

FOR REGISTRATION
Fredrick Smith
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Mecklenburg County, NC
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ORDINANCE 2024-03

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Ordinance 2024-03 – Thompson-Anderson House

TOWN OF DAVIDSON BOARD OF COMMISSIONERS (the “Town Board”) adopts the following ordinance designating as a Historic Landmark a property known as the “Thompson-Anderson House” (listed under Tax Parcel Number 00729301 and including the interior and exterior of the building and the approximately 0.535 acre of land listed under Tax Parcel Number 00729301 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2024). The property is located at 858 Concord Road in Davidson, North Carolina, and is owned by Kirk A. and Leslie Nunez Steffensen.

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 Town Board of Davidson, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 23rd day of April, 2024, on the question of designating a property known as the Thompson-Anderson House as a 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 8th day of April, 2024, on the question of designating a property known as the Thompson-Anderson House as a historic landmark; and

WHEREAS, the Thompson-Anderson House is the Town of Davidson’s best surviving example of a brick masonry Tudor Revival cottage, an architectural style once among the most popular styles in Mecklenburg County during the early twentieth century; and

WHEREAS, the Thompson-Anderson House is also historically significant for its association with several prominent members of the middle-class Davidson community who owned and resided in the house, including Davidson native and Davidson College student Wilburn A. “Wib” Thompson, who built the home in 1936 on the then-rural route of Concord Road outside of the Davidson town limits. A manager at Southern Cotton Oil Company’s local mill and an active member of the Davidson community, Thompson served as a registrar with the local Board of Elections, chairman of the Rationing Board of northern Mecklenburg County during World War II, director of Piedmont Bank and Trust Company, and accountant for the Town of Davidson; and

WHEREAS, the Thompson-Anderson House was later the home of John and Sadie Anderson, owners of Anderson’s Food Store on Depot Street, one of the small independent grocers common and necessary in small towns like Davidson in the years before the arrival of the now-ubiquitous supermarket and grocery store chain; and

WHEREAS, the Thompson-Anderson House still features several interior and exterior elements original to its construction, including by way of example hardwood floors, plaster walls, decorative moldings, solid wood single-panel interior doors and associated hardware, fireplace and mantel, coal chute, and oculus windows; and

WHEREAS, based on the additional information further detailed in the *Landmark Designation Report for the Thompson-Anderson House* (November 2023), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks

Commission has demonstrated that the property known as the Thompson-Anderson 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 Thompson-Anderson House, because consent for interior design review of the building has been given by the owner, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the property known as the Thompson-Anderson House is owned by Kirk A. and Leslie Nunez Steffensen.

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

1. That the property known as the “Thompson-Anderson House” (listed under Tax Parcel Number 00729301 and including the interior and exterior of the building and the approximately 0.535 acre of land listed under Tax Parcel Number 00729301 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2024) is hereby designated as a 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 858 Concord Road in Davidson, North Carolina. Interior and exterior features are more completely described in the *Landmark Designation Report for the Thompson-Anderson House* (November 2023).

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior architectural features, all original exterior architectural features, 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, of the General Statutes of North Carolina as amended.

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.

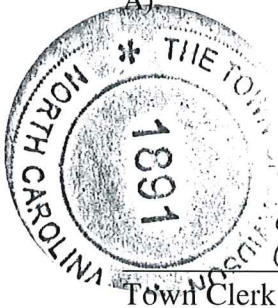
5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owner of the historic landmark known as the Thompson-Anderson 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 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 23 day of April, 2024, by the members of the Town Board of Davidson, Mecklenburg County, North Carolina.

Attachment: Permission of Owners for Interior Design Review, dated January 10, 2024 (Exhibit A)



Town Clerk

[Handwritten signature]

Mayor

[Handwritten signature]

Approved as to form:

[Handwritten signature]

Town Attorney

PERMISSION OF OWNERS FOR INTERIOR DESIGN REVIEW

(Please complete this portion of the application only if interior is included in the designation.)

Pursuant to North Carolina General Statute 160D-947(b) on historic landmarks, we,

KIRK AND LESLIE STEFFENSEN,

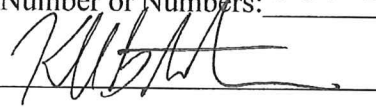
owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. We understand that changes to designated portions of the property are subject to design review for compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. We 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 located at:

Name of Historic Landmark: Thompson-Anderson House

Street Address of Building or Buildings: 858 Concord Rd

City, State, and Zip: Davidson, NC 28036

Tax Parcel Number or Numbers: 007-293-01

Signature 
Owner

Name (Print) KIRK STEFFENSEN

Date Jan 10, 2024

Signature 
Owner

Name (Print) LESLIE STEFFENSEN

Date Jan 10, 2024
