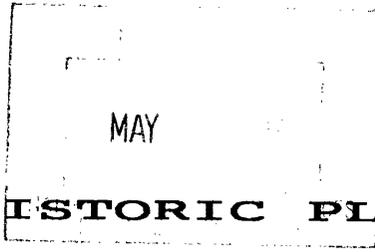


United States Department of the Interior  
National Park Service



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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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mims, Britton, Place  
other names/site number Selwood; Belvedere Farms

2. Location

street & number 229 Edgefield Road not for publication   
city or town North Augusta vicinity   
state South Carolina code SC county Aiken code 003 zip code 29841

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally.  
( See continuation sheet for additional comments.)

Mary W. Edmonds 4/30/97  
Signature of certifying official Date

Mary W. Edmonds, Deputy SEPO, S.C. Department of Archives & History, Columbia, S.C.  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

Edson H. Beall 6-4-97

\_\_\_\_\_  
Signature of Keeper Date of Action

### 5. Classification

#### Ownership of Property

(Check as many boxes as apply)

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

#### Category of Property

(Check only one box)

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

#### Number of Resources within Property

Contributing	Noncontributing	
5	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
5	0	Total

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

Number of contributing resources previously listed in the National Register 0

N/A

### 6. Function or Use

#### Historic Functions (Enter categories from instructions)

Cat: DOMESTIC  
DOMESTIC  
DOMESTIC  
DOMESTIC  
DOMESTIC  
 \_\_\_\_\_  
 \_\_\_\_\_

Sub: Single Dwelling  
Secondary structure/Privy  
Secondary structure/Kitchen  
Secondary structure/Dog House  
Secondary structure/Fowl House  
 \_\_\_\_\_  
 \_\_\_\_\_

#### Current Functions (Enter categories from instructions)

Cat: DOMESTIC  
DOMESTIC  
DOMESTIC  
DOMESTIC  
DOMESTIC  
 \_\_\_\_\_  
 \_\_\_\_\_

Sub: Single Dwelling  
Secondary structure/Privy  
Secondary structure/Storage  
Secondary structure/Dog House  
Secondary structure/Storage  
 \_\_\_\_\_  
 \_\_\_\_\_

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

Mid-19th Century/Greek Revival

#### Materials

(Enter categories from instructions)

foundation Brick  
 roof Metal  
 walls Wood/Weatherboard/Aluminum  
 other \_\_\_\_\_  
 \_\_\_\_\_

#### Narrative Description

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

### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

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

**Areas of Significance**

(Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1830  
1840  
1898  
1932

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1830-1945  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_  
\_\_\_\_\_

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS)**

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

**Primary Location of Additional Data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: S.C. Department of Archives & History, Columbia, S.C.

**10. Geographical Data**

**Acreeage of Property** Approximately 43.6 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	412100	3709920	3	17	411420 3709300
2	17	411860	3709300	4	17	411920 3710040
	<u>See continuation sheet.</u>					

**Verbal Boundary Description**

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

**Boundary Justification**

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

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## 11. Form Prepared By

---

name/title Erick D. Montgomery, Consultant  
organization \_\_\_\_\_ date 10 March 1996  
street & number 606 Oberlin Road telephone (706) 724-0436  
city or town Augusta state GA zip code 30909-3434

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### Additional Documentation

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Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

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

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### Property Owner

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

name Elizabeth Jones Haskell (Mrs. Alexander Cheves Haskell, Jr.)  
street & number 4275 Owens Road telephone (706) 869-0309  
city or town Evans state GA zip code 30809

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section 7 Page 5

Britton Mims Place  
name of property  
Aiken County, South Carolina  
county and State

The Britton Mims Place, also known as "Selwood" and "Belvedere Farms," is a large, two-story frame house, constructed circa 1830, featuring a gabled roof, weatherboard siding, a full-width, one-story front verandah and a brick foundation. Set within the center of a remaining tract of 43.6 acres on Old Edgefield Road (U.S. Highway 25) in the city limits of North Augusta, Aiken County, South Carolina, it originally served as the main house of a much larger plantation. The house sits in its original location, and retains its historic design and materials as it has basically appeared since the turn of the twentieth century. Although much of the original acreage has been sold, enough remains to maintain a sense of the rural setting, the house being sited some distance from the road down a long driveway. From the landscaped yard, no modern development is visible along U.S. Highway 25.

The main house is five bays wide, four bays deep with two stories and an attic. The interior floor plan on both floors consists of a wide central hallway, flanked by two rooms on each side. The first floor hallway features front and rear entrances with double, three panel doors and sidelights. The front entrance also features a transom. A graceful three-quarter stair gives access to the second floor with a simple turned newel post and square balusters.

All rooms have plastered walls and ceilings with no cornice moldings. Baseboards and door and window moldings are made of painted wood featuring finely crafted mill work. Floors are wide pine throughout the house, cut in even widths. All mantels are painted wood with those on the first floor of a simple dog-eared Greek design and the ones on the second floor having an even simpler standard design. Rooms on the first floor include a dining room and twentieth century kitchen on the north side of the hall, and a living room (parlor) and master bedroom on the south side of the hall. All four rooms upstairs are bedrooms. The attic space is unfinished, and only accessible from a set of retractable stairs.

The exterior features plain weatherboard siding on all four facades, with aluminum siding applied in 1968 over the two sides of the house in the same width as the original wooden siding. The gabled roof is sheathed in metal. Two corbelled brick chimneys are centered to the left and right of the front facade, each serving four fireplaces below.

The full width front verandah features a hipped roof with a center pediment, and is supported by six square columns with simple molding forming their capitals. Matching pilasters define the rectangular porch design, which dates from the turn of the twentieth century. At that time the original one-story pedimented portico, still visible, was expanded to the full width of the front facade.

All windows are nine-over-nine double-hung sash with simple window moldings, lintels and sills of wood on the exterior. They are spaced evenly and symmetrically on each facade and feature operational louvered shutters.

Twentieth century improvements to the property have included electrification and installation of a second floor bathroom centered in the front of the hall in 1937. The floor of the back porch was replaced with

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concrete in 1949 and a second bath was added on the south end of the back porch in 1963. Aluminum siding was installed on the sides of the house in 1968 and storm windows were installed in 1975.

The rear porch was originally full width across the back of the house. At some time in the late nineteenth or early twentieth century a large ballroom was added to the northeast corner of the house off the present kitchen. This was removed prior to 1932, and afterwards the present pantry was enclosed on the north end of the rear porch.

Outbuildings consist of (1) a small wooden two-hole privy featuring a square plan with shed roof and vertical plank walls; (2) a one and one-half story, two-room storage building, formerly serving as a kitchen, featuring a rectangular plan, gabled roof, brick foundation, central brick chimney, weatherboard siding covered with asbestos shingles, nine-over-nine double-hung sash windows, interior walls made of horizontal flush boards and pine flooring; (3) a small wooden dog house with gabled roof; and (4) a one-story rectangular fowl house featuring a gabled roof, board and batten siding, with the battens removed and covered in asbestos shingles. Other historic farm buildings, such as barns, agricultural sheds and slave quarters are not extant.

The house and associated outbuildings are set upon a slight rise and are surrounded by a broad grassy lawn planted with trees and shrubs, including magnolias, dogwoods, oaks, crepe myrtles, boxwood, azaleas, camellias and pecan trees. A bulb garden filled with daffodils is planted to the rear of the house, and a vegetable garden was formerly to the north of the house, screened behind Bufordi holly, tea olive and other ornamental shrubs. A long driveway of gravel leads from the Old Edgefield Road (U.S. Highway 25) through dense woods to the landscaped area surrounding the house. The driveway turns to the south in front of the house and circles around to the east, north and west rejoining the linear drive leading to the main road.

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Britton Mims Place  
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The Britton Mims Place, also known as "Selwood," and "Belvedere Farms," is significant in terms of Architecture under Criterion C as an excellent example of the modest Greek Revival style typical of secondary country residences of the planter class during the antebellum period. Employing a rectangular, symmetrical design, its interior detail features Greek motifs, including mantels, doors, mill work and flooring. It survives as one of Aiken County's notable antebellum plantation houses which has remained essentially intact, and in its original use into the late twentieth century.

Historical Context

This house was built circa 1830 as the home of Britton Mims (ca. 1769-1833), a local planter and Augusta, Georgia businessman of considerable means, and his wife Mary Ann (Edwards) Mims (ca. 1779-1850). Mims was a native of North Carolina and was a member of a large and prominent family which had settled in Edgefield District prior to the American Revolution.<sup>1</sup> The property upon which the house was built was originally located in Edgefield District, and was included in the new county of Aiken when it was created in 1871.

On April 15, 1819 Mims purchased a tract of 793-3/4 acres, previously known as the Dry Pond or Cochran Plantation, from the heirs of Joseph Ashton (d. 1809) formerly of Augusta, Georgia.<sup>2</sup> Ashton had used the plantation as a country retreat, and called it "Bellair," having died there on July 7, 1809.<sup>3</sup> He had acquired it in 1803 from Nicholas Cooper, who purchased it from Robert Cochran in 1801. Cochran had acquired the place from Col. John Carter at an undetermined date.<sup>4</sup>

Shortly after purchasing the plantation, Mims advertised it for sale in the Augusta Chronicle, giving an early description of the improvements at that time. "For Sale ... His plantation in S. Carolina, three miles from Town, immediately on the main Road, leading northwardly, containing 793 acres, of which there is 160 cleared and under a good fence, it is well timbered, and has an excellent spring of water, and is well adapted to the

<sup>1</sup>Mrs. J.L. Mims, "Sketches of Mims Homes," The Mims Families of Edgefield: Address and papers Delivered at Annual Meeting, Edgefield County Historical Society, June 29, 1951. Also, "Picture Perfect Collection," Aiken County Magazine, Fall, 1990, p. 49. Also, tombstone inscriptions, Magnolia Cemetery, Augusta, Georgia. Also, North Augusta Historical Society, History of North Augusta, South Carolina, 1980.

<sup>2</sup>Deed Book 41, pp. 31-32, Register of Mesne Conveyance, Edgefield County Courthouse, Edgefield, S.C.

<sup>3</sup>Mary B. Warren, Marriages and Deaths from Extant Georgia Newspapers, 1763 to 1820, p. 4. Reference is to the Augusta Chronicle, July 15, 1809. Ashton was buried in Saint Paul's Churchyard in Augusta.

<sup>4</sup>Deed Book 23, pp. 116-119 and Deed Book 22, pp. 292-296, Register of Mesne Conveyance, Edgefield County Courthouse, Edgefield, S.C.

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production of corn, cotton, and small Grain, there is attached a comfortable Dwelling-house, Store-house, and all necessary out houses ... B. Mims." It is possible that the existing storage building, formerly used as a detached kitchen, was one of these buildings, perhaps even the "comfortable Dwelling-house," according to the standards of the day.<sup>5</sup>

Unfortunately Mims did not have a clear title to the property from John Willson, an executor of the Ashton estate, who warned the public about the error of such a sale by advertisement in the Augusta Chronicle. The problems were worked out later in the year, and Mims was given a Deed of Conveyance in November 1819. Perhaps this delay in legal ownership caused Mims to reconsider selling the plantation. In any case, it remained in the Mims family's possession for the next three decades.<sup>6</sup>

Britton Mims was listed in Edgefield District with his family and 15 slaves in the U.S. Census of 1820.<sup>7</sup> The number of slaves had increased to 18 by 1830, when the present house was said to have been built.<sup>8</sup> Mims maintained property in Augusta throughout this period, and died there September 8, 1833. He was buried in Augusta's Magnolia Cemetery.<sup>9</sup>

After Mims' death, his family apparently remained in their home in Augusta, and on October 15, 1840 the heirs sold the plantation to Albert Jefferson Rambo for \$4,000. The sellers included Mims' widow, Mary Ann Mims, and his children, William J. Mims, Britton Mims [Jr.], James L. Mims, Harriet E. Holmes, Carolina A. Rodgers and Louisiana Penn.<sup>10</sup>

A.J. Rambo (1804-1866), a native of South Carolina, occupied the plantation house and further cultivated the home place of 793 acres, adding to it and purchasing other land for agricultural purposes. An additional tract of 1,030 acres was purchased from the Mims heirs at the same time as the homeplace was purchased, which was known as the Pardue Tract on the waters of Little Horse Creek. The slave and agricultural schedules of the U.S. Census for Edgefield County gives an idea of the extent of Rambo's agricultural operations after he came into possession of the former Mims plantation. In 1850 Rambo is listed with 67 slaves, and the "homestead" had increased to 2600 acres, 600 of which were improved. During the previous year, this plantation produced 86 bushels of wheat, 3000 bushels of Indian corn, 1500 bushels of oats, 150 pounds of wool sheared from 70

<sup>5</sup>Augusta Chronicle and Georgia Gazette (Augusta, S.C.), 2 June 1819, p. 3, col. 4.

<sup>6</sup>Augusta Chronicle and Georgia Gazette (Augusta, Ga.), Wednesday, 2 June 1819, p. 3, col. 2.

<sup>7</sup>1820 U.S. Census, Edgefield District, South Carolina, p. 127A, line 11.

<sup>8</sup>1830 U.S. Census, Edgefield District, South Carolina, p. 189, line 4.

<sup>9</sup>Magnolia Cemetery Sexton's Records, Augusta, Georgia. Also, tombstone inscription, Magnolia Cemetery, Augusta, Georgia.

<sup>10</sup>Deed Book BBB, pp. 454-455, Register of Mesne Conveyance, Edgefield County Courthouse, Edgefield, S.C.

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sheep, 1000 bushels of sweet potatoes as well as 13 milk cows, 13 working oxen, 30 other cattle and 150 swine. A second plantation listed for Rambo as "River Place" consisted of 1165 acres, 400 of which were improved. It produced very large quantities of Indian corn and oats and supported 125 swine. No cotton had been grown at either place.<sup>11</sup>

It was Rambo who apparently named his home "Selwood," and he lived there in affluent circumstances with his wife, Martha Sims (Cobb) Rambo (1800-1878), a Virginian by birth, and their only child, Sarah Eugenia Rambo (1830-1893). Rambo is credited with founding a paper mill in Warrentonville, South Carolina on nearby Horse Creek in 1854. When the daughter, Eugenia, was married in 1848 to Dr. John David Twiggs (1826-1864) of Richmond County, Georgia, they remained with her parents. It was at "Selwood" that their nine children were born between 1849 and 1865.<sup>12</sup>

By 1860 the census indicated that Rambo owned 89 slaves who lived in 31 slave houses. The plantation had increased to 6000 acres, 1000 of them improved. During the previous year the plantation had produced 50 bushels of rye, 19,000 bushels of Indian corn, 270 bales of ginned cotton (400 pounds each), 600 pounds of wool, 150 bushels of peas and beans, 2500 bushels of sweet potatoes and 2000 pounds of butter. Livestock included 15 horses, 35 mules, 30 milk cows, 16 oxen, 60 other cattle, 450 sheep and 600 swine.<sup>13</sup>

Dr. John D. Twiggs served as a Lieutenant Colonel in the 1st South Carolina Cavalry during the Civil War. He was killed in a shooting affray which occurred in Hamburg with a man named Butler on September 15, 1864.<sup>14</sup> A.J. Rambo died a year and a half later on March 31, 1866, and was buried with his son-in-law in Augusta's Magnolia Cemetery.<sup>15</sup> The widowed mother and daughter were left with the care of Eugenia's seven remaining children, ranging in age from 16 to one year, the youngest having been born posthumously after the death of Col. Twiggs.

Although the Augusta Chronicle reported a racial incident between the plantation superintendent of Mrs. Rambo, a man named William Pool, and some

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<sup>11</sup>1850 U.S. Census, Edgefield County, South Carolina, Slave Schedule, p. 461, column 1, lines 7-42 and column 2, lines 1-31. Also, 1850 U.S. Census, Edgefield County, South Carolina, Agricultural Schedule, p. 627, lines 12 and 13.

<sup>12</sup>Beverly Nelson Rambo, The Rambo Family Tree: Descendants of Peter Gunnarson Rambo, 1611-1986, pp. 163, 287, 645.

<sup>13</sup>1860 U.S. Census, Edgefield County, South Carolina, Slave Schedule, p. 108, column 1, lines 38-40 and column 2, lines 1-40; and p. 109, column 1, lines 1-40 and column 2, lines 1-6. Also, 1860 U.S. Census, Edgefield County, South Carolina, Agricultural Schedule, p. 41, line 1.

<sup>14</sup>Augusta Newspaper Digest, Jan. 1 to Dec. 31, 1864, p. 109, "Fights and Duels." Reference to Daily Chronicle and Sentinel (Augusta, Ga.), 17 Sept. 1864, p. 1, col. 1.

<sup>15</sup>The Daily Constitutionalist (Augusta, Ga.), Sunday, 1 April 1866, p. 2, col. 3. Also, Magnolia Cemetery Sexton's Records, Augusta, Ga. and tombstone inscriptions.

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of the African-American laborers who worked there in July 1870, the agricultural schedule for Edgefield County taken by the U.S Census Bureau for the same year does not list either Mrs. Rambo, Mrs. Twiggs nor any of Mrs. Twiggs' sons. Next door the population schedules list a large number of blacks living in one adjacent household. Among the 18 people enumerated, their occupations included domestic servants, a carpenter, farm laborers, a miller and house keepers.<sup>16</sup>

Martha (Cobb) Rambo died May 17, 1878 at "Selwood"<sup>17</sup> and by the next year, her daughter, Eugenia Twiggs, had moved with her children to Augusta,<sup>18</sup> once again using the plantation house as a part time residence and suburban retreat. She and her children retained ownership of "Selwood" and its extensive plantation lands until May 31, 1890 when the Master of Aiken County sold the property by order of the Court of Common Pleas in order to divide it among the heirs of Albert J. Rambo, viz: his daughter, Sarah Eugenia Twiggs, and his grandchildren, Albert, George L., Henry C., John D. and Marion Twiggs, Annie (Twiggs) Taylor and the heirs of his deceased granddaughter, Sarah Eugenia (Twiggs) Walton. The purchaser was Ernest Groesbeck of the City and State of New York, who paid \$24,000 for 5000 acres, more or less.<sup>19</sup> In July 1890 Groesbeck deeded these and other lands in the vicinity to the North Augusta Land Company in consideration of receiving stock from the company.<sup>20</sup>

The North Augusta Land Company, with James Swann as President and Ernest Groesbeck as Secretary, sold a 211-3/4 acre tract which included "Selwood" to Jacob Phinizy (1857-1924) for \$4,000 on July 8, 1898.<sup>21</sup> Phinizy was the President of the Georgia Railroad and Banking Company in Augusta and never lived on the former Rambo plantation.<sup>22</sup> Instead, he had an informal arrangement with Casper N. Oliver (ca. 1848-1932) who actually occupied the house and land. Nevertheless, Phinizy used the house to lavishly entertain his friends and associates, erecting a ballroom on the

<sup>16</sup>Augusta Newspaper Digest, Jan. 1 to Dec. 31, 1870, "Arrests and Prisons," pp. 23-24. Reference to Daily Chronicle and Sentinel (Augusta, Ga.), 9 July 1870, p. 3, col. 1. Also, 1870 U.S. Census, Edgefield County, South Carolina, Population Schedule, p. 254 (Sheet 14), Hamburg Township, Hamburg Post office, line 4, #94-119.

<sup>17</sup>Magnolia Cemetery Sexton's Records, Augusta, Ga. Also, tombstone inscription.

<sup>18</sup>1879 Augusta City Directory. The Twiggs Family lived at the northeast corner of Telfair and Washington (6th) Streets, in downtown Augusta, Ga.

<sup>19</sup>Titles P, pp. 507-510, Register of Mesne Conveyance, Aiken County Courthouse, Aiken, S.C.

<sup>20</sup>Titles P, pp. 515-517, Register of Mesne Conveyance, Aiken County Courthouse, Aiken, S.C.

<sup>21</sup>Titles B-1, pp. 115-116, Register of Mesne Conveyance, Aiken County Courthouse, Aiken, S.C.

<sup>22</sup>Ferdinand Phinizy Calhoun, The Phinizy Family in America, pp. 91-99.

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northeast corner. These parties are said to have sometimes featured bands, imported orchestras and elegant food. It is believed that Phinizy and Oliver were gambling partners. A trust fund was set up at the Georgia Railroad and Banking Company to maintain the house, and to support Oliver, who, with the advent of the Great Depression, outlived the resources of the trust, finally dying on January 20, 1932 at the age of 83 years.<sup>23</sup>

According to deed records, Phinizy had purchased the property for Oliver, and entered into two mortgages which were never cancelled, even though they had been satisfied in or about the year 1904. Oliver had caused "large and expensive improvements ... of a permanent nature," to be completed on the house and property, which was taken into consideration in the satisfaction of the mortgages. The remainder of the property had been given by Phinizy to Oliver as a gift. This complicated arrangement is spelled out in the deed of March 29, 1926 when the property was formally deeded to Oliver by Coles Phinizy, Executor and Sallie Dunbar Phinizy, Executrix and widow of Jacob Phinizy, deceased.<sup>24</sup>

On April 4, 1932 the Master of Aiken County required the property to be sold due to a suit brought by Georgia Railroad Bank and Trust Company against Sarah Ann Virginia Oliver, Executrix of the Estate of Casper N. Oliver. The bank was the highest bidder at \$1,900. Three months later, on July 15, 1932 Georgia Railroad Bank and Trust Company sold 222.5 acres (previously believed to have contained only 186.5 acres) to Alexander Cheves Haskell (1871-1964) of Aiken County, South Carolina for \$8,000.<sup>25</sup>

Haskell farmed the land, and operated a dairy there. He allowed his son, Alexander Cheves Haskell, Jr., (1905-1995) to live in the house, which he moved into with his first wife, Ann (Willis) Haskell (1912-1941) in 1937. The Haskells formed a partnership in 1952 known as Haskell Dairies, which included A.C. Haskell, Sr., A.C. Haskell, Jr. and B. Guion Haskell, another son of A.C. Haskell, Sr. and his wife, Laura (Guion) Haskell. During the Haskell's ownership several improvements were made to the house, including electrification (1937), installation of the upstairs bath (1937), concreting the back porch (1949) and the installation of the downstairs bath (1963). Aluminum siding was added to the sides of the house in 1968 and storm windows in 1975. During this period, the place became known as "Belvedere Farms."<sup>26</sup>

<sup>23</sup>Interview with Elizabeth Jones Haskell, March 1996. Also, Magnolia Cemetery Sexton's Records.

<sup>24</sup>Title Book 45, pp. 342-345, Register of Mesne Conveyance, Aiken County Courthouse, Aiken, S.C. Jacob Phinizy died May 30, 1924, and was survived by his third wife, and no children.

<sup>25</sup>Master's Titles 57, pp. 150-151 and Title Book 56, pp. 728-730, Register of Mesne Conveyance, Aiken County Courthouse, Aiken, S.C.

<sup>26</sup>Titles Book 382, pp. 289-292, Register of Mesne Conveyance, Aiken County Courthouse, Aiken, S.C. Also, several interviews with Elizabeth Jones Haskell and Alexander Cheves Haskell, Jr., 1992-1993.

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After the death of A.C. Haskell, Sr. in 1964, the partnership under Haskell Dairies was dissolved, and "Belvedere Farms" was partitioned to A.C. Haskell, Jr. and his wife, Elizabeth (Jones) Haskell (b. 1912), who lived in the house until 1994.<sup>27</sup>

Over the course of its existence, the Britton Mims Place has served as the home of a succession of prominent members of the community. Most of them were closely associated with the City of Augusta, Georgia although they spent considerable time in residence on this South Carolina plantation. Agriculture has always allowed the house to remain in its original setting even though suburban development in North Augusta surrounds it on all sides. It remains as one of the few vestiges of 19th century suburban Augusta before 20th century subdivisions and extensive highway systems brought about sprawl and vastly increased populations. Listing in the National Register will help to insure its preservation and continuation into the next century.

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<sup>27</sup>Titles Book 382, pp. 289-292, Register of Mesne Conveyance, Aiken County Courthouse, Aiken, S.C.

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Verbal Boundary Description

The boundary of the nominated property is shown as the line marked "Britton Mims Place" on the accompanying Aiken County Tax Map 017, Parcel 901, drawn at a scale of 1"=100'.

Verbal Boundary Justification

The boundary includes the house and associated outbuildings, gardens and driveway historically associated with the property and which remain in possession of the present owner.

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

Name of Property: Britton Mims Place  
Location of Property: North Augusta, Aiken County, South Carolina  
Name of Photographer: Erick D. Montgomery  
Date of Photographs: March 1996  
Location of Original  
Negatives: S.C. Dept. of Archives and History, Columbia, S.C.

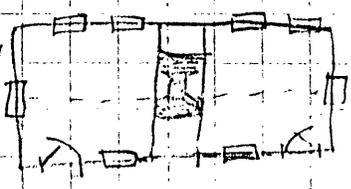
1. View of main (west) facade and south side, facing E
2. View of south side, facing N
3. View of north side, facing SW
4. View of north side and front verandah, facing S
5. Detail of front door, facing SE
6. Detail of molding around front door, facing E
7. Interior detail of front door, facing NW
8. Interior view of main hallway, 1st floor, facing NW
9. Interior view of stairway, 1st floor, facing SE
10. Interior view of back entrance, 1st floor, facing SE
11. Interior view of dining room, facing NE
12. Interior detail of dining room mantel, facing SE
13. Interior detail of dining room door, facing SE
14. Interior detail of dining room window, facing NE
15. Interior view of kitchen, facing N
16. Interior view of kitchen, facing E
17. Interior view of parlor, facing SW
18. Interior view of bedroom, 1st floor, facing N
19. Interior view of bedroom, 1st floor, facing S
20. Interior view of stair hall, 2nd floor, facing SE
21. Interior view of hall, 2nd floor, facing NW
22. Interior view of NE bedroom, 2nd floor, facing N
23. Interior view of NE bedroom, 2nd floor, facing E
24. Interior view of SW bedroom, 2nd floor, facing S
25. Interior view of SW bedroom, 2nd floor, facing W
26. Interior view of SE bedroom, 2nd floor, facing N
27. Interior view of SE bedroom, 2nd floor, facing S

Garden Site

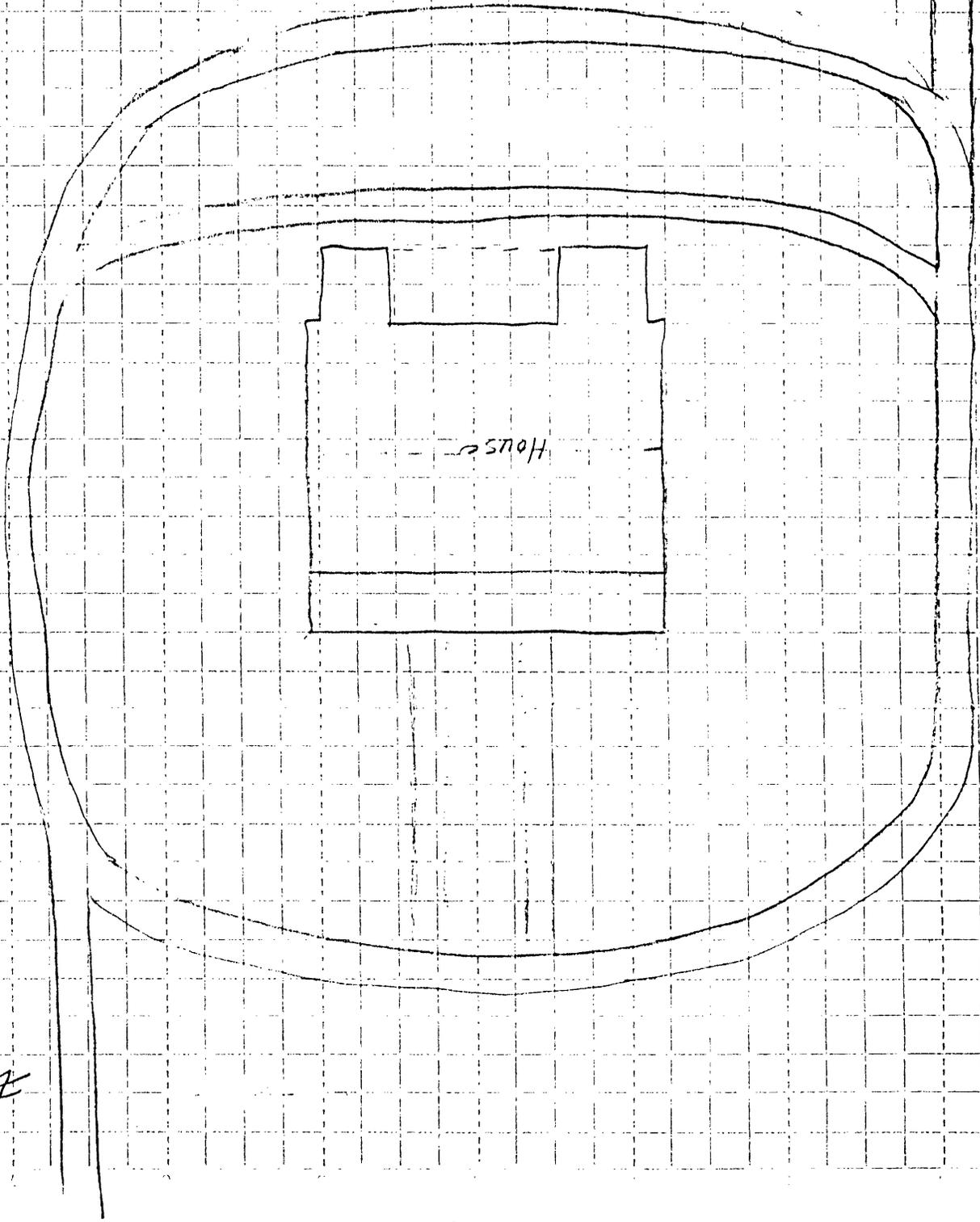
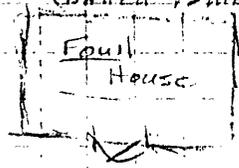


asbestos over  
weatherboard  
(lapped)

kitchen



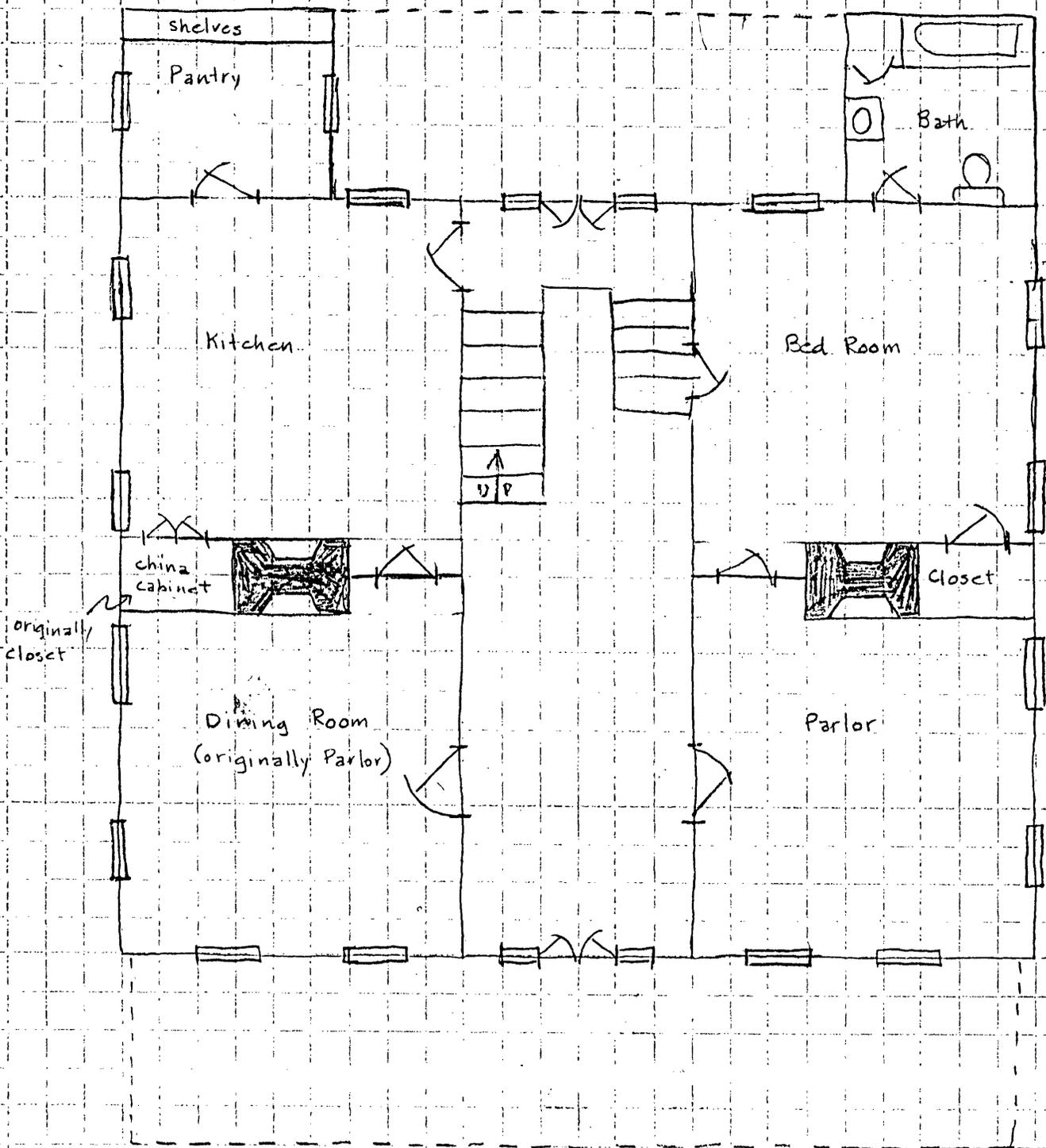
asbestos over  
board & weather  
(When removed)



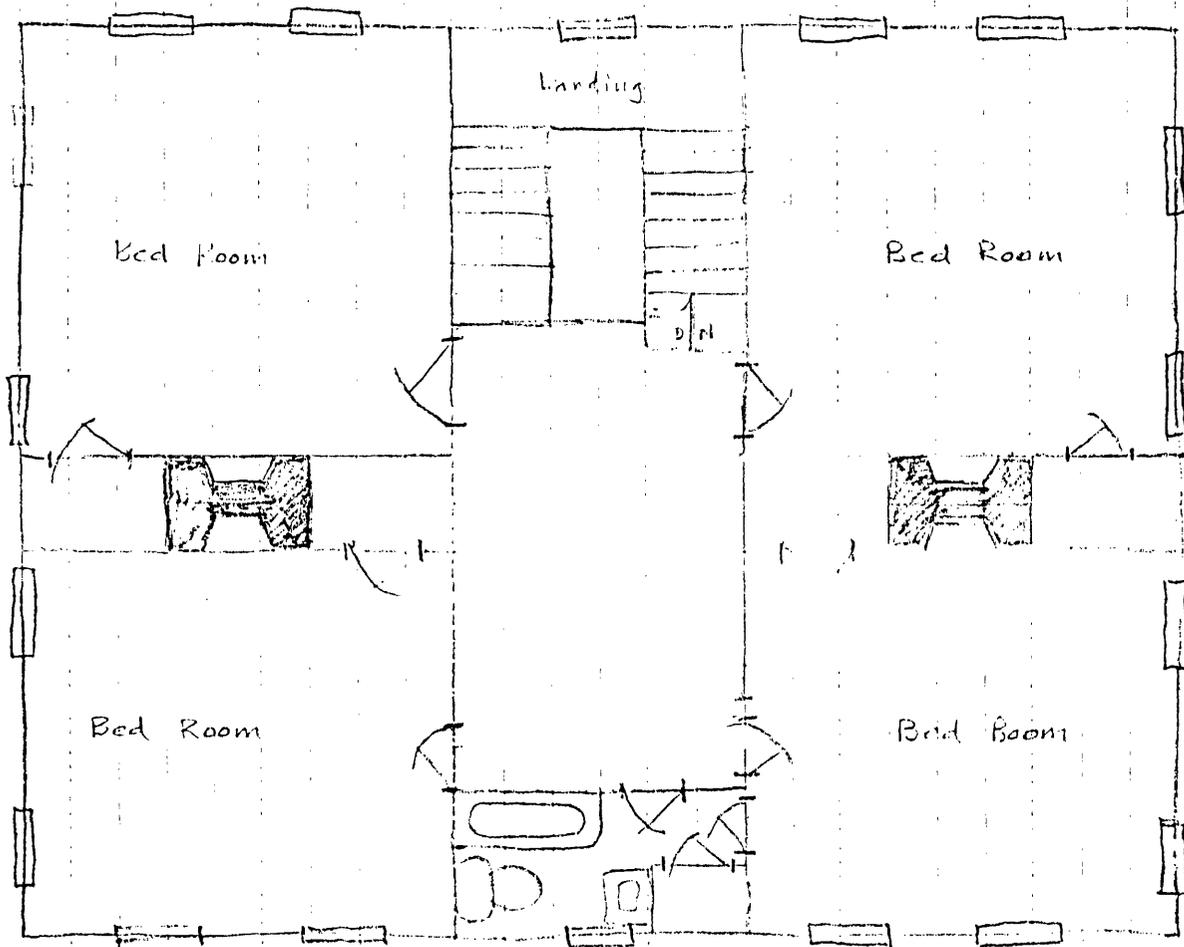
NE

The Britton Mims Place  
Aiken County, South Carolina  
Site Plan

1st. floor ceilings 11 ft. tall



The Britton Mims Place  
Aiken County, South Carolina  
Floor Plan - First Floor



The Britton Mims Place  
Floor Plan - Second Floor  
Aiken County, South Carolina