

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received MAR 9 1984
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Georgia Avenue - Butler Avenue Historic District

and/or common

2. Location

street & number ~~Along portions of Georgia Avenue, Butler Avenue, Observatory Avenue and Martintown Road.~~ NA not for publication

city, town North Augusta NA vicinity of

state South Carolina code 045 county Aiken code 003

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> NA being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: cemetery, open space

4. Owner of Property

name Multiple Ownership (see continuation sheet)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Registrar of Mesne Conveyance

street & number Aiken County Office Complex, 828 Richland Avenue W.

city, town Aiken state South Carolina 29801

6. Representation in Existing Surveys

title Inventory of Historic Places in South Carolina has this property been determined eligible? ___ yes no

date 1982 ___ federal state ___ county ___ local

depository for survey records South Carolina Department of Archives and History

city, town Columbia state South Carolina 29211

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date

Describe the present and original (if known) physical appearance

Located in a predominantly residential area of North Augusta, the Georgia Avenue-Butler Avenue Historic District is on a hill overlooking the city of Augusta, Georgia. The district contains four buildings of particular historical or architectural importance plus twelve supporting properties, which include houses, an old family burying ground, open space, and an undeveloped lot. The buildings that contribute to the character of the district were erected from ca. 1859 to ca. 1930; the majority were constructed from ca. 1903 to ca. 1907. The open space and undeveloped land included in the district were once associated with the Star of Edgefield, a key property in the district. Georgia Avenue-Butler Avenue Historic District possesses integrity of location, design, setting, materials, workmanship, feeling, and association. Only three buildings, or less than 16 percent of the properties within the nominated area, do not contribute to its character. More detailed information on each of the contributing properties, including photographs and architectural descriptions, is available in the South Carolina Inventory of Historic Places files.

Key Properties Contributing to the Character of the Historic District:

1. Star of Edgefield, 111 Butler Avenue. Constructed ca. 1859 by Robert J. Butler, this two-story residence has exterior walls of red brick. Across the symmetrical, five-bay facade of the house is a two-tier veranda with decorative iron posts, brackets, and rails. A belvedere rises from the center of the slate hipped roof between interior chimneys. The walkway from the street through an old garden to the front door of the house is lined with crepe myrtles.
2. Palmetto Lodge, 1208 Georgia Avenue. Now a part of the Seven Gables Motel, the Palmetto Lodge was built ca. 1903. The two-and-one-half-story Tudor Revival building has decorative half-timbering in the ends of its multi-gable roof, which is covered with composition shingles. The first floor features stuccoed walls and six-over-one windows; the second floor has vertical board siding and casement windows. On the interior, the central two-story entrance hall has a gallery on three sides. Intricate woodwork and paneling characterize the walls and ceilings of the main rooms of the first floor and the second floor gallery.
3. Pine Heights Sanitarium, 1117 Georgia Avenue. This two-and-one-half-story, weatherboarded building was probably erected soon after Dr. W. N. Doughty, Jr. and Dr. Thomas D. Coleman acquired the property in 1902 for their sanitarium, which was incorporated in 1905. The building, which was the northern half of the sanitarium complex, has a masonry foundation, double-hung windows, and a gable roof covered with composition shingles. The monumental pedimented portico of the facade is characterized by four Ionic columns and a pediment with shake shingle siding, Palladian window, and denticulated cornice. A two-tiered porch supported by smaller Ionic columns and screened on the second story is set behind the portico.
4. 1141 Georgia Avenue. A one-and-one-half-story, weatherboarded residence with multi-gable roof and raised brick basement constructed around 1905. The influence of the Queen Anne style in the design of the dwelling is evident in its asymmetrical massing, varied textures and materials, and decorative details such as alternating wooden shingles in the gable ends, pierced sawn work, and denticulated cornice. The house has at least five brick chimneys with corbeled caps.

8. Significance

Period	Areas of Significance—Check and justify below			
... prehistoric	... archeology-prehistoric	... community planning	... landscape architecture	... religion
... 1400-1499	... archeology-historic	... conservation	... law	... science
... 1500-1599	... agriculture	... economics	... literature	... sculpture
... 1600-1699	X architecture	... education	... military	... social/
... 1700-1799	... art	... engineering	... music	... humanitarian
X 1800-1899	... commerce	... exploration/settlement	... philosophy	... theater
X 1900-	... communications	... industry	... politics/government	... transportation
		... invention		X other (specify) Local History

Specific dates ca. 1859-ca. 1930 Builder/Architect NA

Statement of Significance (in one paragraph)

Georgia Avenue-Butler Avenue Historic District is located along portions of Georgia Avenue, Observatory Avenue, and Butler Avenue in North Augusta. The sixteen properties in the district illustrate the growth of the area from the time it was part of an antebellum plantation through its development as a winter resort and year-round residential community for Augusta area professionals around the turn of the twentieth century. Most of the buildings were constructed between 1900-1930 and represent a range of vernacular residential designs. One of the key properties is a plantation house built around 1859; two of the other key properties are buildings associated with a hotel which stood from 1903 to 1916. The district also contains an old family cemetery, open space, and an undeveloped lot. Of the sixteen properties in the Georgia Avenue-Butler Avenue Historic District, four are of particular historical or architectural importance, and twelve contribute to its character.

Additional Information:

Robert J. Butler owned a large portion of the land on which North Augusta was later built. His home, the Star of Edgefield (#1), ca. 1859, was situated on an extensive plantation, which was valued at more than \$50,000 in 1860.¹ Butler's daughter, Mattie Butler Mealing, inherited the Star of Edgefield and a large portion of land from her father upon his death in 1888. She married North Augusta's first doctor, William E. Mealing, who maintained an office in the Butler home.² Mrs. Mealing sold approximately 5,600 acres of land to the North Augusta Land Company in 1890.

This development firm, which was organized by James Urquhart Jackson, purchased other land in the area, devised a town plan, and constructed a steel bridge and trolley line across the Savannah River to provide ready access to and from Augusta, Georgia.³ In 1902 the North Augusta Land Company built an interurban trolley line that extended from Augusta, Georgia, through⁴ North Augusta and the mill villages of Horse Creek Valley, to Aiken, South Carolina.⁴ The town of North Augusta was issued a charter on April 11, 1906, which provided for public improvements; in the same year a city government was formed.⁵

The growth of North Augusta prompted Jackson to organize the North Augusta Hotel Company and build the Hampton Terrace Hotel at a cost of \$536,000.⁶ The hotel opened in 1903 and saw tremendous success as it capitalized on the resort business of Augusta, Georgia. The Hampton Terrace Hotel helped establish North Augusta as a resort town in its own right by attracting prominent people such as John D. Rockefeller, Harvey Firestone, Marshall Field, and President William H. Taft.⁷

The Hampton Terrace Hotel burned on December 31, 1916, and was deemed too costly to rebuild. Two buildings which were associated with the hotel, however, are included in the Georgia Avenue-Butler Avenue Historic District. Palmetto Lodge (#2), ca. 1903, was built by the hotel owners as a hunting lodge, but was sold to John Herbert of New York as a private residence shortly after its construction. It has seen a succession of occupants including President Taft, J. D. Rockefeller, Harvey Firestone, and the writer

9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acreeage of nominated property Approximately 30 acres

Quadrangle name North Augusta, SC-GA

Quadrangle scale 1:24000

UTM References

A

1	7	4	1	0	5	8	0	3	7	0	7	7	0	0
Zone	Easting				Northing									

B

1	7	4	1	0	5	7	0	3	7	0	7	1	8	0
Zone	Easting				Northing									

C

1	7	4	1	0	3	4	0	3	7	0	7	1	4	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

D

1	7	4	1	0	1	4	0	3	7	0	7	4	0	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

E

1	7	4	1	0	4	6	0	3	7	0	7	7	1	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

F

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification The boundary of the Georgia Avenue-Butler Avenue Historic District nomination is shown as a red line on the accompanying map, which is drawn at a scale of approximately 215 feet to the inch and is entitled "Georgia Avenue-Butler Avenue Historic District." The nominated district includes the largest number of contributing properties with the smallest number of noncontributing in this area of North Augusta.

List all states and counties for properties overlapping state or county boundaries

state	NA	code	county	NA	code
state	NA	code	county	NA	code

11. Form Prepared By

name/title Debra J. Allen, National Register Assistant Margaret Marion, Lower Savannah Council of Governments

organization South Carolina Dept. of Archives & History date January 11, 1984

street & number 1430 Senate Street telephone (803) 758-5816

city or town Columbia state South Carolina 29211

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Charles E. Lee 3/1/84

title Charles E. Lee
State Historic Preservation Officer

date

For NPS use only

I hereby certify that this property is included in the National Register

for *Deborah Bevers*
Keeper of the National Register

date of the National Register

date

4/5/84

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet 1

Item number 4

Page 1

PROPERTY OWNERS

PROPERTY

OWNER

1. 10037-03-004
Star of Edgefield
111 Butler Avenue
Martha B. Kearns
111 Butler Avenue
North Augusta, SC 29841
2. 10037-03-007
Palmetto Lodge
1208 Georgia Avenue
Bruce H. Salter, Rose Z.
Salter, Douglas James Salter,
and Randy David Salter
1208 Georgia Avenue
North Augusta, SC 29841
3. 10037-09-004
Pine Heights Sanitarium
1117 Georgia Avenue
Estate of Ida P. Sanders
1117 Georgia Avenue
North Augusta, SC 29841
4. 10037-11-008
1141 Georgia Avenue
Mary Ann Garrett House
1141 Georgia Avenue
North Augusta, SC 29841
5. 10036-04-003
1306 Georgia Avenue
Biakie and Susan S. Ayer
1306 Georgia Avenue
North Augusta, SC 29841
6. 10036-04-002
1300 Georgia Avenue
John W. Daly
1300 Georgia Avenue
North Augusta, SC 29841
7. 10037-03-013
(Palmetto Lodge)
1220 Georgia Avenue
James B. and Starkey Flythe
1220 Georgia Avenue
North Augusta, SC 29841
8. 10037-03-006
(Palmetto Lodge)
1220½ Georgia Avenue
Mrs. Mary B. Flythe
1220½ Georgia Avenue
North Augusta, SC 29841
9. 10037-11-010
1135 Georgia Avenue
Thomas Y. and Kathy M. Plowden
1135 Georgia Avenue
North Augusta, SC 29841
10. 10037-03-012
129 Butler Avenue
W. J. Mealing
129 Butler Avenue
North Augusta, SC 29841

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet 2

Item number 4

Page 2

PROPERTY OWNERS (CONTINUED)

<u>PROPERTY</u>	<u>OWNER</u>
11. 10037-03-011 Sunshine Cottage 125 Butler Avenue	Beverly W. and Allen Davis LaFavor III 125 Butler Avenue North Augusta, SC 29841
12. 10037-03-003 117 Butler Avenue	W. E. Mealing, Jr. 117 Butler Avenue North Augusta, SC 29841
13. 10037-03-009 Butler-Mealing Cemetery Butler Avenue	No Address
14. 10037-03-008 Undeveloped Lot	William C. Havill, Martha H. Russell, Mary Ann Wiley, and Reginald W. Havill 205 Sweet Birch Lane Rochester, New York 14615
15. 10037-07-001 Open Space	Martha B. Kearns 111 Butler Avenue North Augusta, SC 29841
16. 10037-11-011 1129 Georgia Avenue	Nancy L. Kolb 1129 Georgia Avenue North Augusta, SC 29841
17. 10037-11-009 1137 Georgia Avenue	Estate of James Clyde Wilson 1137 Georgia Avenue North Augusta, SC 29841
18. 10037-03-010 121 Butler Avenue	Mary Elizabeth Vaughn 121 Butler Avenue North Augusta, SC 29841
19. Seven Gables Motel	(Same Parcel and Owner as #2)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet 3

Item number 7

Page 2

Most of the windows are double-hung sash, and some have shouldered surrounds and diamond-paned transoms. The projecting north end of the facade (northwest elevation) features an oriel window in its shingled gable end. Extending from the southwest side of the projecting north end of the front and around the west corner of the house is a porch with Tuscan columns and balustrade with turned balusters; the foundation of the front porch consists of short Tuscan columns on brick pedestals.

Other Properties Contributing to the Character of the Historic District:

5. 1306 Georgia Avenue. Built ca. 1907.
6. 1300 Georgia Avenue. Constructed ca. 1905.
7. 1220 Georgia Avenue. Built ca. 1903.
8. 1220-½ Georgia Avenue. Constructed ca. 1903, remodeled ca. 1970 after a fire.
9. 1135 Georgia Avenue. Built ca. 1905.
10. 129 Butler Avenue. Built ca. 1913.
11. Sunshine Cottage, 125 Butler Avenue. Built ca. 1918.
12. 117 Butler Avenue. Constructed ca. 1930.
13. Butler-Mealing Family Cemetery, Butler Avenue. This family burying ground contains the graves of at least twelve members of the Butler and Mealing families. The cemetery includes the grave of Robert Butler, who died in 1888.
14. Undeveloped lot, Butler Avenue.
15. Open space bounded by Butler and Georgia Avenues and Martintown Road.
16. 1129 Georgia Avenue. Built ca. 1905, this house has lost some of its integrity due to the application of aluminum siding and the remodeling of the front porch.

Properties Which Do Not Contribute to the Character of the Historic District:

17. 1137 Georgia Avenue. Built ca. 1950.
18. 121 Butler Avenue. Built ca. 1960.
19. Seven Gables Motel, 1208 Georgia Avenue. Constructed ca. 1950 on the lot adjacent to Palmetto Lodge.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet 4

Item number 8

Page 2

Edison Marshall, whose most famous novel, The Vikings, was written there.⁸

The other extant building associated with the Hampton Terrace Hotel, the Pine Heights Sanitarium (#3), ca. 1905, was operated as a hospital primarily for hotel guests until 1914. In the mid 1920s it was used as spring training headquarters for the Detroit Tigers baseball team.

Soon after the founding of North Augusta and the establishment of the Hampton Terrace Hotel, area businessmen began building homes on lots purchased from the North Augusta Land Company. For example, the houses at 1141 Georgia Avenue (#4), 1135 Georgia Avenue (#9), and 1300 Georgia Avenue (#6) were constructed ca. 1905, on land which had once been a part of the Star of Edgefield plantation.

North Augusta continued to have winter visitors after the Hampton Terrace Hotel burned in 1916; however, the town never regained national prominence as a winter resort. For example, Sunshine Cottage (#11), ca. 1918, at 125 Butler Avenue, was the winter residence of Mr. and Mrs. Howard Carson of Boston, who had been regular guests at the hotel. In 1928 Mr. Carson bequeathed Sunshine Cottage as a source of income to the Nancy Carson Library, which had been so named to honor the Carsons' generosity when North Augusta's first library was organized. North Augusta did maintain some businesses and industries, but continued largely as a residential area for area businessmen.

Architecture:

Georgia Avenue-Butler Avenue Historic District contains one of the oldest houses in North Augusta, the Star of Edgefield, which was constructed around 1859. It is an unusual example of antebellum architecture in the state because of its brick construction and two-tiered veranda with decorative ironwork. The district also contains an unusually fine collection of intact early twentieth century residential designs in North Augusta. For example, the house at 1141 Georgia Avenue (#4), ca. 1905, reveals influences of the Queen Anne style. The 1306 Georgia Avenue house (#5), ca. 1907, is an example of classical Revival architecture. The half-timbered design of Palmetto Lodge (#3), ca. 1903, reflects the influence of Tudor Revival architecture.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet 5

Item number 8

Page 3

FOOTNOTES

1

Population Schedules of the Eighth Census of the United States, 1860: South Carolina (Washington: National Archives Microfilm Publications, 1967), microcopy no. 653, roll no. 1219, Edgefield County, p. 83; United States Census: Agriculture, Industry, Social Statistics, and Mortality Schedules for South Carolina, 1850-1880 (Columbia, South Carolina: Department of Archives and History, 1971), microcopy no. 2, roll no. 3 [Agriculture: 1860], Edgefield County, p. 647; North Augusta's 50th Anniversary, 1906-1956: Historical Panorama Program (n.p., 1956), p. 51.

2

Elizabeth Murphy Rosson, ed., History of North Augusta, South Carolina (North Augusta, South Carolina: North Augusta Historical Society, 1980), p. 127.

3

Rosemary Hall, the home of James Jackson, was listed in the National Register in 1975.

4

Homeseeker's Investment Company, Short Talks on North Augusta, South Carolina (n.p., 1906); History of North Augusta, pp. 15-17.

5

History of North Augusta, p. 19; North Augusta's 50th Anniversary, p. 45.

6

History of North Augusta, p. 17.

7

Ibid., p. 18.

8

Sue Jones, "Haunted Gables? North Augusta Lodge Has a History of Happenings," Aiken Standard (Aiken, South Carolina), 28 October 1981.

9

History of North Augusta, p. 127.

10

North Augusta City Directory, 1918 (Reprint edition; North Augusta, South Carolina: North Augusta Historical Society, n.d.).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet 6

Item number 9

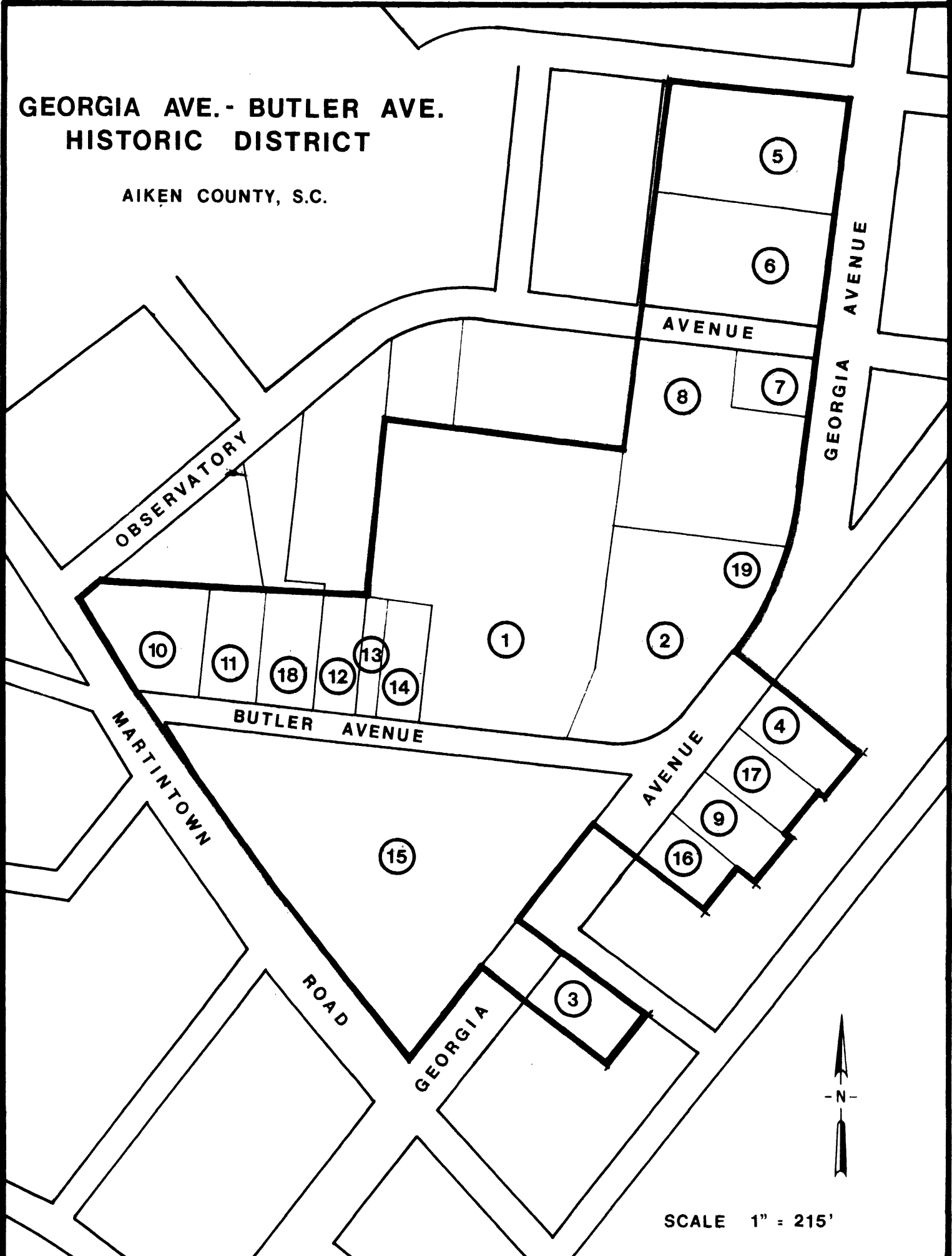
Page 1

BIBLIOGRAPHY

- Aiken, South Carolina. Aiken County Office Complex. Aiken County Records of Mesne Conveyance, Plat Book 1, pp. 194-5; Title Book S, p. 151; Title Book P, pp. 518-521; Title Book J-1, pp. 249-50, 162; Title Book 30, pp. 49-53; Title Book 43, p. 230; Title Book M-1, pp. 252-4; Title Book 52, p. 516.
- Jones, Sue. "Haunted Gables? North Augusta Has History of Happenings," Aiken Standard (Aiken, South Carolina), 28 October 1981.
- Law, Ernest. "North Augusta Boasts 'Boom Town' Growth." Aiken Standard (Aiken, South Carolina), 8 July 1970.
- North Augusta City Directory, 1918. Reprint edition, North Augusta, South Carolina: North Augusta Historical Society, n.d.
- North Augusta's 50th Anniversary, 1906-1956: Historical Panorama Program. n.p.: October, 1956.
- Population Schedules of the Eighth Census of the United States, 1860: South Carolina [Slave Schedules]. Washington: National Archives Microfilm Publications, 1967.
- Rosson, Elizabeth Murphy, ed. History of North Augusta, South Carolina. North Augusta, South Carolina: North Augusta Historical Society, 1980.
- Short Talks on North Augusta, South Carolina. n.p.: 1906.
- United States Census: Agriculture, Industry, Social Statistics, and Mortality Schedules for South Carolina, 1850-1880. Columbia, South Carolina: Department of Archives and History, 1971. [Microfilm]

**GEORGIA AVE. - BUTLER AVE.
HISTORIC DISTRICT**

AIKEN COUNTY, S.C.



SCALE 1" = 215'