

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

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 Propertyhistoric name The Waverlyother names/site number Anderson Boarding House**2. Location**street & number 783 N. Main Street

N/A not for publication

city, town Hendersonville

N/A vicinity

state North Carolina code NCcounty Hendersoncode 089zip code 28739**3. Classification**

Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u>0</u> Total

Name of related multiple property listing:

Historic and Architectural Properties in
Hendersonville, NC: A Partial InventoryNumber 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

Date

State Historic Preservation Officer

State or Federal agency and bureau

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:

- ☐ 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

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: hotel

Current Functions (enter categories from instructions)

DOMESTIC: hotel

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne

Materials (enter categories from instructions)

foundation stone

walls weatherboard

roof tin

other wood

Describe present and historic physical appearance.

The Waverly, a three-story frame Queen Anne style inn, sits on a narrow city lot at 783 North Main Street, on the west side of the street just north of Chewning House and separated from that inn by a paved parking lot which the two inns share. The handsome building was erected shortly after 1898, as a two-and-a-half story hotel with a one-story porch. Following a fire about 1910, which did extensive roof damage, the walls were extended up to create a third story, where the multiple dormered windows had been, and the original deck on hip roof with its two projecting interior brick chimneys was repaired. At this time a second story porch was added above the main facade porch, in the same gay Queen Anne design.

With the exception of the c.1940 addition of a one-story frame wing containing four additional guest rooms, and an upstairs bath added outside the main block above this wing, the removal of the railing around the roof deck and on the south side of the porch, and the enclosure of the porch bay adjacent to the dining room wing, the exterior of the Waverly has undergone no changes since the post-fire remodeling and is in remarkably pristine condition. The inn rests on an high quarried stone basement, is covered in plain siding, and has a pressed tin roof on the main block and porches. Windows are one-over-one sash with wide plain surrounds with a molded drip cap. Those on the main facade have louvered shutters (replacements of earlier louvered shutters). The main entrance, in the centre bay of the main (east) elevation, is the original double paneled and glazed door, set in an ornamental surround with fluted pilasters with applied floral jigsaw trim and a central jigsaw impost block with an applied three-leaf clover motif on the lintel over the door. The first story porch wraps around the north side to a one-story dining room wing. The central bay is pedimented, with paired turned posts with quarter-fan shaped brackets, and at the corners the posts are tripled. The entire porch has a railing with turned balusters and plain rails. The second story porch, three bays wide, echos the main porch. Above the main entrance, a single door with a transom and sidelights opens out onto the second story porch.

The interior of the Waverly is equally well-preserved. On the first floor, rooms are arranged around a wide centre hall with an arched spindle screen opening into the cross hall, which angles to the south, housing a magnificent Eastlake style stair, which rises against the back wall of the transverse hall, in two flights with a landing. The dark stained balustrade has pointed arch motifs on top of turned spindles, with massive square newel posts with intricate moldings and a turned ball termination. The closed string is decorated with latticework panels.

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Beneath the staircase is the original registration desk. The parlor is located in the north front corner, and the dining room is behind it. Twenty-one guest rooms, with seventeen bathrooms, are located on the south side of the first floor, off the wide centre hall on the second floor and third floor, and in the added rear wing. All of the original symmetrically molded door surrounds, similar to that of the front door, survive, and vary slightly on each floor. The first floor door surrounds have corner blocks with triangular caps with circular and fleur-de-lis applied motifs; the second floor has simpler versions of the first floor, and the third floor has bulls eye corner blocks. Doors are original, with five raised panels and transoms. Several of the first floor rooms are connected with pocket doors. The original bathrooms are located at the rear of the second and third floor halls, but on the second floor a bath has been added in each guest room. On the third floor, each original large guest room has been subdivided into two smaller guest rooms. The weather lock at the hall entrance, the halls and stairs, and the dining room all display narrow beaded, vertical board wainscotting. All rooms are furnished with molded baseboards and picture rails. Guest rooms have secondary, louvered doors. Rooms adjacent to the two chimneys have coal fireplaces with simple, bracketed late Victorian mantels. The parlor mantel is embellished with colonnettes. The fireplace covers are brass.

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

ENTERTAINMENT/RECREATION

Period of Significance

c.1898-1929

Significant Dates

c.1898

c.1910

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 Waverly is the oldest of the surviving hotels, boarding houses, and inns in Hendersonville. It was built c1898, survived a c1910 fire, and continues to serve as a boarding house today. It is eligible under criterion A as a fine illustration of the entertainment/recreation theme.

It also is significant under criterion C for architecture. It blends Victorian-era styles of Queen Anne and Eastlake and maintains a superior degree of integrity. The three-story frame structure has a two-tiered sawnwork-trimmed porch, widow's walk, and inside features a magnificent Eastlake stair and woodwork. It is the only surviving example of a Queen Anne style hotel in Hendersonville from the town's tourism glory days.

On January 1, 1898, J. F. Maloney and wife J. T. sold the less than one acre lot in Hendersonville to Maggie Anderson for \$375.00 (Henderson County Deed Book 38, p. 50). She constructed the building soon afterward, calling it the Anderson Boarding House. Sometime after 1910, the upper one-and-a-half stories were damaged by fire. The repairs changed the Waverly to its current appearance. A documentary (enclosed) shows that the hotel was originally 2 ½-stories with a row of gabled dormers circling the hipped roof and a single tier porch. The Anderson Boarding House became the Waverly before 1915, since the Hendersonville city directory of that year lists it by that name at 783 N. Main Street.

On November 26, 1926, Maggie Anderson sold an half interest in the property to her sister, Bessie A. Egerton for "\$10.00 and other valuable considerations" (Henderson County Deed Book 167, p.278). The sisters were among the numerous victims of the Depression, losing the hotel on the courthouse steps on February 1, 1930. It was bought by the Vacar Realty Company of Richmond, Virginia for \$10,000.00 (Henderson County Deed Book 190, p.457). Four years later, on September 22, 1934, this same company sold it back to Maggie Anderson and Bessie Egerton for \$10.00 "and other valuable considerations" (Henderson County Deed Book 207, pp.405-406).

☒ See continuation sheet

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George B. Killen and wife Louise bought the Waverly for \$10.00 and the assumption of an \$8,200.00 note held by the Home Owners' Loan Corporation on June 26, 1938 (Henderson County Deed Book 222, p.298).

The Waverly had several subsequent owners, one of which, M. U. McCurry also owned Chewning House, which is located next door, separated by a parking lot. The current owner, John S. Sheiry, Jr. bought the property on June 13, 1988. He continues the Waverly's tradition of service as an inn to visitors and residents of Hendersonville.

CONTEXT

The Waverly, architecturally, is one of the most important buildings in Hendersonville. It is a prominent example of the elaborate Queen Anne style with some Eastlake elements. It is the only surviving functioning inn of this style from the early 20th century tourism boom in Hendersonville. It is an excellent representative of the Inns, Boarding Houses, and Hotels property type, and its relationship to Hendersonville is explained in "Tourism Development in Hendersonville, N C in the Railroad Years, 1879-1929," Hendersonville Multiple Property Documentation Form.

9. Major Bibliographical References

Henderson County Deed Books, North Carolina Archives, Raleigh, N C.

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:

Western Office, N C Archives & History

10. Geographical Data

Acreage of property 0.36 acre

UTM References

A

1	7	3	6	7	1	4	0	3	9	0	9	4	1	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

☐ See continuation sheet

Verbal Boundary Description

The nominated property is outlined in red on the enclosed Henderson County Tax Map No. 9568.08, parcel no. 5760. It measures 96' x 185' x 85.6' x 161.69'.

☐ See continuation sheet

Boundary Justification

The boundary includes the entire city lot currently associated with the property.

☐ See continuation sheet

11. Form Prepared By

name/title Sybil Bowers, consultant; Ruth Little and Margaret Rothman, staff

organization North Carolina Historic Preservation Office date 1987-1988

street & number 109 E. Jones Street telephone (919) 733 6545

city or town Raleigh state NC zip code 27611