

Buncombe County  
Asheville  
21 Chiles Avenue  
James Madison Chiles House

(Kenilworth HD)

N.83.9.4053-4061

10/16/80

Kenilworth HD

BN 493

A27-2

BN 1883

Needs new (Also see BN 1332)



HISTORIC SITES SURVEY

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

JAMES MADISON CHILES HOUSE

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

21 CHILES AVE.

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

VICINITY OF

STATE

CODE

COUNTY

CODE

**3 CLASSIFICATION**

**CATEGORY**

DISTRICT

BUILDING(S)

STRUCTURE

SITE

OBJECT

**OWNERSHIP**

PUBLIC

PRIVATE

BOTH

**PUBLIC ACQUISITION**

IN PROCESS

BEING CONSIDERED

**STATUS**

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

**ACCESSIBLE**

YES: RESTRICTED

YES: UNRESTRICTED

NO

**PRESENT USE**

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER

**4 OWNER OF PROPERTY**

NAME

HOPE W. RYAN

STREET & NUMBER

(SAME)

CITY, TOWN

STATE

VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

STREET & NUMBER

CITY, TOWN

STATE

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE



# 7 DESCRIPTION

## CONDITION

☐ EXCELLENT  
☐ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

## CHECK ONE

☐ UNALTERED  
☐ ALTERED

## CHECK ONE

☐ ORIGINAL SITE  
☐ MOVED DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

WALNUT PANELING IN LIBRARY

IMPORTED TILE IN BATH

WALNUT WAINSCOTTING IN LIVING ROOM

SPANISH STYLE

STEEL REINFORCED MASONRY AND STUCCO  
 (HOLLOW TILE WALLS)

~~ORGANIZED AROUND EXTERIOR~~  
 COURTYARD  
 PORT COCHERE

## STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966, I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated on the basis of the criteria and procedures set forth by the National Park Service.

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST  
 DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE

DATE



# 8 SIGNIFICANCE

## PERIOD

## AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

BEGAN 1922, FINISHED 1926;  
MRS. CHILES REMAINED IN HOUSE  
FOR A FEW YEARS AFTER MR. CHILES'  
DEATH IN 1925; THEN OWNED BY  
"ITALIANS OF DEMEOCCI FAMILY". REBUILT  
BY JOHN CHILDS IN 40'S AND THEN  
BY RYAN'S EARLY 60'S



## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

UTM REFERENCES

A	_____	_____	_____
ZONE	EASTING	NORTHING	
C	_____	_____	_____

B	_____	_____	_____
ZONE	EASTING	NORTHING	
D	_____	_____	_____

VERBAL BOUNDARY DESCRIPTION \_\_\_\_\_

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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## 11 FORM PREPARED BY

NAME / TITLE \_\_\_\_\_

ORGANIZATION \_\_\_\_\_

DATE \_\_\_\_\_

STREET & NUMBER \_\_\_\_\_

TELEPHONE \_\_\_\_\_

CITY OR TOWN \_\_\_\_\_

STATE \_\_\_\_\_

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL \_\_\_\_\_

STATE \_\_\_\_\_

LOCAL \_\_\_\_\_

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE \_\_\_\_\_

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
ATTEST: \_\_\_\_\_

DATE \_\_\_\_\_

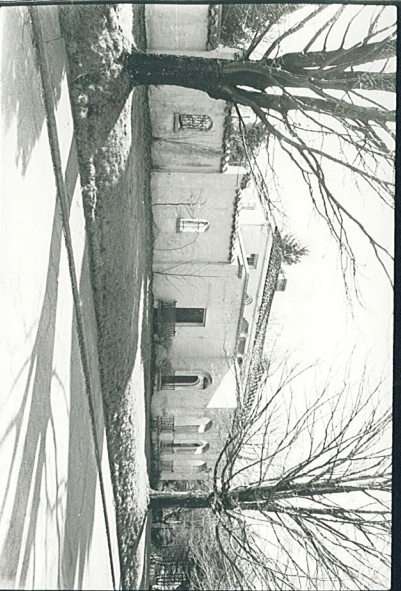
KEEPER OF THE NATIONAL REGISTER



KODAK SAFETY FILM 5063

KODAK SAFETY FILM 5063

KODAK



→6A

→7

→7A

→8

→8A

→9

KODAK SAFETY FILM 5063

KODAK SAFETY FILM 5063

KODAK SAFETY



→9A

→10

→10A

→11

→11A

→12



FILM 5063

KODAK

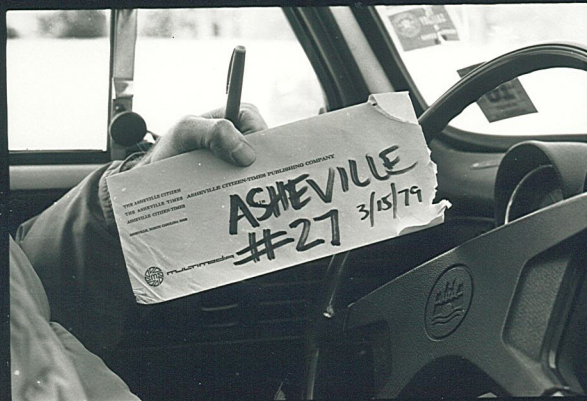


→12A

→13

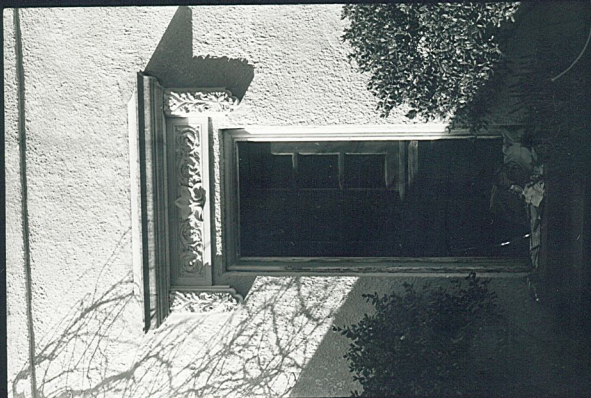
KODAK SAFETY FILM 5063

KODAK SAFETY FILM 5063



→3A

→4



→4A

→5



→5A

→6

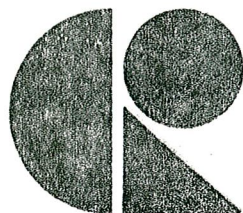


NORTH  
CAROLINA  
DEPARTMENT  
OF  
CULTURAL  
RESOURCES

Raleigh,  
North Carolina  
27611

Division of  
Archives and History  
Larry E. Tise, Director

Sara W. Hodgkins,  
Secretary  
James B. Hunt, Jr.,  
Governor



October 21, 1980

Mrs. Hope W. Ryan  
21 Chiles Ave.  
Asheville, N. C. 28805

Dear Mrs. Ryan:

Re: James Madison Chiles House

At its meeting on Oct. 16, 1980 the State Professional Review Committee for Nomination to the National Register of Historic Places approved for study several properties of historical or architectural significance.

We are pleased to report that the property mentioned above was among this group. It should be noted that placement on the study list does not mean automatic nomination to the National Register. It means only that the staff is authorized to study the significance, history, and condition of the property, and, if appropriate, to complete a National Register nomination, which will in turn be reviewed by the Professional Review Committee. You will be notified at least one month before the completed nomination is reviewed--and it will be at least several months, and possibly a year or more, before the necessary investigation is completed.

National Register listing does not restrict the private owner; it does, however, mean that any state or federally funded project that might affect the integrity of the property, must be reviewed according to certain procedures. In addition, the Tax Reform Act of 1976 offers tax incentives for preservation of income producing (commercial or rental) National Register properties. Material explaining the National Register and the effects of the Tax Reform Act are enclosed.

If you have any questions concerning the National Register program, we encourage you to let us know at the above address.

In addition, we would very much welcome any information you may have about the property. If you have not already supplied this, we would like to have copies of any old photographs, private papers or letters concerning this property, old maps, genealogical material, historical or traditional information, and especially information concerning the chain of ownership. If you know of anyone we should contact about the history of the property, that would be helpful as well. The more information we have, the sooner the nomination can be completed.

Ordinarily, it takes a long time to complete work on properties that have been approved for study. We set our priorities for nominations according to specific preservation priorities. If your property falls now or will fall into either of these categories, please notify us immediately. Then we can consider this in setting our priorities. Enclosed is a form listing these priorities. Mark the priority that best describes your property's situation and then describe in specific terms. Please let us know, too, if the ownership of the property changes, if it is moved, or if it is changed in any significant way.



## Historic Property Survey Summary

County: **Buncombe**SSN: **BN01883** Blockface#:

Quad: Asheville  
 PIN: 964893227500000  
 X: Y:  
 Blkr: Lot:  
 DOT Project #:  
 OSA#:

Update Mo: **08** Yr: **2009**

☒ No Alt ☐ Alt ☐ Det ☒ Rehab  
☐ Removed ☐ Outbldg Loss  
☐ No Acc. ☐ Not Fnd ☐ FileMsg  
☐ Newly ID'd ☐ Needs Resch.

Property Name: **James Madison Chiles House**Street or 911 Address: **21 Chiles Avenue**

Location Description:

Town/vicinity: **Asheville**District: **None ()**

District Dates: NRdate:

SLdate:

DOEdate:

Local District:

☐ Recommended for SL ☐ StudyList SLDate: ☐ NR NRDate: NR #:  
☐ DOE-ER DOEdate:  
☐ DOE-Keeper Local Status: Ownership: **Private**

**Principal Resource** Material Integrity: **High** Condition: **Good** Location Integrity: **Original**

Architectural Data: Primary: Date: **1922** Major Style Group: **Spanish Mission**  
 Construction: **Masonry Veneer**  
 Ext. Material: **Stucco** Later Covering:  
 Height: **2 story** Roof: **Hip** Plan: **Irregular** Core Form (Domestic):  
 1st Design Source and attribution: **Greene, Ronald (Documented)**

Architectural Data: Second Period: Date: Style Group:  
 Construction: Ext. Material:  
 2nd Design Source and attribution:

Major Theme: **Architecture** 2nd Theme:  
 Group Association: Religious Affiliation  
 Historic Function: **Domestic - single dwelling** Family Affil

**Written Summary:**

Rambling Spanish-style house built by the founder of the Kenilworth Co. for himself. Two-story stucco-on-hollow-tile with stone and terra cotta trim. Organized around a walled court. Most exterior ornament is fancifully Baroque. Especially pleasing is a series of slim twisted columns with elaborate capitals which support secondary arches along the exterior wall of a porte cochere. The interior was well-appointed with such features as walnut paneling in the library, walnut wainscoting in the living room, and imported tile baths. Admittedly difficult to maintain, the house is presently in poor repair. (C&C)

(Also see BN 1332) This impressive house had fallen into disrepair by the 1990s, but was extensively rehabilitated in 2007--stucco and plaster repair, second-story shed-roof canopies over porte cochere and entry, and interior updates. (CG)

**Outbuildings/Features**

FeatureType	Material	CircaDate	Condition	Contrib
Summer Cottage	Masonry	1922	Good	

Small open-air structure at the southeast corner of the property with corner buttresses and Baroque Spanish window opening.



**Carriage House**

Masonry

1922

Good

One-story, two-bay, front gable garage covered with stucco and accessed through redesigned openings containing four single-leaf glazed-and-paneled doors with multi-light transoms.

**Actions**

Year	Month	Surveyor	Action/Report
1979		Doug Swaim	Buncombe County Historic Properties Inventory
1998	8	Liz Claud	Asheville Survey Additions
2009	8	Clay Griffith	Asheville Survey Update





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BN1883\_Asheville\_21ChilesAve\_08-09\_cg\_02.jpg



BN1883\_Asheville\_21ChilesAve\_08-09\_cg\_03.jpg



BN1883\_Asheville\_21ChilesAve\_08-09\_cg\_04.jpg



BN1883\_Asheville\_21ChilesAve\_08-09\_cg\_05.jpg



BN1883\_Asheville\_21ChilesAve\_08-09\_cg\_06.jpg