

AN ORDINANCE DESIGNATING AS HISTORIC LANDMARK A PROPERTY KNOWN AS "EUGENE WILSON HODGES HOUSE AND FARM" (LISTED UNDER TAX PARCEL NUMBER 105-061-13 CONSISTING OF 1.5 ACRES AND INCLUDING THE INTERIOR AND THE EXTERIOR OF THE EUGENE WILSON HODGES HOUSE, ONE OF THE CA.1930 GRANARIES, AND THE CA.1908 WELL HOUSE LOCATED WITHIN THE BOUNDARIES OF SAID TAX PARCEL) AND THE FOLLOWING OTHER STRUCTURES LOCATED WITHIN THE BOUNDARIES OF TAX PARCEL NUMBER 105-061-12: THE EXTERIORS AND INTERIORS OF THE CA.1935 BARN, ONE OF THE CA.1930 GRANARIES, AND TWO CA.1935 SILOS. THE PARCEL OF LAND TO BE DESIGNATED IS LISTED UNDER TAX PARCEL NUMBER 105-061-13 IN THE MECKLENBURG COUNTY TAX OFFICE, CHARLOTTE, NORTH CAROLINA. THE PROPERTY, OWNED BY MR. AND MRS. J. FRANKLIN HODGES, IS LOCATED AT 3900 ROCKY RIVER CHURCH ROAD, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA 28215.

WHEREAS, all of the prerequisites to 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 Board of Commissioners of Mecklenburg County, North Carolina, has taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 13<sup>th</sup> day of July, 1992, on the question of designating a property known as the "Eugene Wilson Hodges House and Farm" (listed under tax parcel number 105-061-13 consisting of 1.5 acres and four buildings listed on tax parcel number 105-061-12) as historic landmark; and

WHEREAS, the "Eugene Wilson Hodges House and Farm," comprised of a handsome triple-A roofed I-house, early farm outbuildings, a large tract of pasture for dairy cows, cultivated fields, and wooded fencelines, is an unusually pristine example of the early 20th century agricultural environment which once was predominant in Mecklenburg County; and

WHEREAS, the ca. 1908 Eugene Wilson Hodges House is architecturally significant as representing an early 20th century interpretation of the traditional I-house type adapted and embellished with an array of vernacular Colonial Revival elements by the owner-builder; and

WHEREAS, the "Eugene Wilson Hodges House and Farm" has a ca.1908 hipped-roof well house that also provided storage for salted meat for the family; and

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Historic Landmarks Commission  
P. O. Box 35434, Charlotte, N. C. 28235

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WHEREAS, the "Eugene Wilson Hodges House and Farm" has a ca.1935 gable-front, central passage barn with hay mow; and

WHEREAS, the "Eugene Wilson Hodges House and Farm" has two ca.1930 granaries built with gambrel roofs, a new and innovative building type in Mecklenburg County at the time of construction; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interiors of the Eugene Wilson Hodges House, the ca.1908 Well house, the ca.1935 Barn, two ca.1930 Granaries, and two ca.1935 Silos because consent for interior review has been given by the owners; and

WHEREAS, the current owners, Mr. and Mrs. J. Franklin Hodges, have faithfully maintained the "Eugene Wilson Hodges House and Farm" and have thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property, known as the "Eugene Wilson Hodges House and Farm" (listed under tax parcel number 105-061-13 consisting of 1.5 acres and four significant outbuildings located on tax parcel number 105-061-12), possesses structures having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "Eugene Wilson Hodges House and Farm" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Eugene Wilson Hodges House and Farm" is owned by Mr. and Mrs. J. Franklin Hodges,

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Mecklenburg County, North Carolina:

1. That the property known as the "Eugene Wilson Hodges House and Farm" (listed under tax parcel number 105-061-13 consisting of 1.5 acres and four significant outbuildings located on tax parcel number 105-061-12 and including the exteriors and the interiors of the Eugene Wilson Hodges House, the ca.1908 Well house, the ca.1935 Barn, two ca.1930 Granaries, and two ca.1935 Silos) is hereby designated as an historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said

property is noted as being situated at 3900 Rocky River Church Road, Charlotte, in Mecklenburg County, North Carolina 28215.

2. That said interiors are more specifically defined as the historic and structural fabric of the Eugene Wilson Hodges House, the ca.1908 Well house, the ca.1935 Barn, the two ca.1930 Granaries, and the two ca.1935 Silos to include the hardwood floors, the concrete floors, the original windows, the plaster walls, the board walls, the woodwork and moldings, the balustrade, the fireplaces including the fireplace surrounds and fire tiles, the wood paneled doors, the wainscot, the hardware and the fixtures, the volume and shapes of the interior spaces provided by the traditional, vernacular I-house plan, the volume and shapes of the interior spaces provided by the traditional plans of the farm outbuildings, and other interior features that are part of the original historic fabric of the buildings.

3. That said designated property may be materially altered, restored, moved or demolished only following the 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. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change of 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 landmark owner from making any use of this landmark not prohibited by other statutes, ordinances, or regulations.

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

6. That the owners and occupants of the landmark known as the "Eugene Wilson Hodges House and Farm" be given notice of this ordinance as required by

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applicable law and that copies of this ordinance be filed and indexed in the offices of the County Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 13<sup>th</sup> day of July 1992 by the Board of Commissioners of Mecklenburg County, North Carolina.



Ganice Paige  
Clerk to the Board

Approved as to form:

Jandra Bernal  
County Attorney  
Associate



### Charlotte-Mecklenburg Historic Landmarks Commission

#### PERMISSION OF OWNERS FOR INTERIOR DESIGN REVIEW

Pursuant to North Carolina General Statute 160A-400.9(b) on historic landmarks, we, Frank Hodges and Olivia Hodges, owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, cultural, or historical significance. We give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following buildings located at 3900 Rocky River Church Road, Charlotte, N.C. 28215 (map on back of this sheet):

- 1) Eugene Wilson Hodges House
- 2) ca. 1930 Chicken Coop
- 3) ca. 1930 Chicken Coop
- 4) ca. 1908 Well house
- 5) ca. 1935 Barn
- 6) ca. 1930 Granary
- 7) ca. 1930 Granary
- 8) ca. 1935 Silo
- 9) ca. 1935 Silo

Signature: Frank Hodges Sr.  
(Owner)

Name (Print): Frank Hodges Sr.

Date: Aug 8, 1991

Signature: Olivia S Hodges  
(Owner)

Name (Print): Olivia Hodges

Date: Aug 8, 1991

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