

United States Department of the Interior National Park Service

RECEIVED

National Register of Historic Places Registration Form

MAY 19 1993

NATIONAL REGISTER

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

1. Name of Property

historic name The Cedars
other names/site number Ardis House, Atkinson House

2. Location U.S. Highway 278, .3 miles E of S.C. Highway 125

street & number 1325 Williston Road
city, town Beech Island
state South Carolina code SC county Aiken code 003 zip code 29841

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: Mary W. Edmonds
Date: 5/4/93
State or Federal agency and bureau: S.C. Department of Archives & History, Columbia, S.C.

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
[checked] entered in the National Register.
[] See continuation sheet.
[] determined eligible for the National Register. See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain:)
Signature of the Keeper: [Signature]
Date of Action: 6/17/93

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/Single Dwelling
 DOMESTIC/Secondary Structure
 AGRICULTURE/Subsistence/Agricultural
 Outbuilding

Current Functions (enter categories from instructions)

DOMESTIC/Single Dwelling
 DOMESTIC/Hotel
 DOMESTIC/Secondary Structure
 DOMESTIC/Subsistence/Agricultural
 Outbuilding

7. DescriptionArchitectural Classification
(enter categories from instructions)

Folk Victorian

Materials (enter categories from instructions)

foundation Brick
 walls Wood/Weatherboard
Plaster
 roof Asphalt
 other Metal
Wood

Describe present and historic physical appearance.

Summary Description:

The Cedars complex is a twelve-and-one-tenth acre site located 350 feet from the north side of U. S. Highway 278, three-tenths of a mile east of S. C. Highway 125, in the community of Beech Island, in rural Aiken County, S. C. Built around 1825, the original core of The Cedars main residence was a two-story, three-bay, frame and weatherboard structure with no exterior embellishment. This plain building was extended to the south by an early twentieth-century, two story, three-bay, central-passage plan, gable-roofed addition. This frame and weatherboard addition has a two-story, three-sided, canted-bay window, an interior and an exterior-end chimney, each with corbelled caps, an Italianate cornice with modillion blocks, and a full length porch with fluted Roman Doric columns supporting a full entablature. A third building campaign included the addition of a bath to the east, and the enclosure of the north porch for use as a family room. Further alterations were performed in the 1980s with the enclosure of part of the second floor of the original house for use as baths and dressing areas. The Cedars has apparently always been occupied as a dwelling, even though the domestic priorities have changed with each addition or alteration.

Added features of this site are the four buildings which form a small farm complex of about five acres. These are a barn, tenant house, and a smokehouse which are contributing, and a noncontributing mid-twentieth-century garage. The remaining seven acres of the complex are planted with pine and oak trees.

Additional Descriptive Information:

The Cedars main residence was built in two stages. The first stage, a frame and weatherboard structure measuring forty-six feet by twenty-eight feet, was built around 1825 by Abram Ardis, Jr., as a two-story house with the principal entry on the east elevation. It is most likely that there were three rooms on the first floor, with a double fireplace heating the two principal rooms on the first floor. Later changes to the second floor make it difficult to determine the layout of the second floor. The original core has nine-over-nine double-hung sash windows, one interior corbeled

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

c. 1825
c. 1900-1941

Significant Dates

1908

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

The Cedars complex is significant because it is an unusual combination of two wholly distinct architectural styles, the simple vernacular and the ornate Folk Victorian. The later addition represents the changing social status of the owner at that time, Edward Heyward Atkinson, a local farmer, businessman, and community leader in Beech Island, S.C. For the design of this early twentieth-century addition, Atkinson apparently copied the design of Wares Folly, an early nineteenth-century building in Augusta, Georgia, that is now a museum.

This site is also significant because of three contributing agricultural buildings: a tenant house built in the early-twentieth century, a barn built around 1900, and a mid nineteenth-century smokehouse that was dismantled, moved, and rebuilt at its present site. As an intact assemblage, these contributing buildings represent and codify the changing agricultural practices of rural Aiken County from c. 1850 to 1925.

The main house was built c. 1825 for Abram Ardis, Jr., but its architectural integrity dates from the 1908 addition and alterations by Atkinson. Atkinson owned several farms in this area of Aiken County, with the thirty-six acre farm at The Cedars as his residence and the other farms as his principal agricultural properties. He served for many years as secretary of the Beech Island Farmers' Club, an agricultural society dating from the 1840s and which was active well into the twentieth century. Atkinson was also active in community planning, and was instrumental in the early electrification of Beech Island, as well as efforts to supply the community with public water from a central source. He was living at The Cedars at his death in 1944.(1)

See continuation sheet

9. Major Bibliographical References

See Continuation Sheet (Section 8)

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository:

S.C. Department of Archives & History,
Columbia, S.C.

10. Geographical Data

Acreeage of property 12.12 acres

UTM References

A

1	7
---	---

4	1	8	2	0	0
---	---	---	---	---	---

3	6	9	8	9	4	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	7
---	---

4	1	8	0	3	0
---	---	---	---	---	---

3	6	9	8	6	7	0
---	---	---	---	---	---	---

B

1	7
---	---

4	1	8	3	0	0
---	---	---	---	---	---

3	6	9	8	7	0	0
---	---	---	---	---	---	---

Zone Easting Northing

D

1	7
---	---

4	1	8	0	1	0
---	---	---	---	---	---

3	6	9	8	8	9	0
---	---	---	---	---	---	---

See continuation sheet

Verbal Boundary Description

The boundary for The Cedars is delineated as the 12.12 acre tract on the accompanying property plat prepared by Tony L. Carr, Sr. and Associates, North Augusta, S.C., dated March 29, 1991, and drawn at a scale of 1" = 100'.

See continuation sheet

Boundary Justification

The boundary for The Cedars includes the historic house, smokehouse, barn, tenant house, a noncontributing garage, their immediate setting, and the remainder of the 12.12 acre tract.

See continuation sheet

11. Form Prepared By

name/title Edward B. Tolson & J. Tracy Power, SHPO staff; w/ assistance from Ralph G. Zieger
organization S.C. Department of Archives and History date 8 February 1991
street & number 1430 Senate Street telephone (803) 734-8610
city or town Columbia state South Carolina zip code 29211

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

chimney, and is covered with a standing-seam sheet-metal, three-quarter-hip roof, which is a change in the roof structure which probably occurred before the time of the 1908 additions. There is a second interior chimney in the original core that was added sometime after the 1825 construction date.

The second stage was built in 1908-1910 by Edward Heyward Atkinson, who doubled the size of the original building. This two-story addition, containing three rooms on each floor, was built onto the south elevation of the original house and was faced with a one-story, full-width porch. A two-story canted-bay window was included on the west end of this addition and a stairway was erected within a new central hall in the original core to service the new second floor. This section features two-over-two double-hung sash windows, one interior and one exterior-end chimney, both of which are corbeled, and an asphalt-shingled gable roof that runs perpendicular to the original metal-roofed section. The entire building, old and new, rests on a brick pier foundation which was enclosed at the time of the 1908 addition.

The final frame and weatherboard house is an elaboration and expansion of a simple three room house, although the interior of the original section was extensively altered during the 1908-1910 additions and renovations. During the time of the 1908 addition, a bathroom was added to the northeast corner of the original core and a sleeping porch was added east of the north bedroom of the original house. In the 1950s, a bath was added east of the south bedroom of the original house, replacing a side entry to the original house (the door transom is still intact, though covered by wallboard) and the north porch was enclosed for use as a family room. This north porch was further extended by an outdoor entry and brick stairway in the 1960s. Earlier alterations to the dining room of the original core include the removal of a fireplace and the addition of a three-sided canted-bay window in its place on the west elevation and the addition of wainscoting, all done during the 1908-1910 renovations. The kitchen, which is located in the original core of the house, has been altered during each of the three building campaigns of the 1900s, but its function and location remain unaltered, as no evidence of an outside kitchen has ever been located.

Walls throughout the house are plaster over lath, with the exception of the 1955 and 1985 bathrooms, which are drywall. Ceilings throughout are beaded pine boards with cyma reversa moldings with two exceptions: the first floor ceilings are covered with drywall, and the ceiling in the first floor hall is board-and-batten. Baseboards throughout are ten inch pine boards.

It is important to note that although the original core of The Cedars has undergone numerous changes throughout time, all of the rooms of the

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

1908-1910 addition remain exactly as they were built. Throughout all the changes, the room functions and domestic priorities have basically remained unchanged.

Immediately north and slightly east of the main house is a frame and weatherboard barn with a standing-seam sheet-metal roof. The barn rests on brick piers two feet in height. The usable area of this barn covers approximately 330 square feet. A shed-roofed addition, covering 264 feet, has been built onto the west elevation of this barn. This addition is at ground level and was apparently used only to house livestock. The date of construction of this barn is not known, but it is believed to predate the 1908-1910 addition to the main house. This building exists today in usable condition, but is in much need of repair.

To the north and west of the main house and west of the barn, is an early-twentieth-century frame tenant house covered with board-and-batten siding, and measuring twenty feet by sixteen feet. A two room house, it is the one remaining of three that were supposed to have been on the site. The interior of this tenant house is covered with pine boards on the floor, walls, and ceiling. The building material for the chimney is sand, mud, and ironstone. This tenant house is in a heavily overgrown area of the site, and as a result is in a deteriorating condition. Since it is an important structure to the understanding of domestic and agricultural practices of this site and geographic area, every effort should be made to rescue the tenant house from the ravages of nature.

The third contributing building of this complex is a smokehouse, measuring sixteen feet by twelve feet, located directly north of the main house. This is a heavy timber frame structure that was disassembled, brought to this site, and reassembled by the builder of the 1908-1910 house additions and renovations. At the time of its reconstruction, shed-roofed additions were placed on each side of the reconstructed gable-roofed smokehouse. The entire structure rests on a brick foundation and is recessed one foot into the ground. The building materials and methods suggest an original date of construction as sometime within the first half of the nineteenth century. This smokehouse exists today in good condition, but questions persist as to its original location and date of construction.

Located northwest of the main house is a noncontributing twentieth-century garage. It is a frame and weatherboard building with a metal roof.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

NOTES

(1) Records of the Beech Island Farmers' Club (or Beech Island Agricultural Club), in the possession of Frank Atkinson, Beech Island, S.C.; Interviews by Ralph Zieger, The Cedars, Beech Island, S.C., with Frank Atkinson and Julien Atkinson, Beech Island, S.C.; Joseph McMillan, Marietta, GA; and Annabel Atkinson Hinckley, Daytona Beach, FL.

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Photographs _____ Page 1

The following information is the same for each of the photographs included:

Name of Property: The Cedars

Location: Beech Island, South Carolina (Aiken County)

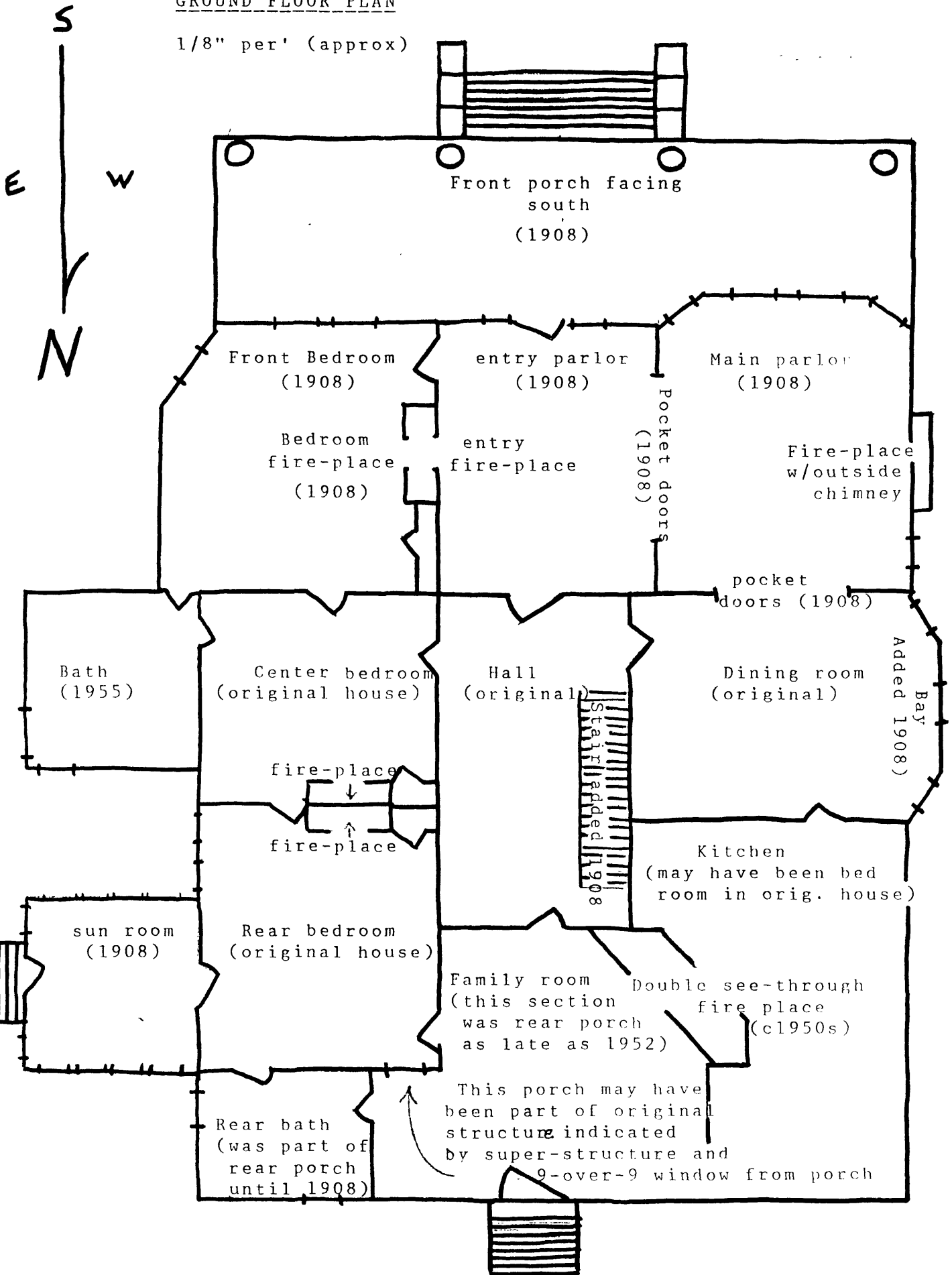
Photographer: Ralph Zieger (former owner)

Location of original negatives: The Cedars, Beech Island, South Carolina

1. South facade
2. West elevation
3. East elevation
4. North elevation
5. Smokehouse (South elevation)
6. Barn (South elevation)
7. House, Smokehouse, and Garage (North elevations)
8. Garage (East facade)

GROUND FLOOR PLAN

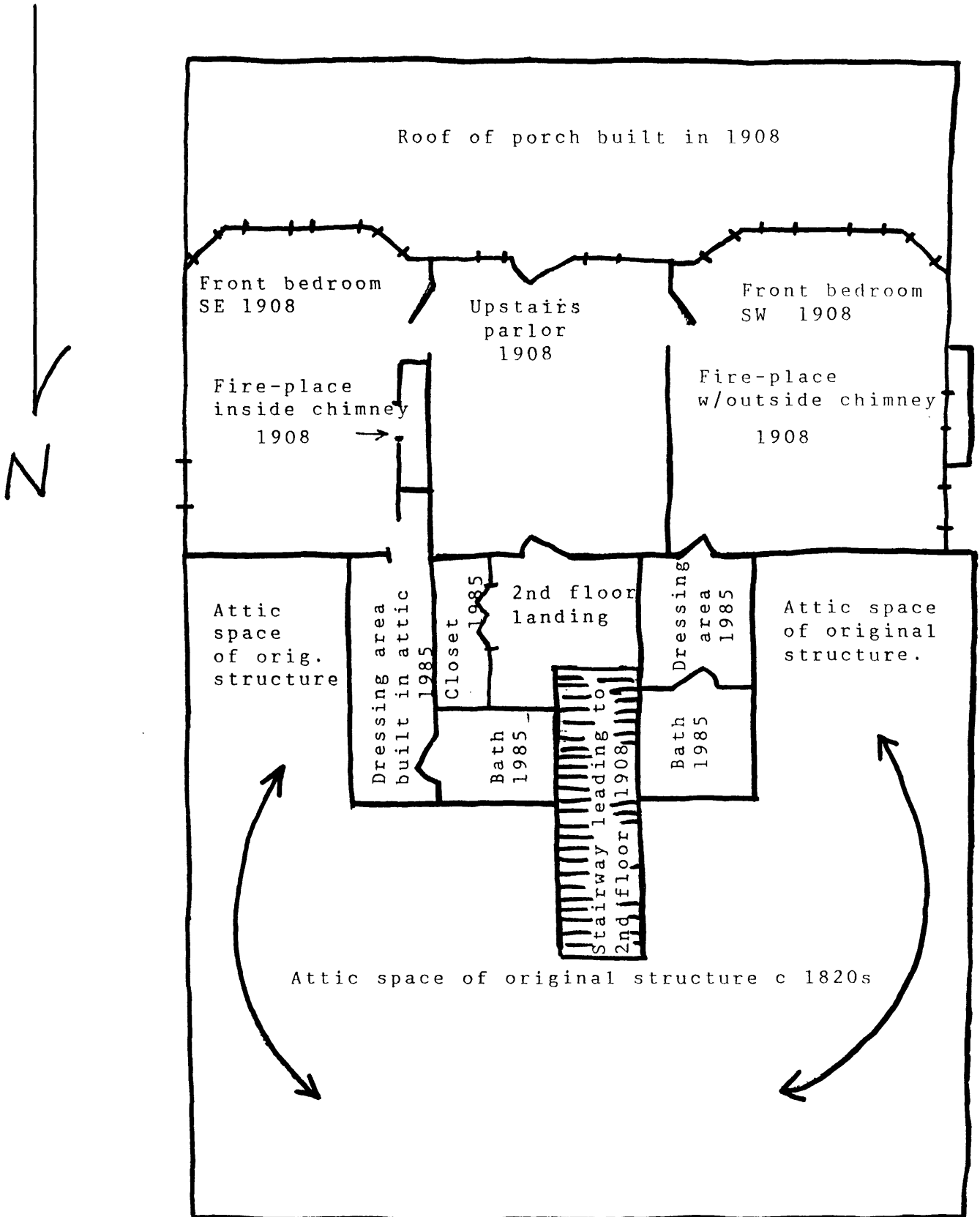
1/8" per' (approx)

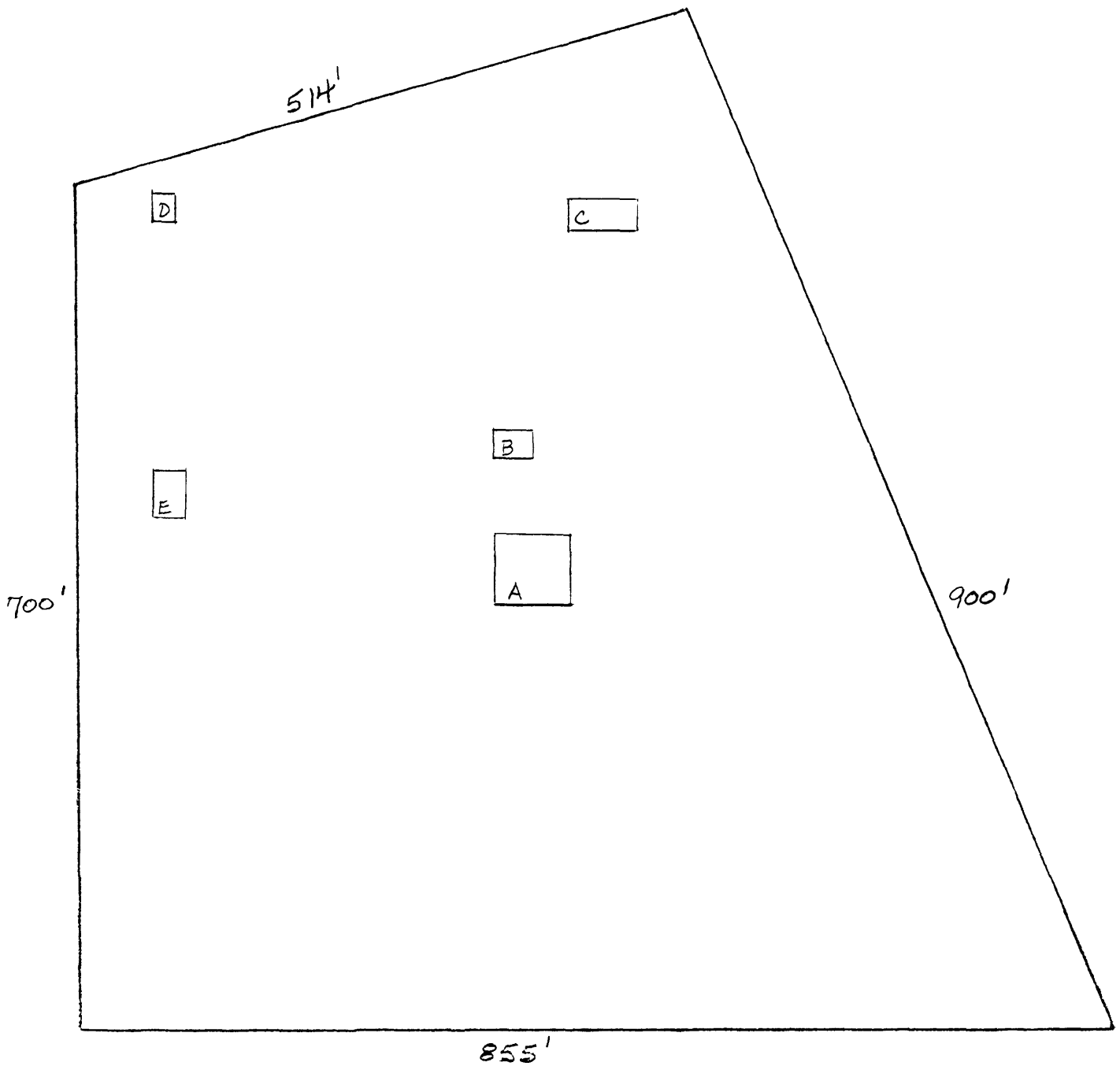


THE CEDARS
Beech Island, S. C. (Aiken County)

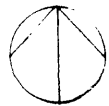
SECOND FLOOR PLAN

1/8" per ' (approx)





THE CEDARS
 AIKEN COUNTY, SC
 SITE PLAN
 FEB. 1991



- A - HOUSE
- B - SMOKEHOUSE
- C - BARN
- D - TENANT HOUSE
- E - GARAGE (NONCONTRIBUTING)

APPROXIMATE SCALE: 1" = 125'