

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 for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic Name: Hodges Gardens  
Other Names/Site Number: Hodges Gardens State Park  
Name of related multiple property listing: n/a

### 2. Location

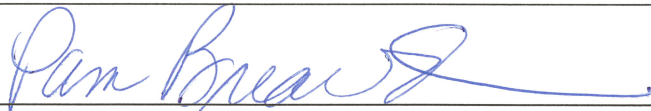
Street & Number: 1000 Hodges Loop  
City or town: Florien State: LA County: Sabine  
Not for Publication:  Vicinity:   
Zip Code: 71429

### 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, 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 at the following level(s) of significance:  
 national  state  local

Applicable National Register Criteria:  A  B  C  D



6-1-15

Signature of certifying official/Title: Pam Breau, State Historic Preservation Officer Date

Louisiana Department of Culture, Recreation, and Tourism

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title:

State or Federal agency/bureau or Tribal Government

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**4. National Park Certification**

I hereby certify that the property is:  
 entered in the National Register  
 determined eligible for the National Register  
 determined not eligible for the National Register  
 removed from the National Register  
 other, explain: \_\_\_\_\_

**Signature of the Keeper**

**Date of Action**

**5. Classification**

**Ownership of Property** (Check as many boxes as apply.)

<input type="checkbox"/>	Private
<input type="checkbox"/>	Public – Local
<input checked="" type="checkbox"/>	Public – State
<input type="checkbox"/>	Public – Federal

**Category of Property** (Check only **one** box.)

<input type="checkbox"/>	Building(s)
<input checked="" type="checkbox"/>	District
<input type="checkbox"/>	Site
<input type="checkbox"/>	Structure
<input type="checkbox"/>	object

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

<b>Contributing</b>	<b>Non-contributing</b>	
5		Sites
6	16	Buildings
17		Structures
6	1	Objects
34	17	Total

Number of contributing resources previously listed in the National Register: 0

**6. Function or Use**

**Historic Functions** (Enter categories from instructions.):  
 LANDSCAPE/Garden/Natural Feature/Street Furniture/Object  
 AGRICULTURE/SUBSISTENCE/Horticultural Facility/Irrigation Facility

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RECREATION AND CULTURE/ Outdoor Recreation/Music Facility/Work of  
Art/Commemorative Marker

**Current Functions** (Enter categories from instructions.):

LANDSCAPE/ Garden/ Park/Natural Feature/Street Furniture/Object  
AGRICULTURE/SUBSISTENANCE/ Horticultural Facility/Irrigation Facility  
RECREATION AND CULTURE/ Outdoor Recreation/Music Facility/Work of  
Art/Commemorative Marker

**7. Description**

**Architectural Classification** (Enter categories from instructions.):

Modern Movement: International Style  
Other: Googie

**Materials:** (enter categories from instructions.)

foundation: STONE / Sandstone, Concrete  
walls: STONE / Sandstone, Glass  
roof: Metal  
other: STONE / Sandstone

**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

**Summary Paragraph**

Hodges Gardens is the result of the passion, vision and financing of oil and timber businessman A.J. Hodges and his wife Nona Trigg Hodges. It was and is a cultural, design, and horticultural venue of its time, mixed with significant accomplishments in forestry and conservation. Located in a few miles southeast of Florien, Sabine Parish, Louisiana, a mere 20 miles or so from the Texas-Louisiana border, Hodges Gardens is now a state park consisting of over 900 acres that includes gardens, roadways, manmade waterfalls, lakes, forests, islands, pavilions, and cabins. The park remains in good condition thanks to continuous care both by the A.J. and Nona Trigg Hodges Foundation and the Louisiana Office of State Parks. The contributing buildings within the park are designed in a mid-century modern style and stand out as such. This formerly over lumbered land was redesigned and reimaged by A.J. Hodges into a beautiful designed landscape and is eligible for listing on the National Register.

**Narrative Description**

Hodges Gardens is an excellent example of a mid-20<sup>th</sup> century designed landscape. It is situated in the rural Piney Woods of West Central Louisiana on LA State Hwy. 171 in southern Sabine Parish, 5 miles south of the Village of Florien. Mr. Hodges began his conservation and reforestation efforts in the area that is now Hodges Gardens between 1937 and 1940 by purchasing 107,000 acres of barren cutover timberland. In the late 1940's, after discovering a particularly picturesque area in his vast landholdings, he enlisted the help of renowned architects, landscape architects, horticulturists, and

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consultants to create what became known as “Louisiana’s Garden in the Forest”, which evolved into a cultural, design, and horticultural venue of its time.

Significant features at Hodges Gardens include over 900 acres of wild and cultivated beauty, gardens, roadways, manmade waterfalls and streams, a 225 acre lake, islands, forests, pavilions, and cabins. Large boulders and rocks were left in place to preserve the history of the abandoned rock quarry and were used as the backdrop in the design of gardens. The property and contributing elements have retained their historic integrity.

Construction began in 1950 as a private retreat for oil and timber businessman, A.J. Hodges, and his wife, Nona Trigg Hodges. Their vision and plans expanded to a public garden that opened in 1956 and was officially dedicated on May 3, 1959.

After the passing of Mrs. Hodges in 1959, the privately owned property was transferred to the A.J. and Nona Trigg Hodges Foundation in 1960. This non-profit foundation was created by Mr. Hodges to “promote conservation, religions and cultural projects”. The Hodges Foundation owned and operated the Gardens until closing the gates to the public in 2006. In 2007, through negotiations between the Hodges Foundation and the State of Louisiana, the interior 948.28 acres (including the 60 acre “Garden in the Forest” and 225 acre lake) was donated to the State of Louisiana for inclusion into the state park system. Instrumental in this transfer, was Florien native, Joe R. Salter, Speaker of the House of Representatives. The Hodges Foundation retained ownership of the 3,700 + acres outside the main loop road for timber management.

The interior 948.28 acres comprises all the acreage inside the 5.4 mile road that makes a complete loop to encircle the property that is the subject of this nomination. The entrance road is located on the East side of Hwy 171 and is a ½ mile asphalt road that crosses a sandy creek and gives visitors a preview of the hills and forest that they are about to experience. The road splits at the fee station where the loop around the property begins. The Gardens are to the left and the overnight facilities to the right. On the Garden side, the road leads to the Garden area and then follows the 225 acre crescent shaped lake, winding around the lower level gardens. The road continues and ascends to the midpoint and highest point of the property with an elevation of 466 ft. Here, the contributing elements, air strip and Lord and Burnham greenhouse complex were constructed and still remain today. The beautiful 5.4 mile drive around the property showcases what Caroline Dormon referred to as the “sand hills”.

The hardscapes, structures, buildings and gardens remain intact today. The Gardens remain open to the public today mostly in their original state, showing signs of age along with their timeless beauty and a feeling of peace and wonder of days gone by.

The rare, historic gardens sit delicately in this remote forest and stand as a unique, American expression of garden art and landscape architecture. They are the inspiration for this nomination, which includes the entire 948.28 acres due to the significant features throughout the property. Hodges Gardens is considered a historic district for the purposes of this nomination that includes contributing and non-contributing buildings, sites, structures, and objects, which are further discussed individually in the following inventory.

### **Contributing and Non-Contributing Resources**

The majority of the total resources in this nomination are considered to be contributing resources and includes buildings, structures, objects, and sites within Hodges Gardens. All contributing resources

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were constructed within the period of significance and still retain a high degree of integrity. Overall alterations to the contributing resources in Hodges Gardens are relatively minor and were usually done using replacement materials to match in kind.

All of the non-contributing resources in Hodges Gardens are buildings (no structures, objects, or sites). The buildings that are considered non-contributing, which are further discussed in the inventory below, were all built outside of the period of significance and most were built within the last 20 years. Of the 16 non-contributing buildings, 13 are overnight cabins, constructed in the late 1990s to help generate operational revenue for the Gardens. The other 3 non-contributing buildings serve the same purpose as their original counterparts. There are no resources in Hodges Gardens from the end of the period of significance until the non-contributing buildings were constructed. Although these buildings were constructed outside of the period of significance, the overall design of the district was started and completed more than 50 years ago and the majority of the resources were constructed within the period of significance, making Hodges Gardens eligible for the National Registry.

## INVENTORY

### **Contributing Elements:**

(Note: for several resources, a construction date of c. 1954 has been used. The only research information found on these resources in the Hodges Gardens archives just lists dates of between 1950 and 1957 for their creation/construction. They were constructed during the period of significance, but their exact construction date is not known. Also, many of these resources were constructed at the same time – for example, the irrigation and water systems were installed as the roads were being constructed, as the lakes were being created, etc).

### **Sites (n=5 total contributing sites)**

***The Gardens - (n=1 contributing site)*** (See photos 15, 28-30, 32, and 40); constructed c. 1954  
The vast stonework is a common denominator of the Gardens, which has served to preserve its origin and history. Quarry miners working in the quarry, in the late 1800s, unknowingly left behind a tri-level area of rubble that Mr. and Mrs. Hodges determined would be a great place for a unique garden. They enlisted experts from across the country in the fields of horticulture, conservation, forestry, architecture, engineering, and landscape architecture which would help in the design and development of “Louisiana’s Garden in the Forest”. What impresses greatly is the craftsmanship and attention to detail. The Garden style is best described as “natural”, following the natural contour of the land and the oddness of the old quarry with some of the most impressive stonework in American garden art. There are waterfalls, fountains, and flowing streams. There are great collections of plants, both native and domesticated. There are wonderful, original, architectural creations using stone, glass, and copper. Within the 60 acre garden approximately 2 miles of concrete walkways meander throughout, with inset concrete benches along the way. Pedestrian bridges in the same stonework found throughout the Garden, cross over the winding streams. The stoneworks in the garden are in keeping with the overall continuity of materials and patterns.

Specimen plantings abound. Just prior to entering the view corridor of the lake, 2 original Longleaf Pines stand as a testament to the virgin timber that was part of the “cut-out and get-out” method of timber harvesting until around 1930. A stately magnolia, planted in 1960 by the Daughters of the American Revolution in honor of Nona Trigg Hodges, still resides near the High Waterfall. Japanese Maples in the St. Francis Garden and across from the Cascade Waterfall are magnificent specimens. The 3 big leaf magnolias are included in educational programming for local students and were added

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to the Gardens by Caroline Dorman. The camellia garden contains over 350 camellias that are original to the Gardens, established and maintained by Walter Chalupnik, chief horticulturist for the Gardens from 1955 – 1971. Finally, one cannot enter the Gardens through the moss covered live oaks without feeling a true sense of Louisiana and the South.

Yet the gardens and the roads and trails are unique in Louisiana due to the steep topography. In addition to the remnants of the old stone quarry, pine trees abound in this Garden in the Forest. The Piney Woods Picnic Area is an example of the reforestation efforts, with the trees planted in exactly spaced rows. Due to the size of the trees, they are believed to be part of the original replanting efforts of Mr. Hodges. Hodges' contributions to the reforestation of the thousands of acres of cutover land in the area and changes in the methods of the timber industry cannot be overlooked and are discussed in section 8 of this application.

In January 1964, Dr. Sigmond L. Solymosy with the University of Southwestern Louisiana in Lafayette, Louisiana, published the "Annotated List of the Plants Growing Naturally at Hodges Gardens." According to Dr. Solymosy, he began the plant collections in 1958 and deposited the specimens in the USL Ornamental Horticulture Herbarium at the university. The alphabetical plant list includes 65 families with 115 genera and 164 species and varieties that were found.

The main Garden area was formally maintained, while the Natural Gardens were left in a more controlled, but wild state, with the fingerprints of Caroline Dorman. They contain native plants along the walkways, and bridges and streams. Both areas have retained a high degree of historical integrity. The Gardens are considered one site because they are not each a discrete, distinct area, but rather were designed to flow together as one cohesive unit.

Several specialty gardens are found within the overall Garden site:

- **The Camellia Garden**, constructed c. 1954 (photo #30) was the creation of the first chief horticulturist Walter Chalupnik. The 350 camellia trees (both sasanquas and japonicas) are nestled among tea olive trees. The branches of this collection form a canopy over the stone steps and walkways creating deep, dense shade. In the center is a seating area made of stone across from the statue of St. Francis. One of the specimen red maples sits just behind the memorial, providing brilliant red color in the fall. The camellia trees in this area are original to the garden as are the walkways and benches. No alterations have been made to this area and therefore it has retained its high degree of historical integrity and purpose.
- **The Old Fashioned Rose Garden**, constructed c. 1954 (photo #32) was developed with hundreds of roses that were the true definition of "old fashioned" during the period of significance. It was built in a geometric style that is a common design theme of the Gardens, with walkways in the same concentric shape connecting to pavilions on each end. This Garden was a feature in many of the promotional magazines between 1959 and 1964 entitled "Hodges Gardens Magazet". Staying true to the name, today, this Garden contains antique roses that were introduced during the lifetime of A.J. Hodges (1890 – 1966). In 2008, repairs were made to the arbor around the Garden, in keeping with the original materials and design and without disturbing the roses. In addition, a deer resistant fence was installed to protect the roses, along with gates at each pavilion entrance. The purpose was to completely enclose the Garden to keep the deer out of the roses. The black plastic fence material was designed so as to not obstruct the view. Despite these minor repairs, this Garden has retained a high degree of historical integrity and purpose.

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- **The Modern Rose Garden**, constructed c. 1954 is located across from the Lakefront Stage and was also featured in the hundreds of articles found in the archives. It was built as an experimental rose garden to test the new varieties that were being introduced. Through an agreement with the All- America Rose Selections (AARS), the Gardens were sent roses to test before their formal release. The staff kept meticulous records of each rose, reporting back to the AARS on the growth traits, success or failure of each plant, with recommendations on whether or not to send the variety to the next level. This garden is built in a horseshoe shape into the hillside with a pavilion at the top. A 3-tiered fountain is attached to the pavilion with its mechanical room located under the stone pavilion. A bronze plaque located in the stone plaza in front of the fountain dedicates this rose garden to the mothers of A.J. and Nona Trigg Hodges and reads “Dedicated to Addie Reynolds Hodges and Frances Collins Trigg, Mothers of A.J. Hodges and Nona Trigg Hodges whose love of flowers inspired the creation of these gardens.” The garden was recognized in 1992 with a Public Rose Garden Award from AARS (All-America Rose Selections, Inc). The stone encased plaque at the garden’s entrance reads “For contributing to the public interest in rose growing through its efforts in maintaining an outstanding rose garden.” Due to the issues in managing the deer population, today this Garden no longer contains roses, but is structurally the same and is maintained as part of the Lakeshore Stage lawn area. Despite this change, it has retained a high degree of historical integrity.
- **The Bog Garden**, constructed c. 1954 (photo # 28) was a favorite of Caroline Dormon, as it contained a wide variety of iris and water lilies that were native to Louisiana. She mentioned this Bog Garden in many of her writings and publications. This garden is located on the lower level of the garden and fed by natural springs that seep out of the hillside, with walkways throughout. This garden has retained a high degree of historical integrity and purpose.
- **The Herb Garden**, constructed c. 1954 (photo # 15) is designed with gravel walkways and stepping stones navigating throughout the beds of rosemary, root beer plant, basil, thyme and salvia and a unique eucalyptus tree. The archway entrance into the Garden is covered in thick English ivy. The center 3 tiered fountain continues the water feature theme. A gate has been added at either end that blends with the fence material. This was a deer management effort. Other than the gates being added, this garden has retained its original design and purpose and has retained a high degree of historical integrity.
- **The Daylily (Butterfly) Garden**, constructed c. 1954 (photo # 8) was originally called the daylily garden, with hundreds of different varieties of daylilies. Today, it is called the Butterfly Garden. The same theme of concentric walkways were established around the beds. A light plastic non-intrusive 10 ft. fence was placed around the garden in 2009 in an effort of deer management and it was changed to the butterfly garden as daylilies served to attract deer. Today, both host and nectar plants attract butterflies and hummingbirds to the area for the enjoyment of visitors. Despite the change in the plant material and the addition of the fencing, this Garden it has retained a high degree of historical integrity.
- **The Natural Garden**, constructed c. 1954 was the last area of the gardens developed by A.J. Hodges. With consultation from Caroline Dorman, his plan was to create an area of natural beauty where visitors could enjoy the tranquility of the cool shade of tall pines and other plant and animal life found in this region of Louisiana. Unlike the formal garden that is managed and redesigned with plant material for the seasons, the Natural Garden is just as the name implies,

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kept in a natural state. This garden is yet another that contains the fingerprint of Caroline Dorman. The 1 mile of walkways and steps are built on five levels that take the natural contour of the original stone quarry. The large rocks and boulders seen here were left in their original location as the area was developed. This garden was closed to the public for many years and reopened in January 2010 as part of the ongoing revitalization efforts. The water features in this garden are not operational and some of the walkways have shifted due to being pushed by tree roots. Despite these issues, the garden has retained a high degree of historical integrity.

**Islands** (*n=3 contributing sites*)

Two developed islands and one undeveloped island were created with the formation of the lake in 1954.

- **Flag Island** (See photos 34-36 and Figures 8 and 9)– This 9 acre island is named for the 18 flags located at the end of the Louisiana Purchase Memorial (discussed below) that sits atop this island. The island is accessible via a two lane bridge at the dead end of a .8 mile secondary road. The island is circular shaped with a 36 ft. hill in the center, upon which the Louisiana Purchase Memorial was constructed. The elevation at the top of the hill is 338 ft. The island has become overgrown with vegetation on the lake side. Despite the Memorial being closed to the public (discussed below), no other changes have been made to the island. Therefore, it has retained a high degree of historical integrity.
- **House Island** (See photo 42)– This 8 acre irregular shaped island is rich with stately oaks and was the location chosen by A.J. Hodges to build his home. It provided the Hodges family with the privacy they wanted after they opened their garden to the public. A cabled ferry system transported the family back and forth across the lake. Ferry landings on either side provided shelter for the cabled ferry boat and were constructed of the same fledge stone as the other structures in the Gardens. No changes have been made to the island itself. The grounds continue to be maintained. Therefore, it has retained a high degree of historical integrity.
- **Bare Island:** This 5 acre island is the smallest of the three and has been left in a natural state. It is a circular shaped island with a steep and massive outcropping of rocks that can be seen through the trees. A natural sandy landing for canoes gives visitors access to the island. A hiking trail through the natural contour of the island was opened in 2010. Despite the addition of this trail, the island has retained a high degree of historical integrity.

**Lord & Burnham Conservatory Complex** (*n=1 contributing site containing 3 buildings*); constructed 1960

(See photos 47-49 and Figure 6)

This area is located on the opposite side of the property from the main garden area at the highest point of elevation in this nomination, 466 feet. The complex was constructed during the period of significance. The historical significance of the Lord & Burnham conservatory complex will be discussed in more detail in Section 8. This glass complex contains a conservatory on one side of the main loop road and 2 greenhouses on the opposite side. The complex was state of the art for its day. An elaborate boiler system provided heat for all the buildings. Mist systems with fans provided the cooling. The main conservatory contained a large entry that housed a popular retail area for plants.



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Two glass structures attached to either side of the entry. One section was designed as a desert area and contained hundreds of different varieties of cactus. The other area was tropical and rare orchids hung from the ceiling. Concrete walkways meandered throughout the beds of tropical plants and trees. Several "rooms" were located within the conservatory, each for a particular function (i.e., seed germination) or for a particular environment for certain plants. A large in-ground water feature was located in one of the areas. Connected to the conservatory on the back side was the fenced in work area for seedling production.

The conservatory is no longer open to the public and not in operation. Though it was never re-opened to the public after the property was donated to the State of Louisiana in 2007, the original plant material continued to be maintained and cared for by state park staff until 2009. At that point it was shut down by the Office of State Parks and placed on a list for demolition. The original plant material died. As of this writing, it has not been demolished. A tree fell on the back side, damaging the glass and some of the frame. However, the design, stone walkways, benches, steps and flower beds remain intact. Despite its uncertain future, the lack of plant material, and the tree damage, the conservatory complex retains a high degree of historical integrity.

The two glass greenhouses located across the street were used for plant production. One of the greenhouses was upgraded for seedling production in 2010 and remains in use. The upgrade was for heating, to replace some of the broken glass panes and painting of the original plant benches. This building has retained its original design and purpose and despite the minor upgrades, has retained a high degree of historical integrity.

The other greenhouse has been left intact and unused and is deteriorating. It has retained its original design, but due to its deterioration, retains a slightly lesser degree of overall historical integrity. It is still considered a contributing building by its association with the complex as a whole.

**Buildings: (n = 6 total contributing buildings, including those at the Conservatory)**

In addition to the buildings in the Lord and Burnham Greenhouse complex, the following three contributing buildings were constructed and occupied during the period of significance. They were constructed from similar materials that kept the common theme of the natural landscape throughout the property, but using a mid-century modern style.

- ***Hodges House - Photo # 42; constructed 1956***

The Hodges house is located on Hodges Island. This 17,120 sq. ft. contributing building was completed in 1956. It has 6 bedrooms and 6 ½ bathrooms, 2 servants' quarters, music room, and the Hodges' private suite. It was built to complement the size and scope of the Gardens. The home was and still is only accessible by boat. Its top floor is visible from the lower level of the Garden. The lower floor is subterranean, with an access door to a 110 ft. tunnel at the ferry landing. The spiral marble staircase as well as an elevator leads to the top floor. The main fireplace is framed from floor to ceiling in highly polished Virginia greenstone. The family also constructed a state of the art skeet shooting area and shuffleboard court on their island. The home was designed to accommodate not only the children, but the grandchildren, as the Hodges' 4 children were already grown and no longer lived at home. The home was designed by the Shreveport architecture firm of Walker & Walker. Interior design was by Bill McFadden of Dallas, Texas. Electrical and mechanical engineer was Paul O. Rottmann.

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The home was vacated in 1967, soon after the death of A. J. Hodges. Many of the furnishings were donated to the University of Southwestern Louisiana in Lafayette and to Centenary College in Shreveport.

Today, the main kitchen area has sustained damage when an overhead vent collapsed. The carpeting and draperies remain in the bedrooms and show signs of mildew, along with wallpaper coming off many of the walls. The original 1950s appliances remain intact in the kitchen areas. Despite the number of years of no use, most of the problems are cosmetic. Surprisingly, the bathroom tiles show no signs of age or damage. Even the grout is still in good condition.

State Parks disconnected electrical service to the house in 2007 and a portion of the roof was replaced in 2008 and matched to existing asphalt shingles. Other than the roof, there have been no alterations to the house. It has retained a high degree of historical integrity.

- ***Lounge (Restroom) - Photo # 14; constructed 1958***

Constructed in 1958, this building is located between the Piney Woods Picnic Area and the Gift Shop. The exterior material is Arkansas ledge stone that was used throughout the property. Today, it still serves its original purpose as a restroom. The large sitting area on the ladies' side, and a smaller sitting area on the men's side, resulted in it being referred to as the Lounge. It is a pleasant place to rest and visit after walking and viewing the Gardens and trails.

In 2007, the building was modified to meet ADA code. Ramps and handrails were added, along with converting the sink fixtures and one handicapped stall on both men's side and women's side.

Despite this change, the building has retained its historical function and design and a high degree of historical integrity.

- ***Gift Shop / Visitor Center - Photo # 16 and # 17; constructed in 1963***

Constructed in 1963, this 10-sided (decagon) glass building is an excellent example of the mid-century modern futuristic architectural style of the 1950s. Its shape and dimensions are an exact match to the stone 3-tiered Circle Bed and fountain just outside. The roof peaks in the center with a copper spire. This style (also called "Googie") depicts America's fascination with the space age. Googie architecture was a form of "Streamline Moderne" architecture that began in the late 1930s. The Gift Shop is perhaps one of Louisiana's most intact significant buildings representing this style of architecture. It is an excellent example of the optimistic elements of the 1950s and 1960s. The Gift Shop was constructed by Mr. Hodges for his second wife, Chlotilde as an upscale shopping venue during the period of significance. While a Gift Shop is still located in the building, it now serves a dual purpose as a visitor center with an interpretive classroom. It is located in the main garden area close to the parking lot and lounge. This makes it a central gathering point for visitors. A new vinyl roof was installed in 2010 and the side restrooms are not open to the public. This building has retained a high degree of historical integrity and the only alteration made to the building has been the new roof.

**Structures: (n=17 total contributing structures)**

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All of the contributing structures are located within the 60 acre garden area and were built during the period of significance as part of the overall design of the property (with the exception of the Louisiana Purchase Memorial which is mitigated below) following the water and stone theme in the natural setting. The types of structures include roadways, a stage, water system, fountains, a lookout tower, designed flowerbed, waterfalls, arbors, pavilions, designed water staircase, ferry landings, a lake, and a memorial.

- **Hodges Loop Drive** – *Photo #3 (n=1 contributing structure); constructed c. 1950*

This 5.4 mile stretch of loop road sets the boundary for this nomination as it encircles the 948.28 acres that are the subject of this nomination. The scenic drive was carefully sited to follow the contours of the land with help of engineers, Mr. Hodges himself, and the Landscape Architects of Hare and Hare. It is a sensitive and beautifully aligned stretch of roadway. The visitor is sequentially brought through the forest with long views and closed dappled light while maneuvering some of the steepest and most twisting hillsides in the state. The view to Texas, for example is carefully managed from one of Louisiana's highest elevations (423' above MSL). The road courses down to the lake, across dams, through valleys and managed forests with a natural integrity and harmony with the evergreens and deciduous trees of the property. These principles of design were first mastered by landscape architect Frederick Law Olmstead in Central Park, New York, and Riverside, Chicago. They were inspired by the English "Natural Movement" of the mid-nineteenth century. The Loop Drive has undergone some patching and overlay work, but has not been altered in any other way. It has retained a high degree of historical integrity.

- **Lakeshore Stage** – *Photo # 9 (n=1 contributing structure); constructed 1960*

This contributing structure will be discussed in more detail in Section 8. Its award winning engineering design is still effective today. The Stage is located at the lake's edge and faces the Modern Rose Garden. The area creates a bowl effect, allowing sound to be transmitted to the top and back down again, containing it in the "bowl". The Stage is still the location of many programs and events. At one time, not long ago, the Lakeshore Stage rang with symphonies, choral groups and operatic performances. The dressing rooms below the stage have not been brought up to code and are not permitted for use. The ceiling lighting was replaced in 2008 and the electrical plugs were upgraded. Power was disconnected in the orchestra pit area and in the dressing rooms during the 2008 renovation. At some point in time, the back section was removed. In 2010, the back was again enclosed to retain the original design effect. Despite these upgrades and changes, the structure has retained a high degree of historical integrity, function, and purpose.

- **Irrigation and Water Systems** – *Photo # 12, # 23 and # 24 (n=2 contributing structures) constructed c. 1950*

The irrigation and water systems are amazing for their time and another testament to Mr. Hodges' true spirit of conservation. The systems provides the water for the streams, waterfalls and garden irrigation as it is pumped from the lake to a 65'W x 130'L x 7.5'D concrete reservoir that serves as a 470,000 gallon holding tank, then to a pump house built under a walking bridge with a stone entrance. Inside, the massive valves and pipes mark the beginning of the garden's water system. The water is then pushed to the top level of the Garden, known as Lookout Hill, and down waterfalls on either side of the hill (high waterfall and the cascade waterfall) and then to the streams that flow throughout the Gardens, then to the lower level

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waterfall and stream system that returns the water to the lake. The irrigation system and the water system can be run independently of each other and thus, are counted each as a contributing structure. While pumps and motors have been replaced over time, this system is still intact today, serving the same purpose and function. It has retained a high degree of historical integrity.

**Fountains** (n= 3 contributing structures)

- **Rose Garden Fountain construction date?** – A 3 tiered concrete fountain attached to the Rose Garden pavilion. Other than replacing pumps as needed, no alterations have been made to this fountain. It has retained a high degree of historical integrity, function, and purpose.
- **Rose Point Fountain– Photo # 33 ; constructed 1967**  
The large octagon fountain was a technological setup that was advanced for the time. It follows the same geometric polygon pattern as the other features in the Gardens. This fountain is two tiered with rings of jets. The water is pulled from a 30 hp motor and submerged pump in the lake through a mechanical shed with valves for each ring and on to the fountain. The red and green submerged lights have been a part of the fountain at Christmas. Originally named Rose Point Fountain, the roses were replaced with willow trees and the name changed to Willow Point. The roses from the Modern Rose Garden were relocated to the 2 tiers of beds and walkways that circle the Fountain. In addition to the roses, red oleanders populate the top level. The pump system for the Fountain is located at the end of a 110 ft. pier that also serves as a fishing pier today. Other than replacing pumps and motors as necessary, no other alterations have been made to the fountain. Despite these repairs, the fountain has retained a high degree of integrity, function, and purpose.
- **Gift Shop Fountain Pools; constructed 1963** – Located at the entrance to the Gift Shop and fed by a concrete vault reservoir behind the building. The fountains are small jets located in two pools that connect under a walking bridge that brings the visitor to the front door of the building. No alterations have been made to this fountain. It has retained a high degree of historical integrity, function, and purpose.

**Lookout Tower – Photo # 20 (n=1 contributing structure) construction date?**

This observation tower is built at the top of Lookout Hill, the highest area of elevation in the formal garden area (395 ft.) and gives the visitor a complete 360 degree view of the gardens below. Following the decagon design pattern, it is built in the same Arkansas ledge stone and has the same copper spire as the Gift Shop. It is a significant structure representing the mid-century modern (Googie) architectural style of the period of significance that depicted America's architectural expression of the Space Age and a confidence to reach and succeed. Electrical service was disconnected to this area by the Office of State Parks. No other alterations have been made. Some of the fascia boards have rotted and plans are being made to replace those boards in keeping with the original design and colors. This structure has retained a high degree of historical integrity, function, and purpose.

**Circle Bed – Photo # 18 (n=1 contributing structure) construction date?**

Located just outside the Gift Shop / Visitor Center, this 3 level flower bed is a mirror image of the 10-sided Gift Shop, including its shape, size and materials. It has 3 levels, with a water fountain at the top level. The fountain has a leak on the back side that has not yet been

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repaired. No alterations have been made and it has retained a high degree of historical integrity, function, and purpose.

***Old Fashioned Rose Garden, Pavilions and Arbor;*** constructed c. 1954– *Photo # 32 (n=1 contributing structure)*

Following the same geometric polygon pattern, this garden is encircled by an 8-sided arbor connected to pavilions on each end. The arbor for the climbing roses circles the entire garden. It was replaced in 2008 with the same materials and design and without disturbing the existing roses, particularly the 60 year old Lady Banks roses on either side of the pavilions. The octagonal shaped arbor itself consists of a continuous structure with two entrance pavilions at each of the ends (see sketch and boundary map). The other roses in this garden are aligned in beds bordered by sidewalks that follow the same geometric pattern. All the roses in this garden were introduced during the lifetime of A.J. Hodges (1890 – 1966). In addition, a deer resistant fence was installed to protect the roses, along with gates at each entrance. The purpose was to completely enclose the Garden to keep the deer out of the roses. The fence does not obstruct the view. Despite these minor repairs, this Garden has retained a high degree of historic integrity and purpose.

***Waterfalls;*** constructed c. 1954 (*n = 3 contributing structures*)

Perhaps the most impressive features of the formal gardens are the waterfalls, a favorite venue for weddings, tour groups, and meditation. There have been no alterations to any of the waterfalls but patches are continually made to the aging stonework to reduce the leaks. Despite this issue, they have retained a high degree of historical integrity, purpose and function.

- ***High Waterfall – Photo # 21***

The first waterfall in the garden's water features is at the top in the sequence at Lookout Tower Hill. By its name, it is the highest of the 3 waterfalls and the water descends straight down into a large pool before overflowing into the streams.

- ***Cascade Waterfall – Photo # 26***

Located on the opposite side of Lookout Hill and the second in the sequence, this waterfall "cascades" down to the streams in the middle level of the garden. Layers of stacked stone were designed to create inset flower beds.

- ***Lower Level Waterfall – Photo # 25***

The third and final waterfall in the gardens before the water is returned again to the lake. Located on the lower level in the area of the Bog Garden, this waterfall and its surrounding vegetation lends itself to a tropical setting.

***Double Staircase;*** constructed c. 1954– *Photo # 27 (n=1 contributing structure)*

This water staircase connects the middle level of the Garden with the lower level. The steps are situated on either side of sectioned flower beds with cascading water in the middle. It has been the favored location in the Gardens for weddings. The water was collected in a lower pool with an overflow pipe that emptied into one of the side streams leading back to the lake. It's an elaborate setup. Several architectural drawings of this specific area were left behind in the archives (See Figure 7). Today, the pipes leak so the water feature is bypassed, but the remainder of this feature is definitely worthy of recognition. Its inspiration, most likely originated with Mr. and Mrs. Hodges regard for the Duke Gardens in North Carolina and their travels abroad to Italy and France where water stairs are found in hillside villages and gardens.

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No alterations or repairs have been made. This structure has maintained a high degree of historical integrity, purpose, and function.

***Ferry Landing***; constructed c. 1955- *Photo # 42 (n=1 contributing structure)*

This landing system provided shelter for the cabled ferry boat that shuttled family and friends to and from the Hodges home on the island. The landings were constructed of the same stone as the other structures in the Gardens. The cabled ferry no longer exists, but the remnants of the pulleys remain, as well as the landing areas for the ferry. The roof of the landing on the House Island side collapsed, leaving the iron bracing intact. Some of the stones were damaged during the cleanup process. Despite these changes and no longer being in functional condition, the landings have retained a high degree of their historical integrity.

***Hodges Lake***; created 1954 – *Photo # 6 (n=1 contributing structure)*

The 225 acre lake was built in the remains of a rock quarry that was abandoned in the late 19<sup>th</sup> century (See Figure 11). Its crescent shape wraps around the Gardens in a breathtaking backdrop and is a main attraction to the property. The rocks that were removed from this quarry were transported to Port Arthur, Texas, to build jetties. The lake provides the water for the Garden irrigation system and for the pools, streams, and fountains. It has not been altered in any way and has maintained a high degree of historical integrity, function, and purpose.

***Louisiana Purchase Memorial***; constructed 1969– *Photo # 35 and # 36 (n=1 contributing structure)*

This is the only contributing structure not located within the 60 acre garden area. It is located on the opposite side of the property, but due to its size and design, can be seen across the lake from the gardens and other areas. The Louisiana Purchase Memorial is located at the top of Flag Island. It is the largest memorial to the Louisiana Purchase in the country, measuring 110' x 60'. Its terrazzo tile map of the United States defining the Louisiana Purchase was flanked by two rows of flags. The inner row contained the governmental standards flown over Louisiana (Spain, France, England, the Confederate States of America, Louisiana, and Old Glory) plus flags of the other 12 states carved out of the territory in the order of the dates of their statehood. In addition, the Hodges Gardens flag was included. The memorial was Mr. Hodges last project in his Gardens. He did not live to see its completion. The dedication of the memorial was held in 1969 on the 166<sup>th</sup> anniversary of the signing of the Louisiana Purchase. It was designed by Mattia Flabiano "Mike", owner of the American Terrazzo Company in Dallas Texas. This company is still today, one of the foremost terrazzo companies in the United States. The family owned business is operated today by the third generation.

Newspaper and magazine articles on its dedication indicate that this was the largest monument to the Louisiana Purchase in the United States. It exceeds in area the terrazzo map of New York state at the New York World's Fair and the global map at Love Field in Dallas. The only other comparable historic monument to this great act is the Jefferson National Expansion Memorial in St. Louis, Missouri, which memorializes the spirit of the pioneers who settled the West after the Louisiana Purchase rather than the Purchase itself. (See Figures 8 and 9 for historic images of Flag Island and the memorial).

The memorial is not open to the public due to the deterioration and condition of the arbor and benches surrounding the map. In addition, the terrazzo map has begun to chip. A different color of blue tile in the ocean areas of the map indicate that repairs were made at some point.

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However, no alterations or other repairs have been made. The memorial is significant to the history of this area of Louisiana and to Hodges Gardens. The location is in the heart of the area known as “the Free State or No Man’s Land” that was part of the western boundary dispute of the Louisiana Purchase.

Despite these cosmetic issues, it has retained a high degree of historical integrity.

**Objects: (n = 7 total contributing objects)**

The contributing objects were incorporated into the garden area during the period of significance. The exception is the Hodges Bust that is mitigated below. The objects contribute to the overall design and feeling of the property.

- ***Petrified Log (no construction date)- Photo # 7 (n=1 contributing object)***

This 36 1/2 ft. long log was found 20 ft. below the surface during the excavation that created the lake. The bronze plaque at one end of the log states that samples had been sent to the U.S. Forest Service Products Laboratory in Madison, WI, but that the results had not been conclusive. In the archives, a later article stated that it had been identified by the U.S. Forest Service Products Laboratory as “Lauraceae” in the genus *Persea* and is probably an ancestor of the present day avocado, or a tropical tree of enormous scale. At any rate, it likely stood in a hilly, steamy forest with long vanished oddities. It was excavated in 3 sections and has been on display in the same area since with no alterations. It has retained a high degree of historical integrity.

- ***Hodges Bust Sculpture; created in 1972– Photo # 39 (n=1 non-contributing object)***

The bust of A.J. Hodges is a bronze sculpture situated at the top of the Double Staircase. It is the 1972 creation of sculptor Arthur C. Morgan (1904 – 1994). Records of this piece are found in the Smithsonian Institution Collection Control Number IAS LA000429. Great care was taken to incorporate the matching stonework upon which the sculpture is mounted. While this sculpture is a tribute to A.J. Hodges, it is considered non-contributing due to its date of creation outside of the period of significance.

- ***Spillway / Bridge constructed c. 1954 - Photo # 44 and # 45 (n=2 contributing objects)***

The overflow for the lake is via a magnificent spillway created by layers of stair stepped concrete. The pictures of this area contained in this nomination do not do justice to this amazing piece of architecture. The lake level at the spillway is approximately 45 feet. The bridge over the spillway is made from the same stone found throughout the Gardens. No alterations have been made. These contributing objects have retained a high degree of historical integrity.

- ***St. Francis Statue constructed c. 1954– Photo # 31 (n=1 contributing object)***

This concrete statue of St. Francis of Assisi, the patron saint of animals and the environment, and corresponding plaque is located in the center of the Camellia Garden. The statue has not been altered since it was installed during the period of significance and retains a high degree of historic integrity.

- ***Airstrip constructed c. 1954– Photo # 51 (n=1 contributing object)***

The airstrip was built by Mr. Hodges in order to speed his commute from Shreveport to his garden oasis. In addition, family and friends enjoyed the use of the airstrip for their small aircraft when they came to visit. This area no longer serves as an airstrip, but is still maintained as a wide open area for

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activities and parking. It is still known as “the airstrip”. While it no longer serves its historical function and purpose, there have been no alterations to this contributing object. It has retained a high degree of historical integrity.

- **Rosepoint Pier** constructed c. 1954– Photo #33 (n=1 contributing object)

The pier is dates the period of significance and was constructed to be used for anyone using the lake to tie their watercraft to. It was also used to tie up barges used for water tours of the garden. Safety “bumpers” were added to the pier so that the barge can load and unload passengers for tours. With only this minor addition, the pier have retained a high degree of integrity, function and purpose.

**Pine Stumps** - *Pinus palustris*, commonly known as the Longleaf Pine, reaches a height of 90–115 ft. and a diameter of 28 in. or more. Longleaf Pine takes 100 to 150 years to become full size and may live to 500 years old, or longer if undisturbed. When young, they grow a long taproot, which usually is 6.6–9.8 ft. long. The remains of ancient longleaf pines can be found throughout the Gardens as reminders of the forests that were clear cut here during the 19<sup>th</sup> century and early 20<sup>th</sup> century. The stumps and taproots of old trees become saturated with resin and will not rot. The old stumps are in demand for use as fire starter, “fat wood”, or “kindling” in fireplaces, wood stoves and barbeque pits. After the forests were “cut out and get out”, a second scavenger-like industry developed to pull out the stumps and roots of these magnificent trees and sell them to railroads and power plants. Only a very few old “lightered pine” stumps were left intact. While there are quite a number of these stumps in Hodges Gardens, most left where they were left by the lumbermen, these are not being considered part of the contributing resources and thus, are not reflected in the resource count.

#### **Non-Contributing Elements:**

All non-contributing elements in this nomination are buildings (no sites, structures, or objects). The 16 non-contributing buildings were constructed from 1998 forward and were not present during the period of significance. All are located inside the main loop road and are a part of the 948.28 acre property that is the subject of this nomination. With the exception of the 13 cabins, these buildings serve the same original purpose as the buildings they replaced.

- **13 cabins** – Photo # 52, # 54, # 55 (n=13 non-contributing buildings); constructed 1998, 1999, 2007

11 of the cabins were constructed in the late 1990s, changing the previously day use only facility and making overnight use a source of revenue. Two modular cabins were added after 2007 as ADA compliant facilities. These cabins are considered non-contributing as they were constructed in the late 1990s and 2007, outside of the period of significance.

- **Fee Station**; constructed in later 1990s – Photo # 5 (n=1 non-contributing building)

Constructed in late 1990s after the original entrance station was demolished for the expansion of Hwy 171. This newer facility is located approximately ½ mile from Hwy 171. This building is considered non-contributing because it was constructed in the late 1990s, outside the period of significance. However, it serves the same function as the original entrance station.

- **Group Camp**; constructed c. 2010 – Photo # 53 (n=1 non-contributing building)

A modern overnight facility that took the place of the lodge that was demolished in 2009. This building is considered non-contributing because it was constructed post 2009, outside the period of significance. However, it maintains the same floor plan and function as the original building.



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- **Maintenance Building; constructed in 1977 – Photo # 13 (n=1 non-contributing building)**

Constructed in 1977, the metal building is located just outside the main garden area and houses the tools, equipment and vehicles necessary to maintain the property. The greenhouse conservatory complex was the hub of the maintenance activity during the period of significance. It is considered non-contributing because of the materials used in its construction and its construction date is outside of the period of significance.

**Hodges Gardens Today**

Today, the integrity of the Gardens and surrounding area is largely intact. Some areas are closed to the public due to safety and the cost of repairs. In 2007, the Lord and Burnham Conservatory Complex was recommended for demolition by the Office of State Parks, but still standing at the time of this nomination. The Louisiana Purchase Memorial remains closed, but no decision has been made regarding its fate. The Hodges home on Hodges Island remains closed to the public and no decision has been made regarding its fate.

The majority of the water features and streams throughout the Gardens are still operational and remain functional since their construction. The streams in the Natural Garden are not operational but have not been disturbed. The beds and the hardscape remain amazingly intact. In addition to the water features, the stoneworks have withstood the test of time and remain intact. Very few cracks can be found in the pathways and steps, a testament to materials and craftsmanship of the period. The specimen plantings still thrive in their original locations and have seen 60 years of seasons come and go.

Despite these issues that have arisen over the passage of time, the Hodges Gardens overall property remains eligible for National Registry listing because it has retained its historic location, design, setting, materials, workmanship, feeling, and association. To visit today is like stepping into the vitality and optimism of the 1950s or early 1960s. There is no doubt that someone from the 1950s would recognize the Gardens and surrounding contributing buildings, structures, objects, and sites if he or she visited the Gardens today. Because so much of the original Gardens and surrounding acreage remains intact, it is eligible for listing on the National Register.

**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.)

<b>X</b>	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<b>X</b>	<b>B</b>	Property is associated with the lives of persons significant in our past.
<b>X</b>	<b>C</b>	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.
	<b>D</b>	Property has yielded, or is likely to yield, information important in prehistory or history

**Criteria Considerations:**

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<b>A</b>	Owned by a religious institution or used for religious purposes
<b>B</b>	Removed from its original location
<b>C</b>	A birthplace or grave
<b>D</b>	A cemetery
<b>E</b>	A reconstructed building, object, or structure
<b>F</b>	A commemorative property
<b>G</b>	Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance** (Enter categories from instructions.):

- Architecture
- Conservation
- Entertainment/Recreation
- Landscape Architecture

**Period of Significance:** 1950 - 1969

**Significant Dates:** 1950, 1956, 1959, 1969

**Significant Person** (Complete only if Criterion B is marked above): Hodges, Andrew Jackson

**Cultural Affiliation** (only if criterion D is marked above): N/A

**Architect/Builder (last name, first name):**

Hare & Hare, Landscape Architects, St. Louis, MO (Dr. Donald Bush, landscape architect)  
Walker & Walker, Architects, Shreveport, LA (Marshall H. Walker and John A. Walker, architects)

**Period of Significance (justification):** The period of significance is from 1950, the year construction began on Hodges Gardens, until 1969, the year that the last project of Hodges Gardens, the Louisiana Purchase Memorial, was completed. This time period encompasses all building phases of Hodges Gardens and while it does extend until a date less than 50 years ago, it has been demonstrated that the site functioned at a high level during these years and is still continually used today.

**Criteria Considerations (explanation, if necessary):** N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Hodges Gardens State Park is locally significant under Criterion A: History in the area of Entertainment/Recreation because it served as a major attraction not only for locals in and around Florien and Sabine Parish, but also as an attraction for people throughout the state and country. It is also significant at the local and state levels under Criterion B for its association with Andrew Jackson Hodges. A.J. Hodges turned the barren wasteland into a sustainable forest which had a tremendous impact on the conservation movement and the local and state economy. He also created the beautiful gardens that were the foundation for the local and statewide tourism industry. Lastly, it is locally significant under Criterion C: Architecture in the areas of architecture and landscape architecture because of its collection of mid-century modern buildings located within the park as well

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as its mid-century designed landscape. The period of significance ranges from 1950 to 1969. Construction on the park began in 1950 and the last project of was completed in 1969. Over 12,000 people visited the park in the first 8 months that the park was open to the public. Today, the Gardens are visited by approximately 45,000 people annually.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **History of Sabine Parish and Florien**

The story of this site would not be complete without background of the surrounding community and how it set the stage for A.J. Hodges' future involvement. After the signing of the Louisiana Purchase, boundary disputes between the United States and Spain led to the Neutral Ground Treaty of 1806. Both nations claimed ownership of the area from Natchitoches Parish to the Sabine River, but neither exercised control. This treaty legitimated the Neutral Strip, a 48 mile strip of territory known as "No Man's Land" on the turbulent American-Spanish border (today's modern day Sabine Parish). Being a demilitarized zone, it became a haven for outlaws, desperadoes, criminals and filibusters. The only law was the "Regulators," made up of certain citizens, which in a few years became more dangerous than the outlaws. The Neutral Strip ended in 1822 when General Zachary Taylor was responsible for overseeing the building of Ft. Jesup. The compound provided law and order in the neutral zone for the next 25 years and the western boundary was determined to be the Sabine River. The Free State Festival is celebrated in November each year in Florien.

Sabine Parish was established in 1843 as a result of the opening of trails from Natchitoches into Mexico known as the El Camino Real or The Kings Hwy. Two main highways of the southwest traversed the Neutral Strip and ran about 4 miles apart in the vicinity of Many: The San Antonio Trace/El Camino Real that ran from Natchitoches west across Sabine Parish and into Texas and Phillip Nolan's Trace, which crossed the Red River just above Alexandria and ran through Kisatchie to join the El Camino Real near the Sabine River Crossing. The portion of the current day LA Hwy 171 that runs through Florien city limits has been designated as Nolan Trace.

The town of Florien was incorporated in May, 1897. It was named for Florien Giauque, an Ohio native who at the time was the single largest landholder in Sabine Parish, though he never lived there. When the Kansas City Southern Railroad was built through the Parish in the late 1800s, Mr. Giauque sold 32,700 acres of land to promoters connected with its building. They honored him by naming the town for him. He supposedly spent the month of December of each year in the town of Many, 10 miles north of Florien.

With the building of the railroad came the lumberjacks and timber industry. The lumbermen established sawmills to convert the trees into lumber to satisfy a worldwide demand for longleaf virgin pine. The historic sawmill town of Fisher, Louisiana (listed on the National Register in 1979), and its Longleaf Lumber Company is located approximately 5 miles north of Florien. From Alabama to Texas, the "cut out and get out" method of forestry took its toll on the land. Three decades later, the forest acres were left stripped bare and virtually worthless, forcing the sawmills out.

Also, in 1898, stonemasons began mining in the quarry located in the current day Hodges Gardens. Using the new railroad system, the stones were mined and sent to Port Arthur, Texas, for the building of jetties. Eventually, they abandoned the quarry, leaving a tri-level area that would one day be discovered by A.J. and Nona Trigg Hodges.

### **History of the Site of Hodges Gardens**

Between 1937 and 1940, A.J. Hodges purchased over 107,000 acres of the barren cutover land and began its reforestation. He planted 39,000 acres in pine seedlings and turned the acreage into a

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managed tree farm. Upon discovering the abandoned rock quarry within the acreage, he and Mrs. Hodges were overwhelmed with its potential. Being influenced by their experiences in their extensive worldwide travels, they sought out architects and landscape architects, and consultants in the areas of horticulture, botany and conservation as they began developing Louisiana's Garden in the Forest.

The Gardens took 7 years to complete and the Hodges' opened the gates to the public in 1957, and it was officially dedicated in 1959. Shortly thereafter, Mrs. Hodges passed away and Mr. Hodges transferred ownership of the 4,700 acre property to a non-profit foundation. The A.J. and Nona Trigg Hodges Foundation owned and operated the Gardens and surrounding property until September 2006, when the gates were officially closed during negotiations with the State of Louisiana to transfer the property yet again.

When the negotiations were complete, the agreement reached between the Hodges Foundation and the State of Louisiana was for the interior 948.28 acres (including the 60 acre gardens and 225 acre lake) to be transferred to the State for inclusion in the state park system. The new boundary was agreed to be everything within the main loop road. Hodges Gardens State Park has been owned and operated by the State of Louisiana since it was re-opened to the public on April 30, 2007

## **Statements of Significance**

### **Criterion A: Entertainment/Recreation**

Hodges Gardens is eligible for the National Register of Historic Places at the local and state levels of significance under Criterion A in the areas of entertainment / recreation.

#### *Justification for Local Level Significance (Entertainment/Recreation)*

Hodges Gardens is worthy of acceptance into the National Register at the local level in the areas of entertainment and recreation due to its contributions to the economic development of the area by establishing the timber and tourism industries of Sabine Parish, Louisiana. Prior to the development of the site, the area was basically a vast wasteland. As soon as it opened to the public in 1957, it became a destination for cultural and horticultural programs and events. This coincided with the economic development of the area with the timber industry. Now, there were jobs in the previously rural farming area that provided much needed income. In addition, there was now a place to go for entertainment and recreation. There were no other entertainment and recreational venues in the area. There was no tourism industry in Sabine Parish prior to Hodges Gardens.

Hodges Gardens drew thousands to the sleepy little area in rural west central Louisiana. Mr. Hodges built an airstrip on the property to accommodate his friends. Mr. and Mrs. Hodges built an elaborate 17,120 square foot house on their private island to host social gatherings and artists from across the nation. Masters in the horticulture world flocked to the Lord & Burnham (New York 1849 – 1987) conservatory for the rare orchids and to the rose gardens to see the most recent, award winning roses and the ones that were still in the experimental phases. The 225 acre crescent shaped lake wraps around the Gardens providing a breathtaking backdrop and definition. Formal gardens blend with the natural gardens for a unique cultural and recreational experience. The Lakefront Stage was the venue for musical and theatrical performances that entertained thousands over the past 60 years. When the statement is made that no expense was spared, even the mechanical elves and Santa that were and still are part of the Christmas Displays were and still are of notable importance. They were designed by David Hamberger (Hamberger Christmas Factory 1922 – 2005) located in the Bronx, New York, NY. These displays could be found in the upscale department store windows across the

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country at Christmas. Thousands have passed by the Santa's workshop at Hodges Gardens to see the elves hard at work. At times, Hodges Gardens was a folly, a fantasy, and a dream coming true. The Hodges delighted in entertaining children, adults, and anyone who made the pilgrimage to these remote Gardens and seasonal fantasyland.

In 1963, Mr. Hodges developed the Hodges Motor Inn directly across Hwy 171 from the Gardens to accommodate tourists that were traveling too far for a day trip. This 120+ room hotel had 2 swimming pools and an 18-hole golf course. The hotel also had a private, members only "lounge" that provided live music, a restaurant, and convention center. This property was eventually sold and has changed hands numerous times. Its most recent owners have closed it down, but the hotel is still standing in its original location.

*Justification for State Level Significance (Entertainment/Recreation)*

While Hodges Gardens is certainly important within the context of Florien and Sabine Parish, it is also important statewide because of its impact on recreational activities within the state. The quality of cultural and horticultural programs and events held at Hodges Gardens drew far reaching audiences from outside of Sabine Parish. These programs and events rivaled any others in the state during the period of significance. Scrapbooks of newspaper and magazine articles in the archives tell of the flurry of entertainment that defined the "Garden in the Forest". It was a destination for artists and gardeners alike. In addition, Mr. Hodges' quarterly publications "Hodges Gardens Magazet" and subsequently the "Louisianne Magazet" promoted statewide Louisiana tourist attractions, particularly the El Camino Real, Natchitoches, and New Orleans, along with his Gardens.

While every concert, drama workshop, theatrical performance, art festival and horticultural event is documented in the historical records, the more notable ones are as follows:

**1955**

- First Easter Sunrise Service

**1960**

- First Annual Christmas Lights Festival

**1961**

- First Annual Hodges Gardens Arts and Crafts Festival featuring artists from all over the Southwest. The event was sponsored by Louisiana Artists, Inc.
- Louisiana Festival of Roses
- 2,000 attended the performance of "The King and I"

**1962**

- April 28 – 29 Louisiana Festival of Roses sponsored by the Louisiana Garden Club Federation.
- July 13 – 14 Summer Theatre Workshop of Northwestern State College presented the George Bernard Shaw comedy "Pygmalion".
- July 21 The Oscar Hammerstein musical play "Carousel" presented by The University Opera Guild of The University of Southwestern Louisiana.

**1963**

- Hodges Gardens sponsored the second Tour of Famous Gardens of Europe with a tour price of \$899 per person, October 4 – 24. Tour included Hamburg, London, Holland, Brussels, Lucerne, Venice, Florence, Rome, Nice, Cannes and Paris.

**1964**

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- Puccini's Madame Butterfly presented by the Shreveport Symphony Repertory Opera Company featuring a cast of 70.

Based on the information above, it can easily be seen that the development of Hodges Gardens directly impacted the recreational activities of both locals in Sabine Parish and those throughout Louisiana. Additionally, the influence of Hodges Gardens was seen throughout the state through the publication of the quarterly tourist publications or "magazets". Overall, Hodges Gardens was significant to both the recreational lives of Louisianans as well as having a direct impact on the state's tourism industry (see below for more discussion on the Gardens' impact on tourism).

**Criterion B: Association with Andrew Jackson Hodges, Sr.**

Hodges Gardens is eligible for the National Register of Historic Places at the local and state levels of significance under Criterion B through its association with its founder, Andrew Jackson (A.J.) Hodges, Sr., who made significant contributions to Sabine Parish and to the state of Louisiana with his conservation and reforestation efforts, development of managed tree farms, and Hodges Gardens. Mr. Hodges was also significant in the area of entertainment/recreation by creating a tourism industry for Sabine Parish and the western and central parts of the state with his creation of Hodges Gardens. The contributions made to the area and the impact that Mr. Hodges had on the local economy and the timber industry in Louisiana and East Texas add to the importance of the Hodges' legacy.

Andrew Jackson (A.J.) Hodges, Sr.

3/22/1890 – 12/10/1966

A.J. Hodges was born in Cotton Valley, Louisiana, to Floyd Crawford Hodges and Adeline Reynolds Hodges. He graduated from Meridian Military College in Mississippi and then returned home to help run the family's mercantile business. He married Benoni "Nona" Virginia Trigg (11/3/1884 – 4/12/1959) of Texarkana, Texas on February 14, 1914. They lived in Cotton Valley, Louisiana until 1925, when the oil boom hit North Louisiana and they moved to Shreveport, Louisiana. Hodges went to work for Triangle Drilling Company of Shreveport to get in on the action, eventually acquiring all the company's stock and merging it with his timber interests in Sabine Parish to form A.J. Hodges Industries, Inc.

He participated in the development of the Cotton Valley, Sugar Creek and Sligo oil and gas fields. His discovery in 1922 of the first oil well in the Cotton Valley formation is still actively used for oil production today. It was a discovery that brought immense wealth to Hodges, which he used to purchase the land that now makes up Hodges Gardens. Before relocating to the hub of his conservation and recreation efforts in Sabine Parish area in 1958, the Hodges' lived at 540 Oneonta in Shreveport, Caddo Parish, Louisiana, and Mr. Hodges office was in the Ardis Johnson Building located at 412 Milam Street in Shreveport. Neither of these properties is as significant to A.J. Hodges and his contributions to Louisiana and Sabine Parish in the areas of conservation and entertainment/recreation as the property known as Hodges Gardens, the subject of this nomination. Hodges Gardens was the location of the conservation efforts that began in the 1930's with the managed tree farm and reforestation efforts and continued through the creation of the Gardens in the 1950's. The family built their home on an island within the Gardens and relocated in 1956 to be at the center of the entertainment and recreation that the Gardens were bringing to the area and to Louisiana. Mrs. Hodges passed away in 1959, after living in her new island mansion for only a short time.

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The Hodges' had 4 children. Hodges transferred ownership of Hodges Gardens and his timber interests to the non-profit A.J. and Nona Trigg Hodges Foundation in April 1960 with a mission of dedication to conservation, religious and cultural projects, with income from the Foundation used to perpetuate the Gardens and support worthwhile educational and charitable programs.

After the passing of his wife Nona Trigg Hodges, Mr. Hodges married family friend Chlotilde Ida Loosley Towler of Pine Bluff, Arkansas, on December 14, 1961. Mr. Hodges passed away in 1966 at the age of 76, a mere 10 years after the opening of his public gardens. His contributions to Louisiana and to Sabine Parish are still evident today.

### Conservation Movement and Timber Industry in Louisiana

Until the 1800's, Louisiana held millions of acres of untouched longleaf, shortleaf, and bottomland hardwood. These virgin forests were not accessible until the railroads were introduced. This opened up an industry that would forever change Louisiana's state and local economies. The vast supply of available timber led to the "cut out and get out" approach that yielded huge profits for timber barons for over a quarter century. The timber industry became second only to oil production as Louisiana's leading industry.

By the 1930's the state was almost completely clear cut, with little thought of what was next. The once booming sawmill towns began to disappear and the barren land held little value. Coinciding with the end of the clear cutting era, the Great Depression seemed to seal the economic fate of the rural towns that had once thrived. The concepts of "reforestation", "timber management" and "sustainable forests" began to take shape out of necessity.

Reforestation was ultimately successful because the unlimited harvest of century-old forests had finally run its course and the only industry remaining was reforestation. Another factor that contributed to replenishing the timber lands was because of the Great Depression as thousands of Civilian Conservation Corps (CCC) enlistees were readily available to establish nurseries, nurture the seedlings, and get them ready for planting by fellow CCC members.

Hodges' predecessors were the honor roll of reforestation. Gifford Pinchot and Henry Graves are well known pioneers who shaped the early years of forestry in the United States. In Louisiana, it was Henry Hardtner. In 1913, Hardtner signed the first reforestation contract with the State and that date has been designated the birthdate of forestry in Louisiana and the South. Hardtner linked up with Samuel Dana of the U.S. Forest Service, who in 1915 saw the need for forestry research and established large research areas on Henry Hardtner's own reserves at Urania, Louisiana.

In 1924, The Southern Forest Experiment Stations at New Orleans, LA, hired Phillip Wakely, who at the time was a recent graduate of the nation's first four-year school of forestry at Cornell University. His task was one of reforestation research, for which he would eventually become the foremost authority and his research is still used today.

A.J. Hodges efforts in the 1940's compares to these earlier pioneers with his efforts of reforestation in Sabine Parish and in Louisiana. Being an astute businessman with a passion for conservation, Hodges developed a plan for reforestation and timber management that was responsible for replanting the cut over pine forests and bringing the timber industry to Sabine Parish, Louisiana resulting in economic development of the area. He was a strong believer in conserving natural resources and was a member of a group of men in Louisiana who mobilized to save southern

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forestlands that had been left barren and worthless by the “cut out and get out” philosophy of lumbermen in the first 20 years of the 20<sup>th</sup> century.

From the late 1930's to the early 1940's, Hodges purchased 107,000 acres of cut over timberland in Sabine and Vernon Parishes of Louisiana, beginning his legacy of conservation. He designated 39,000 acres as a “pine experimental laboratory” and began studies in collaboration with the notable experts in the field, Dr. Philip Wakely of the Southern Forest Experimental Station at New Orleans, Louisiana State University, Texas A&M, and Dr. Bruce Zobel with the Texas Forest Service. With the virgin long leaf pines gone, the research was focused on producing a cross breed of the slash pine for straightness and the loblolly for toughness. These studies were the cutting edge and the results set the standards for best practices in conservation and reforestation in west central Louisiana. In 1951, the area was named Hodges Gardens Experimental Area and Wildlife Preserve. By 1954, the second forest survey showed Louisiana's forests were growing at twice the rate it was being cut. The survey also showed that the average volume per acre was higher in Louisiana than any other mid-south state.

A.J. Hodges was a charter member of The Louisiana Forestry Association which was formed in 1947 to foster the practice of forestry, to rebuild the state's cut-over lands, and to build a healthy forest industry.

In 1948, he acquired all of the stock in Triangle Drilling Co. of Shreveport and combined it with his timber growing interests in Sabine and Vernon Parishes to form A.J. Hodges Industries, Inc.

In 1965, Mr. Hodges merged his company A.J. Hodges Forest Products Company with Vancouver Plywood Company (from British Columbia, Canada). Vancouver built 2 major lumber mills. One was located in Florien and another in Oakdale (Allen Parish) approximately 75 miles south. Hodges served as the Vice President. These mills brought jobs to the local economy and set about establishing timber as a renewable resource for the local area and for Louisiana. The merger also brought about upgrades to the electrical and natural gas services to the Florien area. Hodges' land holdings were reduced over the years in his negotiations to successfully attract large timber companies to the area.

In 1966, Boise Cascade purchased the merged company, which is still operating today. It is a main source of the economy of west central Louisiana. Now, 50 years later, forests cover 48% of the state's land area.

### Entertainment /Recreation in Rural Louisiana

The 1950's saw a nationwide increase in travel by automobile. “See the USA in a Chevrolet” was a motto that caught on. This was a time of uplifted spirits and positive outlooks toward the future. People were moving about and touring the country. Tourism was becoming an industry.

In rural Louisiana during this time, tourism did not exist. Entertainment and recreation was centered on outdoor activities like hunting and fishing, along with Sunday afternoon meals spent with friends and relatives after church. Churches were the main meeting places and food was always involved, as was (and still is) the Southern custom. The town of Many, 10 miles north, had the only movie theatre in the area - The Sabine Theatre was built in the early 1940's. Fort Polk, a major military installation of the US Army was also built in the early 1940's and accounted for a large percentage of the Vernon Parish population and economy. Louisiana Hwy 171 was the only north/south corridor



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across the state. It had been constructed in the 1920's and was a 2-lane road running north from Shreveport, through Many and Leesville, and on south to Lake Charles. There was not much in between these two larger Louisiana cities. People passed through but had little reason to stop.

There were no "destinations" in west central Louisiana when Mr. and Mrs. Hodges found something special about a 4,700 acre ridge within their 107,000 acre forest. Their creation of "Louisiana's Garden in the Forest" ushered in the parish's tourism industry. The construction of Hodges Gardens was completed in 1956. Toledo Bend Dam and Reservoir that borders Louisiana and Texas would not come about until 13 years later. This 186,000 acre fishing mecca is the largest man-made lake in the South and the 5<sup>th</sup> largest in the nation and now a major tourist attraction for the area.

Inside the 4,700 acre tract were the remains of an abandoned rock quarry, left behind after the stone had been mined, in part, to form the jetties in Port Arthur, Texas. Mr. Hodges and his wife, Nona Trigg Hodges, set about the business of creating Louisiana's Garden in the Forest. Rumors of the construction going on behind the iron gates ran rampant, until the point the Hodges' decided to open the gates to the public. While Hodges Gardens contained 4,700 acres, it was the 60 acres of formal gardens that quickly became known as "Louisiana's Garden in the Forest". His 225 acre lake provided recreational opportunities for swimming, boating and fishing. Walking trails were established throughout the property to enjoy birding, wildlife, and native flora.

It took 7 years to complete the Gardens and no records exist to reveal the cost. It "unofficially" opened to the public in 1956. In the first 8 months, 12,000 visitors came, despite very little publicity. What is even more remarkable, the Gardens have seen more than 2,000,000 visitors since 1956, contributing significantly to the local economy. It is, as great gardens go, a well-attended, and well-kept secret. It is also remote to populated urban centers such as New Orleans, Baton Rouge, and even Shreveport, Lake Charles, and Alexandria. The airstrip Mr. Hodges built provided some relief from the 2-lane Hwy 171 and could accommodate small planes with its asphalt runway. It was an upscale "get-away" in a remote setting.

The formal dedication was held May 3, 1959, with a concert by the renowned Centenary College Choir, under the direction of Dr. A.C. "Cheesy" Voran. The principal speaker was John Keyser, president of Northwestern State College (now Northwestern State University) in Natchitoches. The dedication was attended by presidents of garden clubs from 4 states. There followed a long association with the Centenary College Choir of Shreveport. Many well attended performances were regularly celebrated at religious and cultural events.

Across Hwy 171 from the Gardens, the Hodges' built a premiere 18 hole golf course and 100+ room resort hotel with a fine dining restaurant, piano lounge and 2 swimming pools. Now tourists had a reason to stop and a place to stay. While the Sabine Parish Tourist and Recreation Commission would not be formed until 1974, tourism began in Sabine Parish with the creation of Hodges Gardens. The Gardens became a destination for plays, concerts, arts & craft festivals, and rose festivals. The first Easter Sunrise Service was held in 1955 at the Nona Trigg Hodges Lakeshore Stage. The first Christmas Lights Festival was in 1960. Both of these events are still held as of this writing.

Documentary films in 1960 by Carolyn Ramsey, Louisiana's first female film producer, covered Louisiana in all its aspects – industrial, social and tourism – in a versatility that was unique. Two of her travel films, "Echo of Empires," and "A Garden in the Forest," are based on the beauty of Hodges Gardens and the history and tourism attractions of the Land of the El Camino Real, where Hodges

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Gardens is located. "Echo of Empires" was selected to be shown at the 1962 American Film Festival in New York.

In the area of tourism and recreation/entertainment, A.J. Hodges can be compared to the founders of the smaller Louisiana public gardens located in the southern part of the state listed below with notable differences. A.J. Hodges' influence on statewide tourism and recreation/entertainment extended outside the area of his Gardens and Sabine Parish. His tourism publications and his service on a major state tourism board add to his significance at the state level. His contributions had a far reaching effect as he promoted not only his Garden, but tourism across the state.

- Jungle Gardens and Bird City at Avery Island is a 170-acre preserve that was founded by E.A. McIlhenny in the late 1800's due to the passion that Mr. McIlhenny had for the plight of egrets and his love of rare plants. It remains a tourist attraction today.
- Longue Vue House and Gardens in New Orleans is an 8 acre area founded by Edgar and Edith Stern and between 1936 and 1942. It was listed on the National Register in 1991 and remains a tourist attraction today. Nationally acclaimed naturalist and conservationist Caroline Dorman was an important collaborator for the plants in Longue Vue and also Hodges Gardens.
- Rip Van Winkle Gardens (Old Joseph Jefferson Home) was established in the late 1950's by J. Lyle Bayless, Jr. and named for its previous owner/actor Joseph Jefferson, who played the role of Rip Van Winkle in plays more than 4,500 times. The 25 acre garden and home were admitted into the National Registry in 1973.

None of these founders were more instrumental in creating and promoting tourism in Louisiana than A.J. Hodges. Between 1959 and 1964, Hodges financed the publication of quarterly magazines, "Hodges Gardens Magazet" and "Louisianne Magazet" that promoted tourism and events across the state, particularly the historic town of Natchitoches, the El Camino Real, and New Orleans.

Volumes of meticulously kept scrapbooks containing newspaper clippings from across the country and programs from the various events are evidence of the shift in the recreation and entertainment that was now provided in this rural area by A. J. Hodges. Tourism was a new and booming business and Louisiana formed the "Lovely Louisiana Tourist Association" in 1961 to which A. J. Hodges was appointed director.

Some of the more notable awards presented to Mr. Hodges and the Gardens include:

- June, 1952: certificate from the National Wildlife Federation "In the Cause of Conservation" for his efforts of restoring, protecting, and conserving our natural and wildlife resources.
- October, 1961: A.J. Hodges accepted an appointment as the director of the newly formed "Lovely Louisiana Tourist Association". Upon accepting the appointment, he said that he rarely accepted offers to serve on boards, commissions, and associations, but this was one that he felt strongly about, and was honored to accept the appointment.
- 1962: certificate of award by the Illuminating Engineering Society for the unique design of the open-air bandshell stage on the lakeshore.
- 1965: "Project Earth" award by the Louisiana Architects Association of the American Institute of Architects "in recognition of his contributions to the beautification of Louisiana through the

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creation of the “Garden in the Forest”, whose entrancing beauty and natural grandeur are an inspiration to all who visit Hodges Gardens.”

- 1966: the Silver Seal Award of the National Council of State Garden Clubs, Inc. for his contributions as a conservationist and creator of beauty. The Silver Seal is the second highest honor awarded by the National Council. It is awarded to an individual, organization or institution other than Garden Clubs, for special contributions toward the advancement of the work of Garden Clubs. A.J. Hodges was the first Louisianan to ever receive the award.
- 1968: Special Achievement in Tourism award, sponsored by the Louisiana Tourist Commission. The highest recognition offered by the state to private enterprises, individuals and civic groups for outstanding contributions to the economy of the State of Louisiana through tourism. The award was presented by Louisiana Governor John McKeithen to Hodges Gardens. (This award was presented to Hodges Gardens 2 years after Mr. Hodges’ death).
- 1992: AARS Public Rose Garden Award for contributing to the public interest in rose growing through its efforts in maintaining an outstanding rose garden.

In summary, to west and central Louisiana, A.J. Hodges was a pioneer in reforestation and conservation. He was also responsible for bringing tourism to the area as the founder of Louisiana’s “Garden in the Forest”. Both the tourism and timber industries brought about by A.J. Hodges’ efforts and financing, brought entertainment, recreation, and tourism to the sleepy rural area of Louisiana. In addition, his contributions to tourism on the statewide level must not be overlooked. Hodges Gardens is the most noteworthy property left that is associated with Mr. Hodges and his accomplishments. The property has also remained a contributing factor to the local economy and to tourism. Without the development of Hodges Gardens and Mr. Hodges’ industrial and economic impact, one can only speculate as to what tourism and the timber industry in Sabine Parish would look like today. There are no other pioneers in these two areas with which to compare A.J. Hodges and his impact on the local area and Louisiana.

Since being donated to the State of Louisiana in 2007, the Gardens have hosted over 230,000 visitors. It is fitting that it has become part of the Louisiana Department of Culture, Recreation, and Tourism. It still remains a significant part of Louisiana’s tourist attractions as of this writing.

**Criterion C: Landscape Architecture**

Within the context of Louisiana and Sabine Parish, Hodges Gardens is an excellent example of a designed landscape and as one of the premiere public gardens of the South. There are not many highly designed landscapes found throughout the rest of the state and there are certainly no other designed landscapes in Sabine Parish.

What began as a conservation effort in reforestation and an economic development effort for the rural area south of Florien, Louisiana, Hodges Gardens (1950) became a folly/retreat and ultimate gift to the public for A.J. Hodges and his wife Nona. After purchasing the cutover land, one particular area caught their eye and the planning began. It was the 60 acre portion of the property that would take 7 years to become “Louisiana’s Garden in the Forest”. From his oil and timber interests, Mr. Hodges amassed the financial resources for his retreat. No expense was spared. The couple sought out the

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best and most experienced professionals in their field when they began planning their garden. The contributions of these professionals to the Gardens are what catapulted this property to significance. Their impact is noted because their contributions are the foundation for the years of entertainment and recreation that has been enjoyed by over 2,000,000 visitors from 1956 to the present.

The Gardens would not have been possible but for the building architects (Walker and Walker, Shreveport, LA) and landscape architects (Hare and Hare, Kansas City, MO), scholar and naturalist Caroline Dormon, and horticulturist (Walter Chalupnik, University of Cracow, Poland), and above all, the vision of A.J. Hodges.

Hare and Hare, Kansas City, Missouri

The Gardens were designed by the nationally renowned landscape architecture firm of Hare and Hare of Kansas City, MO, with the active involvement of owner Andrew Jackson Hodges. Architect Dr. Donald Bush was the landscape architect on the project. The firm was originally composed of Sidney J. Hare (1860 – 1938) and his son S. Herbert Hare (1888 – 1960). The father-son team enjoyed a successful and prolific practice. They followed the design lead of Frederick Law Olmsted, the “Father of Landscape Architecture”. Olmsted’s approach was guided by nature, the natural contour of the land, native plants, and ecologically sound principles adapted to man’s needs. Olmsted’s most famous design is Central Park, New York. Among the best known early works of Hare and Hare, were the Country Club District in Kansas City (1913), the park and boulevard system for Kansas City, Kansas (1915), and the campus of the University of Kansas at Lawrence (1913 – 1918). Over a dozen of their works are currently listed on the National Register including the Fort Worth Botanic Garden. As one historian has stated, “Their trademark – winding roads contoured to natural topography, preservation of trees and valleys, and an eye for the scenic vista – became well established.” These traits followed through to the Fort Worth Botanical Garden and on to Hodges Gardens where the natural topography of the 60 acre main garden area was tri-level, formed from the remaining rock formations that were left behind from the abandoned rock quarry. The firm’s trademark water features and use of sandstone for pathways and benches are also evidenced throughout Hodges Gardens. There are 3 waterfalls, large fountains, sandstone lined streams, paved pathways, and the geometric oval shaped Old Fashioned Rose Garden. The hardscape of the Gardens proper remains the same, though showing some signs of its 60 years.

True to Hare and Hare’s tradition of design, the style of Hodges Gardens is best described as “natural” with specimen and natural plantings combined to form this unique southern garden tucked away in the Piney Woods of west central Louisiana.

Lord & Burnham

A.J. Hodges contracted with Lord & Burnham to design the conservatory complex at Hodges Gardens. One can view some of the designs of the New York Botanical Gardens and see the design resemblance. The Lord & Burnham Company was the premier designer of glass conservatories in the United States, with a “who’s who” client list. The New York Botanical Gardens contain the historical records of the company. The collection contains a comprehensive archive of business and architectural records of the country’s most prominent greenhouse builders and manufacturers. The bulk of this collection is comprised of architectural drawings for greenhouses and conservatories erected in the United States in the late nineteenth and early twentieth centuries by Lord & Burnham Co. Variations on the glass house theme include plans for the related structures such as solariums, aviaries and studios for artists. The collection contains over 140,000 architectural plans, drawings and renderings that include data on structural and site elements for more than 7,000 glass structures.

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The company began in 1849 when Frederick A. Lord, a carpenter, started building wood and glass greenhouses for neighbors in Buffalo, New York. It became Lord's full time profession in 1856 as production moved to Syracuse, New York, and then to Irvington, New York, to be closer to his customers in the large Hudson River estates. In 1872, Lord's son-in-law William Addison Burnham joined the firm. Their first major commission came in the 1876 when California philanthropist James Lick hired the firm to create a 12,000-square-foot conservatory similar to that in Kew Gardens. Its parts were fabricated in New York and sailed to California. After Lick's death, it became the Golden Gate Park Conservatory of Flowers.

In 1881, the firm constructed the first steel-framed curvilinear greenhouse in the United States for railroad magnate Jay Gould, on a property now open as Lyndhurst. In 1883, the partnership incorporated as Lord's Horticultural Manufacturing Company, and in 1890, the name was changed to Lord & Burnham Company. In 1917, the company bought the Geneva boiler Works and soon produced and sold boilers at both the Irvington and Elizabeth, N.J. (Hitchings) plants. By 1919, the Burnham Boiler Co. was established to take over the boiler business from Lord & Burnham Co. and Hitchings. Lord & Burnham's product line was acquired in 1989 by the Under Glass Manufacturing Corporation, which continues to manufacture Lord & Burnham greenhouses and solariums. William Addison Burnham continued to make boilers and the company he founded, Burnham Commercial, continues to do so today.

The only other recorded Lord & Burnham structure in the state of Louisiana was recorded to have been in New Orleans and was owned by the prominent Walter D. Denegre, who was a lawyer and served in a variety of important political seats within New Orleans and the state of Louisiana. The status of Mr. Denegre's Lord & Burnham conservatory is unknown. While rarity of a structure is not an argument for a building's significance, knowing that it is either the only or one of two Lord & Burnham historic conservatories left in the state of Louisiana does shed some light on the fact that not many people in the state could (or chose to) commission such works from such a prominent nationwide firm.

#### Caroline Dormon

Caroline Coroneos Dormon, (July 19, 1888 – November 21, 1971) noted botanist, horticulturist, ornithologist, historian, archeologist, preservationist, naturalist, conservationist, and author, was actively involved in assisting with the development of the Gardens. She is internationally known for her work, which consisted of studying and writing about native plants. Miss Dormon lived in her own forest in the hills of northern Louisiana "Briarwood", where she collected and grew native trees and flowers of the South.

Caroline Dormon was the first female to be employed by the United States Forestry Department. Almost single-handedly, she established Kisatchie National Forest, comprised of 600,000 acres, stretching over seven parishes in central and west Louisiana. Her pioneering work continues today through the inspiration she gave to professionals in her field and to thousands of others who have come to love the beauty of Louisiana woodlands and native flora.

She penned numerous articles in the Hodges Gardens Magazet, the quarterly promotional publication of Hodges Gardens. In "Birds of the Sand Hills" she describes in detail the birds that she had seen at Hodges Gardens. In "Hodges Gardens Preserves Louisiana's Vanishing Wildflowers", she states "areas such as Hodges Gardens constitute the only hope for saving our fast-vanishing native flora". Over 100 letters between Miss Dormon and Mr. Hodges are on file at Northwestern State University in Natchitoches, Louisiana.

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During her lifetime, Caroline Dormon received scores of tributes, but the most significant came from a handful of friends who wanted to fund and administer a foundation which would perpetuate Caroline's work with trees and native plants. Several months before her death, they suggested that she will Briarwood to the Foundation for Preservation of the Caroline Dormon Nature Preserve, Inc. Within a decade, the Foundation completed a Headquarters Building, which became a center for educational purposes in the conservation field and a home for a curator. For college, university, and high school groups who use the facilities of Briarwood, it has become a mecca for their horticultural studies.

Today, conservationists and horticulturists from all over the world travel to Briarwood, to walk down forest trails, to savor the beauty of the Louisiana iris bog, to admire the reflection pool, and to enjoy the most complete botanical and wildlife sanctuary in Louisiana.

Caroline Dormon's contribution to Hodges Gardens is significant and fascinating. Mr. Hodges was not only a clever businessman; he was a self-educated naturalist and an accomplished forester. He also knew how to inspire and manage people. It was certain that the paths of these bright, involved people, A.J. Hodges and Caroline Dormon, would cross. Unselfish and undaunting personalities, they launched a one year association that impacted the Gardens greatly. Miss Dormon, later Doctor of Science, was in the height of her powers as a scholar and known authority on many subjects (forest ecology, native plants, Louisiana Iris, American Indians, European exploration of the North American continent, teaching children, and others). She was also perpetually insolvent. She did almost everything and entirely too much, for free – a sort of woodsperson prophet. She wrote Mr. Hodges to encourage him and he hired her for \$100 per month for a year. During this time she was the "consultant on natural areas." The "natural" areas of Hodges Gardens are largely due to the work and imagination of Caroline Dormon. After the year was up, she kept working on the gardens, honing and refining them. Mr. Hodges tried to pay her or reimburse her expenses, but she would not accept the money, and returned his checks stating that he had given her more than money; he gave her the freedom to save and demonstrate our wild, native, Louisiana plants.

Caroline Dormon once stated, "I hate to explode all the lovely old theories about green thumbs, magic fingers, and all other fairy gifts, but successful gardening actually comes down to such earthy matters as elbow-oil and stout back and everlasting persistence." Dormon wanted Hodges to succeed and her hard work helped to make sure that happened.

Walter Chalupnik

Walter Chalupnik was the Chief Horticulturist for the Gardens from 1955 to 1971. Through his efforts, Louisiana's year round forest gardens, featuring floral spectaculars for every season, was developed. He created breathtaking beauty with mass plantings of countless familiar varieties and successfully introduced and grew hundreds of rare and exotic plants. He authored the widely read, "Notes from a Garden in the Forest". Mr. Chalupnik's writings were regularly published articles in newspapers across Louisiana and in every publication of the Hodges Gardens Magazet.

Mr. Chalupnik joined the Gardens one year before Mr. and Mrs. Hodges opened the Gardens to the public. A native of Poland, Chalupnik received a M.S. Degree in biology and physical education from the Yagellon University at Cracow, Poland, and also was a former professor of botany at the University of Cracow, Poland. He earned a general diploma in horticulture from the Royal Horticultural Society of England and is listed as a fellow in the Journal of the Royal Horticulture Society. He worked for a time at the Kew Gardens in London.

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During WWII, he was mobilized as a reserve officer and with the capitulation of Poland in September 1939, he was imprisoned by the Soviet Union forces for two years. Later released to join the Polish Army, he served in Palestine and Egypt as part of the famous British Eighth Army and took part in the Italian campaign as a member of the 5<sup>th</sup> Polish Infantry Division. He came to the United States after WWII and to Hodges Gardens by way of Alabama, Chicago, and Texas, where he did professional horticultural work.

Chalupnik was described as vigorous with gardening enthusiasm and sparkling with good humor. He was quoted as saying, "The Gardens cannot fail," referring to the public nature of Hodges as opposed to the private garden where failure is also private. He kept immaculate records, stating in one interview that, "I know what temperature I had five years ago on a certain date and the plants I planted." This attention to detail can be attributed to the success of Hodges Gardens in the early days. He would not name a favorite plant in an interview with Ruth Malone of the *Texarkana Gazette* in 1962. Instead, he showed no favoritism. His wife Stella shared her husband's love for gardening and helped in the Gardens as well.

In 1971, 5 years after the passing of A.J. Hodges, Walter Chalupnik was named Horticultural Advisor and his protégé since 1966, England native Brian Ward, was promoted to Chief Horticulturist.

Hodges Gardens is worthy of acceptance into the National Register at the local and state levels in the area of Landscape Architecture. Of all the places he could have chosen, Mr. Hodges selected this rural area of southern Sabine Parish, in west central Louisiana for his garden paradise. He and those involved made a priority of following the natural contours of the land that are unique to this particular area of Louisiana. The hillside seepages form the lush bogs. The steep hills and rock formations combine to form a beautiful landscape. Careful consideration was given to showcase the natural beauty of this area.

### **Comparison to Similarly Designed Landscapes in Louisiana and Sabine Parish**

Being heralded as one of the premiere botanical gardens in Louisiana, Hodges Gardens was included as one of Louisiana's showplace gardens in the 28 minute Carolyn Ramsey film, "Great Gardens of Louisiana," alongside Longue Vue Gardens in New Orleans (Listed on National Register in 1991), Jungle Gardens in Avery Island, Rip Van Winkle Gardens in Jefferson Island, and Rosedown Plantation in St. Francisville (National Historic Landmark 2001). The film was produced by the Louisiana Tourist Commission. While all of the other gardens featured in the film are also beautiful gardens and have similar beginnings, they do not begin to compare with Hodges Gardens in terms of overall size.

The above mentioned four gardens may have some comparisons to Hodges Gardens, but Hodges Gardens truly stands out as a unique location within the state of Louisiana. The comparative aspect of size and scale between Hodges Gardens and the others is far less important than the influence Hodges Gardens had within the state. It is quite interesting that no other such gardens came after Hodges Gardens. Rather than having an influence on properties similar to itself, Hodges Gardens instead had a much greater impact on the local and state economy, the recreational lives of Sabine Parish and beyond, and on the tourism industry in Sabine Parish and the state as a whole. It almost seems as if, rather than to compete with Hodges Gardens, other resources that came after instead aimed to work with Hodges Gardens for the betterment of the economy, the tourism industry, and the citizens of Louisiana.

### **Conclusion**

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While Hodges Gardens is not significant because of the internationally and nationally recognized horticulturists, botanists, and landscape architects hired by Mr. Hodges, their designs and creations created a place that not only stand out for their significance within landscape architecture in Sabine Parish, but also within the state of Louisiana. There are very few large scale designed landscapes or consciously planned recreational areas (that were not originally constructed as a state park) in the state of Louisiana and Hodges Gardens stands out as an exemplar site combining historic buildings, sites, landscapes, objects, and structures to create a cohesive recreational experience.

### **Criterion C: Architecture**

Hodges Gardens is eligible for the National Register of Historic Places at the local level of significance under Criterion C, in the area of Architecture, as an excellent example of mid-century modern architecture within Sabine Parish. Often called "Googie," this style is a form of modern architecture, a subdivision of futurist architecture influenced by car culture, jets, the Space Age, and the Atomic Age. Originating in Southern California during the late 1940s and continuing approximately into the mid-1960s, Googie-themed architecture was popular among motels, coffee houses and gas stations. The school later became widely known as part of the mid-century modern style, elements of which represent the populuxe aesthetic, as in Eero Saarinen's TWA Flight Center. The term "Googie" comes from a now defunct coffee shop and cafe built in West Hollywood designed by John Lautner. Similar architectural styles are also referred to as Doo Wop. Some circles do not recognize the term "Googie", instead referring to this style as mid-century modern.

Regardless of the official label, the features of this architectural style include upswept roofs, curvaceous, geometric shapes, and bold use of glass, steel, and neon. It was also characterized by Space Age designs symbolic of motion, such as boomerangs, flying saucers, atoms, and parabolas, and free-form designs such as "soft" parallelograms and an artist's palette motif. These stylistic conventions represented American society's fascination with Space Age themes and marketing emphasis on futuristic designs. The flashy, colorful, oddly shaped features were eye catching as Americans began making road trips in their cars. This also explains the use of the style mainly along roadways for motels, coffee houses, and gas stations. They were eye-catching. As with the Art Deco style of the 1930s, Googie became less valued as time passed, and many buildings in this style have been destroyed. Some examples have been preserved, though, such as the oldest McDonald's stand (located in Downey, California) that was put on the National Register of Historic Places in 1983. After the 1960s, the architectural community rarely appreciated or accepted Googie, considering it too flashy and vernacular for academic praise, and focused on the architecture of the 1970s (especially Modernism), thus it was abandoned. Since these buildings were part of the service industry, most developers did not think they were worth preserving as cultural artifacts. Despite the humble origins of the style, it is an important part of the history of suburbia.

It was not until the 1990s that efforts were made to conserve Googie buildings. However, by this time it was too late to save some famous landmarks such as Googie's (after which the style was named) and Ship's Westwood, which had already been demolished. Despite the loss of these important landmarks, other famous Googie buildings such as Pann's, Norm's, the Wich Stand, and some of the original Bob's Big Boy locations have been preserved and restored.

Hodges Gardens is worthy of local level significance in the area of architecture with its mid-century modern (Googie) style buildings designed by Walker and Walker of Shreveport, Louisiana. There are no other buildings in the immediate area or Sabine Parish that were built in this architectural style that originated in California during the period of significance. The Gift Shop and Lookout Tower at Hodges Gardens are excellent intact examples of this style, with their towering copper steeples and



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geometric roof lines. This same design was used at the Hodges Motor Inn at the pool cabana, which is still standing, but not in use. There are no other Googie style buildings in Sabine Parish.

While the majority of the Googie style buildings are found in California where it originated, Louisiana has been home to its share of these treasures, mostly in the metropolitan areas. However, they are quickly vanishing. 2 Frostop burger restaurants remain in New Orleans as well one in Baton Rouge..

This nationwide Ohio based restaurant chain adopted the architectural style in the 1950s. Other Louisiana examples of the style include The Holiday Capri Motel sign in Tallulah, Louisiana; Fat Cat's Lounge, formerly the Carousel Lounge in Shreveport; and the Magnolia Baptist Church in Shreveport. The use of this architectural style in the rural Louisiana setting adds to the charm and appeal of Hodges Gardens, and its contribution to the nation's interest in car road trips and tourism during the period of significance.

The tower and spire (by the double staircase) and the visitor center are classified as Googie for purposes of this nomination. The restroom/lounge is more of a traditional mid-century modern International Style design using more simplified elements than those found at the visitor center and lookout tower. These buildings help to show how mid-century architecture could run the gamut of "typical" International Style up to the very space age styled Googie architecture.

#### Walker and Walker

The Shreveport, Louisiana, architecture firm of Walker and Walker was contracted for overseeing the design and construction of the buildings on the property. The brothers Marshall H. Walker and John A. Walker (1908 – 2009) were in attendance at the dedication of the Gardens on May 1, 1959. Documents discovered reveal their designs for the Hodges residence on Hodges Island, the Gift Shop, Lookout Tower, and the original grand entrance to the Gardens off Hwy 171. This entrance was demolished with the project that widened Hwy 171 to a 4-lane in the 1990s. The firm provided architectural services for commercial, public, military, religious, educational, and residential projects in Shreveport, Louisiana, and surrounding areas. John Walker served as president of the Shreveport Chapter of the American Institute of Architects and a member of the Louisiana Architects Association. In April of 1961, Walker & Walker Architects were awarded 1st Place in the IES (Illuminating Engineering Society) Ark-La-Tex Chapter's Applied Lighting Competition for its work on the Bandshell (Lakefront Stage). No other documentation of their other projects could be found for this nomination.

#### **Conclusion**

Significant under Criteria A, B, and C, Hodges Gardens directly impacted several areas of life in Sabine Parish and Louisiana as a whole. The creation of Hodges Gardens impacted several areas in Sabine Parish and this portion of the state including economics, culture, tourism, and recreation. A.J. Hodges' early reforestation efforts and forward thinking vision created jobs for local citizens who then chose to stay in the area and continue to contribute to Sabine Parish's economy and his influence can still be seen today. In addition to creating and supporting the local economy, he also created a major tourist attraction that served as the foundation for the local and statewide tourism industry. Within the gardens, the mid-century modern and Googie buildings and designed landscapes embody the distinctive characteristics of the mid-century ethos of optimism for the future and the dynamism of the time. All of these areas of significance combine to create a dynamic place that is still enjoyed today and is eligible for listing on the National Register.

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#### **Developmental History/Additional historic context information**

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See Above.

## 9. Major Bibliographical Resources

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Louisianne Magazette:      Publisher Ola Mae Word  
   Managing Editor Viola Carruth  
   Editor Carolyn Ramsey  
   Art Director Betty Axford

Volume One Number One (no year)  
Volume One Number 2 (1965)

Hodges Gardens Magazet: Published quarterly by Hodges Gardens, Many, LA  
Editor: Ola Mae Word

Fall, 1959, Volume 1 Number 1  
First Quarter, 1960, Volume 1 Number 2  
Second Quarter, 1960, Volume 1 Number 3

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Third Quarter, 1960, Volume 1 Number 4  
Fourth Quarter, 1960, Volume 2 Number 1

First Quarter 1961, Volume 2 Number 1  
Second Quarter 1961, Volume 2 Number 3  
Third Quarter 1961, Volume 2 Number 4  
Fourth Quarter 1961

First Quarter, 1962  
Second Quarter, 1962  
Fourth Quarter, 1962

First Quarter, 1963 Dedicated to Centenary College Choir, Shreveport, LA  
Second Quarter, 1963  
Third Quarter, 1963  
Fourth Quarter, 1963

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency (Louisiana Office of State Parks)
- Federal agency
- Local government
- University (Northwestern State University)
- Other

Name of repository: Hodges Gardens State Park

**Historic Resources Survey Number (if assigned):** n/a

**10. Geographical Data**

**Acreeage of Property:** 948.28 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 31.373767 | Longitude: -93.427291 |
| 2. Latitude: 31.382501 | Longitude: -93.419219 |
| 3. Latitude: 31.388439 | Longitude: -93.409516 |
| 4. Latitude: 31.390374 | Longitude: -93.400289 |

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- |                        |                       |
|------------------------|-----------------------|
| 5. Latitude: 31.389923 | Longitude: -93.397026 |
| 6. Latitude: 31.382718 | Longitude: -93.388628 |
| 7. Latitude: 31.371945 | Longitude: -93.390132 |
| 8. Latitude: 31.371622 | Longitude: -93.409457 |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The property is located on the east side of Louisiana State Highway 171 on the south side of Sabine Parish, Louisiana. The donation to the State of Louisiana by the A.J. and Nona Trigg Hodges Foundation contains approximately 948.28 acres. It is bordered on the West by Louisiana State Highway 171 and on the North, South and East by timberland retained by the A.J. and Nona Trigg Hodges Foundation. The donated property is marked by 127 survey markers, starting at Louisiana State Hwy 171. The survey was completed April 2, 2007 by J. Michael Bradas and recorded in the records of Sabine Parish Clerk’s office as an attachment to the Act of Donation. The ½ mile entrance road and 50 ft. on either side leads to the 5.3 mile loop road that circles the 948.28 acres (including the 225 acre lake and 60 acre garden area) that is the subject of this application. See Submitted “Hodges Gardens State of Louisiana Donation.”

**Boundary Justification** (Explain why the boundaries were selected.)

These were the boundaries agreed upon by the A. J. and Nona Trigg Hodges Foundation and the Louisiana Office of State Parks at the time of the donation of the property to the State of Louisiana in April, 2007. These are not the historical boundaries of the property, but instead everything inside the main loop road that was transferred in the Act of Donation.

**11. Form Prepared By**

name/title: James Turner/Member	and	Kim Arthur Kelly/Park Manager
organization: Friends of Hodges Gardens State Park		
street & number: 2851 Hodges Loop		
city or town: Florien	state: LA	zip code: 71429
e-mail: jamesmerigeturner@gmail.com	and	hodgesgardens_mgr@crt.la.gov
telephone: 337-353-5370	and	318-586-7002
date: 9/9/14		

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For

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simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### **Photo Log (See continuation Sheet)**

Name of Property: Hodges Gardens

City or Vicinity: Florien

County: Sabine Parish

State: Louisiana

Name of Photographer: James Turner and Kim Arthur Kelly

Date of Photographs: Between January 1, 2013, and September 9, 2014

- 1 of 57 Hodges Gardens Magazet Cover showing the Centenary College choir at the Lookout Tower, dated 1962.
- 2 of 57 Hodges Gardens Entrance at Hwy; camera facing north
- 3 of 57 Hodges Loop Road; camera facing northeast
- 4 of 57 Texas Overlook; camera facing west
- 5 of 57 Fee Station; camera facing northeast
- 6 of 57 Entrance View; camera facing east
- 7 of 57 Petrified Log; camera facing east
- 8 of 57 Butterfly Garden; camera facing northeast
- 9 of 57 Lakefront Stage; camera facing east
- 10 of 57 Rose Garden Pavilion; camera facing east
- 11 of 57 Piney Woods Picnic Area; camera facing southwest
- 12 of 57 Irrigation Reservoir (Welcome Hedge); camera facing northeast
- 13 of 57 Maintenance Facility; camera facing north
- 14 of 57 Lounge (Restrooms); camera facing southwest
- 15 of 57 Herb Garden; camera facing northeast
- 16 of 57 Visitor's Center / Gift Shop; camera facing south
- 17 of 57 Visitor's Center / Gift Shop; camera facing southeast
- 18 of 57 Circle Bed; camera facing southeast
- 19 of 57 Longleaf Pine Stump; camera facing east
- 20 of 57 Lookout Tower; camera facing northeast
- 21 of 57 High Waterfall; camera facing southwest
- 22 of 57 Memorial Magnolia Tree; camera facing northwest
- 23 of 57 Irrigation Pump House Entrance; camera facing northwest
- 24 of 57 Irrigation Pump House Inside; camera facing northwest
- 25 of 57 Lower Level Waterfall; camera facing west
- 26 of 57 Cascade Waterfall; camera facing north
- 27 of 57 Double Staircase; camera facing southwest
- 28 of 57 Bog Garden; camera facing northwest
- 29 of 57 Natural Garden; camera facing south
- 30 of 57 Camellia Garden; camera facing south
- 31 of 57 St. Francis Statue; camera facing southeast
- 32 of 57 Old Fashioned Rose Garden; camera facing south
- 33 of 57 Willow Point Fountain; camera facing southeast
- 34 of 57 Flag Island; camera facing south
- 35 of 57 Louisiana Purchase Memorial (Flag Island); camera facing northwest
- 36 of 57 Louisiana Purchase Memorial (Flag Island); camera facing northwest

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- 38 of 57 Garden View from Horseshoe Overlook; camera facing south
- 39 of 57 A.J. Hodges Bust; camera facing southwest
- 40 of 57 Aerial Garden View
- 41 of 57 Lighthouse; camera facing southeast
- 42 of 57 Hodges Home on Hodges Island; camera facing northeast
- 43 of 57 Ferry Landing; camera facing northeast
- 44 of 57 Spillway; camera facing northwest
- 45 of 57 Bridge over Spillway; camera facing northwest
- 46 of 57 Administrative Office; camera facing southwest
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- 48 of 57 Lord & Burnham Greenhouses; camera facing northwest
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- 50 of 57 Equestrian Campground Restrooms and Bathhouse; camera facing south
- 51 of 57 Air Strip; camera facing north
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Figure 2. A.J. Hodges relaxing at the top of the double staircase. Image courtesy of the Hodges Gardens Archives.

Figure 3. Portrait of A.J. Hodges at Hodges Gardens. Image courtesy of the Hodges Gardens Archives.

Figure 4. A.J. Hodges and a worker discussing plans during the gardens' construction (notice the original quarry in the background). Image courtesy of the Hodges Gardens Archives.

Figure 5. The architects of the bandshell, along with A.J. Hodges, following their award by the Illuminating Engineering Society for the unique design of the open air bandshell. Image courtesy of the Hodges Gardens Archives.

Figure 6. Photo of the dedication of the Lord & Burnham conservatory. Image courtesy of the Hodges Gardens Archives.

Figure 7. Original blueprints of the double staircase. Image courtesy of the Hodges Gardens Archives.

Figure 8. Historic image of the Louisiana Purchase Memorial on Flag Island. Image courtesy of the Hodges Gardens Archives.



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Figure 9. Second historic image of the Louisiana Purchase Memorial on Flag Island. Image courtesy of the Hodges Gardens Archives.

Figure 10. Photo of visitors to Hodges Gardens during the 1960s. Image courtesy of the Hodges Gardens Archives.

Figure 11. View of what would become Hodges Lake as it was being constructed in the 1950s. Image courtesy of the Hodges Gardens Archives.

Figure 12. Historic image of the lookout tower. Image courtesy of the Hodges Gardens Archives.

Figure 13. Original entrance station to Hodges Gardens, now gone. Image courtesy of the Hodges Gardens Archives.

Figure 14. Original entrance sign for Hodges Gardens, now gone. Image courtesy of the Hodges Gardens Archives.

Figure 15. Historic photo of the rose garden in full bloom. Image courtesy of the Hodges Gardens Archives.

Figure 16. Historic photo of Rosepoint Fountain (now called Willow Point). Image courtesy of the Hodges Gardens Archives.

Figure 17. Second historic photo of Rosepoint Fountain with a view of the lake in the background (now called Willow Point). Image courtesy of the Hodges Gardens Archives.

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Figure 5. The architects of the bandshell, along with A.J. Hodges, following their award by the Illuminating Engineering Society for the unique design of the open air bandshell. Image courtesy of the Hodges Gardens Archives.



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Figure 6. Photo of the dedication of the Lord & Burnham conservatory. Image courtesy of the Hodges Gardens Archives.

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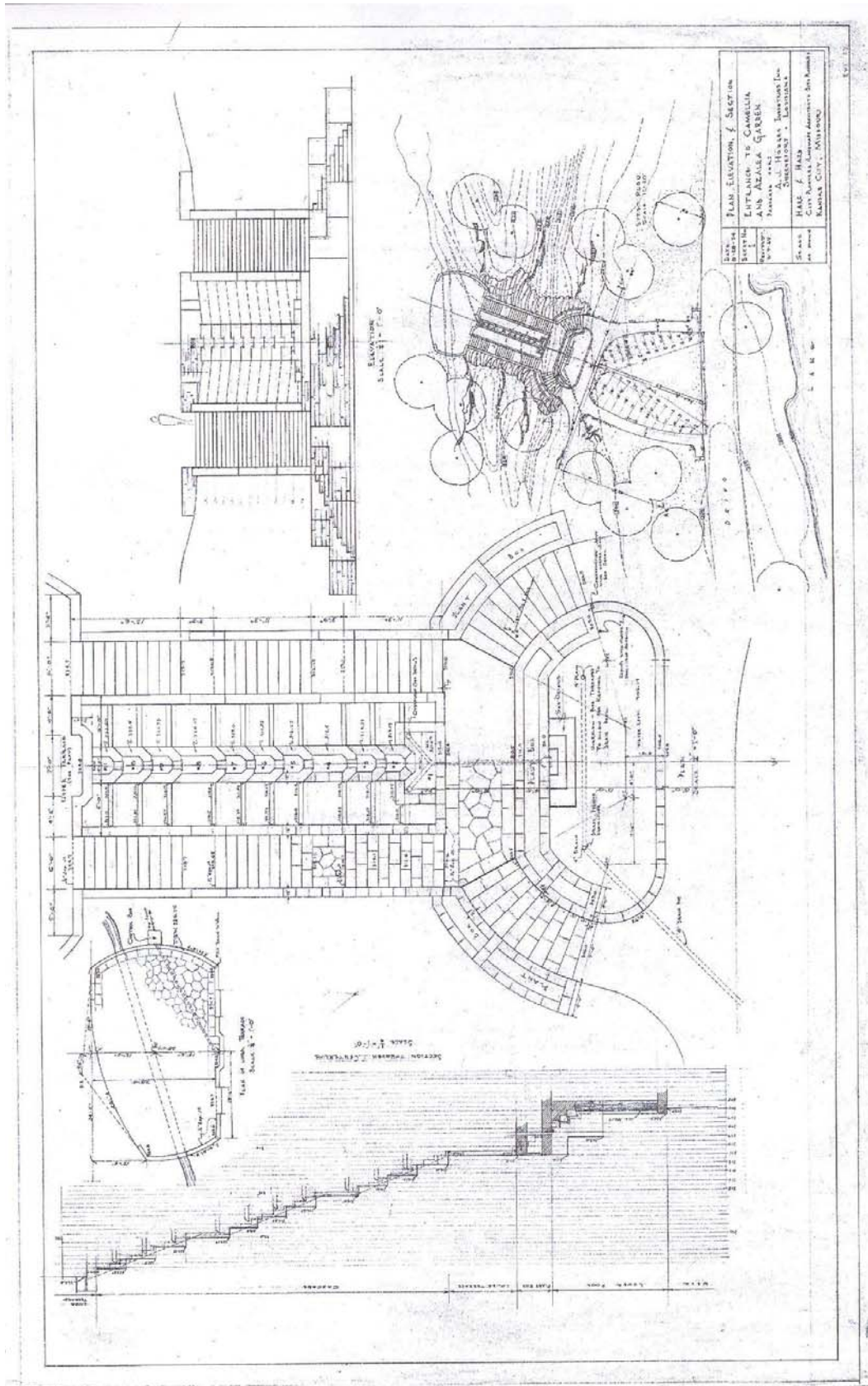


Figure 7. Original blueprints of the double staircase. Image courtesy of the Hodges Gardens Archives.



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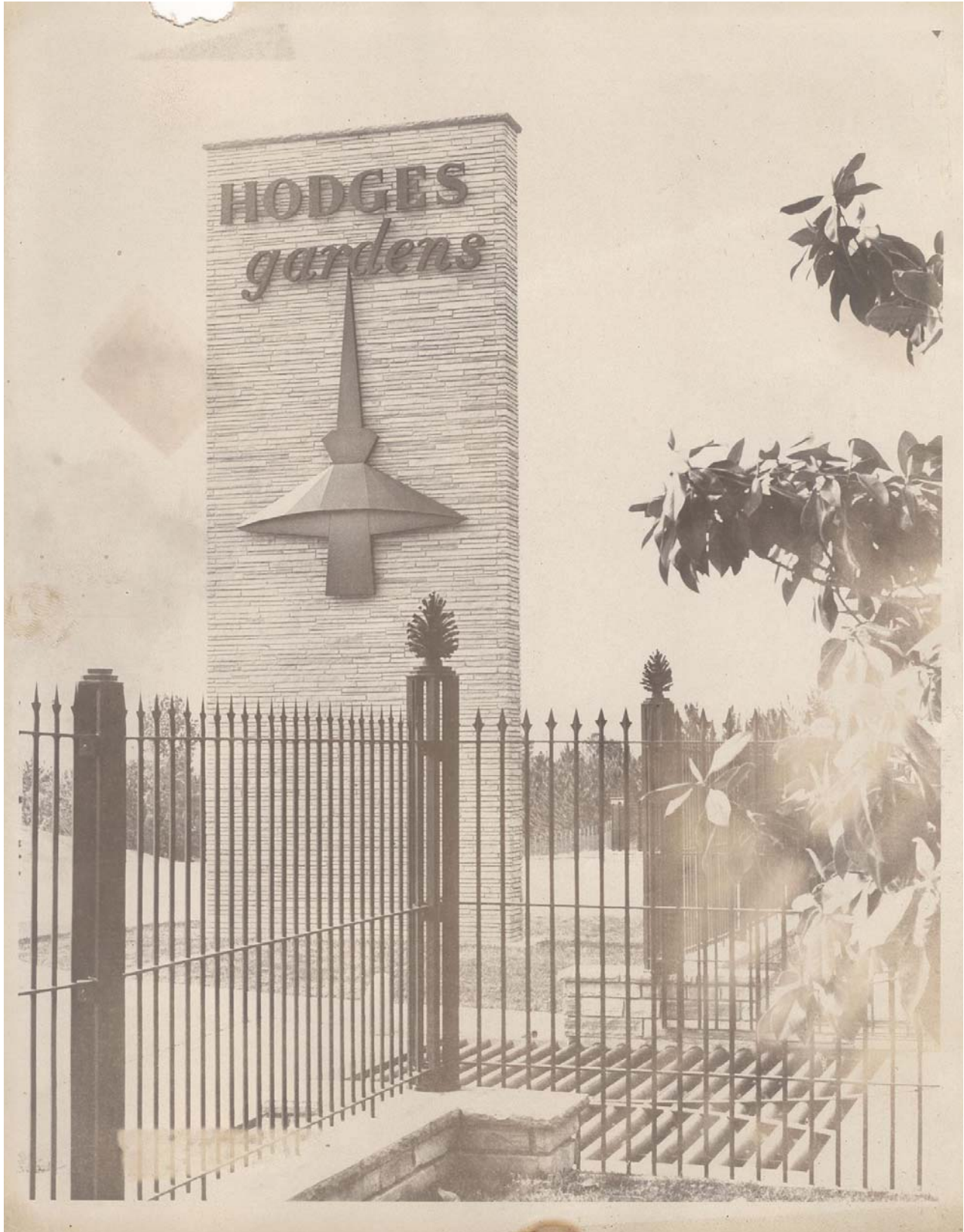


Figure 14. Original entrance sign for Hodges Gardens, now gone. Image courtesy of the Hodges Gardens Archives.

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Figure 15. Historic photo of the rose garden in full bloom. Image courtesy of the Hodges Gardens Archives.



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Figure 16. Historic photo of Rosepoint Fountain (now called Willow Point). Image courtesy of the Hodges Gardens Archives.

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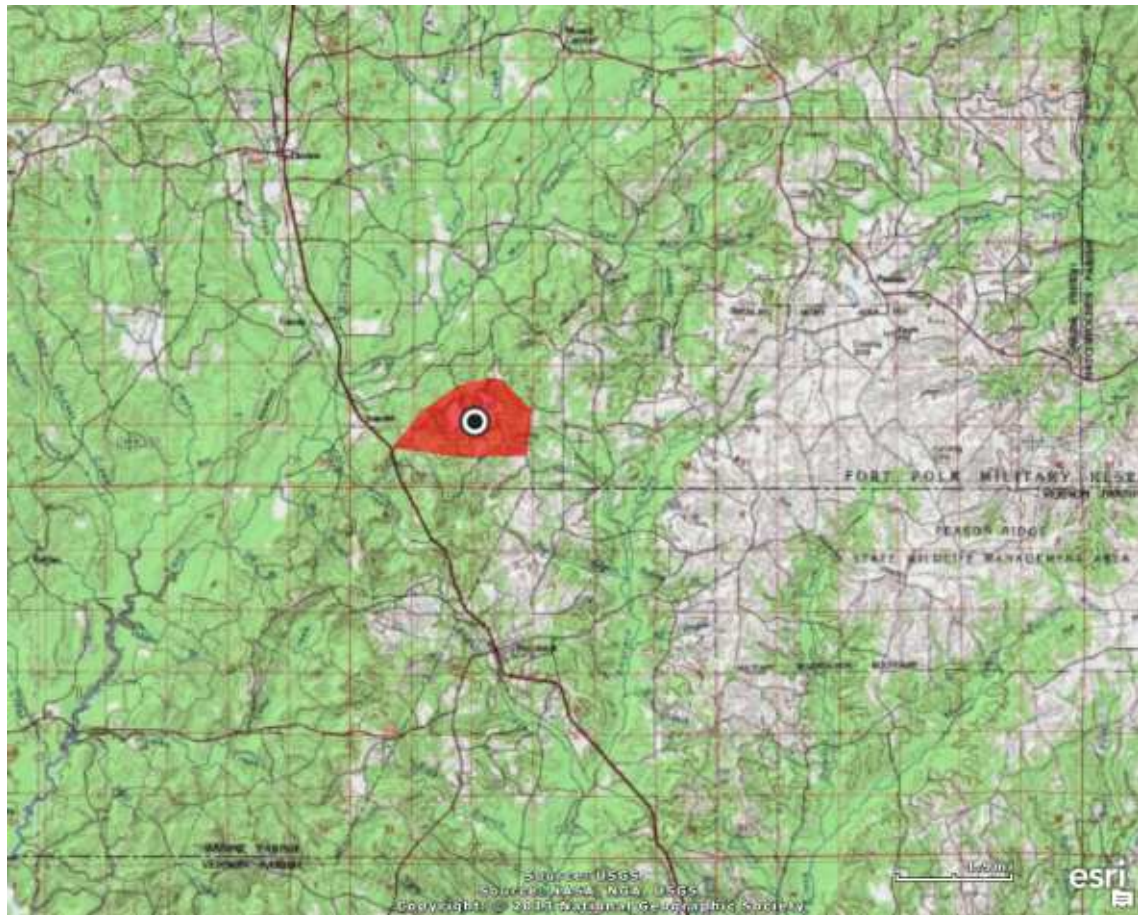
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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing 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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



**Hodges Gardens, Sabine Parish, Louisiana**



**Latitude: 31.380078**

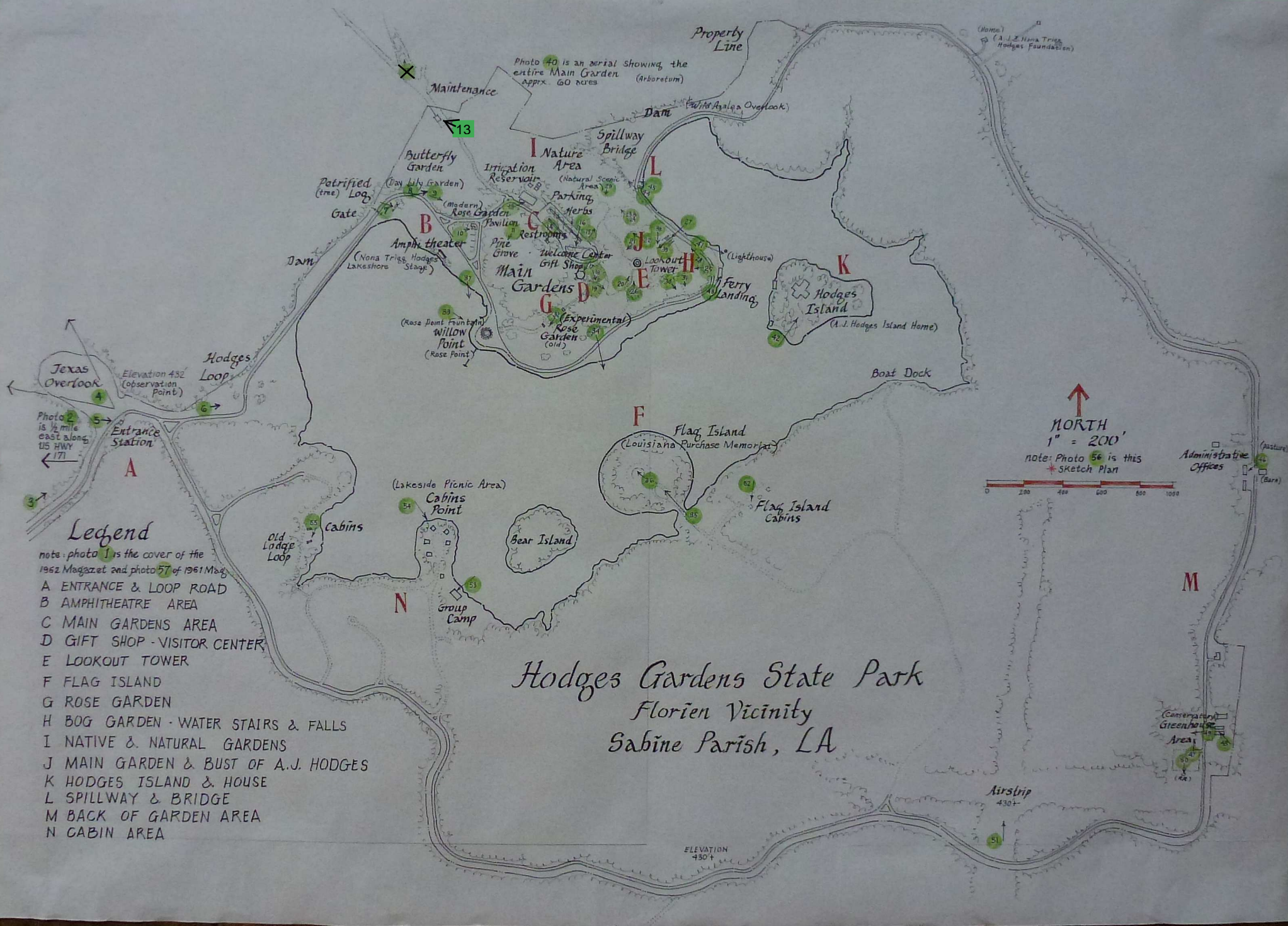
**Longitude: -93.404544**

### Hodges Gardens, Sabine Parish, Louisiana



<u>Latitude</u>	<u>Longitude</u>
1. 31.373767	-93.427291
2. 31.382501	-93.419219
3. 31.388439	-93.409516
4. 31.390374	-93.400289
5. 31.389923	-93.397026
6. 31.382718	-93.388628
7. 31.371945	-93.390132
8. 31.371622	-93.409457

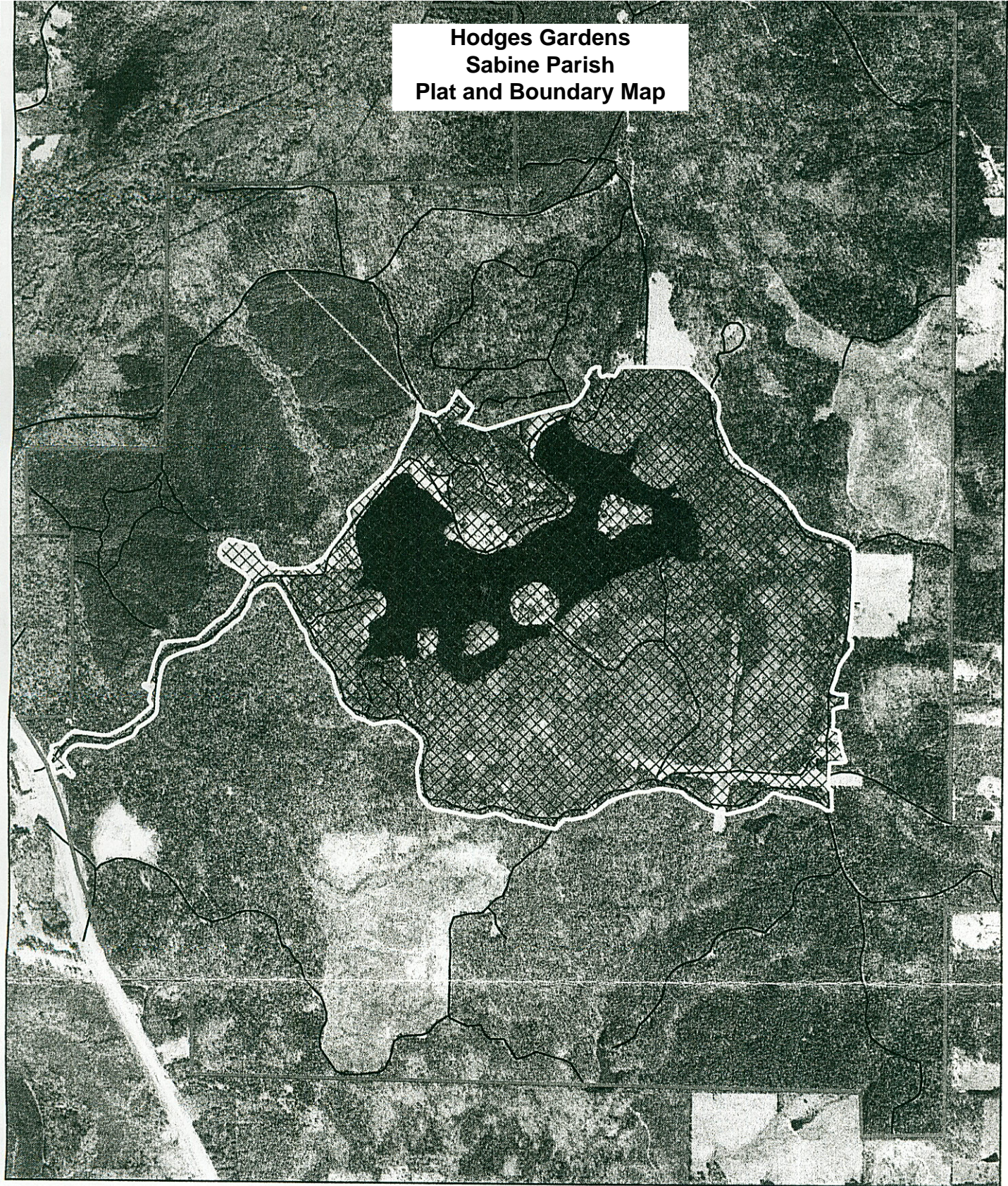




\*\*\*Please see submitted paper copy of this map for accurate scale.\*\*\*



**Hodges Gardens  
Sabine Parish  
Plat and Boundary Map**



**Legend**

-  Hodges Gardens Boundary
-  State Donation



**Hodges Gardens  
State of Louisiana Donation**

Approximately 962.1 Acres situated in Sections  
28, 29, 31, 32, & 33, Township 5 North, Range  
10 West, Sabine Parish, Louisiana



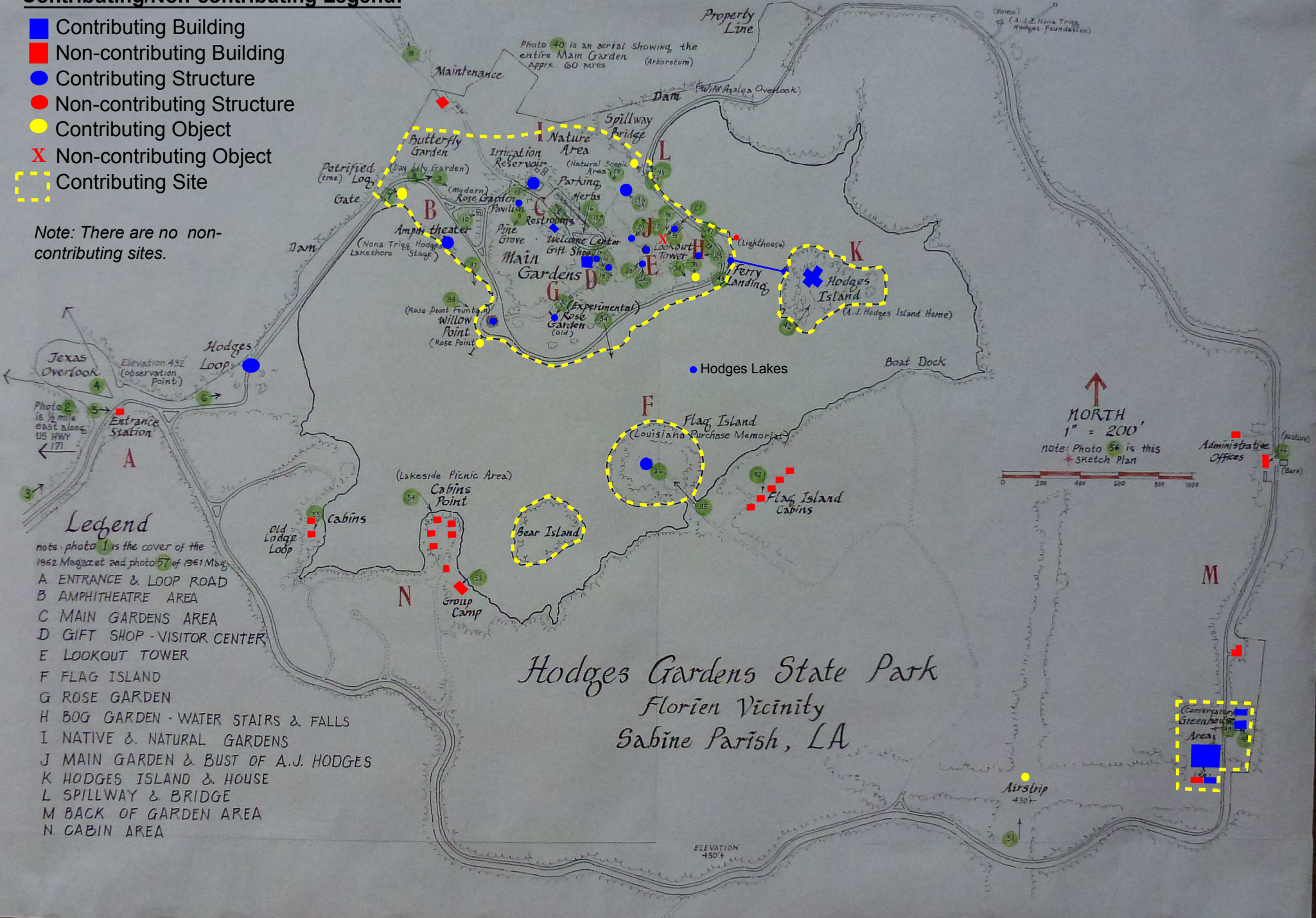
1 inch equals 2,000 feet



## Contributing/Non-contributing Legend:

- Contributing Building
- Non-contributing Building
- Contributing Structure
- Non-contributing Structure
- Contributing Object
- X Non-contributing Object
- Contributing Site

Note: There are no non-contributing sites.



- ### Legend
- note: photo 1 is the cover of the 1962 Magazine and photo 57 of 1961 Map
- A ENTRANCE & LOOP ROAD
  - B AMPHITHEATRE AREA
  - C MAIN GARDENS AREA
  - D GIFT SHOP - VISITOR CENTER
  - E LOOKOUT TOWER
  - F FLAG ISLAND
  - G ROSE GARDEN
  - H BOG GARDEN - WATER STAIRS & FALLS
  - I NATIVE & NATURAL GARDENS
  - J MAIN GARDEN & BUST OF A.J. HODGES
  - K HODGES ISLAND & HOUSE
  - L SPILLWAY & BRIDGE
  - M BACK OF GARDEN AREA
  - N CABIN AREA

Hodges Gardens State Park  
 Florien Vicinity  
 Sabine Parish, LA

\*\*\*Please see submitted paper copy of this map for accurate scale.\*\*\*