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
   city/town Charlotte
   state North Carolina code NC county Mecklenburg code 19

3. Classification
   Ownership of Property
   □ private
   □ public-local
   □ public-State
   □ public-Federal
   Category of Property
   □ building(s)
   □ district
   □ site
   □ structure
   □ object
   Number of Resources within Property
   Contributing Noncontributing
   □ 1 buildings □ 3 structures
   □ 5 objects
   □ 10 Total

   Name of related multiple property listing:
   Historic and Architectural Resources of
   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.
   Signature of certifying official __________________________
   Date 12-20-90

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 __________________________
<table>
<thead>
<tr>
<th>6. Function or Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Functions (enter categories from instructions)</td>
<td>Current Functions (enter categories from instructions)</td>
</tr>
<tr>
<td>DOMESTIC: single family</td>
<td>DOMESTIC: single family</td>
</tr>
<tr>
<td>AGRICULTURE/SUBSISTENCE: agricultural</td>
<td>AGRICULTURE/SUBSISTENCE: agricultural</td>
</tr>
<tr>
<td><em>outbuilding</em></td>
<td><em>outbuilding</em></td>
</tr>
<tr>
<td>AGRICULTURE/SUBSISTENCE: agricultural</td>
<td>AGRICULTURE/SUBSISTENCE: agricultural</td>
</tr>
<tr>
<td><em>field</em></td>
<td><em>field</em></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7. Description</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural Classification</td>
<td>Materials (enter categories from instructions)</td>
</tr>
<tr>
<td>(enter categories from instructions)</td>
<td>foundation</td>
</tr>
<tr>
<td><strong>other: vernacular Colonial Revival</strong></td>
<td>walls</td>
</tr>
<tr>
<td></td>
<td>roof</td>
</tr>
<tr>
<td></td>
<td>other</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Describe present and historic physical appearance.
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.
Eugene Wilson Hodges Farm, Mecklenburg Co., NC

Eugene 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 acoustical 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 paneling 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.
### Outbuildings (keyed to map) C-Contributing; NC-Noncontributing

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Type</th>
<th>C/NC</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Chicken Coop C</td>
<td>C</td>
<td>ca. 1930</td>
<td>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.</td>
</tr>
<tr>
<td>C</td>
<td>Chicken Coop C</td>
<td>C</td>
<td>ca. 1930</td>
<td>Shed-roofed coop, frame, one-story; measures about 10 feet on a side; weatherboarding is metal-sheathed. Good condition.</td>
</tr>
<tr>
<td>D</td>
<td>Wellhouse</td>
<td>C</td>
<td>ca. 1908</td>
<td>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.</td>
</tr>
<tr>
<td>E</td>
<td>Dairy Barn</td>
<td>NC</td>
<td>ca. 1945</td>
<td>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.</td>
</tr>
<tr>
<td>F</td>
<td>Dairy Barn</td>
<td>NC</td>
<td>ca. 1945</td>
<td>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.</td>
</tr>
<tr>
<td>G</td>
<td>Barn</td>
<td>NC</td>
<td>ca. 1965</td>
<td>Gable-front, metal-veneered cattle barn; this large building measures about 50 by 60 feet; Excellent condition.</td>
</tr>
<tr>
<td>H</td>
<td>Barn</td>
<td>C</td>
<td>ca. 1935</td>
<td>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.</td>
</tr>
<tr>
<td>I</td>
<td>Barn</td>
<td>NC</td>
<td>ca. 1965</td>
<td>Gable-front, metal-veneered cattle barn; similar in form and materials to G.</td>
</tr>
<tr>
<td>Section</td>
<td>Building Type</td>
<td>Location</td>
<td>Date</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>--------------</td>
<td>----------</td>
<td>------</td>
<td>-------------</td>
</tr>
<tr>
<td>J</td>
<td>Swimming Pool</td>
<td>NC</td>
<td>ca. 1970</td>
<td>Circular pool with cement patio; measures about 20 feet in diameter.</td>
</tr>
<tr>
<td>K</td>
<td>Granary</td>
<td>C</td>
<td>ca. 1930</td>
<td>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.</td>
</tr>
<tr>
<td>L</td>
<td>Granary</td>
<td>C</td>
<td>ca. 1930</td>
<td>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.</td>
</tr>
<tr>
<td>M</td>
<td>Horse Shelter</td>
<td>NC</td>
<td>ca. 1965</td>
<td>One-story, metal-sheathed, gable-roofed building; measures about 30 by 60 feet; excellent condition and still in use as horse shelter.</td>
</tr>
<tr>
<td>N</td>
<td>Barn</td>
<td>NC</td>
<td>ca. 1965</td>
<td>Gable-front, metal-sheathed barn with side extension; good condition; used for hay storage and as equipment shelter.</td>
</tr>
<tr>
<td>O</td>
<td>Tenant house</td>
<td>NC</td>
<td>ca. 1910</td>
<td>Dilapidated frame tenant house which represents traditional saddlebag house type.</td>
</tr>
<tr>
<td>P</td>
<td>Silo</td>
<td>NC</td>
<td>ca. 1965</td>
<td>Cylindrical concrete silo located on barn's (N) south elevation; similar in form and construction to contributing silos Q and R.</td>
</tr>
<tr>
<td>Q</td>
<td>Silo</td>
<td>C</td>
<td>ca. 1935</td>
<td>Cylindrical concrete silo located on southwest corner of barn (H); one of a pair of contributing silos on this barn.</td>
</tr>
<tr>
<td>R</td>
<td>Silo</td>
<td>C</td>
<td>ca. 1935</td>
<td>Cylindrical concrete silo located on southwest corner of barn (H); one of a pair of contributing silos.</td>
</tr>
<tr>
<td>S</td>
<td>Silo</td>
<td>NC</td>
<td>ca. 1965</td>
<td>Cylindrical concrete silo located on southeast corner of barn (I); similar in construction and basic form to contributing silos Q and R, though shorter.</td>
</tr>
</tbody>
</table>
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


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.
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]
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.
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. According to the 1880 census, his parents farmed rented land, but by the time he died, E. W. Hodges had accumulated 486.38 acres.

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. There are no agricultural records available for the Hodges farm from the census figures the last of which are available in 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.

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. 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. The latter currently lives in the house, and has converted the land to a dairy farm, which is called Hodges Dairy, Inc.

2 Mecklenburg County, Record of Accounts, Book 35, p. 88; U. S. Census, 1880, Mecklenburg County, Agricultural Schedules.
4 Ibid.
5 Mecklenburg County Deed Book 1121, p. 36, 27 May 1944.
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 # ______________________________
Record # _____________________________

☐ recorded by Historic American Engineering

10. Geographical Data

Acreage of property: approx. 187 acres

UTM References

A [1,7 ] 5 [2,6,17,1,0] 3 [9,0,3,8,2,0]  
Zone   Easting Northing
B [1,7 ] 5 [2,7,2,8,0] 3 [9,0,3,6,2,0]  
Zone   Easting Northing
C [1,7 ] 5 [2,7,4,5,0] 3 [9,0,3,2,1,0]  
Zone   Easting Northing
D [1,7 ] 5 [2,7,1,1,0] 3 [9,0,2,5,0,0]  
Zone   Easting Northing
E 1 7 5 2 6 3 4 0 3 9 0 2 5 2 0
F 1 7 5 2 6 4 1 0 3 9 0 3 3 6 0

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.

Boundary Justification

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

11. Form Prepared By

name/title Richard Mattson and William Huffman
organization
street & number 422 Rensselaer
city or town Charlotte
date July, 1990
state N.C.
telephone 704-375-4236
zip code 28203


Mecklenburg County, N.C. Deed Books.

--------------------------. Record of Accounts.

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
R - Silo

Noncontributing Structures
J - Swimming pool
P - Silo
S - Silo

R. Madison 9/87