



**THE WAVERLY
LOCAL LANDMARK REPORT**

783 N Main Street
Hendersonville, North Carolina 28792

Application for Hendersonville Local Landmark Designation
Prepared by Sam Hayes, Planner II, City of Hendersonville
November 10, 2025

**City of Hendersonville Community Development Department
Hendersonville Historic Preservation Commission**

Name of Designated Landmark (Historic and/or Common):

Waverly Inn

Property Address/ Location:

783 N Main Street

Pin#:

9568795760

Deed Book and Page Number:

1653/689

Plat Book and Page Number:

Not Available

Zoning:

CMU – Central Mixed Use

Acreage to be designated:

.34 acres

Interior to be designated?

Yes - Stairway

Property Owner's Address & Phone:

1898 Waverly Inc
Mike and Tracey Burnette
783 N Main Street
Hendersonville, NC 28792
828-693-9193
mike@waverlyinn.com

Applicant's Address & Phone:

1898 Waverly Inc
Mike and Tracey Burnette
783 N Main Street
Hendersonville, NC 28792
828-693-9193
mike@waverlyinn.com

Application should be submitted to the City of Hendersonville Community Development Department. Please address to:

**City of Hendersonville Community Development
ATTN: Historic Preservation Commission
160 6th Avenue E
Hendersonville, NC 28792**

**Or email your application to the staff liaison for the Historic Preservation Commission
Sam Hayes at shayes@hvlnc.gov.**

READ CAREFULLY AND SUPPLY ALL INFORMATION

The following information must be supplied in a report format before the application can be reviewed, deemed complete and placed on the agenda. Please attach additional sheets or a research report. (A minimum of eleven (11) reports are required)

1. **STATEMENT OF SIGNIFICANCE:** In order to recommend designation of a landmark, the property must be deemed historically, architecturally or archaeologically significant. Please provide a brief statement explaining why this property should be a designated landmark.
2. **MAPS:** Provide a scaled plot plan of the property showing lot lines and location of all buildings. Indicate the area and building(s) to be designated as a landmark.
3. **ARCHITECTURAL:** Describe the original and current appearance of the significant structures such as houses, barns, well houses, and other buildings to be designated, includes photos or illustrations. The description should include the following: date of construction; date(s) of alterations, description of overall form, and exterior and interior details. Include a drawing of the existing and original (if different) floor plan with rooms labeled.
4. **HISTORICAL:** Tell the history of the property. The details should include the following: uses of the property, photos (or copies); list of owners (from Grantor-Grantee index), a detailed description of builders or architects if known. Also, attach and **describe** newspaper articles, excerpts from books, cemetery records, deeds, oral histories etc. Any additional information, literature, illustrations, newspaper articles or other media that you feel will contribute to the application can be submitted but become property of the Commission. List research sources as a bibliography.
5. **PHOTOGRAPHS:** Please submit a complete photographic record of the property in each report. In addition to prints, all photographs shall be submitted on a CD-R in TIF or JPG format
6. Bibliographies, footnotes and chain of title are necessary to be considered a complete report.

I. Abstract

Statement of Significance

The Waverly (HN0053) is proposed for designation as a Historic Landmark due to its architectural significance as a prime example of the Victorian, Queen Anne, and Eastlake style and its significance as part of Hendersonville's early tourism industry. The Waverly retains many of its original features, including its double hung one over one windows, original siding, porch detailing, and front door. The Inn was constructed in 1889 to capitalize on the tourism industry in Hendersonville brought on by the railroad which came to Hendersonville ten years earlier in 1879. The Inn suffered a fire in 1910 and was partially reconstructed, adding a third floor to what once was an attic space – the floorplan which remains to this day. The Inn is the longest continuously operating Inn in the City of Hendersonville.

Archeological Comments

No known archeological features are present.

Integrity Statement

- **Location:** The Waverly remains in the original location of its construction, which dates to 1989.
- **Design:** The structure retains many of its original architectural details. As the National Register nomination cites, this is a quintessential example of a Queen Anne style building, although it also combines many elements from the East Lake Style as well.
- **Setting:** The home is situated at the corner of North Main Street and Bearcat Boulevard. North Main Street is a tree lined street. Though there originally was a line of buildings along the western side of the street, only two Inns remain, with a vacant parking lot in the middle of them.
- **Workmanship:** The Inn maintains a high level of craftsmanship, with a large amounts of carved wood detailing throughout the structure. These items were likely produced offsite and shipped in via the train to Hendersonville.
- **Materials:** The Inn retains a large number of original materials including wood siding, original windows, pressed tin roof, and wood trim detailing.
- **Feeling:** Because of its maintaining of many of the original materials and the original floorplan, as well as its setting, the building keeps the feeling of a historic Inn from the later 19th and early 20th century.
- **Association:** Constructed originally as a boarding house and then quickly becoming an Inn, the Waverly retains its original use and holds the title as the longest operational Inn in Henderson County.

Proposed Boundary Justification

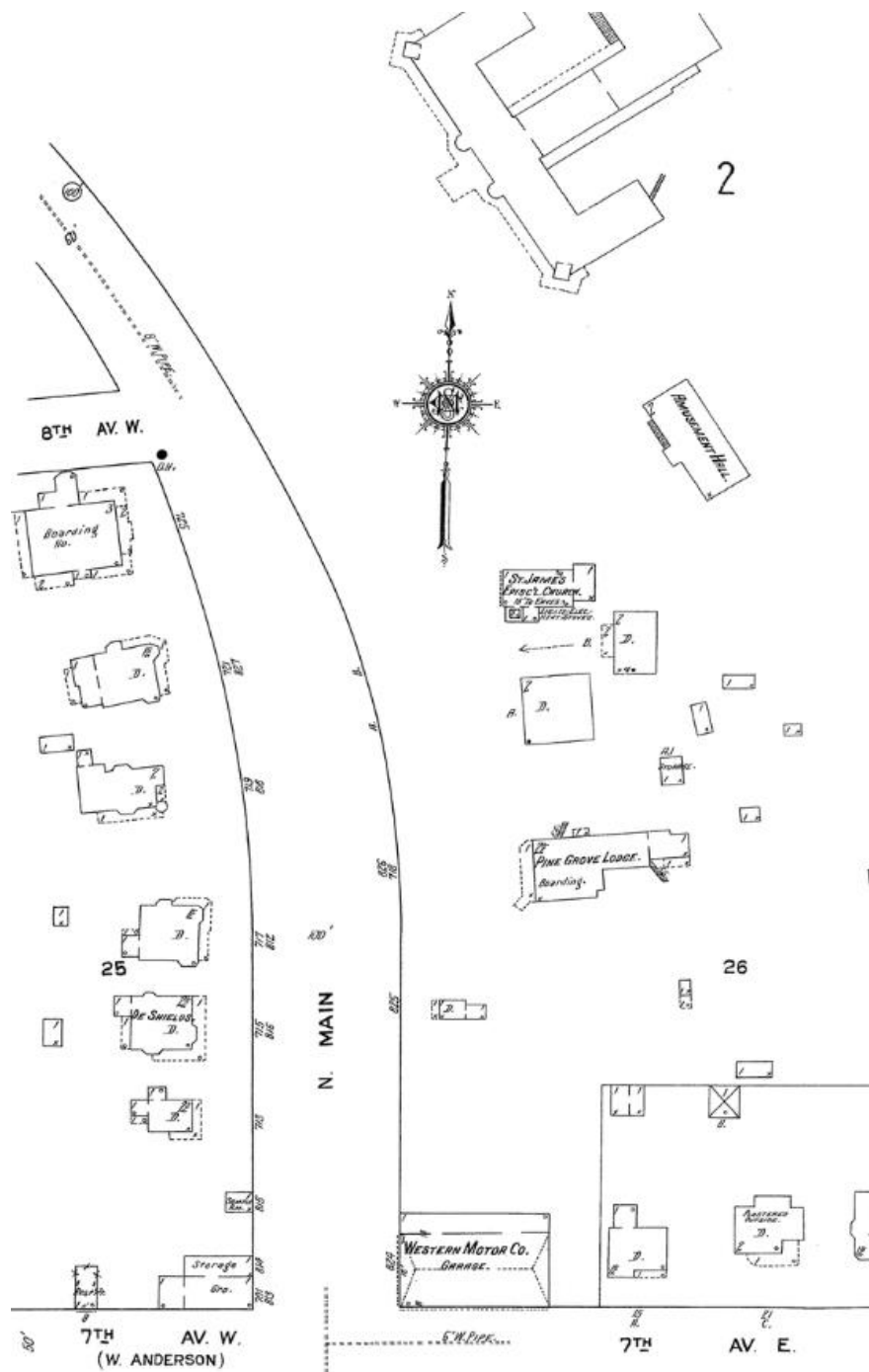
The proposed boundary for the Local Landmark Designation is the property's current .34-acre parcel (PIN: 9568795760).

II. Maps and Floor Plan

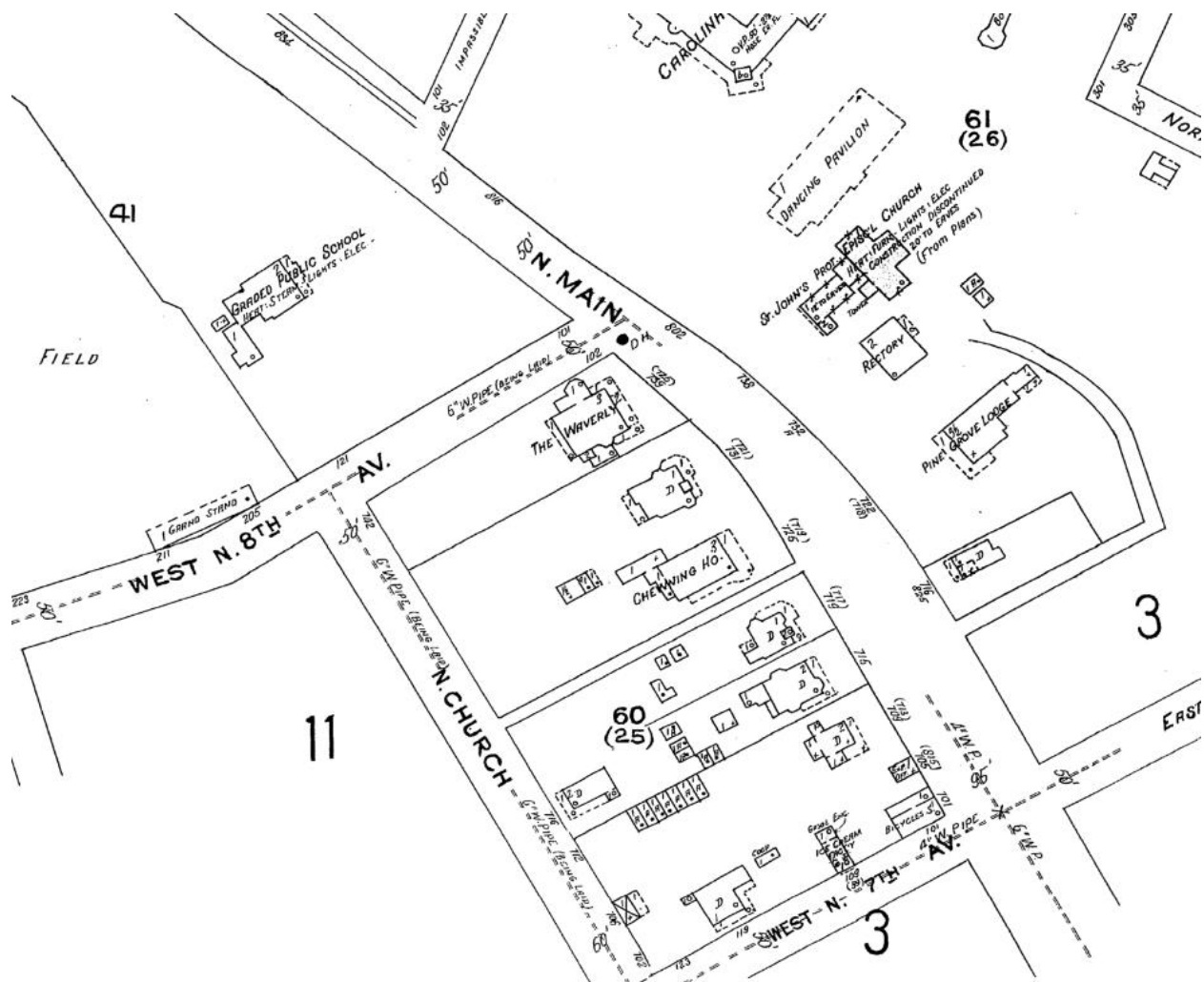
Henderson County Tax Map:



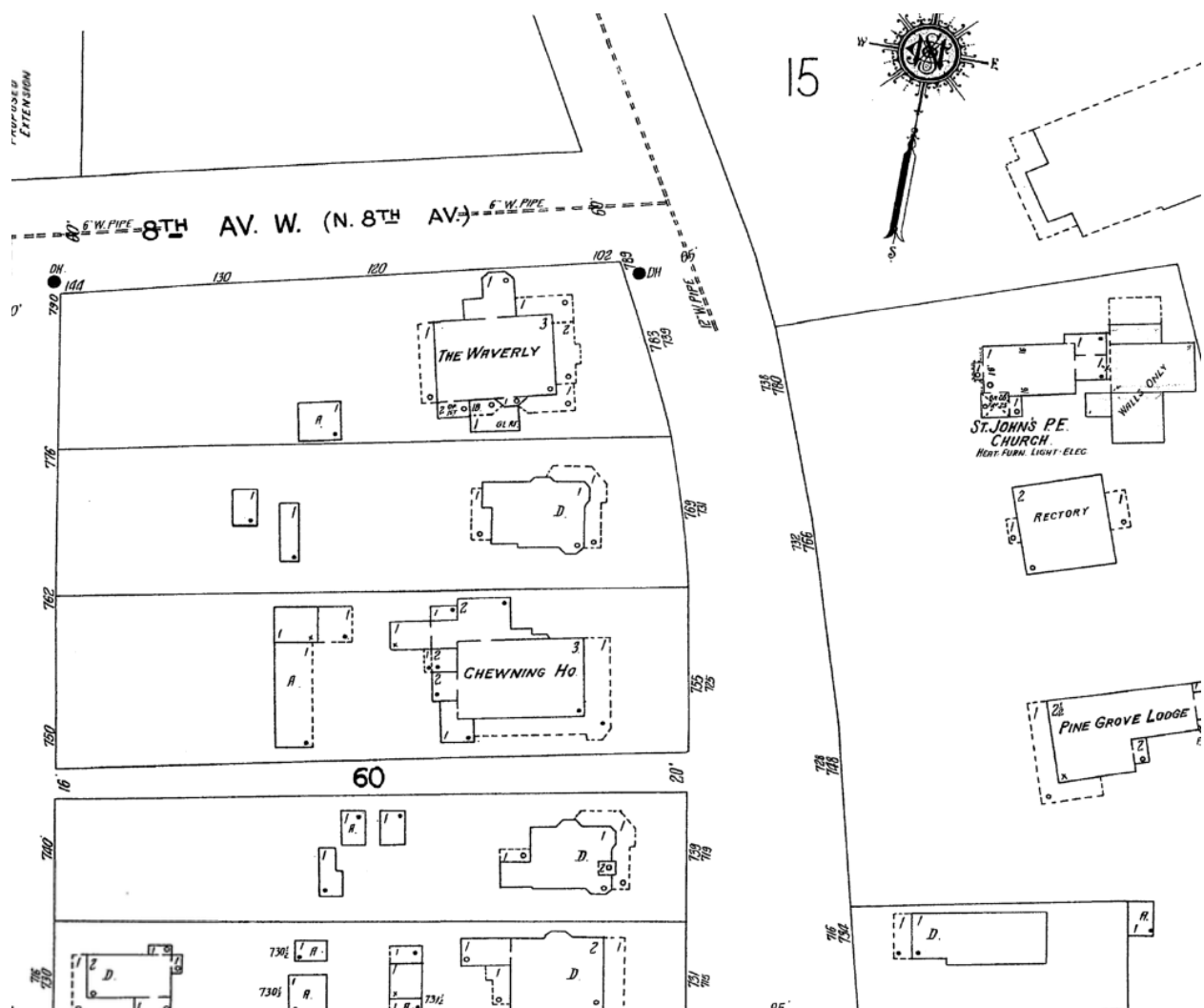
1912 Sanborn Map – Labeled as “Boarding House”



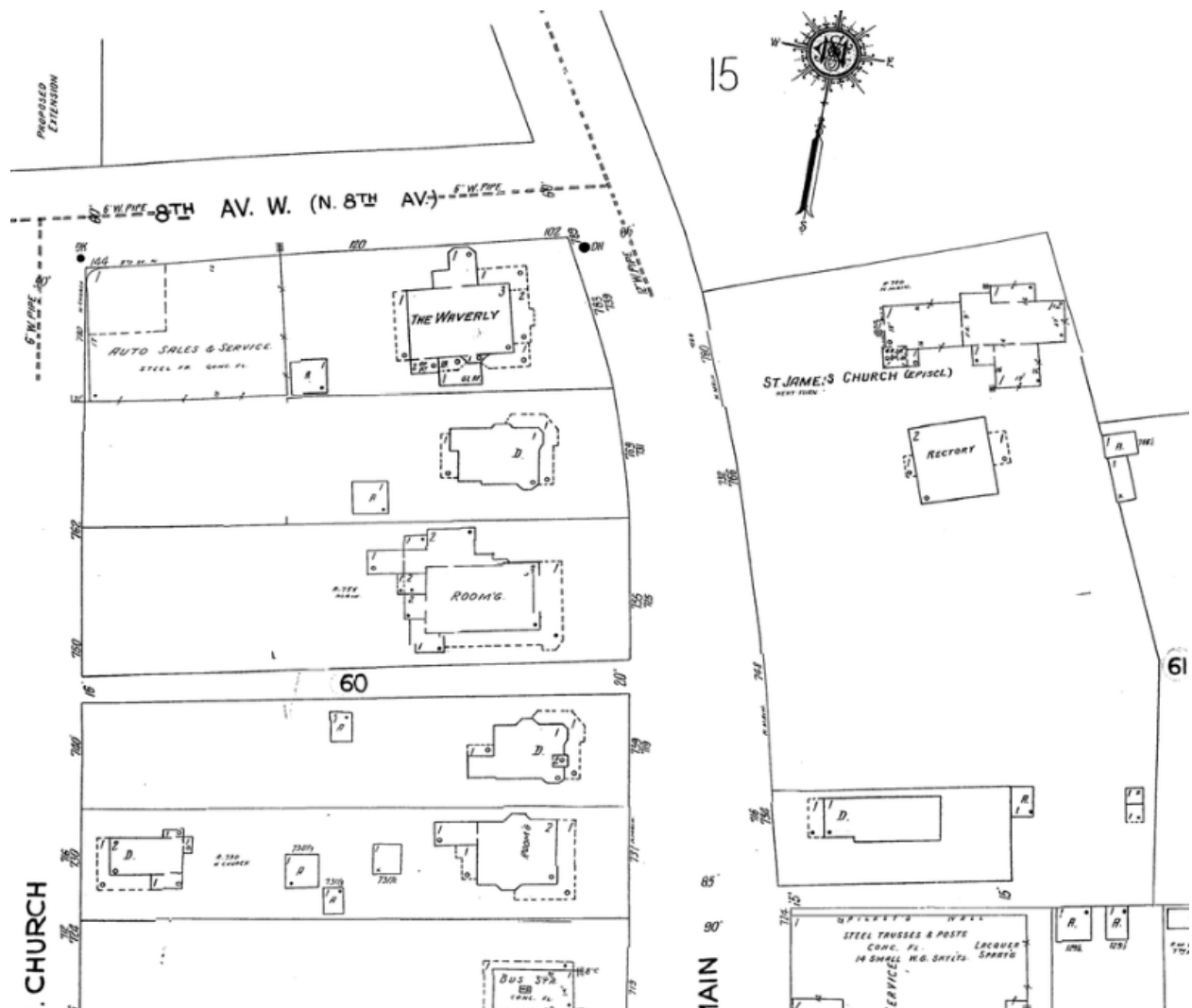
1922 Sanborn Map – Labeled as “The Waverly”



1926 Sanborn Map



1949 Sanborn Map



III. Architectural Assessment f

Updates to the Architectural Description

Most of the architectural description from the National Register listing from 1988 is still accurate and therefore, will not be rewritten in this report. No substantial changes have been made to the structure since the original nomination.

Accessory Structure on Rear of Property

The National Register nomination for this property does not mention the accessory structure on the rear of the property. This structure is a simple garage building. The siding is German Siding and there are two garage door openings on the front. The roofline is front gabled with exposed rafter tails in the eaves. The building dates from 1922-1926 based on the Sanborn maps included above.

IV. Appendix A: Supporting Photographs

Fig. 1: Front elevation of property.



Fig. 2: Original front doors and decorative modeling.



Fig. 3: Interior central hallway with guest rooms on the left and parlor and dining room on the right.



Fig. 4: Interior stairway that extends up to the third floor of the Inn.



Fig. 5: Northern elevation of the building.



Fig. 6: Stone foundation of building.



Fig. 7: Rear elevation of building.



Fig. 8: Southern elevation of building.



Fig. 9: Original garage on southeastern corner of property.



Fig. 10: Front façade of garage.



Fig. 11: Side façade of garage.

