

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
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RETURNED TO CUSTOMER

Ordinance designating as a Historic Landmark a property known as the “Jefferson-First Union Tower” (listed under Tax Parcel Number 12505101 and including the exterior and significant elements of the interior of the high-rise tower building and adjoining hyphen building, and an approximate 0.7 acre portion of the land listed under Tax Parcel Number 12505101 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2026). The property is located at 301 South Tryon Street, Charlotte, North Carolina, and is owned by 301 S Tryon PropCo LLC.

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 City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 28th day of September, 2026, on the question of designating a property known as the Jefferson-First Union Tower 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 14th day of September, 2026, on the question of

Mail To:
Charlotte-Mecklenburg Historic Landmarks Commission
2100 Randolph Rd
Charlotte, NC 28207

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designating a property known as the Jefferson-First Union Tower as a historic landmark;
and

WHEREAS, the Jefferson-First Union Tower (circa 1971), consisting of the thirty-two-story tower and the adjoining twelve-story hyphen building, is historically significant for its role in the development of both Charlotte's international financial industry and the city's uptown built environment and skyline; and

WHEREAS, as a result of the steady growth of Charlotte as an important and prosperous banking city through the mid-twentieth century, the city's financial institutions needed larger workforces and more commercial space within Charlotte's uptown business district to serve customers and support the industry's operations; and

WHEREAS, despite an uptown construction boom in the 1950s and 1960s, Charlotte's relatively compact business district – comprised primarily of mid-sized office buildings less than twenty stories in height – could not satisfy the increasing demand for commercial space; and

WHEREAS, faced with dire commercial space shortages exacerbated by their burgeoning business successes, First Union National Bank and Jefferson Standard Life Insurance Company – two of Charlotte's leading financial institutions – joined forces to solve their shared challenges with the construction of the Jefferson-First Union Tower, Charlotte's first skyscraper office tower exceeding thirty floors in height; and

WHEREAS, construction of the Jefferson-First Union Tower, North Carolina's tallest building upon its completion, quickly initiated an uptown building spree of similarly monumental structures led by Charlotte's financial institutions, a trend continued into the

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twenty-first century by a continuously expanding business community, forever reshaping both the character and distinctiveness of Charlotte's urban skyline; and

WHEREAS, the Jefferson-First Union Tower is also architecturally significant as uptown Charlotte's first skyscraper designed and constructed in the Late-Modern architectural style, representing a significant shift in the city's prevailing architectural design trends and emphasizing the emerging prominence of both First Union and Jefferson Standard as leading North Carolina financial institutions; and

WHEREAS, based on the additional information further detailed in the *Jefferson-First Union Tower, Charlotte-Mecklenburg Historic Landmarks Commission Local Landmark Designation Report* (July 2026), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Jefferson-First Union Tower possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the approximately 0.7 acre parcel of land upon which the Jefferson-First Union Tower is situated – as identified on the map of said property attached hereto as Exhibit A and incorporated herein by reference – 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, the property known as the Jefferson-First Union Tower is owned by 301 S Tryon PropCo LLC.

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

Ordinance – Jefferson-First Union Tower

1. That the property known as the “Jefferson-First Union Tower” (listed under Tax Parcel Identification Number 12505101 and including the exterior and significant elements of the interior of the high-rise tower building and adjoining hyphen building, and an approximate 0.7 acre portion of the land listed under Tax Parcel Number 12505101 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2026) 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 301 South Tryon Street in Charlotte, North Carolina. Interior and exterior features are more completely described in the *Jefferson-First Union Tower, Charlotte-Mecklenburg Historic Landmarks Commission Local Landmark Designation Report* (July 2026).

2. That said exterior and interior are more specifically defined as the historic and structural fabric of the property, especially including all original exterior architectural features, the contours of landscaping of the plazas on the north and east sides of the first story, and all original interior architectural features including the lobby, travertine wall cladding, cruciform columns, and the circulation and mechanical core configuration and mail chute system on each floor.

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 Statewide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such

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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 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(s) of the historic landmark known as the Jefferson-First Union Tower 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.

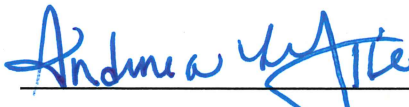
Ordinance – Jefferson-First Union Tower

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 28th day of September, 2026, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.


Clerk to City Council

Approved as to form:


~~Senior Assistant~~ City Attorney

Attachments:

Exhibit A: Survey of Jefferson-First Union Tower, 301 South Tryon Street, Charlotte, PIN 12505101.

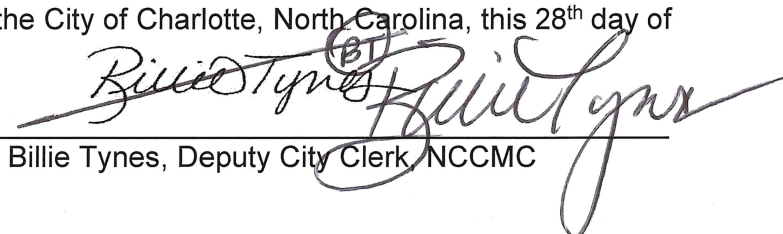
Exhibit B: Executed Permission of the Owner for Interior Design Review, dated June 5, 2026.

CERTIFICATION

I, Billie Tynes, Deputy City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 28th day of September 2026, the reference having been made in Minute Book 163, and recorded in full in Ordinance Book 70, Page(s) 240-248.

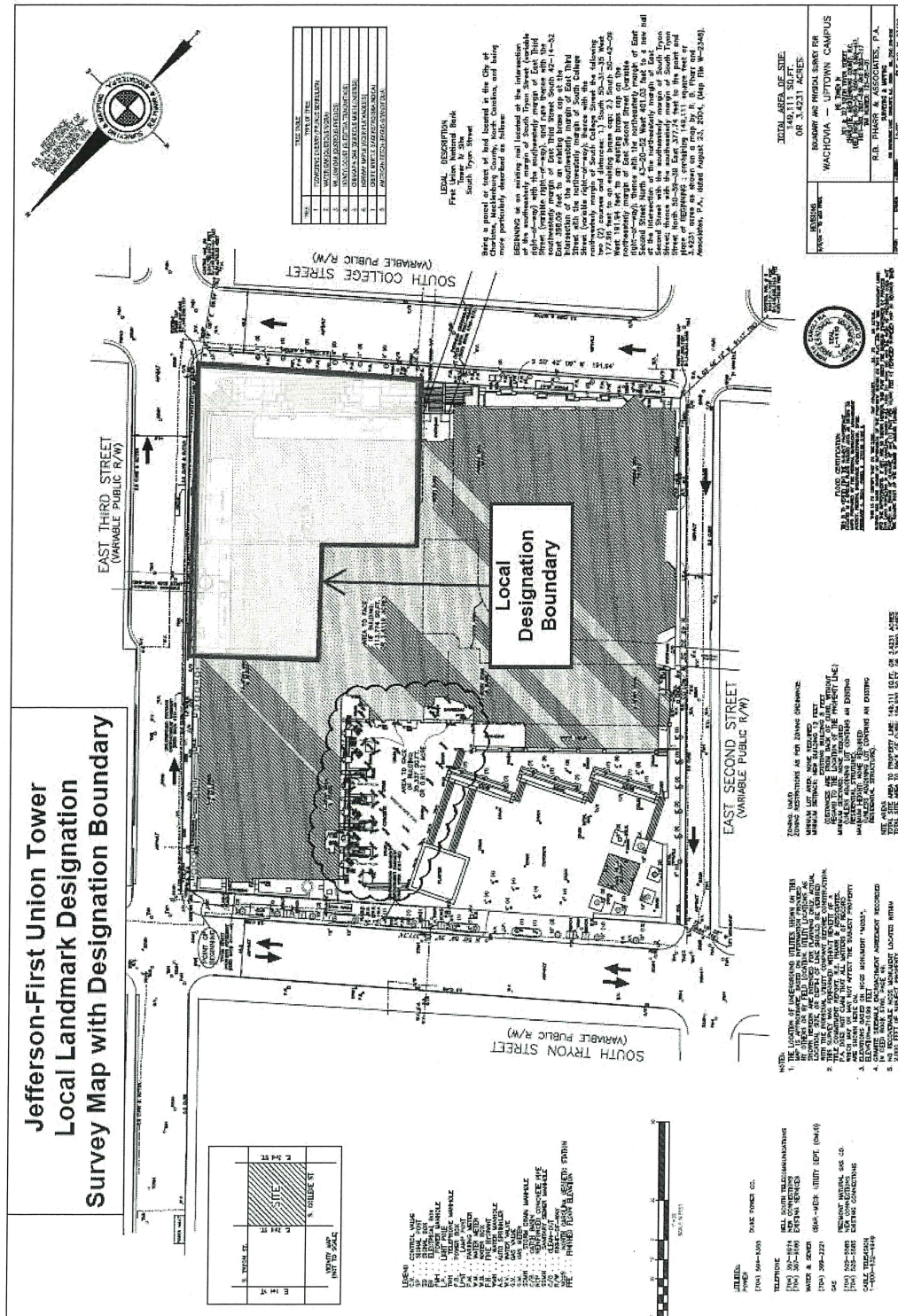
WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 28th day of September 2026.




Billie Tynes, Deputy City Clerk, NCCMC

Ordinance – Jefferson-First Union Tower

Exhibit A: Survey of Jefferson-First Union Tower, 301 South Tryon St., Charlotte



Ordinance – Jefferson-First Union Tower

Exhibit B: Executed Permission of the Owner for Interior Design Review

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,

301 S TRYON PROPCO LLC

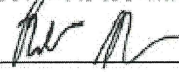
owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. We understand that changes to designated portions of the property are subject to design review for compliance with The Secretary of 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: Jefferson First Union Plaza

Street Address of Building or Buildings: 301 S Tryon

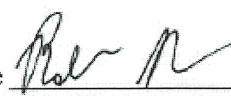
City, State, and Zip: Charlotte, NC

Tax Parcel Number or Numbers: 12505101

Signature 
Owner

Name (Print) 301 S TRYON PROPCO LLC

Date 6/5/26

Signature 
Owner

Name (Print) Robert Stanek

Date 6/5/26