

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Hodges, Eugene Wilson, Farm

other names/site number \_\_\_\_\_

### 2. Location

street & number 3900 Rocky River Church Road  not for publication

city, town Charlotte  vicinity

state North Carolina code NC county Mecklenburg code 119 zip code 28215

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>4</u>	<u>7</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>   </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>5</u>	<u>3</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>   </u>	<u>   </u> objects
	<input type="checkbox"/> object	<u>10</u>	<u>10</u> Total

Name of related multiple property listing:  
Historic and Architectural Resources of  
Rural Mecklenburg County, North Carolina

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

William S. Fair Jr.  
Signature of certifying official

12-20-90  
Date

State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single family

AGRICULTURE/SUBSISTENCE: agricultural  
outbuilding

AGRICULTURE/SUBSISTENCE: agricultural  
field

Current Functions (enter categories from instructions)

DOMESTIC: single family

AGRICULTURE/SUBSISTENCE: agricultural  
outbuilding

AGRICULTURE/SUBSISTENCE: agricultural  
field

7. Description

Architectoral Classification

(enter categories from instructions)

other: vernacular Colonial Revival

Materials (enter categories from instructions)

foundation brick

walls weatherboard

roof slate

other metal

asphalt

Describe present and historic physical appearance.

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## National Register of Historic Places Continuation Sheet

Eugene Wilson Hodges Farm, Mecklenburg Co., NC

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The Eugene Wilson Hodges Farm comprises approximately 187 acres of farmland, farmhouse, and related outbuildings northeast of Charlotte in Mecklenburg County. The property constitutes one of the county's largest farmsteads today, and thus contributes significantly to the persistent rural character of its setting in the area east of the Newell community. Here, the farm is located on both the north and south sides of the winding Rocky River Church Road. Nearby, to the northeast and southeast, stand the 19th-century farmhouses of the Caldwell and Hood families, respectively, who, like the Hodges family, have shaped the physical and cultural landscape of this part of the county for more than a century (Gatza 1987). The Hodges House, built about 1908, is the centerpiece of a large complex of agricultural buildings and structures, including four contributing buildings, five contributing structures, seven noncontributing buildings and three noncontributing structures. A number of the contributing properties have replacement siding, such as metal and asphalt veneers. However, their original forms are essentially intact, and original sidings survive beneath the later coverings. The great majority of noncontributing buildings and structures, among them a dilapidated tenant house and two large gambrel-roofed dairy barns, have forms and methods of construction consistent with the contributing outbuildings. Many of the noncontributing properties, furthermore, are buffered from the original core of the farmyard by mature oak trees. Among the contributing resources is the farmland. This land includes about 120 acres of pasture, bordered by woods, to the east and south of the farmyard. Cropland stands to the west, southwest, and north, across the road, and constitutes about 65 acres. This surrounding farmland has survived unusually pristine in its appearance.

It is said that several tenant dwellings once stood north across the road from the Hodges House, and that a frame smokehouse originally stood behind the residence, beside the wellhouse. No evidence of these buildings survives above ground, and no archaeological study has been undertaken.

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Eugene Wilson Hodges Farm, Mecklenburg Co., NC

Section number 7 Page 2Eugene Wilson Hodges House

This frame, three-bay I-house with two parallel, one-story rear ells was built about 1908. It is said that the first owner, Eugene Wilson Hodges, built the dwelling primarily by himself, employing materials salvaged from other properties in the area (Frank Hodges Interview 1989). The house is distinguished by a triple-A roof covered by patterned slate shingles. Two exterior, stuccoed-brick chimneys are located at the rear of the house, accommodating fireplaces in the two main first- and second-story rooms, as well as, originally, in the two rear wings. Windows have one-over-one sash with simply moulded surrounds on the second story, and distinctive single-pane fixed windows with transoms in the front porch area. This front facade is dominated by a wraparound, hip-roofed porch with a raised seam tin roof and slender, wooden Doric columns, reflecting the influence of the Colonial Revival Style. The original turned-post balustrade has been removed. This porch extends around the east elevation and terminates with a bathroom, which originally had been a one-room flower house. The original windows in this bay have been remodelled and the original sash replaced. On the west gable end, the porch ends at a 1950s extension of the enclosed shed along the west side of the west ell. The rear ell and extension contain bedrooms. The east ell contains the dining room and kitchen and is attached to the bedroom wing by an original shed-roofed hallway. This hall originally led to an open shed-roofed porch along the west side of the kitchen wing which has been enclosed.

The interior's plan and finish reflect the taste and handiwork of Hodges. The first floor consists of two main rooms in the two-story block with no hallway separating the rooms. The stairway rises from a rear hall, which divides the two back ells. This stairway is enclosed; and according to family members the enclosure is original. The stair has a heavy square newel and turned balusters shielded by a plaster wall. Original plaster walls and ceilings exist throughout the house, though new dropped accoustical ceilings, installed about 18 inches below the originals, are in place in all the rooms; and the rear ells and upstairs bedrooms have plywood wall panelling over the original plaster. The house includes a variety of mantels said to have been salvaged by Hodges from other houses. However, these mantels have designs reflecting the house's period of construction. For example, the mantel in the east front room (originally the parlor) has free-standing colonettes. The other mantels, which are simpler, display square shelves supported by attached square posts on either side of the fire opening.

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Eugene Wilson Hodges Farm, Mecklenburg Co., NC

Section number 7 Page 3Outbuildings (keyed to map) C-Contributing; NC-Noncontributing

<u>Symbol</u>	<u>Type</u>	<u>C/NC</u>	<u>Date</u>	<u>Description</u>
B	Chicken Coop	C	ca. 1930	The larger of two shed-roofed coops standing side-by-side; measures about 10 by 25 feet; frame and one-story; weatherboarding sheathed in a recent metal veneer; vacant but in good repair.
C	Chicken Coop	C	ca. 1930	Shed-roofed coop, frame, one-story; measures about 10 feet on a side; weatherboarding is metal-sheathed. Good condition.
D	Wellhouse	C	ca. 1908	Hip-roofed structure with weatherboarded facade; measures about 12 by 25 feet; shed extension for storage on west side; roof is covered with asphalt shingles; good repair; family stored salted meat in this building, too.
E	Dairy Barn	NC	ca. 1945	Gambrel-front barn with concrete blocks composing the lower portion of the first story; above weatherboarding is covered with asphalt shingles; measures 25 by 150 feet.
F	Dairy Barn	NC	ca. 1945	Gambrel-front barn; weatherboarded with shed extensions on east and west sides; asphalt sided; lower portion of first story is composed of concrete blocks; main block measures about 30 by 60 feet; good condition; used for hay storage.
G	Barn	NC	ca. 1965	Gable-front, metal-veneered cattle barn; this large building measures about 50 by 60 feet; Excellent condition.
H	Barn	C	ca. 1935	Gable-front frame barn with weatherboarding covered with metal sheathing and asphalt veneer on gable ends; central passage; shed-roofed extension along the south elevation; two-story with hay mow; the barn is in fair condition and is now used for all-purpose storage.
I	Barn	NC	ca. 1965	Gable-front, metal-veneered cattle barn; similar in form and materials to G.

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Eugene Wilson Hodges Farm, Mecklenburg Co., NC

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J	Swimming Pool	NC	ca. 1970	Circular pool with cement patio; measures about 20 feet in diameter.
K	Granary	C	ca. 1930	Gambrel-roofed structure; frame, two-story, with weatherboard; measures about 20 by 35 feet; includes three bays for wagon storage on first floor; good condition; standing seam tin roof.
L	Granary	C	ca. 1930	Gambrel-roofed, frame structure with weatherboarding covered with asphalt sheathing; seven bays long, with shed extension on south side; two story; first story used for wagon shelter; standing-seam tin roof; good condition.
M	Horse Shelter	NC	ca. 1965	One-story, metal-sheathed, gable-roofed building; measures about 30 by 60 feet; excellent condition and still in use as horse shelter.
N	Barn	NC	ca. 1965	Gable-front, metal-sheathed barn with side extension; good condition; used for hay storage and as equipment shelter.
O	Tenant house	NC	ca. 1910	Dilapidated frame tenant house which represents traditional saddlebag house type.
P	Silo	NC	ca. 1965	Cylindrical concrete silo located on barn's (N) south elevation; similar in form and construction to contributing silos Q and R.
Q	Silo	C	ca. 1935	Cylindrical concrete silo located on southwest corner of barn (H); one of a pair of contributing silos on this barn.
R	Silo	C	ca. 1935	Cylindrical concrete silo located on southwest corner of barn (H); one of a pair of contributing silos.
S	Silo	NC	ca. 1965	Cylindrical concrete silo located on southeast corner of barn (I); similar in construction and basic form to contributing silos Q and R, though shorter.

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Eugene Wilson Hodges Farm, Mecklenburg Co., NC

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Landscape (Contributing Site)

The approximately 187-acre tract of farmland comprising the Hodges Farm continues to display the appearance, and some of the uses, which characterized it during the period of significance. Although cotton, dominant crop on the Hodges Farm in the early 20th century, is no longer raised, the landscape's rolling terrain of cropland, pasture, and woods, reveals the essential character of the Piedmont farmsteads which once dominated Mecklenburg County. The land remains part of a large working farm where crops and livestock are raised on its soil. The farmyard, the centerpiece of the tract, is shaded by mature oaks. Although this farm is situated in one of the more agrarian parts of the county, new residential developments now mark former farmland to the northeast, physical reminders of the fragility of this rural landscape.

References

Gatza, Mary Beth. 1987. Architectural Inventory of Rural Mecklenburg County, North Carolina. Unpublished inventory available at the N.C. Division of Archives and History, Raleigh.

Hodges, Frank. Present owner of the Hodges Farm and son of Eugene Wilson Hodges. Interview, July 18, 1989. Mr. Hodges provided information concerning the dates of house and related outbuildings.

8. Statement of Significance

Eugene Wilson Hodges Farm, Mecklenburg Co., NC

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture

Agriculture

Period of Significance

ca. 1908-1939

Significant Dates

ca. 1908

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Hodges, Eugene Wilson , builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

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Eugene Wilson Hodges Farm, Mecklenburg Co., NC

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### SUMMARY

The Eugene Wilson Hodges Farm is composed of a handsome ca. 1908, triple-A I-house, and a variety of frame hip-, gable-, shed-, and gambrel-roofed outbuildings. The Hodges House is architecturally significant under Criterion C as representing an early 20th-century interpretation of the traditional I-house. Built largely by the owner, this weatherboarded dwelling displays an array of vernacular Colonial Revival elements that were adapted to suit the needs and tastes of the Hodges family. The classical-post porch wraps around the main facade, while the stairway--enclosed--rises from a rear hallway--closer to the kitchen and dining room than to the main entrance (see Associated Property Type 1--Early 20th Century Small Town Dwellings and Farmhouses). The outbuildings are also architecturally significant under Criterion C, representing both traditional and popular building types (see Associated Property Type 2 --Outbuildings). Among the contributing outbuildings are a frame hip-roofed wellhouse, shed-roofed chicken coops, a gable-roofed barn, and gambrel-roofed granaries with wagon shelters. In particular, these gambrel-roofed buildings represented a relatively new, innovative building type in the county. As reflected by the noncontributing 1940s gambrel-roofed barns on the Hodges farmstead, this barn type with the spacious upper story would grow in popularity among local farmers as the century progressed. The farm also is eligible under Criterion A as representing a middle-class farming operation in Mecklenburg County in the early decades of the 20th century (see Context Statement--Post-Bellum and Late 19th- to Early 20th-Century Agriculture). Eugene Wilson Hodges (1878-1943) was a prosperous farmer in the Crab Orchard Township of Mecklenburg County. He raised crops and livestock typical of county farms in the early 20th century. He built and resided in a substantial farmhouse that was functional for his large family, as well as stylistically appropriate for his social class. In this regard, his dwelling was similar to other farmhouses of his peers; and like his peers, Hodges had granaries, a wellhouse, several chicken coops, dairy barns, and tenant houses among the significant support buildings and structures on his farmstead.

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E. W. Hodges grew up on his parents' farm, which was also in Crab Orchard Township. The son of Calvin W. and Jane Hood Hodges, E. W. began acquiring land of his own in 1905, and continued to buy additional acreage through fifteen more purchases of Crab Orchard farmland, the last of which occurred in 1941, just two years before his death.<sup>1</sup> According to the 1880 census, his parents farmed rented land, but by the time he died, E. W. Hodges had accumulated 486.38 acres.<sup>2</sup>

According to family members, E. W. Hodges built his house in 1908. He designed it himself, and used lumber from his land to build it.<sup>3</sup> There are no agricultural records available for the Hodges farm from the census figures the last of which that are available is 1880), but a picture of the agricultural production may be gathered from the settlement of Hodges' estate in 1944. The inventory shows that his farm produced 600 bushels of corn, 1000 bushels of oats, 1000 bushels of barley, 30 tons of hay, and 62 bales of cotton. He owned 22 milk cows, five heifers, and five mules. The farm implements were valued at \$610.00, and he had an undetermined number of tenant farmers who were entitled to partial interest in 14 bales of cotton.<sup>4</sup>

From these figures, it would appear that Hodges' farm was atypical in that it raised more oats and barley than corn, and that it continued to produce that amount of cotton into the 1940s. (See Context Statement- Table and Graphs).

After E. W. Hodges' death in 1943, his intestate estate was divided between his two sons, E. W. Hodges, Jr. and James Franklin Hodges, with Eunice Cochran Hodges (1880-1959), the widow of E. W. Hodges, Sr., receiving a life estate in the house plus the use of 100 surrounding acres.<sup>5</sup> In 1969, a final partition of the land was made between the two sons, and J. Frank Hodges received title to the home place tract and other parcels.<sup>6</sup> The latter currently lives in the house, and has converted the land to a dairy farm, which is called Hodges Dairy, Inc.

<sup>1</sup>Mecklenburg County, Certificate of Death, Book 65, p. 271; Mecklenburg County Deed Books 190, p. 389; 218, p. 691; 280, p. 588; 365, p. 241; 365, p. 412; 391, p. 390; 497, p. 55; 492, p. 124; 526, p. 491; 573, p. 268; 573, p. 283; 578, p. 132; 776, p. 41; 837, p. 72; 876, p. 459; 1052, p. 383.

<sup>2</sup>Mecklenburg County, Record of Accounts, Book 35, p. 88; U. S. Census, 1880, Mecklenburg County, Agricultural Schedules.

<sup>3</sup>Interview with J. Frank Hodges by Mary Beth Gatz, 1988, and Richard Mattson, 1989.

<sup>4</sup>Ibid.

<sup>5</sup>Mecklenburg County Deed Book 1121, p. 36, 27 May 1944.

<sup>6</sup>Ibid., Book 3100, p. 286, 9 June 1969; Map Book 14, p. 495.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

N.C. Division of Archives and History, Survey and Planning Branch  
Raleigh

10. Geographical Data

Acreage of property approx. 187 acres

UTM References

A 17 526710 3903820  
 Zone Easting Northing

C 17 527450 3903210  
 Zone Easting Northing

E 17 526340 3902520

B 17 527280 3903620  
 Zone Easting Northing

D 17 527110 3902500  
 Zone Easting Northing

F 17 526410 3903360

See continuation sheet

Verbal Boundary Description

The nominated property is all of the contiguous parcels 5, 12, 13 and 14 on page 6 and parcel 3 on page 5 in Mecklenburg County Tax Map Book 105. The maps are included for reference.

See continuation sheet

Boundary Justification

This is the remaining land that constituted the farm during the period of significance.

See continuation sheet

11. Form Prepared By

name/title Richard Mattson and William Huffman

organization \_\_\_\_\_ date July, 1990

street & number 422 Rensselaer telephone 704-375-4236

city or town Charlotte state N.C. zip code 28203

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# National Register of Historic Places Continuation Sheet

Eugene Wilson Hodges Farm, Mecklenburg Co., NC

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Gatza, Mary Beth. "Architectural Inventory of Rural Mecklenburg County."  
1987. On file at North Carolina Division of Archives and History,  
Raleigh.

Hodges, J. Frank. Present owner of Hodges Farm. Interview, 1988 and 1989.

Mecklenburg County, N.C. Deed Books.

----- Record of Accounts.

United States. Department of Commerce, Bureau of the Census. Tenth Census  
of the United States. 1880: Agricultural Schedules. Mecklenburg  
County, N.C.

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# National Register of Historic Places Continuation Sheet

Eugene Wilson Hodges Farm, Mecklenburg Co., NC

Photos  
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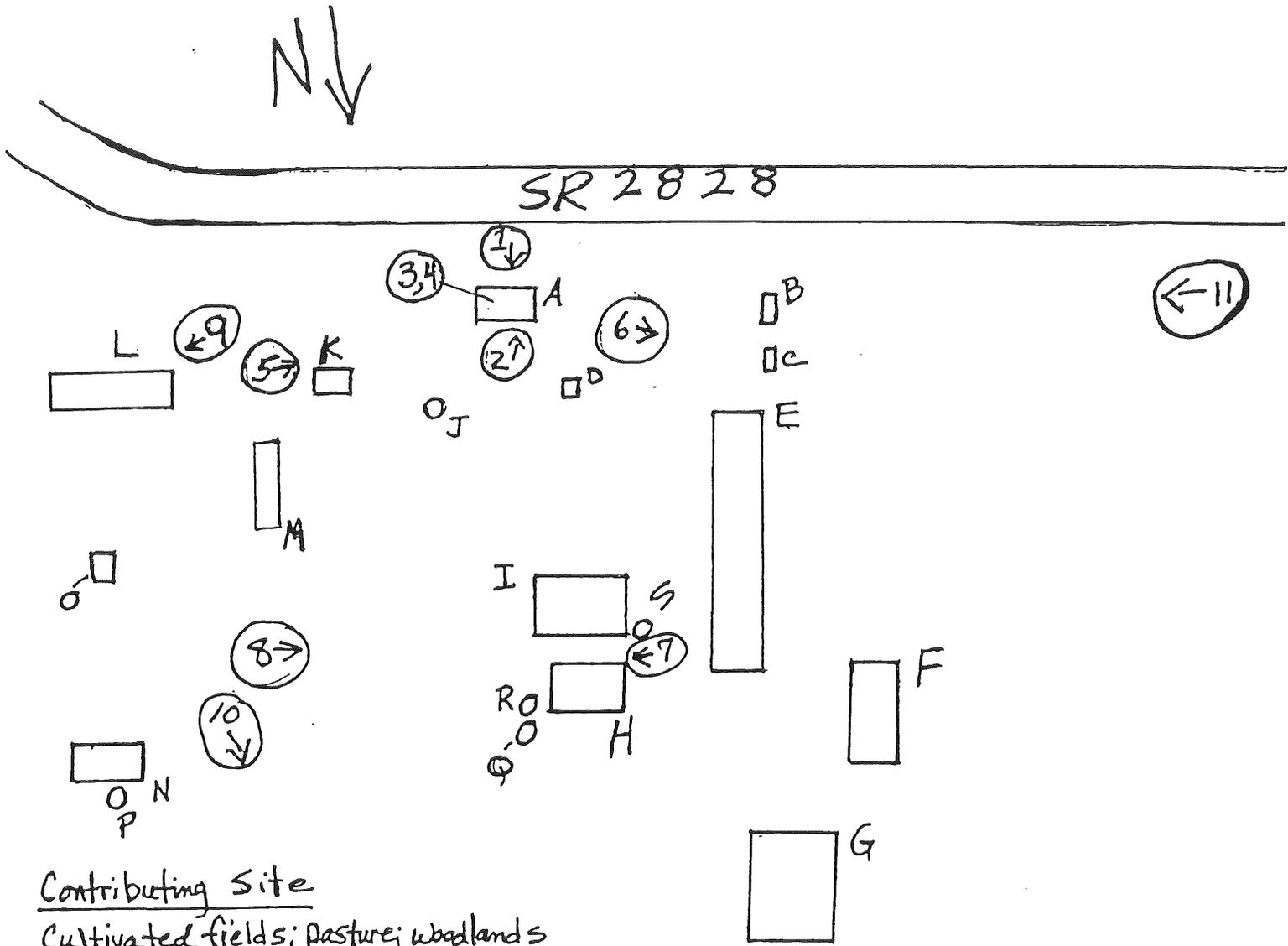
## IDENTIFICATION OF PHOTOGRAPHS

Eugene Wilson Hodges Farm  
Mecklenburg County, North Carolina  
3900 Rocky River Church Road (SR 2828)  
Photographer: Richard Mattson  
8-20-89  
N.C. Division of Archives and History, Raleigh

1. Eugene Wilson Hodges House, front facade, looking south
2. Eugene Wilson Hodges House, rear (south) facade, looking north
3. Eugene Wilson Hodges House, interior, west front room, looking south
4. Eugene Wilson Hodges House, interior, staircase, looking south from second floor
5. Gambrel-roofed granary, west facade, looking east
6. Chicken coops and noncontributing gambrel-roofed dairy barn, looking east
7. Barn and top portions of contributing silos, north facade of barn, looking southwest
8. Barns and silos, west facades (barn and silo to the north are noncontributing, barn and silos to the south are contributing), looking west
9. Gambrel-roofed granary, east and north facades, looking west
10. Cultivated fields, pasture, woodland, looking southeast
11. Pasture, cultivated fields, farmyard, looking northwest

# Eugene Wilson Hodges Farm (Farmyard)

Scale - 1" = 100'



## Contributing Site

Cultivated fields; pasture; woodlands

## Contributing Buildings

- A- Eugene Wilson Hodges House
- H- Barn
- K- Granary
- L- Granary

## Noncontributing Buildings

- E- Dairy Barn
- F- Dairy Barn
- G- Barn
- I- Barn
- M- Horse shelter
- N- Barn
- O - Tenant house

## Contributing Structures

- B- chicken coop
- C- chicken coop
- D- wellhouse
- Q- Silo
- R- Silo

## Noncontributing structures

- J- Swimming pool
- P- Silo
- S- Silo

R. Mattson  
9/87

PG. 03

JOHN RUSSELL RD. #2831

ROCKY RIVER

see PG. 05

#2827 BACK CREEK CHURCH RD.

#2802

PG. 15

#2828

4 1.7 AC.±

9 103.62 AC.

(PT. TRACT 1)

14 23.2 AC.± P

3 3.7 AC.±

2 2.4 AC.± P

PG. 13

61

12 41.66 AC

(PT. TRACT 2)

1 47.87 AC.

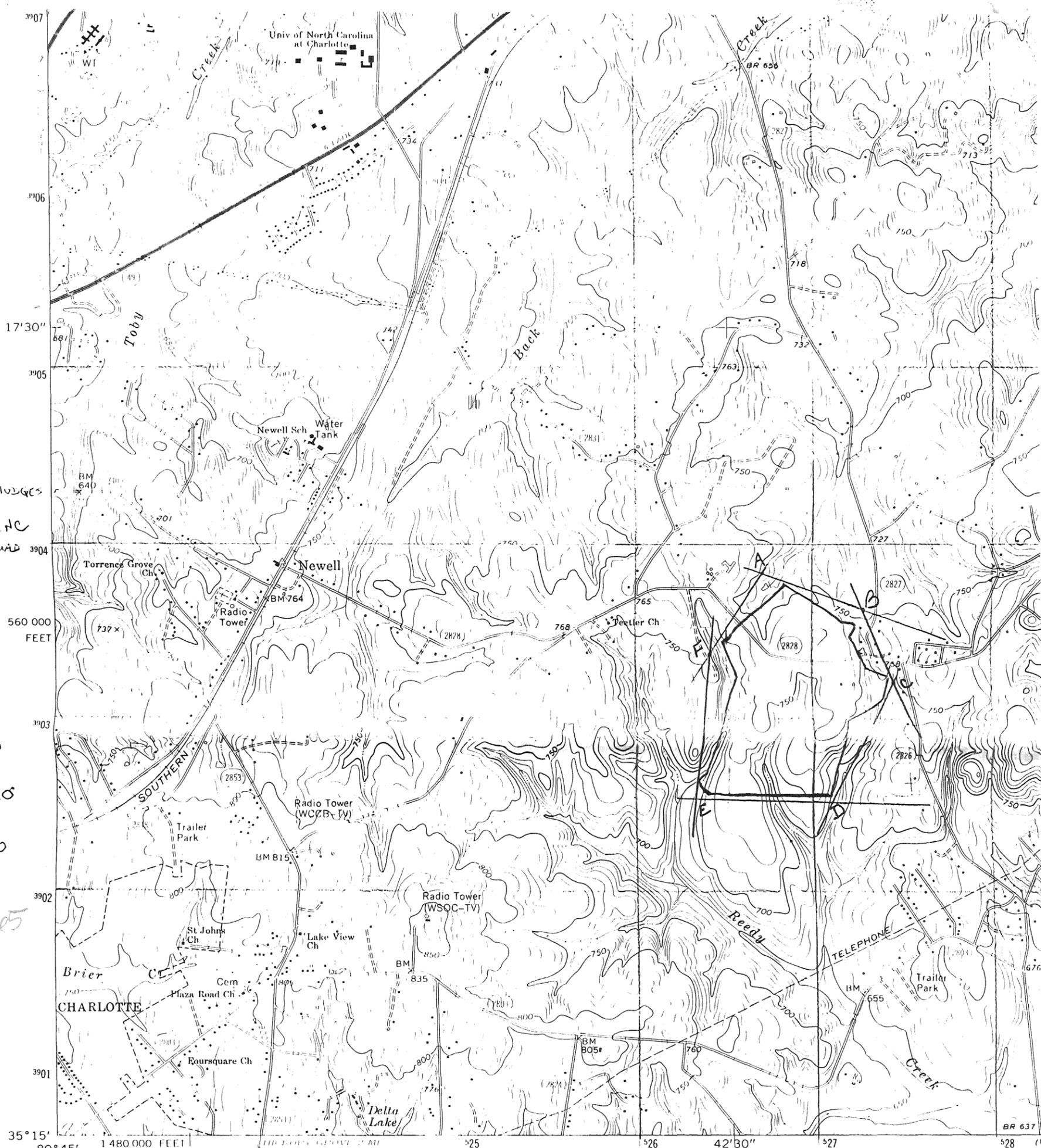
5 83.24 AC.±

PG. 07

PG. 12

Eugene Wilson Hodges Farm  
3900 Rocky River Church Rd  
Charlotte Vic

TAX LINE MAP	BOOK 105	PAGE 06
MECKLENBURG COUNTY, NORTH CAROLINA		
REVISED	SCALE 1" = 400'	



EUGENE WILSON HUGHES  
FARM  
CHARLOTTE VIC., NC  
HARRISBURG QUAD  
ZONE 17

A: N 3903820  
E 526710

B: N 3903620  
E 527280

C: N 3903210  
E 527450

D: N 3902500  
E 527110

E: N 3902520  
E 526340

F: N 3903360  
E 526410

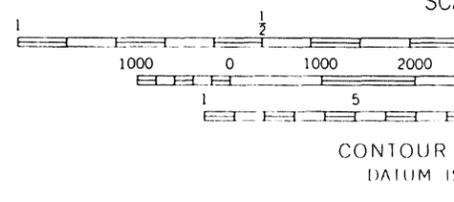
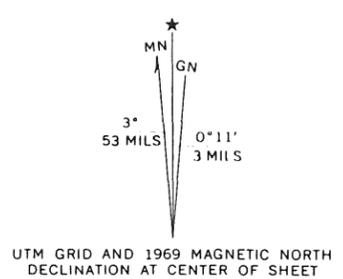
MK 1265

CHARLOTTE EAST  
4854 III NE

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and North Carolina Geodetic Survey  
Topography by photogrammetric methods from aerial photographs  
taken 1965. Field checked 1969  
Supersedes map dated 1949

Polyconic projection. 1927 North American datum  
10,000 foot grid based on North Carolina coordinate system  
1000-meter Universal Transverse Mercator grid ticks, zone 17,  
shown in blue

Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH  
FOR SALE BY U. S. GEOLOGICAL SURVEY  
A FOLDER DESCRIBING TOPOGRAPHIC

