

FOR REGISTRATION JUDITH A GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2005 JUL 28 02:14 PM
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INSTRUMENT # 2005128670



ORDINANCE NO. 2997-X

Ordinance designating as a Historic Landmark a property known as the "Carolina Cadillac Company" (listed under Tax Parcel Number 07307208 as of January 1, 2005, and including the interior and exterior of the building, and the parcel of land listed under Tax Parcel Number 07307208 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2005). The building is owned by Packard Tryon, LLC, and is located at 1310 South Tryon Street in Charlotte, 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 City Council of Charlotte, 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 20th day of June, 2005, on the question of designating a property known as the Carolina Cadillac Company as a historic landmark; and

CHARLOTTE-MECKLENBURG
HISTORIC
LANDMARKS COMMISSION
2100 RANDOLPH RD.
CHARLOTTE, NC 28207

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WHEREAS, the Carolina Cadillac Company was constructed in 1926 and was designed by local architect, M. R. Marsh, who was also responsible for a number of downtown commercial buildings during the early twentieth century; and

WHEREAS, the Carolina Cadillac Company was the first Charlotte automobile dealer to build an automobile showroom on the outskirts of the central business district; and

WHEREAS, the Carolina Cadillac Company is now a rare and well-preserved example of an early twentieth century automobile showroom in Charlotte and is one of the last examples of a 1920s commercial style building remaining on South Tryon Street; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Carolina Cadillac Company 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 Carolina Cadillac Company, because consent for interior design review has been given by the Owner; and

WHEREAS, the property known as the Carolina Cadillac Company is owned by Packard Tryon, LLC.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the "Carolina Cadillac Company" (listed under Tax Parcel Number 07307208 as of January 1, 2005, and including the interior and exterior of the building, and the parcel of land listed under Tax Parcel Number 07307208 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2005) 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 1310 South Tryon Street in the City of Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the "Survey and Research Report on the Carolina Cadillac Company" (2004).

2. That said exterior and interior are more specifically defined as the historic and structural fabric, especially including all original exterior and interior 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 "Carolina Cadillac Company" 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 City 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.

Approved as to form:



Assistant City Attorney

CERTIFICATION

I, Stephanie C. Kelly, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of June, 2005, the reference having been made in Minute Book 122, and recorded in full in Ordinance Book 53, Page(s) 636-640.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of June, 2005.


Stephanie C. Kelly, CMC, Deputy City Clerk





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

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