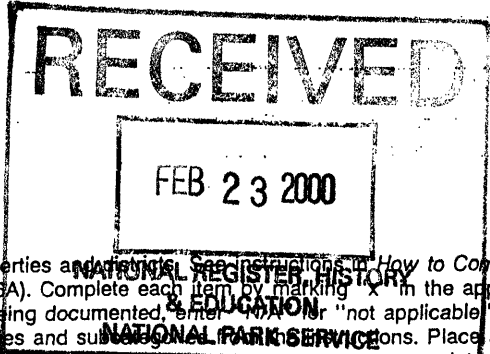


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

277



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" or "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the National Park Service. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hillside Farm

other names/site number Dodge Farm (BB-40)

2. Location

street & number 1165 North Middletown Road NA not for publication

city or town Paris vicinity

state Kentucky code KY county Bourbon code 017 zip code 40361

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

David L. Morgan, SHPO
and Executive Director 2-11-2000
Signature of certifying official/Title Date

State Historic Preservation Office/Kentucky Heritage Council
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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:)

Edson A. Beall
Signature of the Keeper

3/24/00
Date of Action

Hillside Farm
Name of Property

Bourbon, Kentucky
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
19	6	buildings
8		sites
7	1	structures
		objects
34	7	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

1 (Thomas Rodgers House - BB-305)

6. Function or Use

Historic Functions
(Enter categories from instructions)

- Domestic/Single Dwelling
- Agriculture/Subsistence/Processing
- Agriculture/Subsistence/Storage
- Agriculture/Subsistence/Agricultural Field
- Agriculture/Subsistence/Animal Facility

Current Functions
(Enter categories from instructions)

- Domestic/Single Dwelling
- Agriculture/Subsistence/Processing
- Agriculture/Subsistence/Storage
- Agriculture/Subsistence/Agricultural Field
- Agriculture/Subsistence/Animal Facility

7. Description

Architectural Classification
(Enter categories from instructions)

- Late 19th and Early 20th Century
- American Movements

Materials
(Enter categories from instructions)

- foundation Stone
- walls Weatherboard
- Brick
- roof Metal
- other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Hillside Farm
Name of Property

Bourbon, Kentucky
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A
(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Agriculture

Period of Significance

1925-1940

Significant Dates

1937 - Most buildings, farm practices
in place

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Main Residence: Combs Lumber Company, Inc.
Lexington, Ky., Architect (#G 260)
Anderson, Thornton - Builder

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government - deeds, wills
 - University - oral history tape
 - Other - interviews, Dodge family records,
- Name of repository: blueprints, books (see attached list of sources) 1937 Aerial Map

Hillside Farm
Name of Property

Bourbon, Kentucky
County and State

10. Geographical Data

Acreeage of Property 585

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 6	7 4 6 4 6 0	4 2 3 2 7 0 0	Paris East Quad	3	1 6	7 4 5 6 0 0	4 2 3 1 1 4 0
	Zone	Easting	Northing			Zone	Easting	Northing
2	1 6	7 4 6 9 7 0	4 2 3 0 7 3 0		4	1 6	7 4 5 3 2 0	4 2 3 2 0 2 0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Betsy Reynolds Kuster

organization _____ date May 15, 1999

street & number 1936 Cynthiana Road telephone 606-987-6122

city or town Paris state Kentucky zip code 40361

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Hillside Stock Farm, LLC (Betsy R. Kuster, Woodford R. Baumgardner, Theodore R. Kuster, Rebecca K. Ragland, and Mary K. Litman)

street & number 1936 Cynthiana Road telephone 606-987-6122

city or town Paris state Kentucky zip code 40361

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Bourbon County, KYSection number 7 Page 1

Narrative Description

Hillside Farm is one of three Bourbon County (Central Kentucky) farms that were named Kentucky Bicentennial Farms in 1992, having been owned by the same family for 200 years. Hillside Farm totals 585 acres of land, located three miles southeast of the county seat, Paris, population 6500, on the North Middletown Road (Highway 460). The area is in Kentucky's inner bluegrass region, an area of rich agricultural land and tradition within the rolling farmland. It is composed of four tracts of land which were all joined together in 1907. The first of these tracts dates its history from the 1780's. The 585-acre area proposed for listing contains 19 contributing buildings, 8 contributing sites, 7 contributing structures, 1 noncontributing structure and 6 noncontributing buildings. One building on the property, The Thomas Rodgers House (BB 305), was listed on 6-23-83 as part of the Early Stone Buildings of Central Kentucky thematic nomination.

In 1789 Thomas Rodgers acquired 350 acres of land situated at the mouth of what was to become known as Rogers Run, a tributary of nearby Stoner Creek. Here he settled and built a two-story log house (BB 305) with a massive stone chimney. Sometime around the turn of the nineteenth century he erected a stone addition of one-and-one-half stories. By use of a dog trot he connected it to the log portion of the house. The date of the addition at the rear of the house is unknown, possibly as early as the 1860's or as late as the 1890's. He was the great great great grandfather of the present owners.

Rodgers' homestead was certainly a central feature of this tract located at the base of a hillside and close to running water. At the time of settlement of the farm the land would have been a dense canebrake, almost as thick as a hemp field. This was fine food for his cattle, as it remained green all winter. But before long, the cane was gone and fields of corn took its place. The nearby waterway which was so important to farm life has over the years become a liability to the house. Damming of nearby Stoner Creek, changes in water run-off and other manmade changes in the area have altered the flood plain. About

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once a decade during the twentieth century it has been subject to flooding, most recently to the devastating flood of March 1997. Water rose to the ceiling of the first floor, causing extensive damage. At present, rehabilitation of the home is under way.

After Thomas Rodgers' death the property became the farm of Preston Johnson Seamands. His daughter Elizabeth Ann whose first husband was Edwin Mills Dodge soon inherited the acreage. (Her second husband was Kinzea Stone.) One of their sons, Edwin Manson Dodge acquired the property on the death of Elizabeth Dodge Stone. Only 144 acres of the original Rodgers Farm have survived to the present as part of Hillside Farm being divided in later years between heirs of David Dodge and his wife Rebecca.

In 1856 David Dodge purchased 219 acres adjoining the farm where he was born. This is tract number two. He and his wife came to this farm to live in a frame house built around 1800, which would have been about the time Rodgers was adding to his log house. This farmstead was also typically located on a hillside (thus the name) near a good supply of water which was most important. Not only was there a creek (named McDowell's Run, a tributary of Stoner Creek) but there was a spring which has reportedly run dry only one time since 1856. David Dodge was surely the one who built the stone springhouse which still stands. It would have been all-important for the wet and dry storage of perishable foods, as well as for water supply. Today the spring waters the main residence as well as tanks for livestock in nearby fields. Other buildings were located near the residence that are still standing. A stock barn traditionally called the "mule barn" suggesting its early use was enlarged during David Dodge's ownership. It is constructed of native woods, cherry and walnut. A log stable without chinking was also on the property in 1856. It was expanded by Dodge and again added to in the twentieth century (c. 1950) giving it room for machinery. Spanning the creek was a footlog or foot bridge, still standing, of Kentucky white pine on stone abutments dating from the 1830's. Other buildings no longer standing from this era were a carriage house with shop, a slave cabin, an ice house, and meat house (or smoke house). David Dodge built a barn which housed

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animals such as milk cows, grain, hay, and equipment. It was a victim of arson in 1916 but was then replaced in 1925 in what appears to be an identical floor plan by Dodge's son, James. David Dodge also moved a slave cabin from the back of the farm to the area near his homestead to house employees. It is also probable that he built a tobacco barn on this tract as there are three of them which appear to have been built about the turn of the twentieth century. If he didn't, they were built by his son, James L. Dodge.

In 1871, David Dodge acquired a third tract of land to add to Hillside Farm, a single field of 71 acres. Judging by the terrain he would have wanted it to graze, rather than crop. A large pond is its most notable feature. No buildings appear to have been on the acreage at that time nor have they been since 1871.

James Lancaster Dodge followed his father in the ownership of these three tracts of land making up Hillside Farm. For a time his brother, Victor Kenney Dodge, shared ownership and operation of the farm, but soon moved on to other business in Lexington.

During his lifetime, James L. Dodge continued to "devote special attention to the breeding and training of fine trotting and pacing horses in which connection he gained precedence as one of the leading horsemen in the section." He drove his homebred trotting horse "Lightsome" to victory in the Kentucky Futurity. And from his winnings he was able to purchase an adjoining farm of 151 acres. With the addition of this fourth tract in 1907, Hillside Farm totaled 585 acres and those boundaries have survived to the present by passage from one generation to the next.

Tract number 4, acquired by James L. Dodge in 1907, with the purse won by the trotting horse, Lightsome, also contains a complete homestead complex including a small house which has always been used for tenant farmers. There is a tobacco/stock (sheep) barn, a log corn crib and a small barn. At one time there was a scale house to weigh sheep and a sheep dipping tank. This complex uses a cistern for water in the house and barn, as well as using a pond. Thus three of the four farm tracts contained an

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area for living, feeding livestock and the all-important tobacco barn.

In 1914 James Dodge replaced the main residence with a brick colonial revival residence. It is intact, virtually unchanged from its 1914 construction. He also constructed a brick servants' cabin, replacing the old one, and a "temporary" garage which is still standing.

During the twentieth century the farm has continued its tradition of raising horses, expanding in the 1920's to include Thoroughbreds. The very successful stallion "Wise Counselor" stood at stud at the farm during this time and horses were bred there to race and for sale at Keeneland in Fayette County, and other markets. A 1937 aerial map (photograph) shows the position of a training track that was used for conditioning horses. This same map shows the position of many farm buildings that still stand. Very few buildings have been added since that map was made. So today the farm retains a great deal of its character from the historic period. In addition to horses, sheep, cattle and hogs were important sources of income for the farm as were the important cash crops tobacco, corn, grain and hay, some of which was used as feed for the breeding stock and their offspring. Today horses and cattle are the only livestock being raised and tobacco (40,000 pounds) is the main cash crop. Hay, corn, wheat and soybeans are also crops being raised in the 1990's for feed and for the market.

Following the deaths of James L. Dodge and his wife, Mary Woodford, Hillside Farm was owned and operated by their daughter and her husband, Alice Dodge and Edward W. Reynolds. In 1996 following their deaths the farm passed to their daughters and is now operated as Hillside Stock Farm and owned by the sixth and seventh generation to farm this land. They are Alice Woodford Reynolds Baumgardner, Betsy Reynolds and Theodore R. Kuster, Rebecca Kuster Ragland and Mary Kuster Litman.

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Description of Individual Features

1. Main Residence: Two-and-one-half story brick colonial revival house with stone foundation, stone window sills (with stone over the windows) and a one-story porch with eleven columns, turned balustrade and steps rising from the left. Front entry is through a six-panel door of birch with side light on the left. The rear entry is at basement level with a door from the previous residence at the site. The full basement under the house has partitioned rooms and halls. A side entry to the house features a transom and side windows on both sides of the door. Irregular fenestration is present on all sides. The kitchen wing also includes a kitchen porch. Over the kitchen is a "sleeping porch" which was originally screened but replaced with five windows shortly after the house was built. Two chimneys are on the east side of the house with one being on the rear of the house. The main roof is asphalt shingled (originally woodshingles) with others being tin.

Entry is into a square entrance hall with a stair ascending to the left of the front door. The spacious living room/parlor (or library), which is to the right of the hall, features a fireplace with mantel. The dining room with ceiling beams and plate rail are to the left of the hall. Across a small back hall from the dining room is a den/office with corner brick fireplace (matching the exterior brick of the house). An enclosed "brick porch" runs the width of the house between the dining room/hall/den and the kitchen. It contains an enclosed back staircase to the second floor.

The second floor contains four bedchambers off a central hall, three baths, and a number of closets. The "sleeping porch" opens from the rear of the hall. The third floor, or attic, is fully finished (tongue and groove floor and plaster walls). It is reached via a staircase from the "sleeping porch."

The house was built in 1914 by Combs Lumber

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Company, Inc., of Lexington, Kentucky, as architects using Design # 260, and under the supervision of the builder, Thornton Anderson, for James L. Dodge and his bride, the former Mary Woodford. (Contributing Building)

In close proximity to the house are the following buildings of the main farm complex.

2. Servant's Cabin: Near the rear of the house to the east lies the servants one story cabin with dimensions of 16X31X10. It was built in 1914 with brick left over from the construction of the main residence. This location was in front of the site of a former slave cabin. Its stone foundation matches that found on the main dwelling. The roof is of standing seam tin. The four-bay facade features two matching entrances and two windows in each of the two rooms inside, which have a connecting door as well. A simple front porch with tin roof completes the front elevation. Each side has a window and the rear two chimneys served early coal stoves in each room. From 1915 to 1950 the family cook (three of them) resided in the cabin, followed by two farm workers during the years 1950-1970. (Contributing Building)

3. Two-Car Garage: Built in 1914 as a "temporary" building, the garage still houses vehicles. It is of frame construction with weatherboarding, a concrete floor over a stone foundation, and was built using some of the materials from the 1800's frame dwelling nearby. The roof is asphalt shingles. Its dimensions are 22X26X10. There are two double doors on the front elevation with a single window on each of the other three sides. At an early time, a chicken coop was attached to the left side of the garage, more recently removed (see picture). The weathervane on the garage is one of several old ones on the farm buildings. (Contributing Building)

4. Meat House: Built in 1950, the frame building is on a concrete foundation with asphalt-shingle roof. It has a dimension of

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13X13X10. It replaced a nearby meat house which had become unsafe for use. It was built with the same dimensions as the new one. (Noncontributing Building)

5. Old Slave Cabin and Shop: Moved from another site on the farm before the turn of the 20th century, this frame building with tin roof served as the residence of Greenberry Reed at the time of the Civil War. It was converted about 1950 to the farm shop and includes an extension added to the original building. (Contributing Building)

6. Stable with Machine Shed: The center bay of the three bay horse stable is of log construction without chinking. Additions on each side were added before the turn of the 20th century. The left bay was built for a pony and the right bay was built for harness, saddles and salt. During the 1950's a frame shed was added to the rear of the stable for storage of machinery. The roof is now shingled and the dimensions are 31X34X10. (Contributing Building)

7. "Barn Lot" Barn with Cribs: Built in 1925, this frame building replaced a very similar barn which was burned (arson) in 1916. It is of boxed construction on a concrete foundation with a tin roof. It houses a hay loft, corn cribs, and two aisles for machinery or vehicles, grain bins, and stalls for horses and earlier for milk cows. Its dimensions are 45X45X12. (Contributing Building)

8. Stable with Shed: The main block of this stable with loft was on the farm when David M. Dodge purchased the farm in 1856, part of it being cherry wood, part walnut. It is of boxed construction on stone-and-wood foundation, and is covered with a tin roof. Its dimensions are 53X32X8.5. Over the years Dodge added a shed on the right and a three stall addition on the left as well as an aisle for horse or mule drawn farm machinery. The building as it is today was in place at his death in 1903. At one time the farm office was housed in the front left area of this building, thus the need for the window. Always called the "mule barn," this suggests its early use. (Contributing Building)

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9. Stud Barn: Two-stall horse barn with loft which replaced a similar barn on the site was rebuilt by Mary Woodford Dodge after the death of James L. Dodge in 1933 to house stallions "Wise Counselor" and "Dodge." It is of board and batten construction on a concrete foundation with asphalt-shingle roof. Its dimensions are 16X27X12. (Contributing Building)

10. "Four Stall" (Yearling) Barn: This four stall frame barn with aisle and loft was built in 1928, replacing a four stall barn which burned on the site the year before when struck by lightning. It is of board and batten construction on a concrete foundation with asphalt-shingle roof. It is 24X34X12. (Contributing Building)

11. Run-In Shed: This board and batten construction shed was built about 1970 on wood-post foundation with asphalt-shingle roof as the farm expanded its horse operation. It is 16X42X12. (Noncontributing Building)

12. Tobacco Barn: Built around the turn of the 20th century, this barn is of boxed construction on wood-post foundation with a metal roof. There are six horse stalls on the left side with loft over the stalls. Its dimensions are 48X96X20. (Contributing Building)

13. Run-In Shed: This concrete-block shed was built in 1970. Its foundation is concrete-block and it has a metal roof. Dimensions are 22X48X10. (Noncontributing Building)

36. Spring house: Between the main residence and McDowells Run is the all important spring and spring house. This stone building protects a spring that supplies the house with part (or if necessary all) of its water. It also furnishes water to field tanks where livestock drink. In the past the building has served as a place to keep milk and food cold. Both wet and dry storage is available with shelves along the walls. The roof to

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the left of the building covers an area where field hands formerly walked down to the spring for drinking water. The spring house was constructed in the last quarter of the nineteenth century. (Contributing Building)

37. Footlog: Spanning the creek, McDowells Run, is the footlog or foot bridge of Kentucky white pine on stone abutments which dates from the 1830's. It is 24 feet long, 20 inches wide and 8 inches deep. (Contributing Structure)

38. Cemetery: Located on hill above McDowells Run, the cemetery predates the Dodge family ownership (1856). (Contributing Site)

39. Site of Standard Bred training track visible on 1938 map. (Contributing Site)

14. Tobacco Barn: Built around the turn of the 20th century this barn is of boxed construction on a wood-post foundation with asphalt-shingle roof. Dimensions are 40X120X16. Large 1914 above-ground cistern is located adjacent to the barn to water the main residence and some stock tanks. (Contributing Building)

15. Stripping Room/Machine Storage: Adjacent concrete-block stripping room on concrete block foundation has a metal roof. It replaced a frame stripping room which was attached to the barn about 1965. Dimensions are 20X14X12. (Noncontributing Building)

16. Corn Crib with Machine Shed: This structure is of boxed construction on wood-post foundation with metal roof. Its date of construction is 1960. Dimensions are 38X60X10. (Noncontributing Structure)

At another complex on the farm are the following:

17. Tenant House: Built 1900-1910 with an addition in 1960, this one-story house is of frame

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construction. It has weatherboard and asbestos-shingle siding. Some of the foundation is wood-post, some concrete-block. The roof is of asphalt-shingles. Four bays and a simple porch complete the front elevation. Entry is into a living room, with dining room, and kitchen behind the dining room. Two bedrooms are to the left of the living room. A pantry, bath and laundry room complete the house. Dimensions are 14X42X8 with an ell 22X27X8. (Contributing Building)

18. Small Storage Barn: Building* is of boxed construction on a wood-post foundation with a metal roof probably constructed not long after the house. Diminsions are 24X12X10. (Contributing Building)

19. Corn Crib: Small log crib without chinking has a wood-post foundation and asphalt-shingle roof. Uncertain date of construction. Dimensions are 10X13X8. (Contributing Structure)

20. Tobacco Barn: Built around the turn of the 20th century this barn is of boxed construction on wood-post foundation with asphalt-shingle roof (1996 replacement of 1/2 with metal). Attached stripping room is of frame construction. Dimensions are 40X84X20. (Contributing Building)

40. Site of Scale House and Sheep Dipping Tank - Circa 1900. Deteriorated scale house razed in 1965, submerged tank filled in at that time. (Contributing Site)

At another complex on the farm are the following:

21. Tenant House: Built in 1950 (as were two others of the same plans nearby at Stonerside and Hidaway) this is a one story weatherboarded five room house of frame construction on a concrete-block foundation with asphalt-shingle roof. The front elevation is three bay with a small stoop. Entry is into a living room on the left with breakfast room and kitchen behind it. Two bedrooms are to the right

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side of the house. Dimensions are 28X32X10.
(Noncontributing Building)

22. Small Barn: Behind the tenant house this small barn is for storage with limited space for livestock. It is of boxed construction on a concrete-block foundation with asphalt-shingle roof. Built shortly after the tenant house, its dimensions are 20X21X8. (Noncontributing Building)

At another complex on the farm are the following:

23. Smoke House: Old smoke house, currently used for storage, is of boxed construction on a wood-post foundation with asphalt-shingle roof. It was constructed during the first quarter of the twentieth century. Its dimensions are 10X12X8. It lies behind the Thomas Rodgers House (BB 305). (Contributing Building)

24. Stock Barn: Barn situated behind Thomas Rodgers House (BB 305) once used for milk cows and calves. It is of boxed construction with wood-post foundation and metal roof. Date of origin is first quarter of the twentieth century. (Contributing Building)

25. Tenant House: Thomas Rodgers House, National Register Property (BB 305). Two-story log and one-and-one-half story stone sections joined by a dog trot. Built by Revolutionary War Veteran about 1788. The creek on which the house is situated is Rodgers Run. (Contributing Building)

26-27. Tobacco Barn with Silo: Built around the turn of the 20th century this barn is of boxed construction on a wood-post and stone foundation with a metal roof. Two bents of the barn contain a hay loft. Frame stripping room of board and batten construction on wood-post foundation with asphalt-shingle roof is attached. A tile silo with frame shed connecting it to the barn is in place. The dimensions of the barn are 40X84X20, stripping room 14X26X4. (Barn; Contributing Building; Silo;

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Contributing Structure)

Other features which contribute to the historic nature of the farm include known sites of the former main residence (replaced in 1914) which dated from the early 1800's, the ice house, early meat house, early cabin, and carriage house with shop. Stone fences remain both those laid with mortar and those of dry masonry. (1925 stone fence - built from earlier fence along McDowells Run - endangered by 1997 road construction and was replaced with same stone - project completed in August 1997). Old water gaps (or water gates) are in place in several locations along McDowells Run and Rodgers Run. Spring fed ponds date from early days.

28. Ice House Site - Built mid-nineteenth century, razed circa 1935 when refrigeration became available. (Contributing Site)

29. Circa 1810 Main House Site - Razed and replaced by 1914 Colonial Revival House, using materials from the 1810 house such as doors and windows for the basement of the brick house. (Contributing Site)

30. Early Meat House site - Constructed circa 1850 and razed in 1950 when it became unsafe for use. Replaced by new building on another location. (Contributing Site)

31. Early cabin site - Constructed last half of nineteenth century and razed when brick cabin was built in 1914, early cabin was directly behind 1914 cabin. (Contributing Site)

32. Carriage House and Shop site - Dates unknown. Located directly behind early cabin. (Contributing Site)

33. Stone fences - Two fences constructed circa 1900; one fence rebuilt 1997. (Contributing Structure)

34. Water Gaps or Gates - Located along

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McDowells and Rodgers Runs of early 1900's construction with stone posts and timber gates. (Contributing Structure)

35. Spring Fed Ponds - Three in number developed as needed to water livestock around the middle of the 1800's. (Contributing Structure)

41. Cistern - Built in 1914 large above- and below-ground cistern adjacent to the concrete block stripping room. It furnishes water to main house and adjoining pasture tanks. (Contributing Structure)

The history of the farm as a family farm dates in part to the arrival of Thomas Rodgers in 1780 and has been in the family from that time. Rodgers is the great great great great grandfather of the present owners. Hillside Farm has been named a Kentucky Bicentennial Farm.

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Hillside Farm (BB40) meets National Register Criterion A and is significant within the historic context "Bourbon County Agriculture 1925-1940." Hillside Farm lies in Bourbon County, a key Bluegrass County rich in agricultural history. The siting of the farm along an important Bourbon County drainage, McDowell's Run and Stoner Creek, is a key to the settlement of the farm in separate tracts which were united as one by 1907. Today the property's many agricultural out buildings allow Hillside Farm (BB40) to be seen as a prosperous early-twentieth century operation with an extremely high degree of integrity of materials, design, and association.

Historic Context: Bourbon County Agriculture, 1925-1940

Agriculture as a theme or pattern of activity sometimes has been overshadowed by other more urban historic themes, but its importance to Bourbon County is without challenge. Several sources were consulted to learn what the agricultural scene was in the Bluegrass area of central Kentucky, and more specifically Bourbon County, in order to put it in its proper historical perspective for the years 1925-1940. Oral histories were taken, oral history tapes consulted and Kentucky's Historic Farms by Dr. Thomas D Clark et.al. and published histories of Bourbon County were studied in order to draw a portrait. County tax rolls were consulted for 1930 and 1940. Much data was available for 1930, but very little for 1940. The reason for lack of data in 1940 might be attributed to the depressed state of the farm economy at the end of the decade of the Great Depression. US census reports for 1930 and 1940 provided important data for Bourbon County and its adjoining counties.

Building upon a long tradition of the importance of agriculture in Bourbon County, the years 1925-1940 are in many ways an extension of years of farming that went before it, beginning with the early settlement of Kentucky. The area is perfect for farming, as it is typified by gentle uplands and rolling hills, dissected by streams and punctuated by springs, spring fed ponds, sink holes, important limestone outcroppings, natural rock walls quarried on the farms, sinking creeks and wet weather vanes. Most of the dense hardwood forests from earlier years from which early buildings of all kinds were built

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(cherry, walnut, buckeye, ash, oak, sugar maple, poplar) are gone, but some wooded areas remain on most farms. Hillside Farm (BB409) contains all of these natural features.

Many early farm complexes, dating from the first quarter of the 19th Century, are still in place in Bourbon County, having been repaired, upgraded yet with many historic buildings intact. The location of these farms had been selected to take advantage of the topography, water source, vegetation and access. The abundant-flowing spring, or even a creek, became the most important factor in locating the complex. Farm buildings and structures were built surrounding the sides and rear of the main house, with tenant houses being located at the base of hillsides, with the houses being built on higher ground in close proximity to the spring, with living quarters for slaves and later servants, springhouses for both dry and wet storage, meat houses for hanging and curing meats, barns and storage buildings, and other specialty structures. Hillside Farm (BB40) is made up of three such complexes on three of four tracts that were joined together to make one farm by 1907.

Although relatively few agricultural buildings and structures from the settlement era in Bourbon County survive, the initial locations influenced later building sites. Over time, many early locations endured. These buildings would have included barns and stables for sheltering horses, cattle, hogs and sheep and storing hay, grain, corn and equipment. Hillside Farm (BB40) has a house still standing from the settlement era and possibly a long corn crib and stable. The site of two of the three complexes on the farm date to the settlement period. Examples of such early farms in Bourbon County would include "Cooper's Fort" (BB39), John Kiser Farm (BB136), Harkaway (BB143), William David Farm (BB91), Cedar Valley Farm (BB185), Eden (BB137), Pleasant Retreat (BB294), Auvergne (BB307), Howerton (BB347), and Xalapa (BB452). (Sources: Kentucky's Historic Farms: 200 Years of Kentucky Agriculture, Dr. Thomas Cark, et. al., Historic Architecture of Bourbon County, Kentucky and Perrins History of Bourbon, Harrison, Nicholas and Scott.)

By the 1860's hemp had lessened in importance as a

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cash crop, and after the 1870's white, or light, burley tobacco began to replace it. The growth of the burley industry probably altered the Bourbon County landscape more extensively than any other agricultural practice before and possibly since. By the beginning of the twentieth century farmers were building many tobacco barns to house the crop. Most barns were built from 1900 to 1915, though some were earlier and some later. During the 1930's, many Bourbon County farmers depended on tobacco as their major cash crop, some still do today. This can be inferred from 1930 census data. In 1929, the entire state proceeds for dairy, corn, and livestock production totaled \$95 million, while tobacco alone, mainly grown in the Bluegrass counties, grossed \$71 million. At that time Hillside Farm (BB40) produced 65 acres of tobacco, the largest crop ever raised there. For a farm of the size, 585 acres with four tobacco barns, this is a very large crop. In comparison, the 1998 crop of tobacco at Hillside Farm (BB40) was only 14 acres, an amount determined by government control (allotments are actually in pounds). Today the tobacco situation is not as stable as it was in the past and it is unknown which direction the industry will be taking Bluegrass farms. It is still the most important cash crop in the area at this time. Because Bourbon County is a prime area for raising Burley tobacco it is expected that it will continue to be grown to some extent in the county in the future.

During the 1930's farm acreage provided pasture for beef and dairy cattle, Standardbred, Thoroughbred and Saddlebred horses, sheep, hogs, jacks and mules. Crops, in addition to tobacco, included corn, wheat, and orchards. Hay fields provided much needed feed for livestock. In 1930 Hillside Farm (BB40) included 44 hogs, 3 mules, 47 cattle, 300 sheep and 5 horses, both Standardbred and Thoroughbred as well as stallions (2) and mares for clients. Total livestock was valued at \$7825. (1930 Bourbon County tax records) Hillside appeared to be typical of farms of its size. Some for instance would have had more cattle and fewer sheep and not any horses. The tax records do not include the horses that were boarding for clients and therefore don't accurately reflect the importance of horses that farm records show to be in residence at the farm.

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During the years 1920-1940 a general decline in agricultural revenues was intensified by Prohibition in 1920, the stock market crash in 1929, bank failures and drought conditions in the 1930's. However Bourbon County fared better than farmers in other regions of the state, as burley tobacco continued to bring in dependable receipts. At Hillside, the farm economy was impacted to some extent by the death in 1933 of owner James L. Dodge, leaving his widow and daughter, and in 1938 his son-in-law to run the farm. It wasn't until after World War II was over and the 1950's began that the farm returned to its former prosperity.

Interviews with Edgar Dodge, Charlie White (former ASC manager), Kay Thomas, Raymond VanHook (PVA officer) and others indicated that this era of general decline was felt more by some Bourbon County farmers than by others. For those with a small amount of money set aside, the price of land was low enough that they could purchase a farm, and turn it into a successful farming operation. An ethic of frugality accompanied the strong work ethic, so that while tractors were unavailable at this time, horses and mules continued to provide the power and farm transportation for most Bourbon County farms. Even a successful operation as Hillside Farm did without a tractor until after World War II. (University of Kentucky Oral History tape)

While many farm endeavors were in decline, the horse industry was taking another direction during the 1930's. Although horses had long been raced at various locations, the Thoroughbred and Standardbred industries were just beginning a growth in the thirties that would greatly expand in the coming decades. A typical small horse farm, like Hillside (BB40), would rely on other livestock and crops for supplemental revenue. The horse business would consist of a modest stable of mares, a stallion or two, utilization of existing buildings, use of farm dwelling day laborers, and often a training track, farm office, stone entrance, and stone and board fences. The native limestone made a perfect place to raise strong horses. As was often the case, stallions were sent to stand stud in central Kentucky followed by mares to be bred to them. Hillside Farm (BB40) boarded horses for clients in such far away locations as Chicago, New York and California.

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(Kentucky's Historic Farms)

Farming has remained a vital and profitable enterprise in Bourbon County during the 1925-1940 period and on into the last half of the twentieth century to the present. Through the period the number of farms ranged between 1500 and 1800, with a large number of farms greater than 500 acres in size, and the numbers of farms of the size remains high even today. In fact, there has been growth in Bourbon County since the middle 1980's in farms of 1000-2000 acres. The current pressure on farming has resulted in the number of farms to shrink, to around 1000. (National Register Form, Owen-Gay Farm) Neighboring farms of Hillside Farm (BB40) fall into this pattern Stonerside (BB273), Hidaway (BB468), and Creek View (BB269) Farms are such farms. They have expanded their holdings by acquiring smaller farms.

Hillside Farm (BB40) strongly reflects the 200 plus year ownership of the Dodge and Rodgers (tract #1) families today in the present 585 acres, in the many farm buildings erected during their tenure, and the presence of few late-twentieth-century outbuildings. Most of those 7 outbuildings date to around 1950 and do not obscure the historic configuration of the farm. The farm depended upon livestock, and the owners grew grains and hay to support those livestock activities. The trend toward raising cattle (Shorthorns at an early time) and horses (Thoroughbreds, Standardbreds and earlier Saddlebreds) initiated by David M. Dodge, and probably by his forebears, continues by its current owners who are descendants of the Dodge and Rodgers families. During the 20th century Bourbon County cattle populations ranged from a low of 12,000 to more than 20,000, which is similar to numbers around the turn of the century (Kentucky Agricultural Statistics Service). Hillside Farm (BB40) maintains a mixed herd of approximately 150 cows and raises their calves for the market. Sheep (early ones were Cotswold, later Southdowns) no longer graze the pastures, nor do hogs, neither constituting an important part of central Kentucky's farming activity. Those livestock groups are not enumerated by the state's Agricultural Statistics service in county overviews.

The important cash crop, Burley Tobacco, which

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enabled the farm to stay afloat during the 1930's is still a part of the economy at Hillside Farm (BB40), although to a lesser extent than in the past. Income in 1998 from the crop was \$38,853 (the owners' half of the proceeds). Bourbon County is currently second in the state in Burley tobacco production (1999 crop reported in The Lexington Herald) and has always been near the top. There is interest in the area in replacing tobacco with hemp, pending its legalization, returning the land its 19th century use. Four large tobacco barns that were erected in the late 19th century or early in the 20th century, serve livestock operations as well as tobacco. Their ground levels are open, allowing cattle and formerly sheep (to the end of the 1950's) to occupy space when needed. Some area was boxed in by James L. Dodge as stalls for his horse operation. The smaller barns were areas where horses could be housed, some of them being specifically built for that use, and others converted from stall areas which had been used for mules. Currently 20 horses occupy these areas.

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SOURCES

Arial Map, 1937

Deed Book 49, p. 322 (219 A. from Robert Langston to David M. Dodge, March 1856)

Deed Book 172, p. 456, January 13, 1976, Reynolds to Kuster and Baumgardner

Deed Book 171, p. 513, August 19, 1975 Reynolds to Kuster and Baumgardner

Deed Book 111, p. 291, from V K Dodge to J L Dodge

Deed Book 119, p. 155, from Edgar W. Dodge to Mary W. Dodge and Alice B. Dodge

Deed Book 58, p. 406, 1971, 71 acres from James E. Ford to David M. Dodge

Deed Book 91, p. 108, 151 acres from Nannie R. Fisher & Co., to James L. Dodge, 1907

Deed Book G, p. 183, 1789 from Henry Owsley to Thomas Rodgers

Will Book W, p. 32, James L. Dodge

Dodge Family records and papers, diaries, photographs, scrapbooks

Farm appraisal map for James Dodge Estate, 1934

Farm appraisal, James H. Reynolds, 1996

Farm insurance map, 1934

Hillside House blueprints, 1914

Historic Architecture of Bourbon County Kentucky, Gus Johnson

History of Kentucky and the Kentuckians, Johnson, pp. 1184-86 Sketch of James L. Dodge

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Interview Alice Dodge Reynolds

Kentucky's Historic Farms, 200 Years of Kentucky
Agriculture, Dr. Thomas Clark, et. al.

Kerr's History of Kentucky

Owen-Gay Farm, Kentucky Historic Inventory # CK 204

Perrin's History of Scott, Bourbon, Harrison and Nicholas
Counties, p. 461, Biographical sketch of David M. Dodge;
also Manson Seamonds

PVA map

Scrapbook of pictures and newspaper clippings, Edgar W.
Dodge/Victor K. Dodge

University of Kentucky oral history tape - Eddie Reynolds

Will Book X, p. 474 Mary W. Dodge Will

Will Book U, pp. 117-121 David M Dodge Will

Will Book V, p. 57 Rebecca Dodge Will

Will Book OO, 470 Alice Dodge Reynolds Will

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Verbal Boundary Description

The property proposed for listing includes 585 acres. All of this acreage lies in Bourbon County approximately 3 miles east of Paris, the county seat, on the North Middletown Road, Highway #460. Bourbon County Property Valuation Assessor Map number 046-00-00-015.00 (formerly map number 28 and parcel number 10).

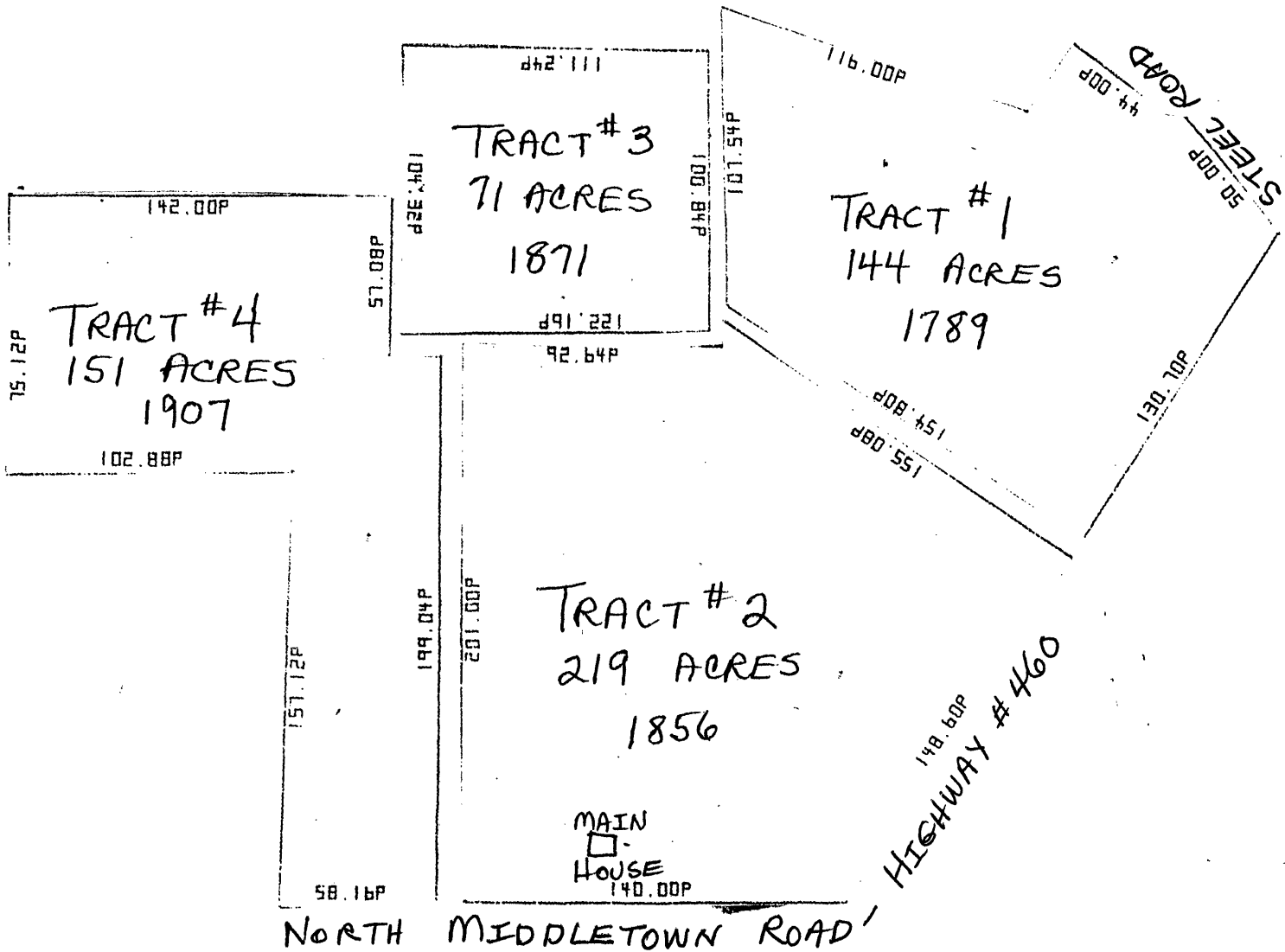
Boundary Justification

The area proposed for listing on the National Register is taken from the 1938 arial map of the area and dates from 1907 when the last acreage was added to Hillside Farm by James L. Dodge. Other tracts date from 1789, 1856, and 1871. This area has been farmed by the Dodge family and their ancestors, the Seamonds and Rodgers families from the early settlement of Bourbon County. The acreage includes the main farm residence, 3 tenant houses, brick cabin, garage, smoke house, stable/machine shed, cabin/shop, 4 tobacco barns, 2 horse barns, corn cribs, silo, storage barns, spring house, cistern, footlog over creek, cemetery, and sites of former buildings. These, pasture areas, ponds, creeks, and fences, form the significant historic resources depicting many important aspects of local agriculture.

HILLSIDE FARM

4 TRACTS




WITH ACREAGE AND DATES OF ACQUISITION



SCALE: 1000 Ft/IN

HILLSIDE FARM
BB-10
BOURBON COUNTY, KY

FARM MAP

-  BUILDINGS (Contributing)
-  BUILDING (Non-contrib.)
-  SITE



12 U
MASTER NO.
NOT TO SCALE