

United States Department of the Interior
National Park Service

JAN 17 1989

National Register of Historic Places
Registration Form

NATIONAL REGISTER

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 Property

historic name King-Waldrop House
other names/site number Maple Grove

2. Location

street & number 103 S. Washington Street N/A not for publication
city, town Hendersonville N/A vicinity
state North Carolina code NC county Henderson code 089 zip code 28739

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
Historic and Architectural Properties in Hendersonville NC: A Partial Inventory
Number 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.

William S. Pica, Jr. 12-28-88
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

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6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling

Current Functions (enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne

Italianate

Materials (enter categories from instructions)

foundation brick

walls weatherboard

roof asphalt

other wood

Describe present and historic physical appearance.

The King-Waldrop House is a two-story residence built c.1881, exemplifying features of both the Queen Anne and the Italianate building styles. Its most distinctive feature is a square three-stage cupola with a concave pyramidal roof. The house has irregular, blocky massing under front, side, and rear gables with wide eave returns. There are brackets under all the eaves. The second floor porch, which wraps around the tower, has been partially enclosed as a sunporch, but still retains turned spindles. The original fabric of the house is relatively unchanged. The one-story rear section appears to have originally been a back porch that was enclosed. A one-story wing extending from the left side is an early 20th century kitchen addition. Most of the windows have 2/2 sash, but the third stage of the tower has 6/6 sash. The single front entrance door, which has a paneled lower half and glazed upper half, has a four-pane transom. All openings have wide plain surrounds.

The interior of the house is simple in both its form and detailing. The floor plan consists of a central hall on both stories, with rooms opening from it. Downstairs, upon entering the house, the parlor is to the right, and the dining room is to the left. The parlor is by far the most elaborately decorated room in the house. Its central feature is a delicate Victorian mantel with oval mirror above, probably an early 20th century replacement. A bay window projects outward at the front of the house. All woodwork, as everywhere else in the house, is dark, typically Victorian. Floors throughout the house are hardwood, stained dark.

The dining room is the largest room in the house, expanded about 1913 to its present size, by enclosing part of the front porch, when the Waldrops took in boarders. The mantel here is a simple, Late Greek Revival style mantel with pilasters supporting a plain frieze and shelf, that is probably original as are mantels in all the remaining rooms in the house. Corner blocks on all the windows and doors are faceted. Windows in the dining room addition have bullseye corner blocks. Through the rear of the dining room, one enters a small screened porch and kitchen, added to the house in the early 1900s. Originally, the kitchen was a separate building, reached by a covered passageway from where the present kitchen is now located. Walls and ceiling in the kitchen are all painted, beaded boards. Two bedrooms, one behind the parlor and one behind the dining room, complete the downstairs. Bedrooms throughout the house are simple; the only decorative features are picture molding and simple original mantels. All doors are four-panel, some crowned by transom lights.

Upstairs, there are six additional bedrooms opening off the central hallway. Stair balusters are simple in design. All walls retain original plaster finishes. Four of

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the six bedrooms are directly above the four downstairs rooms. The other two were formed from part of the second story porch. Stairs wind upward from the second floor hallway to the cupola above, which is also a simple square room with minimal decorative features. Windows here are six over six, and walls are plaster.

Overall, the interior of the house, like the outside, has retained its original integrity. Built as a large functional home and altered to accommodate a large family, it still maintains a feeling of spaciousness and simple, gracious comfort.

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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
SOCIAL HISTORY

Period of Significance

c.1881-1929

Significant Dates

c.1881

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 King-Waldrop House (Maple Grove) is one of the few surviving 19th century dwellings in downtown Hendersonville. The once primarily residential Washington Street, two blocks from Main Street, is rapidly being encroached upon by commercial development.

The house was built for Laura V. King, the daughter of Col. Valentine Ripley, one of Hendersonville's earliest businessmen and entrepreneurs. Ripley was responsible for constructing some of the earliest buildings on Main Street. Col. Ripley died in 1879. On November 2, 1879, a deed was signed by Judge H. G. Edwart, executor for Col. Ripley, conveying property to Laura King, "containing one acre more or less." This land was comprised of lots #92 and 93 on the original town plat for Hendersonville (Henderson County Deed Book 17, p.442). Mrs. King paid \$700.00 for the property. The work on the house was probably finished in 1881 or 1882. The builder/architect is unknown.

The Ripley family enjoyed early prominence in Hendersonville, especially the colonel himself. According to Laura's sister, Lila Ripley Barnwell in an article that appeared in the Times News on August 29, 1938:

Colonel Valentine Ripley, a native of Rockbridge County, Virginia, came to this section in the (eighteen) thirties, settling first in Asheville, where he married Miss Ruth Smith, daughter of James Smith, who was the first white child born west of the Blue Ridge in North Carolina. Shortly afterward Henderson County was cut off from Buncombe, and because of interest in the mail route, Colonel Ripley came here to live. He had large land interests, owning thousands of acres in the county. No citizen was ever more interested in the progress and development of this section. After the War Between the States, Colonel Ripley formed a partnership with Captain M.C. Toms in the mercantile business. He was too much a lover of the out of doors and fine horses to like the confinement of that life, and while he carefully attended to the business the practical management was left

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largely in the capable hands of Captain Toms. One of the greatest ambitions of his life was a railroad for Hendersonville and for years he spent time and money for this accomplishment, living to see his dream realized about four months before his death in 1879.

The King-Waldrop House's distinctive styling accentuated by an eye-catching tower is a fitting reflection of the Ripley family's prominence in the community. The importance of the house as an indicator of Laura King's perpetuation of the family's high social standing is augmented by its location on a portion of her father's extensive land holdings and the fact that it is the only remaining, relatively intact residence associated with the early generations of the Ripley family.

In 1897, Laura King and Dr. J. G. Waldrop consummated a delightful trade between friends: house for house. Dr. Waldrop, a local general practitioner, began to look about Hendersonville for a home with ample space for his wife Nancy and their eight children. On October 21, 1897, Dr. and Mrs. Waldrop joined Laura King at the courthouse to sign over each of their properties to the other. Mrs. King paid \$1,000.00 for the Waldrop property, while receiving \$1,500.00 for her own. The Waldrops received "...the Laura King homeplace on Washington St. and Chestnut St..." along with about 3/4 acre of land (Henderson County Deed Book 36, pp.476-478). This property has remained in the Waldrop family, and by cherishing their home, they have maintained a link with Hendersonville's past.

Numerous newspaper items about Dr. and Mrs. Waldrop, who christened their new home "Maple Grove," recall the high esteem in which they were held by the citizens of Hendersonville. Traditionally, physicians were considered community leaders due to their healing abilities and professional contacts with so many of their fellow citizens, and apparently Dr. Waldrop was no exception. Undoubtedly, the spacious King-Waldrop House filled with the large Waldrop family was a focus of the neighborhood, and Hendersonville social life generally, as suggested by notices of parties and other family activities. March 29, 1906, nine years after moving there, the local newspaper, The French Broad Hustler, announced:

The silver wedding anniversary of Dr. and Mrs. J. W. Waldrop was a most enjoyable occasion for the many guests present...We confidently look forward to the pleasure to be derived from attending their golden anniversary, when Dr. Waldrop will still be making the rounds of his many patients, by whom he is well-loved.

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CONTEXT

The King-Waldrop House is one of the few surviving homes in an area of Washington Street which was once mainly residential. It is also a good example of Queen Anne/Italianate homes from the late 19th-early 20th century period of growth in Hendersonville. It is still used as a residence in an area that has become primarily commercial. It is representative of the Residential Buildings property type and its relationship to Hendersonville is explained in "Residential Development in Early Hendersonville, N.C. 1879-1929," Hendersonville Multiple Property Documentation Form. The house also is an important reflection of Hendersonville's late 19th and early 20th-century social history as the home of two of the town's most prominent citizens, Mrs. Laura King, daughter of esteemed local businessman and entrepreneur Col. Valentine Ripley, and Dr. J. G. Waldrop, Hendersonville's leading physician from c. 1880 to 1910.

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9. Major Bibliographical References

French Broad Hustler, March 26, 1906.

French Broad Hustler, June 6, 1907.

Izlar, Mrs. Gladys, interview conducted by Sybil Bowers, 1987.

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

Hendersonville City Directory, 1915.

Times-News, August 29, 1938.

Times-News, August 8, 1982.

See continuation sheet

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

Specify repository:
Western Office, N C Archives & History

10. Geographical Data

Acreage of property 0.45 acre

UTM References

A

1	7
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3	6	7	0	4	0
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3	9	0	8	7	4	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The nominated property is outlined in red on the enclosed Henderson County Tax Map No. 9568.11, parcel no. 2044. It measures 140' x 149' x 135' x 138'.

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

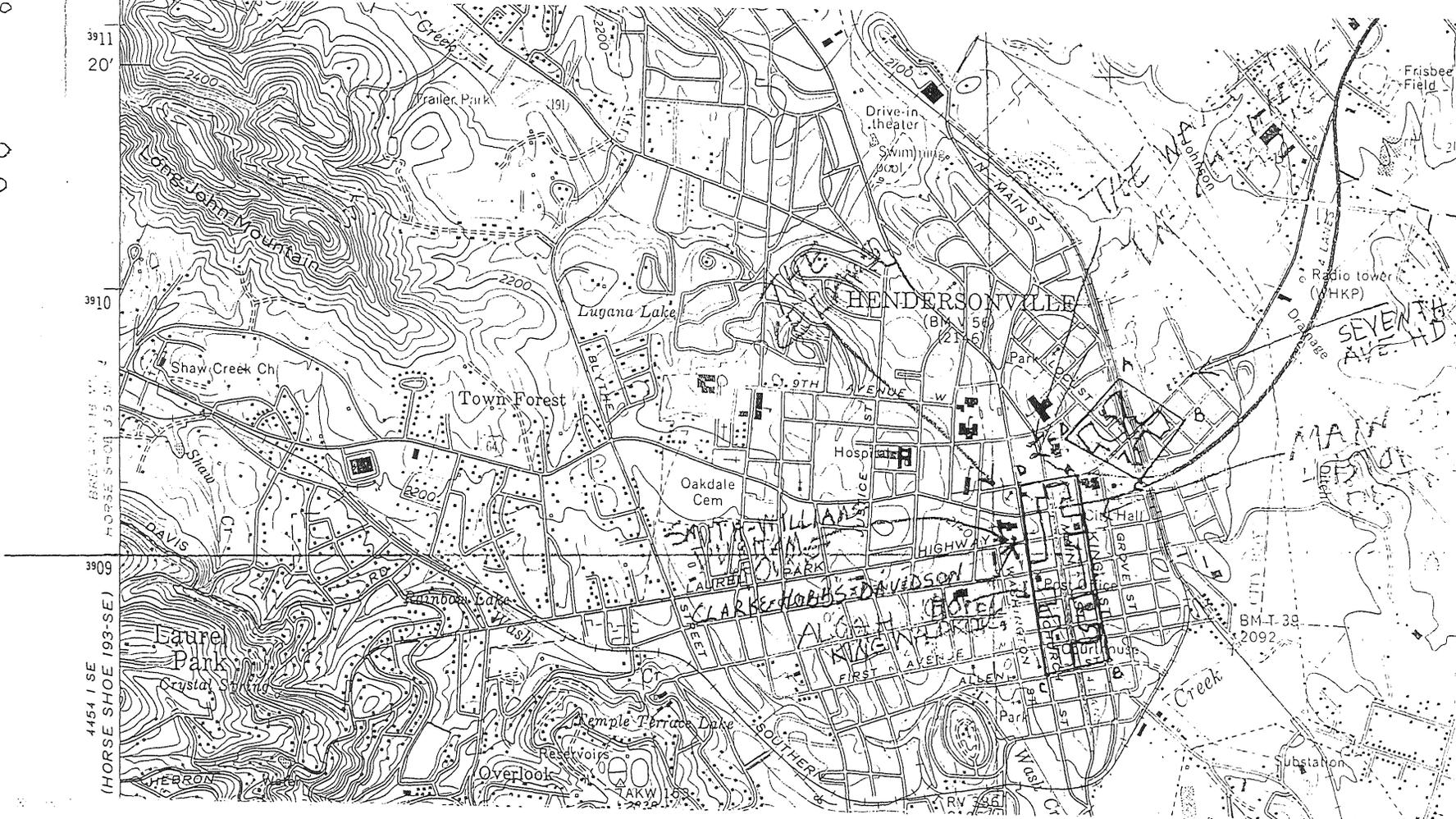
organization North Carolina Historic Preservation Office date 1987-1988

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city or town Raleigh state NC zip code 27611

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WAVERLY
E 171367140
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KING-WARD RD
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