



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

April 26, 2023

Robert Wise
Richard Grubb & Associates, Inc.
259 Prospect Plains Road
Building D
Cranbury PA 085120000

RE: ER Project # 2021PR05327.009, The Stokes Estate; Westtown Township, Chester County, Department of Environmental Protection, Westtown Township, Chester County

Dear Robert Wise:

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources

SHPO Sends Comments - Environmental Review - DOE - Not Eligible Above Ground Property

Based on the information received and available in our files, it is our opinion that the Briner House (Resource # 2023RE04196) is Not Eligible for listing in the National Register of Historic Places due to a lack of integrity and/or significance. This resource has not been evaluated for archaeological potential. Our opinion is conditional based on the information available to date. Please Note: Should new information be brought to our attention in any future reviews of the property, a re-evaluation of the significance, integrity, and/or overall National Register eligibility of this property may be necessary.

For questions concerning above ground resources, please contact Barbara Frederick at bafrederic@pa.gov.

Sincerely,

A handwritten signature in black ink that reads "Emma Diehl".

Emma Diehl
Environmental Review Division Manager

This document provides the information necessary to permit the Pennsylvania State Historic Preservation Office (PA SHPO) to evaluate the eligibility of the Briner House at 1011 Shiloh Road, Westtown Township, Chester County, for listing in the National Register of Historic Places. The components of the “minimum record” required for the PA SHPO’s online database, PA SHARE, are covered in this document. This documentation is being submitted because the property will be included in the proposed Stokes Development (2021PRO5327). Section 5.0 of this document discusses the impact of the development on the property.

1.0 Property Information

Street address: 1011 Shiloh Road, West Chester, PA 19382

Municipality: Westtown Township, Chester County

Tax parcel: 67-2-8

The property is located on the northeast side of Shiloh Road in northcentral Westtown Township. The nine-acre parcel has an irregular shape. Although the property has some frontage along Shiloh Road opposite the northeastern terminus of Oakbourne Road, it is accessed off a shared drive southeast of the intersection that runs 900 feet northeast, and then turns west to enter the property near its eastern corner. A dense line of mature trees demarcates the northwest and northeast sides of the property, and much of the northeastern part of the property is wooded. The property drains to the southeast, with a fenced pasture to the southwest. Buildings on the property include a Colonial Revival style house and two agricultural outbuildings.

2.0 Historic Resources

Name of resource: Briner House

Resource type: Building

Construction date: Circa 1953

Historic function: Domestic – single dwelling

Current function: Domestic – single dwelling

Architectural style: Colonial Revival

Primary building material: Stone

Architect: Unknown

Number of resources: One (1) plus two (2) non-historic buildings

The Briner House is a two-and-a-half-story, three-bay Colonial Revival style residence with a two-story east wing, an attached garage to the west, and a two-story rear wing to the north.

The main block was built circa 1953. It is a two-and-a-half -story, three-bay section facing south with additions on three elevations. It has an end-gabled roof clad with asphalt shingles and has four wall dormers on the main (south) elevation. The house has a stone main (south) elevation and frame gable end walls. A pent roof runs between the second floor and attic levels. The main (south) elevation has three bays below the pent roof, with the eastern bay wider than the west and center bays. Windows are multi-light double hung sash units flanked by shutters. The main entrance is located in the east bay below an oversized, cantilevered gabled hood.

The east wing is a two-story section aligned with the main elevation of the main block. It has a gabled roof clad with asphalt shingles, with a large stone chimney at the east end of the ridge. The main (south) elevation has multi-light windows on the first and second floors, aligned vertically and featuring shutters.

The attached garage was built in two sections. The garage section (1981) is a one-and-a-half-story element on the west end of the building complex. Its ridge runs north to south, with a gabled dormer on the west

slope. The walls are part stone and part frame. A two-story hyphen section (built in 2008) connects the garage to the main block.

Note: The property survey occurred in March 2023; the interior could not be inspected.

3.0 Property History

The subject tract contains a mid-twentieth-century Colonial Revival style house that stands on land partitioned from the Stokes Farm, which lies to the east.

The property was part of the Stokes Farm historically. It is shown on the 1883 Forsey Breou, *Breou's Official Series of Farm Maps: Chester County, Pennsylvania: Compiled, Drawn, and Published From Personal Examinations and Surveys* (Figure 1) as part of the Estate of Richardson Peirce and on the 1933 Franklin Survey Company, *Property Atlas of Chester County, Penna. Volume 1* (Figure 2) as part of the Walter R. White farm.

The property was subdivided from the Stokes Farm in 1951. G.D. Houtman, C.E., completed the survey partitioning the Stokes Farm that year, and in 1952, Stokes Farm owners Walter and Eleanor White sold the subject tract to their daughter Joyce W. Briner and her husband, Martin L. Briner (Chester County Deeds 1952: M25-39). The house appears on the historic aerial photograph of 1953 (NETR 1953). The Briners later added a freestanding garage west of the house (NETR 1981) and then an outbuilding south of the house (NETR 1992).

Ivar and Jennifer Galilea purchased the property in 1997 and have owned it since that time (Chester County Deeds 1997: 4241-2096). During their ownership, they connected the house and garage with a hyphen in 2008, and added a second outbuilding southwest of the house (NETR 2008).

Sources

Breou, Forsey

1883 *Breou's Official Series of Farm Maps: Chester County, Pennsylvania: Compiled, Drawn, and Published From Personal Examinations and Surveys*. W. H. Kirk & Co., Philadelphia, Pennsylvania.

Chester County Deeds [CCD]

n.d. On file, Chester County Office of the Recorder of Deeds and Chester County Archives, West Chester, Pennsylvania.

Franklin Survey Company

1933 *Property Atlas of Chester County, Penna. Volume 1*. Franklin Survey Company, Philadelphia, Pennsylvania.

Nationwide Environmental Title Research LLC (NETR)

n.d. HistoricAerials.com. Online document accessed March 10, 2023.

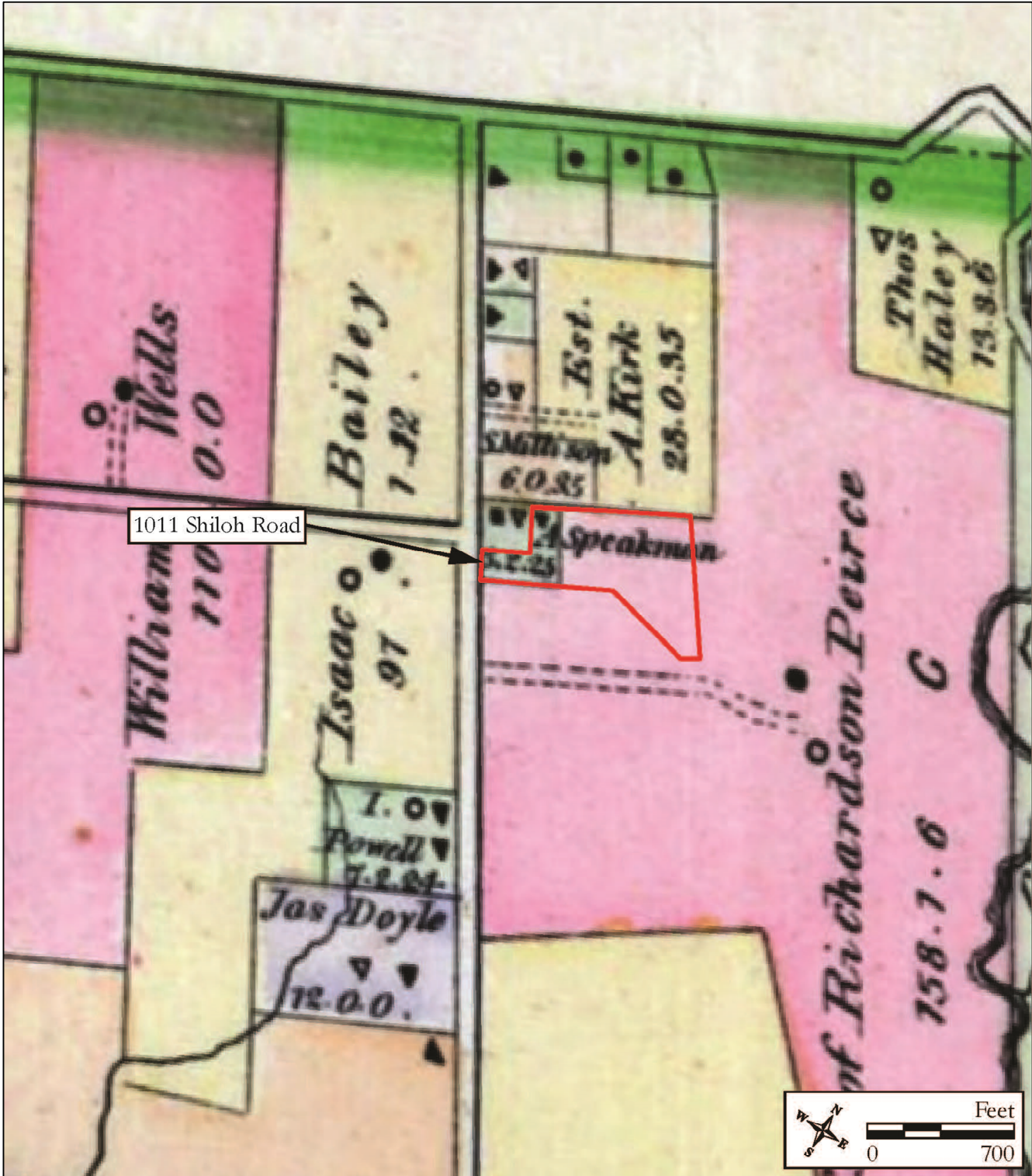


Figure 1. 1883 Forsey Breou, *Breou's Official Series of Farm Maps: Chester County, Pennsylvania: Compiled, Drawn, and Published From Personal Examinations and Surveys.*



Figure 2. 1933 Franklin Survey Company, *Property Atlas of Chester County, Penna. Volume 1.*

4.0 Statement of Significance

Consultant Evaluation: Not Eligible

The Briner House is recommended not eligible for listing in the National Register of Historic Places (NRHP). It does not appear to meet NRHP Criterion A, as no events of importance are known to be associated with the property. Even though two centuries ago the property was part of the Stokes Farm, which was determined eligible for the NRHP in 2021, it has lost the integrity of its agricultural setting. The property's owners do not appear to have obtained significance necessary to meet NRHP Criterion B. The property does not appear to meet Criterion C for architecture: the house was originally designed as a typical Colonial Revival style house constructed and found throughout suburban Chester County. The house has been enlarged with the attached garage and hyphen, and the setting has been altered through the construction of two outbuildings within the main vista of the house. Research for the project did not identify any importance to meet Criterion D.

5.0 Proposed Development and Assessment of Effects

The proposed development of the nearby Stokes Farm (2021PRO5327) has been amended to incorporate this property, the Briner House at 1011 Shiloh Road. The revised plan proposes an extension of Oakbourne Road on the northeast side of Shiloh Road that will connect with the previously proposed development circulation system. The new plan calls for the Oakbourne Road extension to be double-loaded, with seven new lots on each side.

The revised plan (Figure 3) shows the Briner House. The plan proposes to partition the property. The extension of Oakbourne Road will be taken entirely from the property. The house will be retained on a reduced lot (Lot 65), flanked by open space. The outbuilding from 1992 directly in front of the house will remain on the lot and presumably will be retained. However, the outbuilding from 2008 will be located on development Lot 75 and removed.

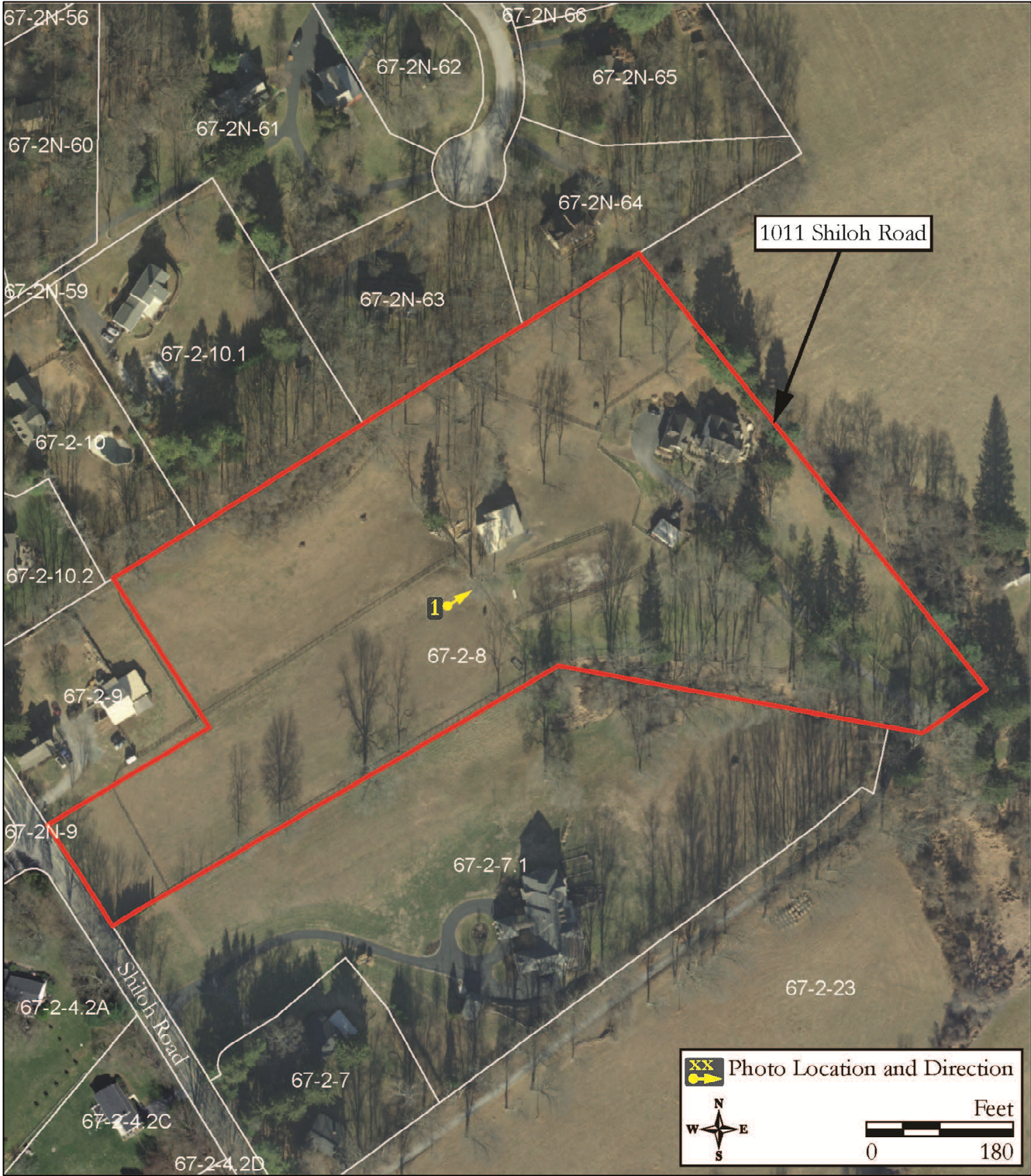
The proposed project appears to have no effect because the Briner House property is not recommended eligible for listing in the NRHP. If the property were to be found eligible, the plan still would have no effect. Alterations to the landscape will be limited near the house as a result of the open space to the east and west. The extension of Oakbourne Road will run behind the 1992 outbuilding and will be partially obscured from the main elevation of the Briner House. Additional landscaping along the road could further buffer its view from the house.

6.0 Photographs

The photographs were taken by Seth Hinshaw on March 2, 2023.



Figure 3. Revised development plan for the Stokes Farm, with the Briner House indicated (need citation).



Site Plan: Chesco Views aerial 2022 showing camera angle.



Photo 1. View of the Briner House from the south, with the 2008 outbuilding on the left and the 1992 outbuilding on the right.

This document provides the information necessary to permit the Pennsylvania State Historic Preservation Office (PA SHPO) to evaluate the eligibility of the Miles House at 927 Shiloh Road, Westtown Township, Chester County, for listing in the National Register of Historic Places. The components of the “minimum record” required for the PA SHPO’s online database, PA SHARE, are covered in this document. This documentation is being submitted because the property will be included in the proposed Stokes Development (2021PRO5327). Chapter 5.0 of this document discusses the impact of the development on the property.

1.0 Property Information

Street address: 927 Shiloh Road, West Chester, PA 19382

Municipality: Westtown Township, Chester County

Tax parcel: 67-2-9

The property is located on the northeast side of Shiloh Road in northcentral Westtown Township. The 1.13-acre parcel is square in shape, with the corners pointing generally in the compass directions (north, east, south, and west). Shiloh Road forms the property’s southwestern boundary, and the southern point of the property is located immediately opposite the northeast terminus of Oakbourne Road. Mature trees line the southwest and northwest boundaries of the property, including some off the road shading the front lawn of the subject house at 927 Shiloh Road. The property drains to the east. The property drive leads northeast from Shiloh Road between stone gate posts, passing the southeastern side of the house and continuing to a parking area near the barn in the rear of the property. For the purpose of this document, the gate posts are considered to be minor landscape features.

2.0 Historic Resources

Name of resource: Miles House

Resource type: Building

Construction date: 1834

Historic function: Domestic – single dwelling

Current function: Domestic – single dwelling

Architectural style: Federal

Primary building material: Stone

Architect: Unknown

Number of resources: Two (2) plus two (2) minor landscape features

House

The Miles House is a three-section building consisting of a two-story, four-bay stone core (1834), a two-story, frame addition (1879), and a small one-story section attached to the east end of the frame addition.

The two-story, four-bay stone core was built perpendicular to Shiloh Road. Its main elevation faces southeast but considered to face south for ease of description. The core has an end-gabled roof clad with asphalt shingles; small stone chimneys are located near each end of the ridge. The overhanging eaves are clad with vinyl. The walls of the core are rubble stone. Fenestration is slightly asymmetrical, with a different number of bays on the first and second floors on the front (south) elevation. The front elevation also has a seam in the stone wall that suggests that this elevation was designed with two front doors, aligned below the second floor windows; the current main entrance is located between the locations of the two original doors. The eight-paneled door has replacement sidelights. Fenestration is asymmetrical due to the changes to the entrance, with four six-over-six double hung sash windows on the second floor and two six-over-nine double hung sash windows on the first floor. All windows on the stone core appear to be historic if not original;

they retain their paneled shutters exhibiting features from the second quarter of the nineteenth century (hence original). First-floor windows also display Judd sash locks. The rear elevation has two windows on each floor level (two-over-two sash units on the second floor, six-over-nine sash units on the first floor), aligned vertically. Seams in the stone wall and a surviving stone lintel indicate that a rear door originally existed between the first-floor windows. The west end wall is solid stone except for two small attic windows. The core has a stone foundation.

A full-length porch extends along the main elevation. It has a shed roof clad with asphalt shingles, with three, square posts supporting the ends of the eaves. Each post stands on a stone pillar, suggesting an early twentieth-century construction date. The porch has a stone foundation and concrete stairs in front of the entrance.

The 1879 section is a two-story, frame addition attached to the east end of the stone core. Its rear elevation was built flush with the rear wall of the stone core, but its front wall extends further south than the front of the core. The addition has a T-shaped ridge with asphalt shingles on the roof and vinyl eaves. On the north slope of the roof, a gabled dormer extends partially over the core; it has vinyl eaves, clapboard walls, and two small one-over-one windows. The walls are frame, clad with clapboards of recent vintage that feature a bead along the lower edge. Windows on the second floor and attic level retain their original proportions; they are mostly six-over-six sash units, although some have been replaced with one-over-one sash units. The first-floor window on the south end and one on the east wall are paired units that appear to date to the early twentieth century. The rear elevation has two reduced one-over-one windows. The section has one exterior entrance located on the east elevation immediately south of the one-story east section. The entrance has a late twentieth-century door with a doorlite rim with nine inset lights over two vertical panels. This door opens onto a set of stone steps leading down to the parking area to the rear. The section has a stone foundation.

The small, one-story section is attached to the northeast corner of the 1879 addition. It is aligned with the 1879 section's north wall. This section has a shed roof clad with asphalt shingles, with two inset skylights. Its walls are clad with new clapboards with a bead along the lower edge. A paired one-over-one sash window unit is located on the east elevation, and smaller one-over-one sash windows are located on the north and south elevations. The shapes of these windows indicate this section was added in the early to mid-twentieth century.

The interior was not available for documentation.

Barn

The barn, which stands northeast of the house, is a four-part frame building on a stone foundation. Its recent re-cladding has undermined its historic appearance. The barn core appears to be an example of a "Half Barn," a barn type slightly smaller than the normal type of bank barn built in Chester County and intended for later expansion. It has a standing seam tin roof and board and batten siding. The south elevation has three sliding windows on the upper level; they were installed in the twentieth century and are inconsistent with the barn's historic appearance. The rear elevation has rolling batten doors accessing the interior atop the ramp. The stone foundation extends further west than the frame superstructure and may be the vestiges of the woodworking shop operated by the Speakman family. The barn's three additions do not appear to be historic. A shed-roofed section on the south side uses part of the stone barn yard wall facing the house, with a batten door providing interior access. The section's south wall has horizontal boards up to a height of approximately four feet and is open up to the standing seam tin roof. The north addition is an outshed occupying the eastern portion of the ramp; it has a shed roof clad with standing seam tin and board and batten siding with a paired batten door opening onto the ramp. A shed-roofed addition on the east end of the barn core also has board and batten siding and a stone foundation.

3.0 Property History

The Miles House was built in 1834 and enlarged in 1879. It was built on a lot on the northeast side of Shiloh Road that had been created in 1805. The barn appears to date to the mid-nineteenth century.

In the eighteenth century, the property was owned by the Gibbons family. Two adjacent farms in this area were owned by cousins with the same name (James Gibbons), and both farms extended laterally through Westtown Township from its northwestern to its southeastern boundary. In 1792, Joseph Shippen purchased a 67.6-acre farm then containing the subject property (CCD 1792: G2-31-292). The farm was part of Shippen's overall holdings encompassing 240 acres (Westtown Township tax records 1801). During his ownership, Shippen sold building lots along the northeast side of today's Shiloh Road. The property was originally created as a 9.8-acre parcel, which Shippen sold to William Hawley in 1822 (CCD 1822: U3-68-344). Like Shippen, Hawley added adjacent properties to this parcel, gradually increasing his holdings to 150 acres (Westtown Township tax records 1817). In 1822, Hawley sold the 9.8-acre property to his widowed daughter-in-law Deborah Hawley, who had been married to William Hawley Jr., for \$1 (CCD 1822: U3-68-344). During her ownership, Deborah paid taxes on a vacant tract of eight acres (Westtown Township tax records 1823). She then re-married to Valentine Kerrigan, who owned a farm of 115 acres (Westtown Township tax records 1829). Deborah Kerrigan died in the early 1830s, and her vacant parcel of 9.8 acres was sold in 1832 to Gideon Miles (CCD 1832: F4-78-66).

Gideon Miles constructed the stone core of the subject farmhouse. He paid taxes in 1832 on an undeveloped lot of 10 acres (Westtown Township tax records 1832). The two following years were not assessment years, and Miles paid taxes again on 10 undeveloped acres (Westtown Township tax records 1833 and 1834). The year 1835 was another assessment year, and the township tax records indicate that Miles paid taxes on the 10-acre lot that included "Buildings" valued at \$400 (Westtown Township tax records 1835). This information provides strong evidence for a construction date of 1834 for the house. Gideon and Lydia Miles then sold the house in 1835 and lived the remainder of their lives in West Chester. The deed of 1835 was the first to describe the property as "All that Messuage and Lot of Ground" (CCD 1835: L4-83-62).

The succeeding two owners only held the property briefly. William Pierce paid \$1,350 for the property in 1835, its highest value in deeds until 2003 (CCD 1835: L4-83-62). Pierce advertised the property for sale in 1837, including a detailed description of the house:

Private Sale.

Will be offered at Private Sale, in Westtown township, Chester county, about 1 mile from Westtown Boarding School, and 2.5 from West Chester, adjoining lands with the subscriber and others... containing about two acres of land, more or less, on which is erected a new stone house, 28 feet front and 18 feet back, with cellar under and 2 rooms on the first floor, and 2 rooms and entry on the second floor, which is finished in the best manner and of the best materials from the cellar to the garret. There is attached to the house, a frame kitchen, and a well of good water and a pump therein, and a frame barn cellared under, all of which is new... (*Village Record* 10 January 1837).

Pierce died intestate soon thereafter. The property was partitioned, and a parcel of 3.108 acres with the Miles House was sold to John Key (CCD 1838: R4-89-539). Key wrote a will in 1840, in which he directed his executor to sell his house and land. His executor began probate in 1841. Generally, executors did not create an inventory for estates (administrators created inventories for intestates), but Key's executor made an interesting inventory in 1841 that estimated the cumulative value of objects in each room of the house: Kitchen \$12, Parlor & fixtures \$32, 2 Stoves \$10, Room and Entry \$18, Best Room \$80, Upper Room \$50, and Cellar \$5 (Chester County Estate 10185). The executor did not sell the property until 1851 (CCD 1851: O5-111-302).

The property then passed down through the Speakman/Talley family from 1851 until 2003. The family maintained an association with the nearby Westtown School. Alexander Speakman (1814-1893) owned the property from 1851 until his death. He worked as carpenter at Westtown School from 1838 to 1891, with his responsibilities being the construction of small buildings on the campus and maintenance. Although his role at Westtown is mostly forgotten today, buildings possibly built on the campus by him include the Farm House (1851) and a brick faculty house (1876) (Reed 1998: 45, 333). His name appears on the historic maps of 1860, 1873, and 1883 (Figures 1 to 3). In the 1860 U.S. Census, Speakman appears with his wife Elizabeth and four children (U.S. Census 1860). In 1879, his son Edwin C. Speakman built a frame addition onto the house, possibly for his own family (*Daily Local News*, 24 June 1879). It appears likely that the sash locks in the stone section of the house also date to this time. This particular type of sash locks represented the first phase of window locks located in the center of the meeting rails rather than along the sash stiles; the Judd Sash Locks found at the house were particularly common during the 1870s (Old Doors 2021). Alexander Speakman retired as the Westtown carpenter in 1891, with son Edwin taking his position (*Daily Local News*, 21 November 1893). After Alexander Speakman died in 1893, his widow Elizabeth continued to live in the house, along with Edwin Speakman and his wife Mary plus their seven children (U.S. Census 1900). Elizabeth Speakman died in 1901 (*Daily Local News*, 27 March 1901). Edwin worked as carpenter at Westtown until he died following an accident in 1903 (Ancestry.com).

During most of the first quarter of the twentieth century, Mary Speakman (widow of Edwin) lived in the Miles House with various family members. At the time of the U.S. Census of 1910, a son, daughter, and son-in-law lived with her (U.S. Census 1910). The two children moved away during the ensuing decade. In 1920, Mary and her brother Joseph M. Fisher lived in the house (U.S. Census 1920). In 1925, the year before her death, Mary Speakman (administrator of the estate of Edwin Speakman) sold the property to her daughter Elizabeth, who had married Morton L. Talley (CCD 1925: X16-395-13).

The Talley family lived in the house throughout the final three quarters of the twentieth century. Morton Talley worked as the farm manager at Westtown School; his name appears as "Milton L. Talley" on the 1933 Franklin Survey Company, *Property Atlas of Chester County, Penna. Volume 1* (Figure 4). It is likely that the early twentieth-century alterations to the house were completed early in Talley's residency. Morton and Elizabeth Talley appear in the U.S. Census on the property from 1930 to 1950, living with various children (U.S. Census 1930, 1940, 1950). Morton Talley called the property "Valley View." He was an early fox hunter in Chester County, and he owned a famous horse "Dan Luff" that was the first winner of the Rose Tree Course (*Daily Local News*, 6 January 1954). After his death, Elizabeth Talley lived in the house until her death in 1962 (*Daily Local News*, 28 May 1962). Her son Frank S. Talley inherited the property and lived there with his wife Lila E. Talley, who died in 1979 (mentioned in CCD 2003: 5917-1235). In 2003, Frank Talley sold the property to neighbors Ivar and Jennifer Galilea for \$625,000 (CCD 2003: 5917-1235). The Galileas continued to live on the neighboring property and rented out the Miles House except for a brief ownership by Christopher McCorry from 2006 to 2008 (CCD 2008: 7447-1358).



Figure 1. 1860 T.J. Kennedy, Map of Chester County, Pennsylvania, From actual Surveys.

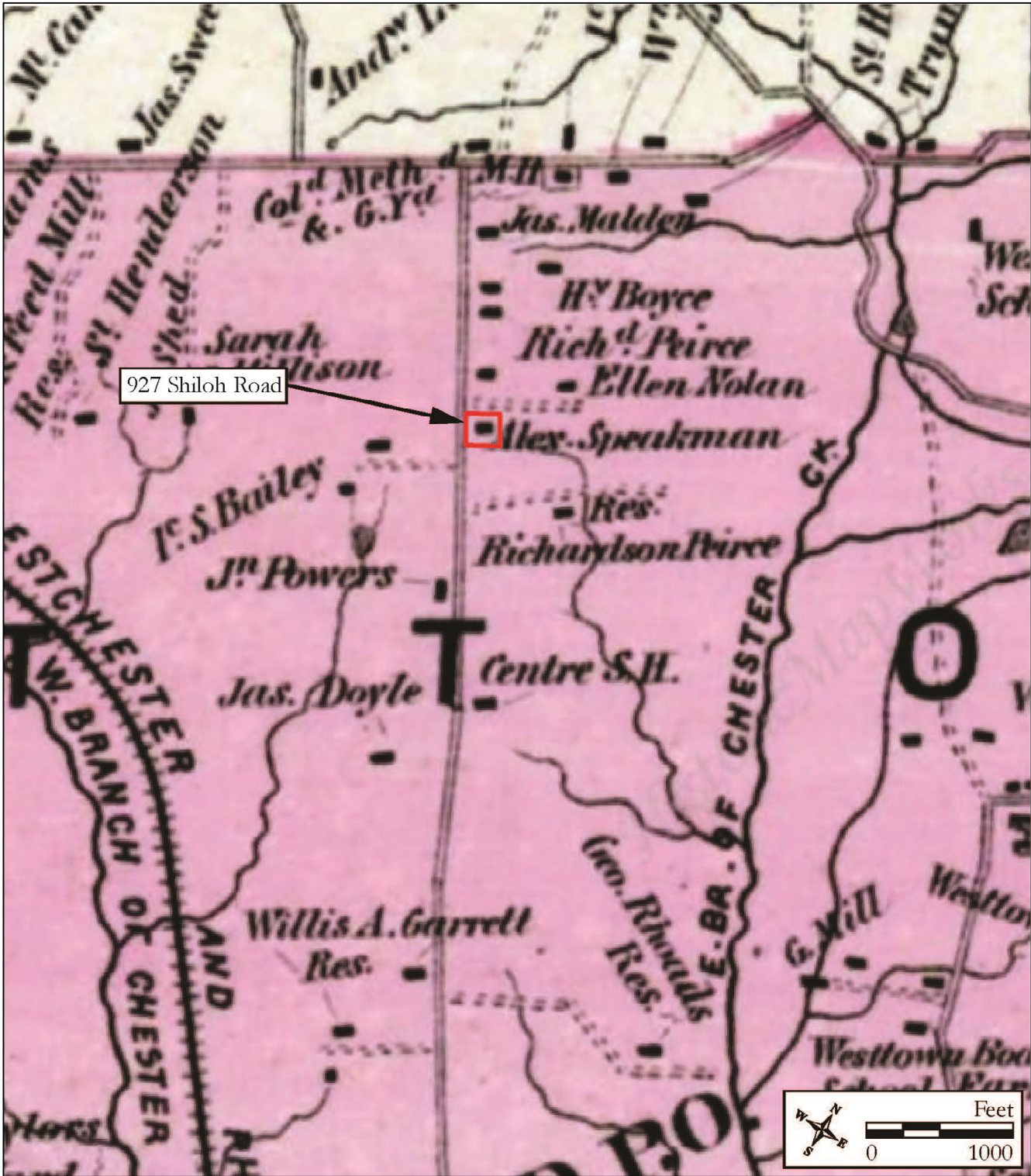


Figure 2. 1873 A.R. Witmer, *Atlas of Chester Co. Pennsylvania: From actual Surveys.*

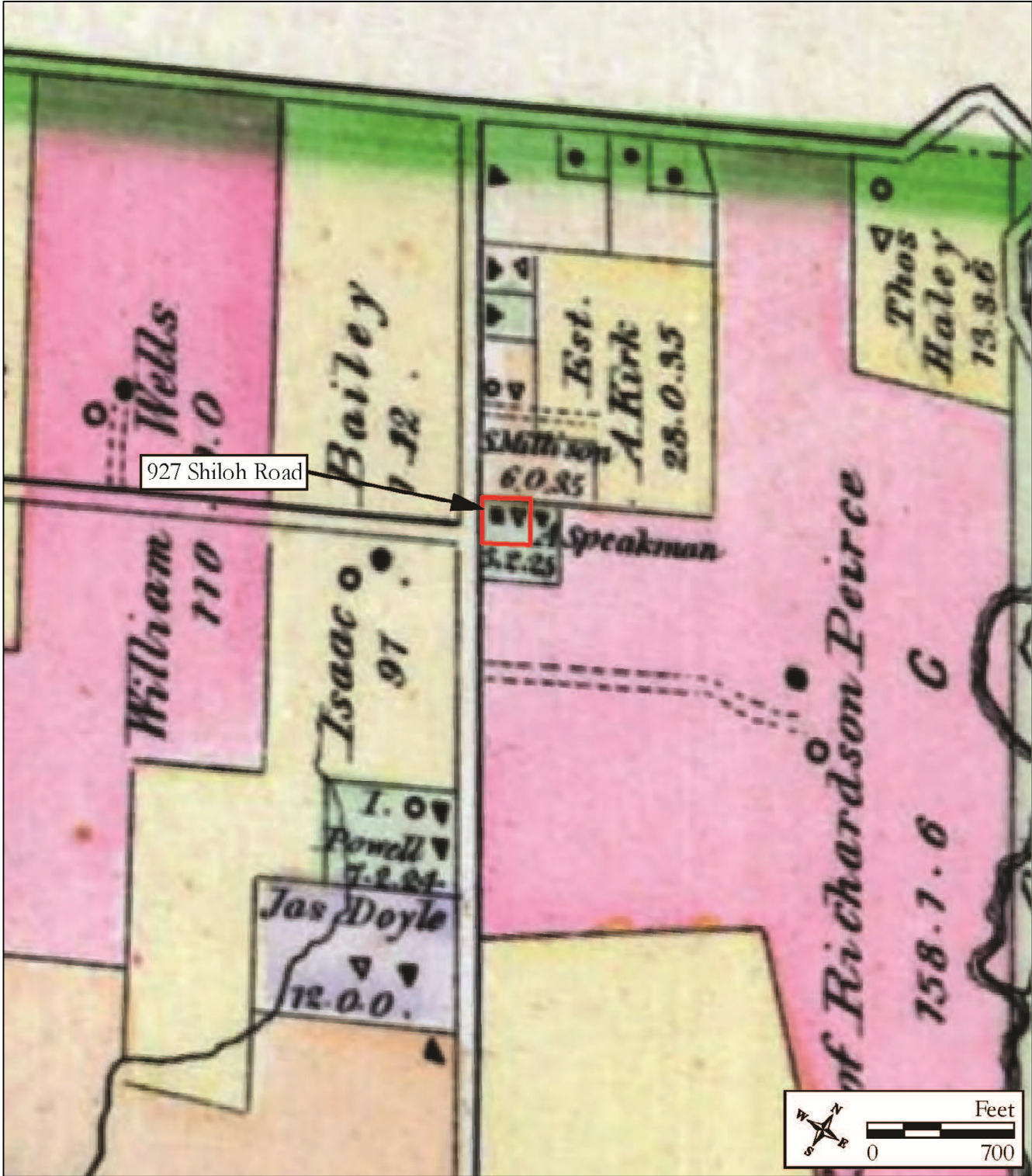


Figure 3. 1883 Forsey Breou, *Breou's Official Series of Farm Maps: Chester County, Pennsylvania: Compiled, Drawn, and Published From Personal Examinations and Surveys.*

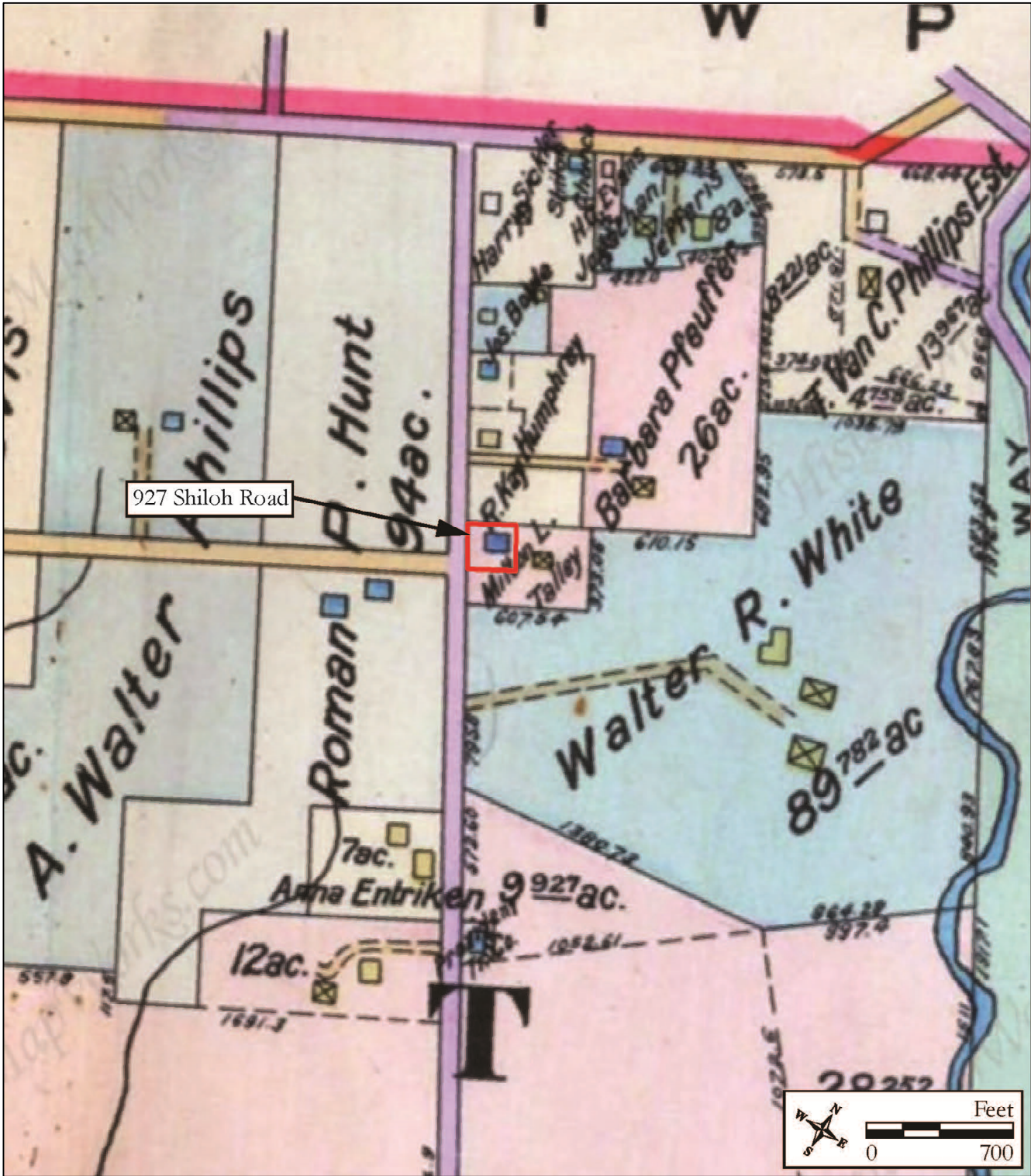


Figure 4. 1933 Franklin Survey Company, *Property Atlas of Chester County, Penna. Volume 1.*

Sources

Ancestry.com

n.d. Edwin Cope Speakman. Online document accessed 10 March 2023. Ancestry.com.

Breou, Forsey

1883 *Breou's Official Series of Farm Maps: Chester County, Pennsylvania: Compiled, Drawn, and Published From Personal Examinations and Surveys.* W. H. Kirk & Co., Philadelphia, Pennsylvania.

Chester County Deeds [CCD]

n.d. On file, Chester County Office of the Recorder of Deeds and Chester County Archives, West Chester, Pennsylvania.

Chester County Estate files

1841 John Key Estate #10185. On file, Chester County Archives, West Chester, Pennsylvania.

Daily Local News [West Chester, Pennsylvania]

1879 Notice about addition on Speakman house. 24 June.

1893 Obituary for Alexander Speakman. 21 November.

1901 Obituary for Elizabeth Speakman. 27 March.

1954 Obituary for Morton L. Talley. 6 January.

Franklin Survey Company

1933 *Property Atlas of Chester County, Penna. Volume 1.* Franklin Survey Company, Philadelphia, Pennsylvania.

Kennedy, T.J.

1860 *Map of Chester County, Pennsylvania, From actual Surveys.* T.J. Kennedy, [West Chester], Pennsylvania.

Old Doors

2021 Judd Fastener. Online document accessed March 3, 2023, www.old-doors.info/sashlocks.php?hwID=6.

Reed, Pat B., editor

1998 *Westtown In Word and Deed 1799-1999.* Westtown School, West Chester, Pennsylvania.

United States Census Bureau

n.d. Population schedules, Westtown Township, Chester County, Pennsylvania.

Village Record [West Chester, Pennsylvania]

1837 Private Sale. 10 January.

Westtown Township tax records

n.d. On file, Chester County Archives, West Chester, Pennsylvania.

Witmer, A.R.

1873 *Atlas of Chester Co. Pennsylvania: From actual Surveys.* A.R. Witmer, Safe Harbor, Pennsylvania.

4.0 Statement of Significance

Consultant Evaluation: Not Eligible

The Miles House is recommended not eligible for listing in the National Register of Historic Places (NRHP). No events of significance are known to be associated with the property for it to meet Criterion A. The property was never a true farm, and the apparent re-building of the barn has undermined any agricultural association. No resident appears to rise to the level of significance for the property to meet Criterion B. The building is not architecturally significant, and alterations to the original design have undermined the house's integrity. Therefore, the property does not appear to be significant under Criterion C. Research for the project did not identify any importance to meet Criterion D.

5.0 Proposed Development and Assessment of Effects

The proposed development of the nearby Stokes Farm (2021PRO5327) has been amended to incorporate this property. The revised plan proposes an extension of Oakbourne Road on the northeast side of Shiloh Road that will connect with the previously proposed development circulation system. The new plan calls for the Oakbourne Road extension to be double-loaded, with seven new lots on each side.

The revised plan (Figure 5) shows the Miles House and Barn. The plan proposes to partition the property. The house will be retained on a reduced lot (Lot 82). The stone foundation ruins between the house and barn will also be located on this lot, but the future of these ruins is uncertain. The barn will be demolished to create building Lot 81. The wooded part of the current property (northwestern boundary) is proposed to become part of the open space of the development.

The proposed project appears to have no effect on property because the Miles House property is not recommended eligible for listing in the NRHP. If the property were to be found eligible, the plan would have a minor adverse effect. This is because the barn has been highly compromised and does not retain its historic appearance. Also, the proposed extension of Oakbourne Road, which will run in front of the Miles House, will be located off the current property. The rear of the current lot will retain its current appearance as part of the overall open space for the development.

6.0 Photographs

The photographs were taken by Seth Hinshaw on March 2, 2023.



Figure 5. Revised development plan for the Stokes Farm, with the Miles House and barn indicated (need citation).



Site Plan: ChescoViews aerial, showing camera angles.



Photo 1. View of the property from the intersection of Shiloh Road and Oakbourne Road, facing northeast. The Miles House is shown on the left, the barn in the rear, and the stone gateposts in the foreground.



Photo 2. Main elevation of the Miles House, facing northwest, showing the stone core on the left and the 1879 frame addition on the right.



Photo 3. Detail of the first floor of the Miles House, main elevation, facing northwest.



Photo 4. East corner of the Miles House, facing west. The 1879 frame addition dominates the view, with the stone core on the far left and the small addition to the right.



Photo 5. Rear of the Miles House, facing south, showing the three sections (small addition, 1879 frame addition, and stone core).



Photo 6. Barn, facing north. The stone foundation on the left may have been the foundation of a now-lost Speakman woodworking shop.