

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no ___

Property Name: Swann Tenant House Inventory Number: CH-685

Address: SE corner Rt. 6 and 232 City: Olivers Shop Zip Code: 20622

County: Charles USGS Topographic Map: Charlotte Hall Quad

Owner: Elizabeth H. Buckmaster Is the property being evaluated a district? ___yes

Tax Parcel Number: 14 Tax Map Number: 57 Tax Account ID Number: _____

Project: Gilbert Run Emergency Tower- Charles County Government Agency: F.C.C.

Site visit by MHT Staff: ___no ___yes Name: _____ Date: _____

Is the property located within a historic district? ___yes Xno

<i>If the property is within a district</i>		District Inventory Number: _____
NR-listed district ___yes	Eligible district ___yes	District Name: _____
Preparer's Recommendation: Contributing resource ___yes ___no Non-contributing but eligible in another context ___		

<i>If the property is not within a district (or the property is a district)</i>	
Preparer's Recommendation: Eligible <u>X</u> yes ___no	

Criteria: X A ___ B X C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

Documentation on the property/district is presented in:

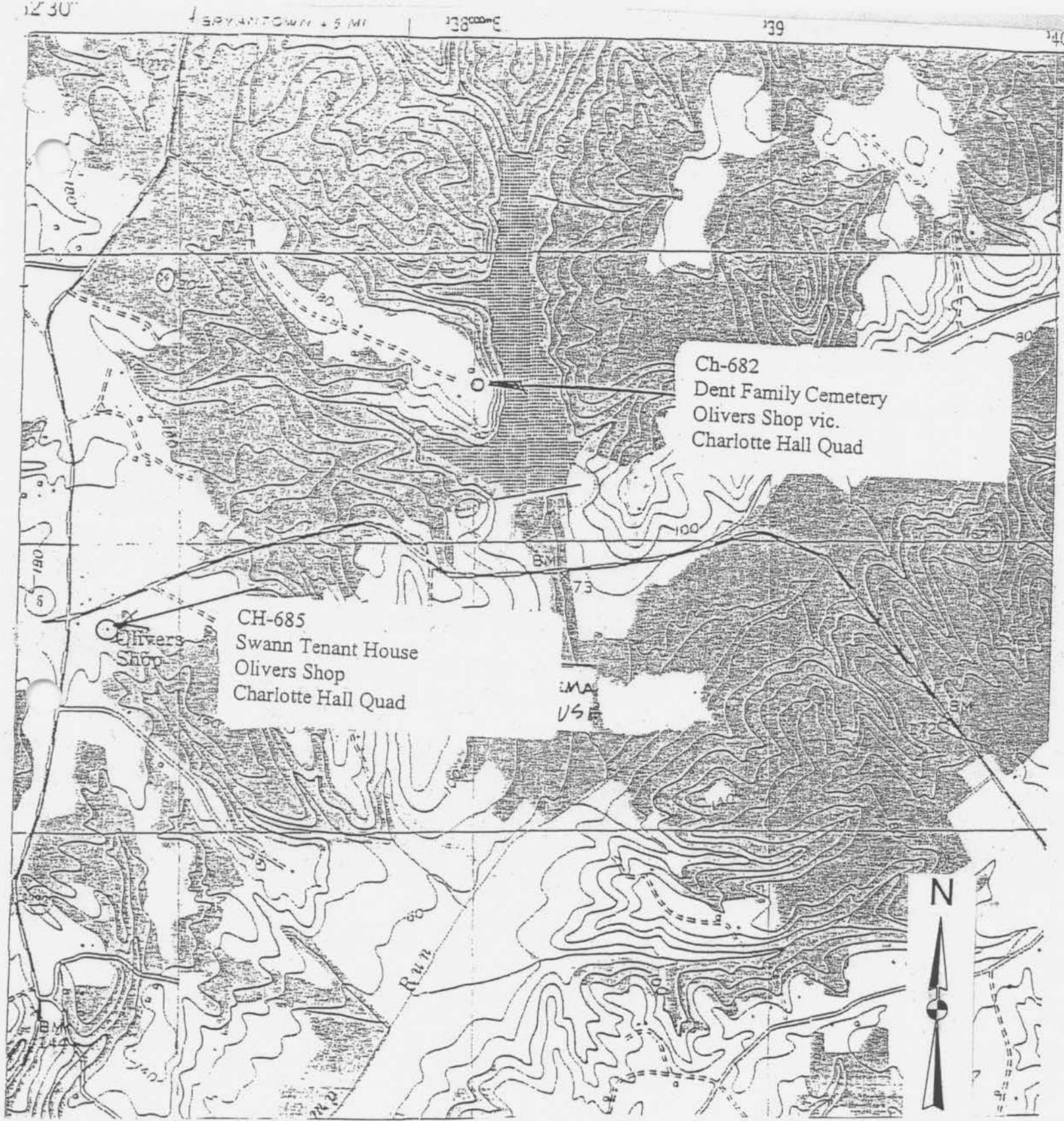
Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Swann Tenant Farm House is located at the edge of a small open field on the southeast corner of Route 6 (Charles Street) and Trinity Church Road. The simple one-story, single pile frame structure has a single cell addition at each of the gable ends. Dating to the turn of the 20th century, the dwelling stands on an original log post foundation; is sided in weatherboard and has a standing metal seam roof. These finishes all appear to be original and in fair to good condition. The building retains its original 6/6 windows and simple board trim-work. Constructed as a tenant family home on the "Dents Place" property it retains and unusually high degree of architectural integrity. The property is recommended as eligible for listing on the National Register of Historic Places under Criteria C and A. The property is not known to be associated with particular "persons of significance" (Criterion B) and was not evaluated for Criterion D.

Prepared by: Kate Mahood,
Architectural Historian

Date Prepared: July 8, 2003

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <u>X</u>	Eligibility not recommended _____
Criteria: <u>X</u> A ___ B <u>X</u> C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None
Comments: _____	
Reviewer, Office of Preservation Services <u>[Signature]</u>	Date <u>7/17/03</u>
Reviewed, NR Program	Date <u>7/21/03</u>



MAHOOD AND ASSOCIATES, LLC
 ARCHITECTURAL HISTORY ♦ HISTORIC PRESERVATION ♦ ARCHIVAL RESEARCH

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 410-266-5608 (P) 410-266-5570 (F)
 KATE@MAHOODASSOCIATES.COM

CH-685
SWANN TENANT
HOUSE

Scale
 N.T.S.

Date
 7/8/03

Design By

Source Job No.
 USGS CHARLOTTE HALL, HUGHESVILLE
 LAPLATA, POPES CREEK QUADRANGLE



SWANN TENANT HOUSE
OLIVERS SHOP, MD
CHAS. COUNTY

KATE MAHOOD
06-26-03

CH-685

MD SHPO
VIEW LOOKING SOUTH
Photograph # 2 of 2



SWANN TENANT HOUSE
OLIVERS SHOP, MD
CHAS. COUNTY

KATE MAHOOD
06-26-03

CH-685

MD SHPO
VIEW LOOKING NORTHWEST
Photograph # 2 of 2

Swann Tenant House
CH-685
Olivers Shop
Private

Circa 1900

The Swann Tenant House is a simple one-story, single-pile frame structure with single cell additions to each of the gable ends. The building is situated at the edge of a small open field on the southeast corner of Rt. 6 and Trinity Church Road. Constructed at the turn of the 20th century, this vernacular dwelling stands on an original log post foundation and includes weatherboard siding and a metal seam roof. Windows are original 6/6 throughout and have simple square-edged surrounds. The Swann Tenant House is an excellent example of a vernacular dwelling constructed in Charles County during the late 19th and early 20th century. Built for a tenant family on "the Dent's Place" and retaining an unusually high degree of integrity, this building is strongly representative of the many very modest tenant houses that were once a common feature of the Southern Maryland landscape.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. CH-685

1. Name of Property (indicate preferred name)

historic Swann Tenant House

other

2. Location

street and number SE corner Rt. 6 & 232 not for publication

city, town Olivers Shop vicinity

county Charles

3. Owner of Property (give names and mailing addresses of all owners)

name Elizabeth H. Buckmaster

street and number 13587 Oaks Road telephone 301-645-5601

city, town Hughesville state MD zip code 20637-0245

4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse tax map and parcel: 57-7-14

city, town LaPlata liber 23 folio 164

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report
- Other

6. Classification

Category	Ownership	Current Function	Resource Count	
			Contributing	Noncontributing
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	<input type="checkbox"/> buildings
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<input type="checkbox"/> sites
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/> structures
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/> objects
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/> Total
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use	Number of Contributing Resources previously listed in the Inventory
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	0

7. Description

Inventory No. CH-685

Condition

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input checked="" type="checkbox"/> fair | <input type="checkbox"/> altered |
-

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Swann Tenant House is a simple one-story, single-pile frame structure with single cell additions to each of the gable ends. The building is situated at the edge of a small open field on the southeast corner of Rt. 6 and Trinity Church Road. A large gambrel roof tobacco barn with an attached stripping shed stands nearby. Constructed at the turn of the 20th century, this vernacular dwelling stands on an original log post foundation and includes weatherboard siding and a metal seam roof. The roof is broken by a single corbel capped chimney. Roof rafters are exposed. Windows are original 6/6 throughout and have simple square-edged surrounds.

The dwelling faces north toward Charles Street. The main section includes an off-centered 4-light and panel door flanked by two 6/6 wood sash windows. The east and west additions, which are square in plan, each contain a single centered window on the north wall, and each have a single window on the east and west gable ends. The south end includes a 5-panel door, accessing the kitchen addition at the west end of the structure. Two windows are found in the earliest center section, and an additional window is found at the eastern end.

The dwelling has an overall single pile, three room plan, clearly visible from interruptions in the exterior weatherboard siding. The kitchen stands at the far western end of the structure. The opposite end addition serves as a bedroom while the center room serves as living space.

8. Significance

Inventory No. CH-685

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

Specific dates	c. 1890-1925	Architect/Builder	Unknown
Construction dates	c. 1890-1925		

Evaluation for:

National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The Swann Tenant House is an excellent example of a vernacular dwelling constructed in Charles County during the late 19th and early 20th century. Built as a tenant house on "the Dent's Place" and retaining an unusually high degree of integrity, this building is strongly representative of the many very modest tenant houses that were once a common feature of the Southern Maryland landscape.

Following the Civil War, Charles County suffered the same fate as most of the southern states. The basis of the economy, slave labor, was gone. Land ceased to be cultivated, credit collapsed and many planters fell deep into debt. In addition, Federal taxes levied by the "carpet-bag" government threatened landowners with the loss of their land. The turmoil of the Reconstruction era continued in Charles County well into the 20th century. Despite the collapse of the slave-based tobacco economy following the Civil War, Charles County and most of the surrounding counties retained their dependence on tobacco cultivation. While some diversification did occur, the reliance on agriculture, mainly tobacco, remained throughout the 19th century.

Share-cropping, or tenancy, replaced the slave-labor system following the war. The tenancy system was uniquely suited to the prevailing tobacco culture because it guaranteed a skilled labor supply at peak times during the tobacco season. While this system fostered the growth in the numbers of small planters, it generally precluded agricultural diversity. The lack of capital made it difficult for farmers to branch out into other agricultural and commercial pursuits. Adding to the economic stagnation following the war was the unpredictability of tobacco prices. Through the latter part of the 19th century, tobacco values remained depressed, insuring that the small tenant farmers and share-croppers struggled. Tobacco production fell precipitously following the Civil War. In 1870, Charles County's crop fell in volume to less than half of what it was ten years earlier. While production rebounded by 1880, on average, prices remained low, and farmers struggled to maintain their farms. Because of these economic difficulties, population growth in the county stagnated between 1860 and 1920 and tenant families found it difficult to establish their own farms. The tenancy system continued until after World War II. Post-war development created a large number of wage paying jobs, especially at the Naval Proving Ground in Indian Head, that lured many tenant farmers away from the farms.

Currently owned by Elizabeth Buckmaster, and consisting of 19 acres, this parcel was part of a larger tract known as "Dent's Place" which had been willed to Olga S. Hamer from her parents Thomas and Grace Swann in 1969. Thomas Swann had purchased the property from Chloe Swann Whathen in the early 20th century.

9. Major Bibliographical References

Inventory No. CH-685

10. Geographical Data

Acreage of surveyed property 19.07

Acreage of historical setting _____

Quadrangle name Charlotte Hall

Quadrangle scale 1:24,000

Verbal boundary description and justification

The Swann Tenant House is associated with Charles County Property Tax Map 57, Grid 7, Parcel 14.

11. Form Prepared By

name/title Cathy Currey/Historic Sites Surveyor

organization Charles County Planning Dept.

date 4/25/01

street and number 200 Baltimore Street

telephone 301-396-5815

city or town LaPlata

state MD zip code 20646

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH- 685

Section 8 Page 1

Swann Tenant House
name of property
Charles County, MD
county and state

Chain of title:

- June 8, 1891 Chloe H. Swann to Charles County Board of Education. 1 a. Part of
"Dent's Level" or "Ash Swamp".
 J.S.T. 4 Folio 159
- October 9, 1945 Board of Education to Thomas E. Swann. 1 a. Part of "Dent's Level" and
"Ash Swamp". Part of home farm of late Thomas O. Bean.
 T.B.M. 82 Folio 429
- May 25, 1994 Olga S. Hamer to Olga S. Hamer and Elizabeth Buckmaster. Part of a
larger tract of land known as "Dent's Place" conveyed unto Thomas E.
Swann by Chloe H. Whathen, et al including the Oliver Shop School lot
conveyed unto Thomas S. Swann by Charles County Board of Education.
Being the same Olga S. Hamer received by will from Thomas E. Swann
and Grace A, his wife in Orphan's Court, St. Mary's County L 005 Folio
3589, Liber 29 Folio 36, Estate No. 3883, November 20, 1969.
 Liber 1978 Folio 14

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No.CH-685

Section 9 Page 1

Swann Tenant House
name of property
Charles County, Maryland
county and state

Major Bibliographic References:

Brown, Jack D., et al. Charles County, Maryland, A History. Charles County Bicentennial Committee, 1976.

Charles County Land Records, Charles County Courthouse, La Plata, Maryland.

Klaphor, Margaret Brown. The History of Charles County, Maryland. La Plata, MD: Charles County Tercentenary, Inc., 1958.



CH-685 (685)
SWANN TENANT HOUSE
OLIVERS SHOP ~~###~~.
3/2001
C CURREY
MD SHPO
LOOKING SOUTH
1 of 3



CH- 685 (685)
SWANN TENANT HOUSE
OLIVER'S SHOP
3/2001
C. CURZEY
MD SHPO



CH-685 (685)

SWANN TENANT HOUSE

OLIVER'S SHOP

3/2001

C. CURREY

MDSHPO

1611 K. 100' 0" 13 SOUTH

3+3