



ORDINANCE NO. 3777-Z

Ordinance – First National Bank Building

Ordinance designating as a Historic Landmark a property known as the “First National Bank Building” (listed under Tax Parcel number 07301110 and including the exterior of the building, the lobby of the office building, the elevator lobbies on each of the floors, the boardroom, and the parcel of land listed under Tax Parcel Number 07301110 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 1, 2007). The property is owned by TSO Tryon Plaza LLC and is located at 110-112 South Tryon Street in the City of 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 public hearing held on the 17th day of December, 2007, on the question of designating a property known as the First National Bank Building 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 10th day of December, 2007, on the question of designating a property known as the First National Bank Building as a historic landmark; and

Return to:

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

Ordinance – First National Bank Building

WHEREAS, the First National Bank Building is the tallest and one of the most prominent pre-World War II buildings in Charlotte; and

WHEREAS, the First National Bank Building was largely the result of two men, industrialist Henry M. McAden, the president of the bank from 1907 until its closing in 1930, and Louis Asbury, arguably Charlotte's most prominent and important architect of the early 20th century; and

WHEREAS, the First National Bank Building is a product of a short but important phase of the built environment of Charlotte and North Carolina. From 1908 until the onset of the Great Depression, Charlotte led the Carolinas by embracing the building of high rises and skyscrapers; and

WHEREAS, the twenty-story First National Bank Building was once the tallest building in the Carolinas and remained the tallest building in Charlotte for forty years; and

WHEREAS, the First National Bank Building's association with the now defunct First National Bank of Charlotte is significant, as that institution opened immediately after the Civil War and contributed to the phenomenal economic success that the city experienced during the late nineteenth century; and

WHEREAS, the First National Bank Building now holds an important place on the Square in Charlotte, and its presence does much to convey the historic nature of the Square as the commercial center of the city; and

Ordinance – First National Bank Building

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

WHEREAS, the property known as the First National Bank Building is owned by TSO Tryon Plaza LLC.

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

1. That the property known as the “First National Bank Building” (listed under Tax Parcel number 07301110 and including the exterior of the building, the lobby of the office building, the elevator lobbies on each of the floors, the boardroom, and the parcel of land listed under Tax Parcel Number 07301110 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of November 1, 2007) 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 110-112 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 First National Bank Building” (2007).

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior architectural features and the original contours of landscaping.

Ordinance – First National Bank Building

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 Department of Cultural Resources. 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

Ordinance – First National Bank Building

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 “First National Bank Building” 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:

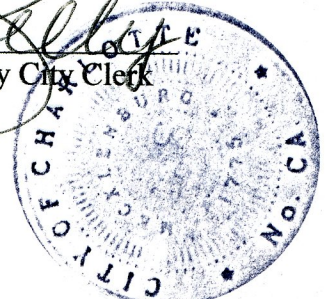

Assistant City Attorney

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 17th day of December, 2007, the reference having been made in Minute Book 125, and recorded in full in Ordinance Book 55, Pages (285-290).

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 20th day of December, 2007.


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

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording
and/or cancellation.

Filed For Registration: 12/20/2007 02:04 PM
Book: RE 23190 Page: 699-705
Document No.: 2007252697
ORD 7 PGS
Recorder: LYVANH PHETSARATH



2007252697