

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes  
no

Property Name: Arlen L. Miller Farm II Inventory Number: G-I-A-146  
 Address: 1135 Pea Ridge Road Historic district: yes  no  
 City: Avilton Zip Code: 21539 County: Garrett  
 USGS Quadrangle(s): Avilton  
 Property Owner: Peter G. Brown Tax Account ID Number: 000341  
 Tax Map Parcel Number(s): 0025 Tax Map Number: 0028  
 Project: Fourmile Ridge Wind Energy Project Agency: USACE  
 Agency Prepared By: GAI Consultants, Inc.  
 Preparer's Name: Mike Kenneally Date Prepared: 12/3/2013  
 Documentation is presented in: MIHP form  
 Preparer's Eligibility Recommendation: Eligibility recommended  Eligibility not recommended  
 Criteria: A B C D Considerations: A B C D E F G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
 Name of the District/Property: \_\_\_\_\_  
 Inventory Number: \_\_\_\_\_ Eligible: yes Listed: yes  
 Site visit by MHT Staff yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

**Physical Description**

The Arlen L. Miller Farm II is an agricultural complex constructed circa 1873, likely by John F. Robeson, in a hilly area on Pea Ridge Road south of Avilton in Garrett County. The resource is comprised of a dwelling, barn, chicken house, and springhouse; however, property access was limited and the barn, chicken house, and springhouse were not surveyed or photographed.

**Primary Dwelling (Circa 1873)**

The dwelling is a circa-1873 two-story, four-bay, wood-frame house resting upon a cut stone foundation, clad in vinyl siding, and capped with a side gable roof covered in corrugated metal. A two-story gable roof ell addition is appended to the rear (south) elevation and rests upon a concrete block foundation that is exposed on the south elevation. An interior brick chimney pierces the roof of the ell addition at the ridgeline. The façade features a one-story full-width porch covered with a hipped roof supported by square wood posts, and two central entrances. A one-story hipped roof wrap-around porch is also appended to the northwest and southwest elevations of the ell addition and supported by square wood posts and a concrete block foundation. Fenestration consists of one-over-one double-hung vinyl sash replacement windows throughout, with small rectangular louvered vents in the gables. The

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_ Eligibility not recommended

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MHT Comments:

Jonathan Sayer 11/3/14  
 Reviewer, Office of Preservation Services Date  
NA  
 Reviewer, National Register Program Date

double doors and four-over-four configuration of the dwelling suggest German influence. The house stands in fair condition.

History and Significance

The Arlen Miller Farm II is located on the southeast side of Pea Ridge Road in Lonaconing, an agricultural community in Garrett County. The 76-acre property consists of a vernacular circa-1873 dwelling and several outbuildings, including a barn, chicken house, and springhouse.

The earliest evidence of land ownership for the Arlen Miller Farm II is from 1857 and 1858, when William Robeson purchased one-third interest in 15 acres of Lot 5 and 77.5 acres of Lot 6 of the tract of land known as "Walnut Hills" from James Swan, Alexander C. Good, and Mary Swan Good (Allegany County Deed Book 16:271; 17:282; 17:633). William also owned the property where G-I-A-145 is currently located. William J. Robeson was a farmer who moved from his native Pennsylvania to Maryland in about 1850. Robeson owned the aforementioned property until his death in 1868. During his ownership, William J. Robeson added additional tracts of land to his property, including 89.75 acres of a tract of land known as "Lochiel," but no deed references could be found for those additions. William J. Robeson is buried in Robeson Family Cemetery located to the north on the west side of Pea Ridge Road, within the property boundaries of G-I-A-145.

After William J. Robeson's death, ownership of the property was divided between his wife Rhoda and nine of his surviving children, including John F. Robeson. Between 1869 and 1884, John F. Robeson purchased interests in the property from his siblings, including George Robeson (Allegany County Deed Book 29:457), William A. and Nelson Robeson (Garrett County Deed Book 1:79), John R. and Elizabeth Durst (Garrett County Deed Book 1:419), Jesse Robeson (Garrett County Deed Book 1:593), James Robeson (Garrett County Deed Book 2:79), Margaret Blocher (Garrett County Deed Book 9:171), and Clara Strickland (Garrett County Deed Book 9:303). The property described in each of these deeds is as follows: 23 acres of a tract of land known as "Pathway," nine acres of Lot Number 5 in the tract of land known as "Walnut Hills," 70 acres of Lot Number 6 in "Walnut Hills," and 89.75 acres in a tract of land known as "Lochiel," totaling approximately 191 acres.

John F. Robeson was born in 1834 in Pennsylvania to William J. and Rhoda Robeson. In 1864, he enlisted as a private in Company A of the 3rd Potomac Home Brigade, Maryland Infantry of the United States Army (National Park Service 2007). According to the 1870 United States Census, John Robeson worked as a miner in Garrett County, but by 1880, was married with several children and working as a farmer (United States Census Bureau 1870; 1880). The present dwelling on the property was likely constructed by Robeson soon after he began purchasing interest in the family farm from his siblings. Garrett County tax records list the constructed date of the house as 1873 (Maryland Department of Assessments & Taxation 2013). In 1880, at least seven individuals were living in the household, including John F. Robeson, his wife, Sarah, his sons Herman, Enoch, and Oscar, and his brother-in-law and sister Jacob and Clara Strickland (United States Census Bureau 1880). Several other family members, including his mother Rhoda and his brother Jesse, lived nearby, and may also have lived on the property.

A second dwelling was constructed circa 1895 on the north side of Pea Ridge Road north of the property, likely becoming John F. and Sarah C. Robeson's primary residence (Arlen Miller Farm I, G-I-A-145). Their son Herman H. and his wife Jane Robeson likely began inhabiting the circa-1873 dwelling soon after. Herman and Jane Robeson are listed in the 1900 and 1910 United States Census records in their own household immediately after John F. and Sarah C. Robeson's household (United States Census Bureau 1900; 1910). In 1912, Herman and Jane Robeson purchased approximately 94 acres of "Lochiel" and "Walnut Hills" tracts from John F. Robeson, including the circa-1873 dwelling (Garrett County Deed Book 62:541). John F. Robeson died in 1914 and Sarah C. Robeson died in 1930. Both are buried in Robeson Family Cemetery (Find a Grave 2011a; 2011b).

Herman H. Robeson, a farmer like his father and grandfather, and his wife Jane raised three children on the property. In 1948,

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_  
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MHT Comments:

\_\_\_\_\_  
Reviewer, Office of Preservation Services

\_\_\_\_\_  
Date

\_\_\_\_\_  
Reviewer, National Register Program

\_\_\_\_\_  
Date

Herman H. and Jane Robeson sold the 94-acre property to their youngest son Charles Francis Robeson and his wife Evelyn Stark Robeson (Garrett County Deed Book 151:350). C. Frank Robeson is listed in the 1940 census as the father of three children and working as a school bus driver (United States Census Bureau 1940). The 2009 obituary for Evelyn Stark Robeson, however, identifies the Robesons as dairy farmers (Cumberland Times-News 9 April 2009). C. Frank and Evelyn Robeson owned and lived on the property until 1948, when they sold it to Arlen L. and Virginia C. Miller (Garrett County Deed Book 376:682). Arlen and Virginia Miller sold a 6.37-acre portion of the property in 1980, and another 12.11-acre portion in 1981, leaving 76 acres, which Peter G. and Judith A. Brown purchased from the couple in 1983 (Garrett County Deed Book 443:144). Today, the property is part of an approximately 450-acre property owned by Peter G. Brown and is referred to as Parcel 4 in the most recent deed reference (Garrett County Deed Book 747:214).

NRHP Evaluation

No information could be located that connects the Arlen L. Miller Farm II to significant events or themes in local, state, or national history. The property is associated with agricultural activities and served as a family farm from the mid-nineteenth century until the mid- to late-twentieth century. However, the property no longer strongly presents a cohesive reflection of the agricultural practices that took place on the property. Therefore, this resource is recommended not eligible for NRHP listing under Criterion A. The property and extant dwelling are associated with the Robeson Family, particularly with John F. Robeson, who owned the property from approximately 1870 until 1912, and Herman H. Robeson, who owned the property from 1912 until 1948. Local historical and genealogical sources identify John F. Robeson as a veteran of the Civil War, but provide no further information related to the Robesons or any other individuals associated with the property, and there is no evidence that any individuals associated with the property were significant in local, state, or national history. Therefore, this resource is recommended not eligible for NRHP listing under Criterion B. The dwelling stands as a common and unexceptional example of late-nineteenth-century vernacular architecture in rural western Maryland, and several better preserved examples exist elsewhere, such as the main dwelling located to the north at G-I-A-145. The dwelling is also altered, and the installation of vinyl siding and vinyl replacement windows greatly diminishes the historic character and integrity of the residence. As such, the Arlen L. Miller Farm is recommended not eligible for NRHP listing under Criterion C. Eligibility under Criterion D cannot be determined as the resource has not undergone archaeological testing.

References

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1896 Brown's Miscellaneous Writings Upon a Great Variety of Subjects. J. J. Miller: Cumberland, MD.

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1942 44 Years of the Life of a Hunter. Winston Printing Company: Winston-Salem, NC.

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2009 "Evelyn Stark Robeson Obituary." 9 April, Cumberland, MD.

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2011b "Sarah C. Robeson." Find A Grave. Electronic document, <http://www.findagrave.com/cgi->

MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended				Eligibility not recommended									
Criteria:	A	B	C	D	Considerations:	A	B	C	D	E	F	G	
MHT Comments:													
_____ Reviewer, Office of Preservation Services							_____ Date						
_____ Reviewer, National Register Program							_____ Date						

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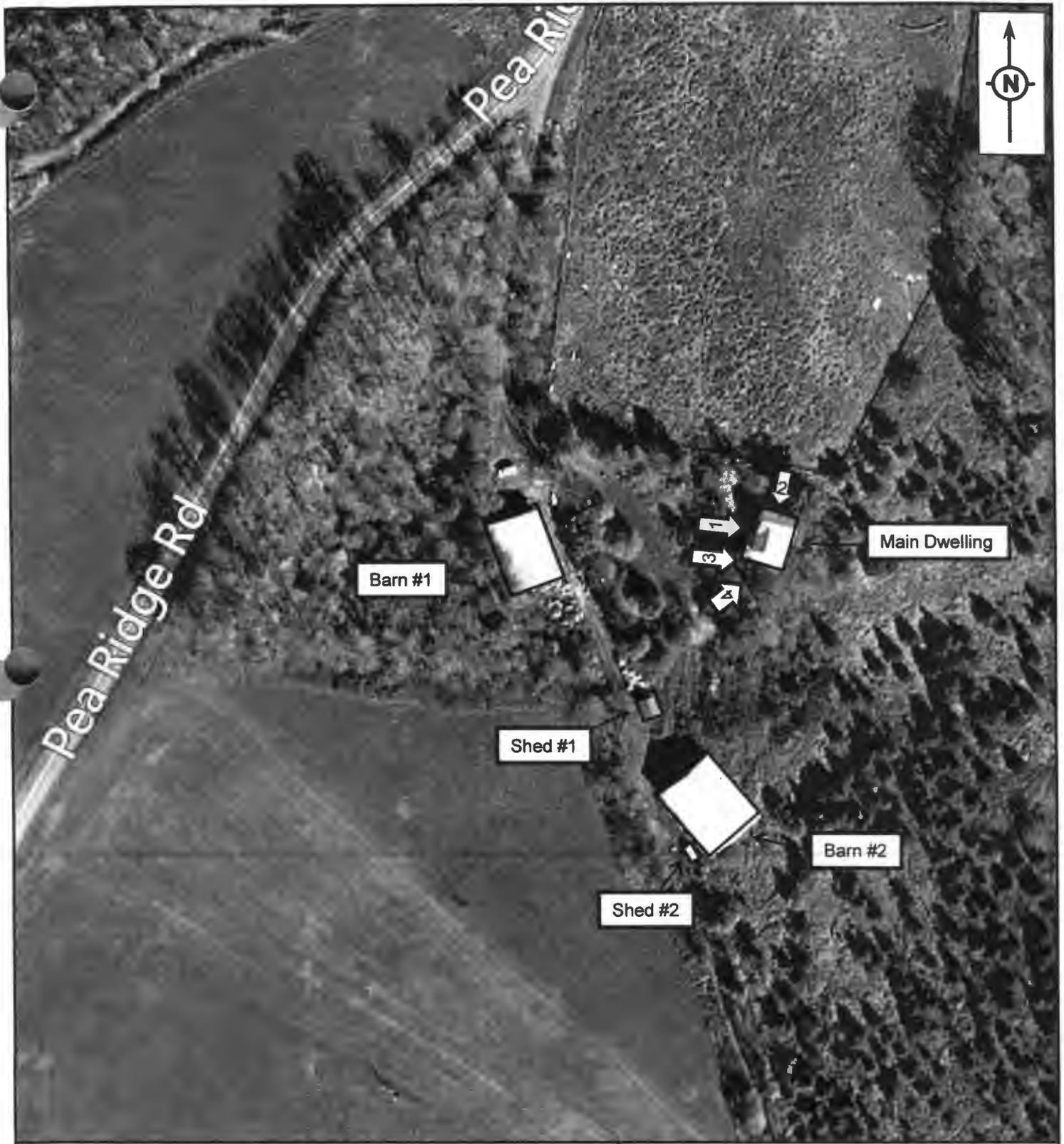
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Schlosnagle, Stephen and the Garrett County Bicentennial Committee  
1978 Garrett County: A History of Maryland's Tableland. McClain Printing Company: Parsons, WV.

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1880 1880 United States Federal Census. Available at Ancestry.com.  
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1920 1920 United States Federal Census. Available at Ancestry.com.  
1930 1930 United States Federal Census. Available at Ancestry.com.  
1940 1940 United States Federal Census. Available at Ancestry.com.

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Eligibility recommended				Eligibility not recommended									
Criteria:	A	B	C	D	Considerations:	A	B	C	D	E	F	G	
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_____ Reviewer, National Register Program							_____ Date						



Pea Ridge Rd

Pea Ridge Rd

Barn #1

Shed #1

Shed #2

Barn #2

Main Dwelling

1  
2  
3  
4

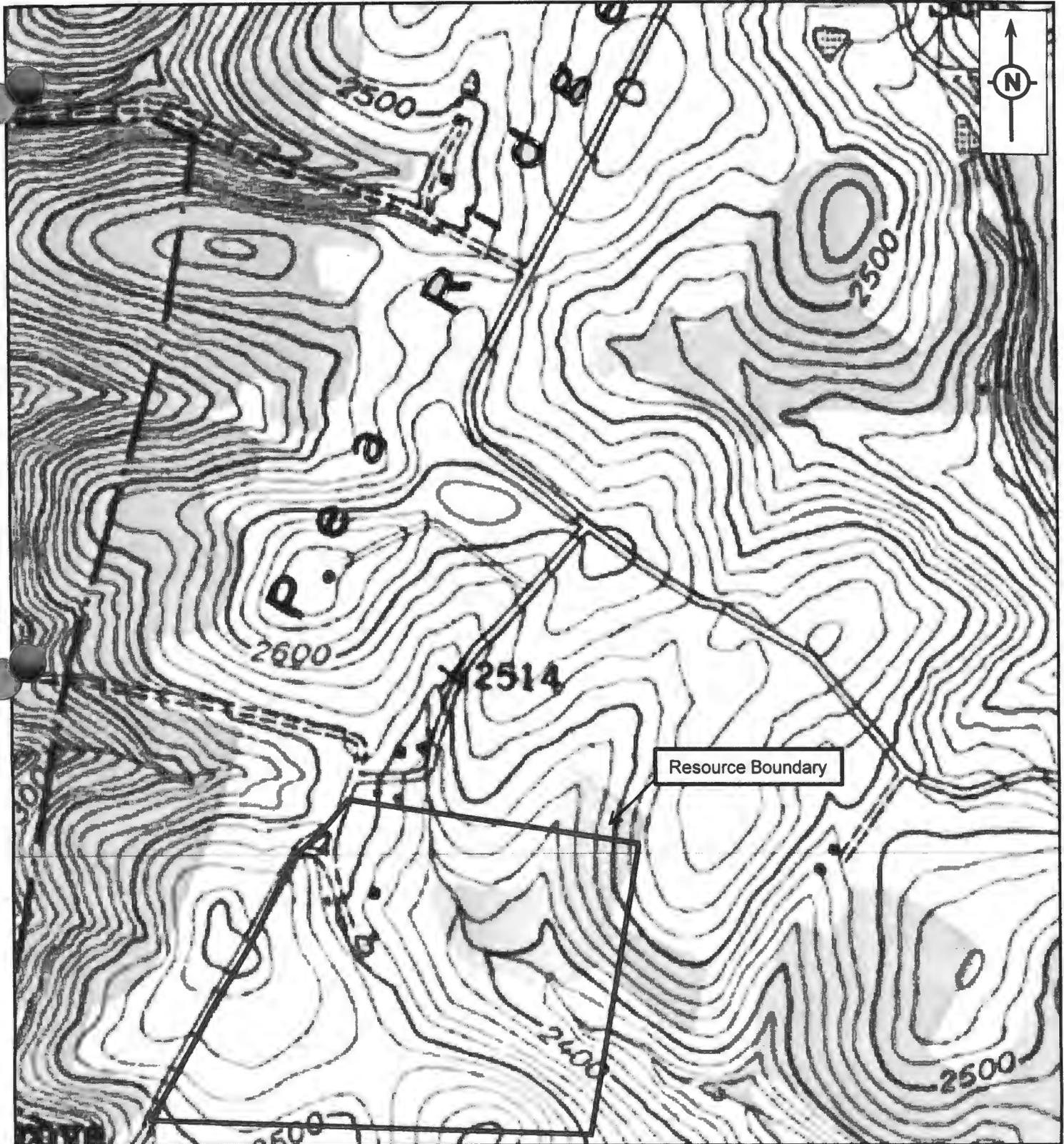


SOURCE: MICROSOFT CORPORATION, 2013.

gai consultants

G-I-A-146  
Resource Sketch Map

Arlen Miller Farm II  
1135 Pea Ridge Road  
Avilton, Garrett County



gai consultants

SOURCE: USGS 7.5 MINUTE AVILTON  
QUADRANGLE MAP (1947, PHOTOREVISED  
1981).

G-I-A-146

Arlen Miller Farm II  
1135 Pea Ridge Road  
Avilton, Garrett County

G-I-A-146

Arlen L. Miller Farm II

GAI Consultants, Inc.

Previously Recorded Resources within Indirect APE – Fourmile Wind Energy Project

Garrett County, Maryland

Epson Premium Glossy Paper/Epson UltraChrome pigmented inks

G-I-A-0146\_2013-08-23\_01 – Main dwelling, west façade, facing east

G-I-A-0146\_2013-08-23\_02 – Main dwelling, north façade, facing south

G-I-A-0146\_2013-08-23\_03 – Main dwelling, south and west façades, facing northeast

G-I-A-0146\_2013-08-23\_04 – Main dwelling, south and west facades, facing northeast



G-1-A-0146

Arlen C. Miller Farm II  
Garrett County, Maryland

Liz Williams

8-23-13

MD SHPO

Main dwelling, west facade, facing east

1/4



G-1-A-0146  
Arlen L. Miller Farm II  
Garrett County, Maryland  
Liz Williams

8-23-13  
MD SHPO

Main dwelling, North facade, facing South

2/4



Gr-A-0146  
Arlen L. Miller Farm II  
Garrett County, Maryland  
Liz Williams  
B-23-13  
MO SHPO

Main dwelling, south and west facades, facing northeast  
3/4



G-1-A-0146  
Arlen L. Miller Farm II  
Garrett County, Maryland

Liz Williams

8-23-13  
MO SHPO

Main dwelling, south and west facades, facing northeast

4/4

G-I-A-146

Arlen L. Miller Farm II  
Avilton  
Private

circa 1900

The Arlen L. Miller frame house is a two story, four bay by one bay gable roof structure. The main block of the house rests on a stone foundation and the rear on cinderblocks. The house is covered with asphalt shingles.

A barn, chicken house and springhouse are all located behind the house.

12-01-95735

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

Arlen L. Miller Farm II

**2 LOCATION**

STREET & NUMBER

Pea Ridge Rd., approximately 1 3/4 miles south of Avilton

CITY, TOWN

Avilton

VICINITY OF

CONGRESSIONAL DISTRICT

6th

STATE

Maryland

COUNTY

Garrett County

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

\_\_\_ VICINITY OF

STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC

Garrett County Courthouse

Liber #:

Folio #:

STREET & NUMBER

Third and Alder Streets

CITY, TOWN

Oakland

STATE

MD 21550

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

None

DATE

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

G-I-A-146

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED    DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

This frame house is situated in a hilly region on Pea Ridge Road. approximately 1 3/4 miles south of Avilton. The house faces northeast. It is a two story, four bay by one bay gable roof structure, with an ell that has had a shed addition added to its southeast elevation. A wooden porch supported by square wooden posts runs the length of the facade. A porch on the rear, southwest elevation, rests on a high cinderblock foundation which serves as a full-story cellar entrance. The rear porch extends around the northwest elevation of the ell. Two central symmetrically placed entrances appear on the facade. Entrances are also located at the rear and northwest elevation porches.

An exterior cinderblock chimney is located on the southeast elevation. Three over one sash windows light the house. The main block of the house rests on a stone foundation and the rear on cinderblocks. The house is covered with asphalt shingles.

A barn, chicken house and springhouse are all located behind the house.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

**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 checked="" 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              |   |  |

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**SPECIFIC DATES**

**BUILDER/ARCHITECT**

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**STATEMENT OF SIGNIFICANCE**

This house is an example of a common western Maryland type. Houses of this general configuration, a rectangular main block and rear kitchen wing, were constructed in Garrett County from the late nineteenth through the early twentieth centuries.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

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**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

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

VERBAL BOUNDARY DESCRIPTION

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

STATE COUNTY

STATE COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Valerie Cesna, Historic Sites Surveyor

ORGANIZATION

Maryland Historical Trust/Bureau of Mines

DATE

May 1982

STREET & NUMBER

Shaw House, 21 State Circle

TELEPHONE

(301) 269-2438

CITY OR TOWN

Annapolis

STATE

Maryland 21401

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438



67

2'30"

164000 FEET (PA 11)

Avilton, MD-PA  
 USGS 7.5 Minute Series  
 Scale 1:24,000  
 1947; photorevised 1974

Site #: G-I-A-146  
 Arlen Miller Farm II  
 Pea Ridge Road, approximately 1 3/4  
 miles south of Avilton



G-I-A-146

Arlen L. Miller Farm II

Garrett Co., MD

Valerie Cesna 6/18/81

NE & NW elevations



G-I-A-146

Arlen L. Miller Farm II

Garrett Co., MD

Valerie Cesna 6/18/81

SW & SE elevations