

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

The Charlton Leland

Saluda, Polk County, PL0042, Listed 4/5/2006
Nomination by Clay Griffith
Photographs by Clay Griffith, February 2005



Façade view



Side and rear view

**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 *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 The Charlton Leland

other names/site number Goelet, Dr. E. B., House; Saluda Inn

2. Location

street & number 229 Greenville Street not for publication N/A
city or town Saluda vicinity N/A
state North Carolina code NC county Polk code 149 zip code 28773

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ____ nationally ____ statewide X locally. (____ See continuation sheet for additional comments.)

Signature of certifying official Date

North Carolina Department of Cultural Resources
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:

Signature of the Keeper

Date of Action

- 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): _____

The Charlton Leland
Name of Property

Polk County, North Carolina
County and State

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
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

Number of contributing resources previously listed
In the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single-dwelling
DOMESTIC/hotel

Current Functions
(Enter categories from instructions)

DOMESTIC/hotel

7. Description

Architectural Classification
(Enter categories from instructions)

Queen Anne
Colonial Revival

Materials
(Enter categories from instructions)

foundation Stone
roof Metal
walls Wood/weatherboard
 Asphalt/shingle
other _____

Narrative Description

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

The Charlton Leland
Name of Property

Polk County, North Carolina
County and State

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 in prehistory or history.

Criteria Considerations

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

Property is:

- 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.

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 # _____

Areas of Significance

(Enter categories from instructions)

Entertainment/Recreation

Period of Significance

1914-1956

Significant Dates

1914

1946

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Thompson, Luther - builder

The Charlton Leland
Name of Property

Polk County, North Carolina
County and State

10. Geographical Data

Acreage of Property 1.7 acres

UTM References

(Place additional UTM references on a continuation sheet)

1 17 377020 3899560
Zone Easting Northing

2 _____

3 _____
Zone Easting Northing

4 _____
____ See continuation sheet

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.)

11. Form Prepared By

name/title Clay Griffith

organization Edwards-Pitman Environmental, Inc. date December 23, 2005

street & number 825-C Merrimon Ave., #345 telephone (828) 281-3852

city or town Asheville state NC zip code 28804

Additional Documentation

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)

Property Owner

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

name Mr. and Mrs. Richard Rauschenbach

street & number 229 Greenville Street telephone (828) 749-9698

city or town Saluda state NC zip code 28773

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

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The Charlton Leland, Polk County, NC

Section 7. Narrative Description

The Charlton Leland inn located at 229 Greenville Street in Saluda was originally built as a private residence before being converted in 1914 to an inn. The property, at present known as the Saluda Inn, stands approximately one quarter mile south of Main Street (Saluda Main Street Historic District, NR 1996) and the railroad tracks in Saluda. Situated at the base of Smith's Hill, The Charlton Leland occupies a wooded lot at the northwest corner of Greenville and Chestnut streets. Two stone pillars and fieldstone steps mark the entrance to the property from Greenville Street, while a gravel drive leads from Chestnut Street to a parking area south of the house and connects to a network of gravel drives encircling the structure. Mature vegetation screens the building from the two streets, but the rear of the property opens up to provide views of the distant mountains. Two low, stone retaining walls extending from the rear and along the south side of the house border the parking area and form a level area for an concrete shuffleboard court, which attests to the property's continued use as an inn through the mid-twentieth century.

Built ca. 1896 as a two and one-half story Queen Anne style dwelling for Dr. Edward Buncombe Goelet, Saluda's first doctor and druggist, The Charlton Leland was substantially enlarged in 1914 by local builder Luther Thompson for Mrs. Louisa A. Leland, who opened the house as an inn. The 1914 alterations, which included enclosing a portion of the wraparound porch on the north side, enclosing a second story sleeping porch on the north side, and constructing a two and one-half story rear addition, substantially transformed the appearance of the building. The rear block, which approximately doubles the size of the original house, is full height and nearly the full width of the main block with a gable roof and shed dormers on both sides. The prevailing Colonial Revival style of the present inn is due in large part to the 1914 alterations, as well as the addition of asphalt shingle siding ca. 1946, which masked much of the exterior surface texture and variation that is a hallmark of the Queen Anne style.

The Charlton Leland rests on a tall foundation of ashlar-face stone and is capped by a gable-on-hip roof with a prominent front gable, projecting southeast corner bay, and two-story polygonal bay on the south side. A brick chimney stack rises from the peak of the metal roof. The original weatherboards covering the frame building remain in place beneath asphalt shingle siding that was added in the mid-twentieth century. The dormers on the original section of the building (and possibly the gable ends) appear to be covered with wood shingles beneath the asphalt shingles. The hip roof wraparound porch is supported by square wood posts with a porch rail consisting of an "X" pattern between vertical balusters. Windows throughout are typically fifteen-over-one Queen Anne style double-hung sash in the original section of the house and two-over-two in the rear addition. Window and door openings throughout are covered with aluminum siding, as well as under the eaves.

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The Charlton Leland, Polk County, NC

The asymmetrical façade (east) overlooks the wooded lot and is approached from Greenville Street along a stone walkway, with stone steps rising to the porch. A front gable on the porch roof over the entry contains a decorative wood truss. The four light and three panel single-leaf front door replaced the original door, which was removed by Mrs. Leland's granddaughter. The doorway also includes a Victorian wood-frame screen door and decorative, out-of-scale shutters. Plain window surrounds feature a slight projection across the top. The porch originally extended around the north side of the house, below an open sleeping porch on the second floor. Both the porch and sleeping porch were enclosed in 1914. The dining room was expanded into the enclosed porch area.

The north elevation consists of the projecting gable bay with the enclosed porch and sleeping porch, a one-story shed roof addition with access to the kitchen, and the attached rear block with large shed dormer. One-over-one double-hung windows and eight-light casements are found on the enclosed porch and sleeping porch. Another pair of eight-light casements is located in the upper gable end. An interior brick flue rises from the north slope of the roof, and an exterior brick flue rises against the north wall of the rear addition but has been capped beneath the eave. A section of the wall at the northwest corner is covered with vinyl siding.

The west (rear) elevation consists of an asymmetrical arrangement of window openings with one central four-over-four window located above the rear stair landing and out of line with the other two-over-two sash. An exterior brick flue at the northwest corner is also capped beneath the eave. A large bank of fixed pane windows extends on both sides of the southwest corner and creates a large sunroom on the interior. According to a documentary photograph these windows replaced a bank of double-hung sash, which were likely matching two-over-two windows. As the site slopes from north to south, the exposed rock foundation contains multi-light windows to illuminate the basement.

The south elevation is dominated by the long hip roof porch extending nearly the full width from the southeast corner of the house. The porch floor projects over the whitewashed foundation wall and is supported on stone piers under the original section and on wood posts where the porch was extended in 1914. The large rear ell, with a broad shed dormer, adjoins the original section of the house at the projecting polygonal bay, which is topped by a gable. The polygonal bay contains a wide, one-over-one double-hung window on its main face with a single-leaf glazed exterior door at the southeast and a narrow one-over-one window at the southwest. A small gabled dormer is located between the polygonal bay and the projecting bay at the southeast corner of the house. Access to the basement from the south side reveals a chimney four fireplaces rising through the house. Stone steps at the west end of the porch rise to concrete stoop set above a well with a pump handle placed atop the stoop. The pump no longer works, but the stoop still provides access to a secondary entrance into the sunroom at the southwest corner. The single-leaf entry to the rear sunroom from the porch contains a 1970s replacement door and blind transom.

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The interior of the original house is divided into four rooms situated around the central chimney stack with a fireplace located in the corner of each room. The entry hall and stairway are finished with beaded board walls and ceiling painted white. The ceiling features rib moldings extending from the corners to a center block. Beaded board wainscoting is topped by a molded chair rail, and a black and white checked linoleum tile floor that likely dates to ca. 1946. The wood mantel is relatively restrained in detail with turned pendants on brackets supporting the mantel shelf. The unpainted stair balustrade is composed of heavy, blocky molded newel posts with a geometric baluster pattern. A Queen Anne style colored glass window is located at the stair landing. The door and window surrounds contain corner blocks with a bull's eye pattern. A wide single-leaf door with two arched lights over two panels originally opened to an exterior porch but now provides access to the dining room.

A double parlor (sitting room), located on the south side of the house, features original wood floors and a beaded board wainscot that is not as tall as that in the foyer and dining room. The walls are covered with sheetrock. The opening between the two rooms appears to have been enlarged at some point in time with casing materials that are simpler than the original and similar to surrounds found in the addition. Mantels in the two rooms are relatively plain with molded pilasters and simple brackets supporting the mantel shelf. The dining room, which was enlarged into an enclosed section of the porch in 1914, is finished with sheetrock above a tall wainscoting and molded chair rail like those found in the entry hall. The ceiling is covered with acoustical tiles. The dining room mantel, located at the southeast corner of the room, is similar in design to the sitting room mantels with molded pilasters and brackets supporting the mantel shelf.

From the rear of the dining room, two doors open into the rear wing of the building. In the center of the building, a single-leaf door with two lights over two panels opens into a wide hallway with original wood floors and tall wainscoting that extends to the family room at the rear of the house. This hallway possibly existed as part of a one-story rear ell that was incorporated into the larger rear addition. One bedroom is located off of this hall on the south side and features wood floors, sheetrock, plain door surrounds, a small closet and full bathroom with modern materials, and a replacement door that opens onto the side porch. A second single-leaf five-panel door enters into the kitchen and pantry, which contains some original wood shelving and exposed areas of beaded board walls, but otherwise features a vinyl floor covering, acoustical tile ceiling, sheetrock, and modern kitchen appliances. The main kitchen beyond the pantry was updated for commercial use in the 1970s, and retains only its original beaded board ceiling.

Located at the rear of the building on the first floor is the family room, which occupies the entire southwest corner, and a small bedroom with private bathroom and two public half-baths. Although these rooms have exposed wood floors, most of the other materials including wall board, wood paneling, and plain door and baseboard moldings are either replacements or cover original material. A corner stair with simple square rails rises from the sunroom to the second floor corridor.

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The Charlton Leland, Polk County, NC

The second floor guest rooms consist of four rooms in the original section of the building and five rooms in the rear wing. The main stair rising at the front of the house accesses the second floor corridor and narrows as it continues to the third floor. The rooms in the original house are finished with wood floors, tall baseboards, fluted door surrounds with bull's eye corner blocks, beaded board wainscot, and four panel wood doors. Some doors display brass plates with room numbers. The two rooms on the south side of the hall contain corner fireplaces with plain wood mantels. The two rooms on the north side of the hall are adjoining rooms and share a bathroom. Both rooms extend into the enclosed sleeping porch, which originally may have been a single room. Bathrooms were added to guest rooms in the original house around 1920. In the 1914 rear addition, the five bedrooms (three on the south side and two on the north) are more plainly finished with flat door surrounds, sheetrock, and narrow baseboard moldings. Some bathrooms contain claw foot tubs, but other fixtures typically have been updated. A stair located at the west end of the corridor provides access up to the third floor.

The attic was finished for additional guest rooms in the 1970s. The materials and finishes are typically plain. The corridor is located under the north slope of the roof with the rooms arranged along the south side of the building. One guest room is located in the projecting gable over the original sleeping porch on the north side of the house.

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The Charlton Leland, Polk County, NC

Section 8. Statement of Significance

Originally built ca. 1896 for Dr. E. B. Goelet, the first physician and druggist in the town of Saluda, and converted to an inn in 1914, The Charlton Leland inn is eligible for the National Register under Criterion A in the area of Entertainment/Recreation as an inn from Saluda's heyday as a summer resort in the early twentieth century. With the completion of a railroad line to Saluda in 1879, the town became a popular summer destination for families to escape the heat and humidity of the southern states. Mrs. Louisa Leland of South Carolina acquired the property in 1914 and hired local builder Luther Thompson to enlarge the original Queen Anne style house for use as an inn. The Charlton Leland, as the inn was known, was one of the last large inns to be established in Saluda and operated longer than any of its contemporaries. The period of significance for the property is 1914-1956, when the original Goelet House was significantly enlarged and actively operated as an inn. The years after 1956 do not meet Criteria Consideration G for exceptional significance.

Historical Background

The town of Saluda, at the far western edge of Polk County, developed as an important railroad stop and summer resort community in the late nineteenth and early twentieth centuries. Originally settled in the early nineteenth century by a few families, the town began as a rural crossroads community—then known as Pace's Gap—with a few scattered homesteads and a drover's inn run by the Pace family. Located on the Howard's Gap wagon road between Asheville, North Carolina and Spartanburg, South Carolina, the inn offered a fenced yard to keep livestock overnight while the drovers slept. The small mountain town owes its existence, however, to the Asheville & Spartanburg Railroad, which was completed from Spartanburg, South Carolina, to Hendersonville and Asheville, North Carolina in 1879 and 1886, respectively. Located at the crest of the Saluda Grade, at 4.7 percent the steepest mainline standard gauge railroad grade in the United States, the town emerged as a stopping point for trains either having completed the climb to the summit with the assistance of helper engines or setting their brakes prior to descending into Tryon, an established winter colony to the southeast at the base of the grade.¹

The railroad spurred late nineteenth and early twentieth-century development of the town into a summer resort with numerous hotels, boarding houses, and a compact row of one- and two-story commercial buildings that make up the Saluda Main Street Historic District (NR, 1996). Beginning in 1877, Andrew Tanner, a contractor helping to build the railroad, bought property alongside the proposed line at the top of

¹ William D. Bennett, ed., *Polk County, North Carolina History* (Tryon, NC: Polk County Historical Association, Inc., 1983), 67-68 Catherine W. Bishir, Michael T. Souther, and Jennifer F. Martin, *A Guide To The Historic Architecture of Western North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1999), 191-92.

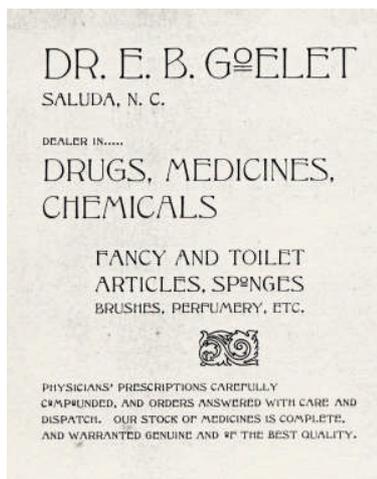
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the grade. Tanner built a commissary and boarding house for railroad workers known as Mountain House, which also housed the first post office in the community. The first train chugged to the top of the grade on July 4, 1878. During the following year, while the line was constructed to Flat Rock and Hendersonville, visitors from Columbia, Charleston, and New Orleans began to develop a summer resort around the community. Formally chartered in 1881 and renamed Saluda, the town spread over seven hills surrounding the railroad tracks. The number of summer visitors grew from 250 in 1887 to more than 3,000 by 1897, while the number of year-round residents also increased steadily.²



Advertisement from *Souvenir of Saluda* (1897)

Edward Buncombe Goelet (d. 1914) came to Saluda in the 1890s and established himself as the first physician to serve the community. Little is known of his personal and family history outside of Saluda, where Dr. Goelet rode on horseback throughout the area to visit patients and operated a drug store on Main Street. Goelet's drug store also served as the unofficial meeting place for the "Men's Club," where locals gathered to talk, smoke, and exchange books and newspapers. Goelet purchased land on the south side of the railroad tracks, including property from the Tanner family, and erected a substantial Queen Anne style residence.³

² Ibid. Mrs. A. I. Robertson, ed. *Souvenir of Saluda* (Columbia, SC: The Bryan Printing Co., 1897), 12.

³ Anne Osborne and Charlene Pace, *Saluda, N.C.: One Hundred Years, 1881-1981*, Vols. I & II (Reprint 1996; Saluda, NC: Holly Hill Publishers, 1981), 18. Polk County Register of Deeds. Census, newspaper, and cemetery records provide much conflicting and confusing information about Dr. Goelet, who appears in some records as "E. B. Golet."

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Miss Julia F. Goelet, Dr. Goelet's sister, soon came to Saluda to live with her brother. They were both active members of the Episcopal church and Miss Goelet took a special interest in working among the mountain people to organize Sunday Schools, teach cooking and sewing classes, and tend the sick. She was also instrumental in organizing the public library, which began with a single shelf of books in her brother's drug store. Eventually the growing collection required a larger space and Miss Goelet worked to have a new library building constructed on Seminary Street. Not yet complete when she died in 1908, the library was named the Julia F. Goelet Memorial Library in her honor.⁴

Dr. Goelet died in 1914, and his property was sold to Richard and Edith Lofton of Charleston, South Carolina, for use as a summer house. The property—which is referred to in deeds as “the Dr. E. B. Goelet residence and cottages”—later passed to the Loftons' daughter, Mrs. Louisa Augusta Leland of McClellansville, South Carolina. Mrs. Leland brought her family to Saluda, oversaw the construction of a large rear addition to the house, and opened the house as an inn for Saluda's growing number of summer visitors. Named for Mrs. Leland's husband, The Charlton Leland was the last of the great inns to be built in Saluda.⁵

A promotional brochure from 1900 boasted of Saluda's many accommodations for summer tourists. Two sisters from Charleston, South Carolina—Emma and Agnes Heriot—had opened the Melrose Inn in 1893, which operated on a scale comparable to Andrew Tanner's Mountain House. In addition, two boarding houses, the Holmes House and Bon Aire, were established in the late 1890s. The brochure contains approximately twelve other listings for summer cottages and rooms for rent. Despite the many names applied to guest accommodations, the type of establishment was generally defined by whether or not it was hosted. Hosted accommodations included hotels, inns, and boarding houses, which generally offered some meals and other services. Although several were called hotels (including The Charlton Leland), none of the establishments in Saluda were large enough or offered amenities beyond meals to qualify as hotels. Most of Saluda's establishments were inns operated in large private homes. Guesthouses and cottages were generally not hosted, with the whole house (or cottage) available for rental.

The proprietors of Saluda's guest accommodations were mainly women, with many from Charleston and Columbia. The success of these establishments often relied on repeat business with families returning each year during the summer season. The inns and guest houses also relied on the railroad, especially the Southern Railway's “Carolina Special,” which passed through Saluda and transported passengers leaving Charleston around midday on Friday to Saluda by evening and then returned to Charleston on Sunday evening.⁶

⁴ *Saluda Magazine*, Vol. 1, no. 1 (1936): 10.

⁵ Polk County Register of Deeds. Thomas Leland, Letter to Joni Rauschenbach (via email), June 11, 2004 (hereinafter cited as Leland email). Osborne and Pace, 21-25.

⁶ Osborne and Pace, 21-25.

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By 1910, five more inns and hotels had been constructed, including the Fairview and Esseola, both built in 1901, the Hill Crest, Charles, and Crystal Springs. The Charles burned in the 1920s and Hill Crest was later incorporated, along with Bon Aire, into the pediatric hospital founded by Dr. D. Lesesne Smith. The Southern Pediatric Seminar, organized by Smith and Dr. F. R. Richardson, met in Saluda annually from 1921 until 1958, and attracted doctors from all over the Southeast to Saluda to study pediatrics and obstetrics. Mrs. Leland opened The Charlton Leland in 1914, which was the last of the big inns to be established until the late 1920s, after the Saluda Seminary closed its doors and the girls' dormitory, Ryder Hall, was converted for use as the St. Cloud Hotel. Local builder Luther Thompson worked on both The Charlton Leland and Ryder Hall, which accounts for some physical similarities between the two buildings.⁷

Saluda's tourist industry suffered through the Great Depression of the 1930s. The nationwide economic condition, coupled with improving highway conditions, forced many of Saluda's establishments to close their doors. Whereas Saluda's inns and guest houses catered to visitors making extended stays during the summer season to escape the heat and humidity of the southern states, automobile tourism ultimately undercut this type of business by allowing easier access to destinations farther inland and shorter stays. The Charlton Leland, Esseola, and Fairview were the largest inns to remain active during the 1930s and were joined by Boxwood Terrace and Ivy Terrace, two private homes that opened their doors to summer boarders in the mid-1930s. The Melrose Inn, Crystal Springs, and St. Cloud went out of business during this time. A number of the old inns and boarding houses, including Melrose Inn, burned during the Depression, possibly a result of abandonment and neglect.⁸

Louisa Leland continued to operate The Charlton Leland through the 1930s, before the property eventually passed to her daughters, Susan Leland Craig and Henrietta Leland. Susan Craig and her brother, James M. Leland, produced *Saluda Magazine* from 1936 to 1938, which was published by the Excelsior Printing Company that Mrs. Craig ran. The magazine featured articles on local people and businesses, community activities, and generally promoted the many appealing charms of Saluda to potential visitors. Advertisements for The Charlton Leland in the *Saluda Magazine* describe the accommodations as "comfortable rooms with or without private baths, at very reasonable rates" and tout the "well-cooked and attractively served food." Additionally James M. Leland and his brother Edwin C. Leland formed the telephone company in Saluda, which was eventually owned and managed solely by Edwin Leland. The Excelsior Printing Company shared a building on Main Street with the telephone company. Both Edwin Leland and his son, Edwin C. Leland Jr., each served a term as mayor of the town.⁹

⁷ Osborne and Pace, 18-19 and 21-25.

⁸ Osborne and Pace, 24-25.

⁹ *Saluda Magazine*, Vol. 1, no. 2 (July 1936): 10. Leland email.

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Since the Leland's four children were raised in Saluda, as well as in South Carolina, it seems natural that the inn would promote itself as a family establishment. One advertisement for The Charlton Leland states specifically: "Catering especially to children."¹⁰ Horseback riders from Camp Greystone, a summer camp for girls on Lake Summit a few miles from Saluda, also frequented The Charlton Leland for midday meals. During the camp session, each camper participated in an all-day ride to Saluda, where they dined at the inn before the return trip.¹¹

With the United States' entry into World War II and a decline in tourism during the 1940s, nearly all of Saluda's tourist accommodations were forced to close. Only the Railway Clerks' Mountain Home (NR, 1999), which was subsidized by the railroad company, and The Charlton Leland remained in operation. In 1946, Susan Craig and Henrietta Leland sold their mother's property to Charles and Irma Mason. The new innkeeper, Mrs. Mason, renamed the building the Saluda Inn and continued to welcome guests. The addition of asphalt siding was likely among the changes made by the Masons upon purchasing the property. As tourism became more automobile oriented at mid-century, accommodations and destinations for increasingly mobile travelers began to change.¹²

In the second half of the twentieth century operation of the inn was sporadic, with several periods of dormancy. The last passenger train to stop in Saluda made its run on December 5, 1968, and of the more than thirty inns and guesthouses that once operated in Saluda, few continued to operate in the second half of the twentieth century, with some switching between private residence and bed-and-breakfast inn depending on owners and demand for accommodations. Mrs. Mason sold the Saluda Inn in the early 1960s to Erich and Martha Voelke, who sold it again two years later to William and Gladys Rives. The Rives' son, Jim Rives, slowly rehabilitated the structure over a period of fifteen years and reopened the inn with only nine of its eighteen guest rooms available. In 1984, the property sold to a group of investors who began offering the house as a rental property. The current owners purchased the building in 2004, and continue to rent the building for large groups, retreats, and family reunions.¹³

The construction of The Charlton Leland is attributed to local builder William Luther Thompson (1873-1947), although it is unlikely that he built the original Goelet House. Thompson came from one of the early Saluda families. He apparently developed a skill for constructing commodious, well-appointed houses for Saluda's wealthy tourists, which is demonstrated in the design and construction of the Woods House, Capps

¹⁰ *Saluda Magazine*, Vol. 1, no. 1 (1936): 5.

¹¹ *Saluda Magazine*, Vol. 1, no. 4 (Winter 1936-37): 20.

¹² Osborne and Pace, 25. Polk County Register of Deeds Book 84, p. 247.

¹³ Polk County Register of Deeds.

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House, and The Oaks. Built in 1895, Mrs. H. B. Lane operated The Oaks as a boarding house during the first half of the twentieth century, and it reopened as a bed-and-breakfast inn in the late twentieth century.¹⁴

Thompson also built Ryder Hall, an imposing three-story frame, Colonial Revival style dormitory erected in 1909 for the Saluda Seminary. The symmetrical arrangement of the exterior elevations channels the typical formality of the Colonial Revival style, while the busy roofline, layered gable ends, and gently rounded purlin brackets prevent the exterior from feeling overly rigid. On the interior, the wide second and third floor corridors, with their intact staircases and repeating door frames and transoms, clearly convey the original multi-tenant residential use of the upper floors, whether as a dormitory or as an inn and boarding house. The overall scale of Ryder Hall, the large shed dormers, and porch railing with an “X” pattern between vertical balusters provide a connection to Thompson’s additions at The Charlton Leland five years later.

The original block of The Charlton Leland inn presents a strong Queen Anne form with its asymmetrical massing, multi-gabled roofline, wraparound porch, and Queen Anne style multi-light windows. One early photograph also suggests a polychromatic paint scheme. The effect of the exterior treatment and detail, however, has been softened greatly by the 1914 alterations to the wraparound porch, second story sleeping porches, and rear addition when the house was converted to an inn. The addition of asphalt shingle siding ca. 1946 covered the original weatherboard sheathing and possibly wood shingles in the dormers and gable ends. The interior of the original house retains its rich woodwork—including mantels, beaded board wainscoting, molded chair rail, and heavy newel and stair rail—but the interior materials at the rear of the building are considerably more plain.

¹⁴ “Through Our Eyes: Images of Saluda’s Historic Homes,” (Report, Saluda School, Saluda, NC), 2001, n.p., and Bishir 192-94.

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Section 10. Geographical Data

Verbal Boundary Description

The nominated property for The Charlton Leland inn is shown as Lot B on the accompanying survey map, "Property of James H. Sexton Jr. & Wife, Julian W. Nichols & Wife, John Whittington & Wife, and Stephen D. Michel & Wife," prepared by Gene Parker Land Surveyors and dated December 5, 1983 (Polk County plat A-107).

Boundary Justification

The nominated property includes the residual 1.7-acre parcel historically associated with The Charlton Leland inn. The original tract included an additional one half acre to the west (shown as Lot A on the accompanying survey), which contains a small cabin that was a servant's house. The current owners Richard and Joni Rauschenbach acquired the property in March 2004 (Polk County Deed Book 315, page 1155).