one-teacher schoolhouses transitioned to the graded-school model through school consolidations and closures and student busing; and

WHEREAS, structural changes made to the Caldwell-Bradford School building after its decommissioning as a school have acquired additional historical significance as a unique century-old example of architectural design and ingenuity in the adaptive reuse of

a former educational resource, leaving the resulting residence as part of the rapidly diminishing inventory of century-old homes that remain in north Mecklenburg County; and

WHEREAS, the land upon which the Caldwell-Bradford School is situated appropriately reflects and preserves the historic location and setting of the structure, and therefore possesses its own special historical significance independent of the structure; and

WHEREAS, based on the foregoing and the additional information further detailed in the *Landmark Designation Report for the Caldwell-Bradford School* (July 2024), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Caldwell-Bradford School possesses both historic integrity and special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Caldwell-Bradford School is owned by John Frank Bragg Jr. and Katharine B. Bragg.

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

1. That the property known as the “Caldwell-Bradford School” (listed under Tax Parcel Identification Number 01108107 and including the exterior of the building and the approximately 1.68 acres of land listed under Tax Parcel Identification Number 01108107 in the Mecklenburg County Tax Office, Charlotte, NC, as of July 1, 2024), currently owned by John Frank Bragg Jr. and Katharine B. Bragg, is hereby designated as an historic landmark pursuant to Chapter 160D, Article 9, Part 4, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 16401 Davidson-Concord Road within the sphere of influence of Huntersville,

North Carolina. Exterior features are more completely described in the *Landmark Designation Report for the Caldwell-Bradford School* (July 2024).

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior architectural features and the contours of landscaping and that those elements are integral to its historical, architectural, or prehistorical value, as described in *Landmark Designation Report for the Caldwell-Bradford School*.

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 and the waiting period before demolition must be observed, as in accordance with Chapter 160D, Article 9, Part 4, 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.

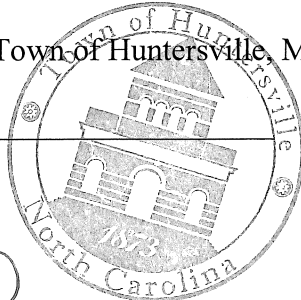
5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owners of the historic landmark known as the Caldwell-Bradford School 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, Part 4, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 3<sup>rd</sup> day of December, 2024, by the members of the Board of Commissioners of the Town of Huntersville, Mecklenburg County, North Carolina.

Janet Piers  
Clerk to Town Board



Approved as to form:

[Signature]  
Town Attorney