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UNITED STATES DEPARTMENT OF THE INTERIOR
Heritage Conservation and Recreation Service

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY
NOMINATION FORM

Continuation Sheet Item Number Page

Name Historic : 303 Saluda Avenue Location : 303 Saluda Avenue

Common Classification : Building

Owner: Weston Adams
303 Saluda Avenue
Columbia, S.C. 29205

Representation in Existing Surveys : Inventory of Historic Places in South Carolina, 1981

Description: The house at 303 Saluda Avenue is a large two-story, stuccoed-brick building that was originally constructed in 1916-1917 and drastically remodeled and rebuilt in 1927-1928 by contractor John C. Heslep as a residence for himself. The house, as rebuilt, is of Spanish Colonial Revival design.

The building has an asymmetrical five-bay facade (east elevation) with a sun porch on its left end. Semicircular arches crown the first story windows while the second story windows have plain lintels. A one-story porch is centered on the facade. This porch is marked by a stone tabernacle frame with a central semicircular arch flanked by single engaged Ionic columns. Alternate stone courses are broken forward from the shafts of the columns. An entablature is carried by the columns; this entablature is carried forward over the columns and recessed over the center of the porch. The entablature features (over)

Significance: The house at 303 Saluda Avenue is a significant example of the Spanish Colonial Revival style of architecture, a style that flourished in the southern United States from 1915 to 1935. The style developed parallel with the twentieth century development in the former Spanish territories of Florida, Texas, and southern California; it was particularly well adapted to these parts of the nation. The style is characterized by low pitched red tile roofs with wooden brackets or lookout rafters in the eaves, plastered or stuccoed walls, semicircular arches over doors and windows, cast iron balconies, and elaborate entrances, often with carved stonework. John C. Heslep, the contractor who built the old Richland County Courthouse and the Columbia Township Auditorium, rebuilt the house at 303 Saluda Avenue for himself. The house was built (over)
Acreage: 0.7

Verbal Boundary Description The nominated property is shown as the red line on the accompanying Richland County Tax Map # 32, drawn at a scale of 1 inch = 100 feet. This boundary includes the historic house and its immediate lot and excludes the adjacent non-related properties.

UTM Reference Point 17/498400/3761150

Other Information

DESCRIPTION CONT: a torus frieze and a cyma recta carved with foliage patterns in the cornice. A stone cartouche bearing the numerals "303" punctuates the center of the entablature. This cartouche is merged with a volute bracket which supports a semi-circular projection of the cornice in the center of the entablature. The front door of the house is recessed behind this tabernacle frame. Cast iron balconies embellish each of the second story windows; the central bay of the second story has multi-light double doors opening onto the balcony.

The south elevation of 303 Saluda Avenue has a one-story sun porch with large arched windows on all faces. There are six irregular bays on this elevation of the main house. The west elevation (rear) has a two-story ell and a one-story polygonal bay marking the dining room. The north elevation features a one-story porte-cochere which protects a side entrance.

The eaves of the house are deep with wooden lookout rafters providing support. The roof is low pitched, hipped, and sheathed with tile. Four tall stuccoed chimneys pierce the roof.

The house has an irregular plan with a long rectangular hall at its center. This hall has tile floors and stuccoed walls and a broad stair at its western end, which leads to an L-shaped balcony at the second floor. This balcony is supported by triangular wooden brackets and wooden lookouts. The ceiling has exposed wooden beams. Two stuccoed archways on the south side of the hall lead to a sunken living room, which features a carved stone mantelpiece. This mantelpiece has elaborate colonnettes with spiral fluting and consoles which support a full entablature. The frieze of this entablature has delicate floral relief carving. The sun porch opens off the living room. To the north of the hall is a library with a smaller stone mantel and a hallway opening to the porte-cochere. The dining room in the northwest corner of the plan features a polygonal alcove separated from the main part of the room by a tripartite arcade with two barley sugar columns. The kitchen is located to the west of the hall. The second floor contains bedrooms.

A one-story guest house is the only outbuilding at 303 Saluda Avenue. A swimming pool is also located on the property.

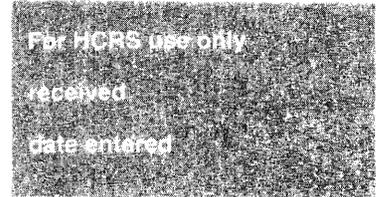
¹Weston Adams to Charles E. Lee, 15 May 1981, National Register Files, South Carolina Department of Archives and History, Columbia, S.C.

SIGNIFICANCE CONT: ca. 1917 as a two-story brick residence. Heslep gutted the building and, with the assistance of Columbia stoneworker George Marquardt, rebuilt it in the Spanish Colonial style. Heslep later built another house for himself in the same style at 203 Saluda Avenue, again utilizing the craftsmanship of George Marquardt.

The house at 303 Saluda Avenue has the low pitched tile roof, the coarse stucco walls, the cast iron balconies, and the asymmetrical composition associated with the Spanish Colonial Revival. The stonework by Marquardt, especially the entrance, the two carved mantelpieces, and the dining room arcade, is of exceptional quality. The house is maintained in excellent condition and is still used as a private residence.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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



Continuation sheet 1

Item number 9

Page 1

Columbia, S.C. South Carolina Department of Archives and History. National Register Files. Weston Adams to Charles E. Lee, 15 May 1981.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge, Massachusetts: MIT Press, 1969.