

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes \_\_\_  
no \_\_\_

Property Name: Freeman-Swann House Inventory Number: CH-689

Address: 8425 Rybikowski Place City: Olivers Shop vic. Zip Code: 20622

County: Charles USGS Topographic Map: Charlotte Hall, MD Quad Map

Owner: Joseph Brown Is the property being evaluated a district? \_\_\_yes

Tax Parcel Number: 7 Tax Map Number: 57 Tax Account ID Number: 006062

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 X no

<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 ___yes <u>X</u> no	

Criteria: \_\_\_A \_\_\_B \_\_\_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 Freeman-Swann House is located on a 50 acre parcel amid rolling meadows at the end of a long private drive near Gilbert Run Park. Constructed in the last quarter of the nineteenth century, the farmhouse was a traditional "I- House" plan configuration. The dwelling has been dramatically altered over the course of time. Original plan characteristics have been dramatically altered. There have been several additions to the building as well. The exterior walls have been covered with aluminum and asbestos siding. Windows along the first floor of the east and west elevations have been enlarged and re-configured. Awnings have been applied. Shutters have been added or changed. The architectural integrity of the site has been seriously compromised. It is recommended that the site is not eligible for listing on the National Register of Historic Places under Criterion C. Through research, no real documentation was found to support a possible listing under Criteria A or B. Criterion D was not evaluated.

Prepared by: Kate Mahood,  
Architectural Historian

Date Prepared: 7-8-03

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended ___	Eligibility not recommended <u>X</u>
Criteria: ___A ___B ___C ___D	Considerations: ___A ___B ___C ___D ___E ___F ___G ___None
Comments: _____	
_____ Reviewer, Office of Preservation Services	_____ Date
_____ Reviewer, NR Program	_____ Date

THOMAS LEACH

CH 689

Click here for a plain text ADA compliant screen.

	<b>Maryland Department of Assessments and Taxation</b> <b>CHARLES COUNTY</b> <b>Real Property Data Search</b>	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a>
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STR

Account Identifier: District - 04 Account Number - 006062

**Owner Information**

<b>Owner Name:</b>	BROWN, JOSEPH F	<b>Use:</b>	AGRICULTURAL
		<b>Principal Residence:</b>	YES
<b>Mailing Address:</b>	8425 RYBIKOWSKY LN CHARLOTTE HALL MD 20622-3421	<b>Deed Reference:</b>	1) / 2922/ 22 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Zoning</b>	<b>Legal Description</b>
8450 RYBIKOWSKY LN CHARLOTTE HALL 20622	AC	50.478 AC RT 6 E OF OLIVER SHOP RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
57	8	7						82	Plat Ref:

<b>Special Tax Areas</b>	<b>Town Ad Valorem Tax Class</b>
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1890	2,107 SF	50.47 AC	

Stories	Basement	Type	Exterior SIDING
2	NO	STANDARD UNIT	

**Value Information**

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2002	Phase-in Assessments As Of 07/01/2003	
Land:	54,890	69,730			PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Improvements:	48,510	54,960			
<b>Total:</b>	<b>103,400</b>	<b>124,690</b>	<b>103,400</b>	<b>110,496</b>	
Preferential Land:	9,890	24,730	9,890	14,836	

**Transfer Information**

<b>Seller:</b> RYBIKOWSKY, MICHAEL J	<b>Date:</b> 12/28/1999	<b>Price:</b> \$245,000
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> / 2922/ 22	<b>Deed2:</b>
<b>Seller:</b> RYBIKOWSKY, THELMA P	<b>Date:</b> 04/24/1996	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b> / 2219/ 49	<b>Deed2:</b>
<b>Seller:</b> RYBIKOWSKY, THELMA P	<b>Date:</b> 01/27/1989	<b>Price:</b> \$0
<b>Type:</b> UNKNOWN	<b>Deed1:</b> / 1358/ 105	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
AGRICULTURAL TRANSFER TAX

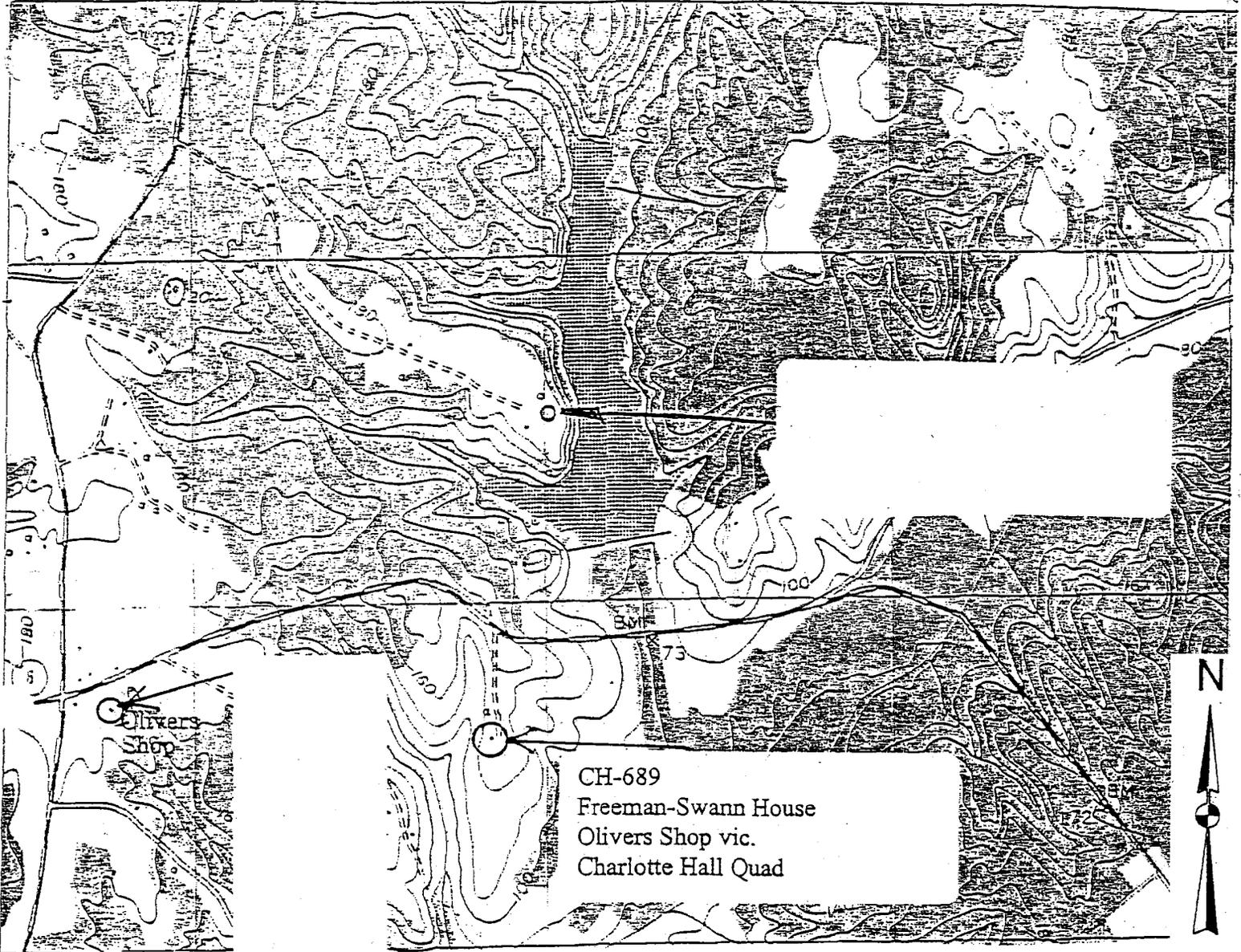
12° 30'

BRYANTOWN 3.5 MI

1380000E

139

140



CH-689  
 Freeman-Swann House  
 Olivers Shop vic.  
 Charlotte Hall Quad

**MAHOOD AND ASSOCIATES, LLC**

ARCHITECTURAL HISTORY ♦ HISTORIC PRESERVATION ♦ ARCHIVAL RESEARCH

510 PAFEL ROAD, ANNAPOLIS, MARYLAND 21401  
 410-266-5608 (P) 410-266-5570 (F)  
 KATE@MAHOODASSOCIATES.COM

**CH-689  
 FREEMAN-SWANN  
 HOUSE**

Scale  
 N.T.S.

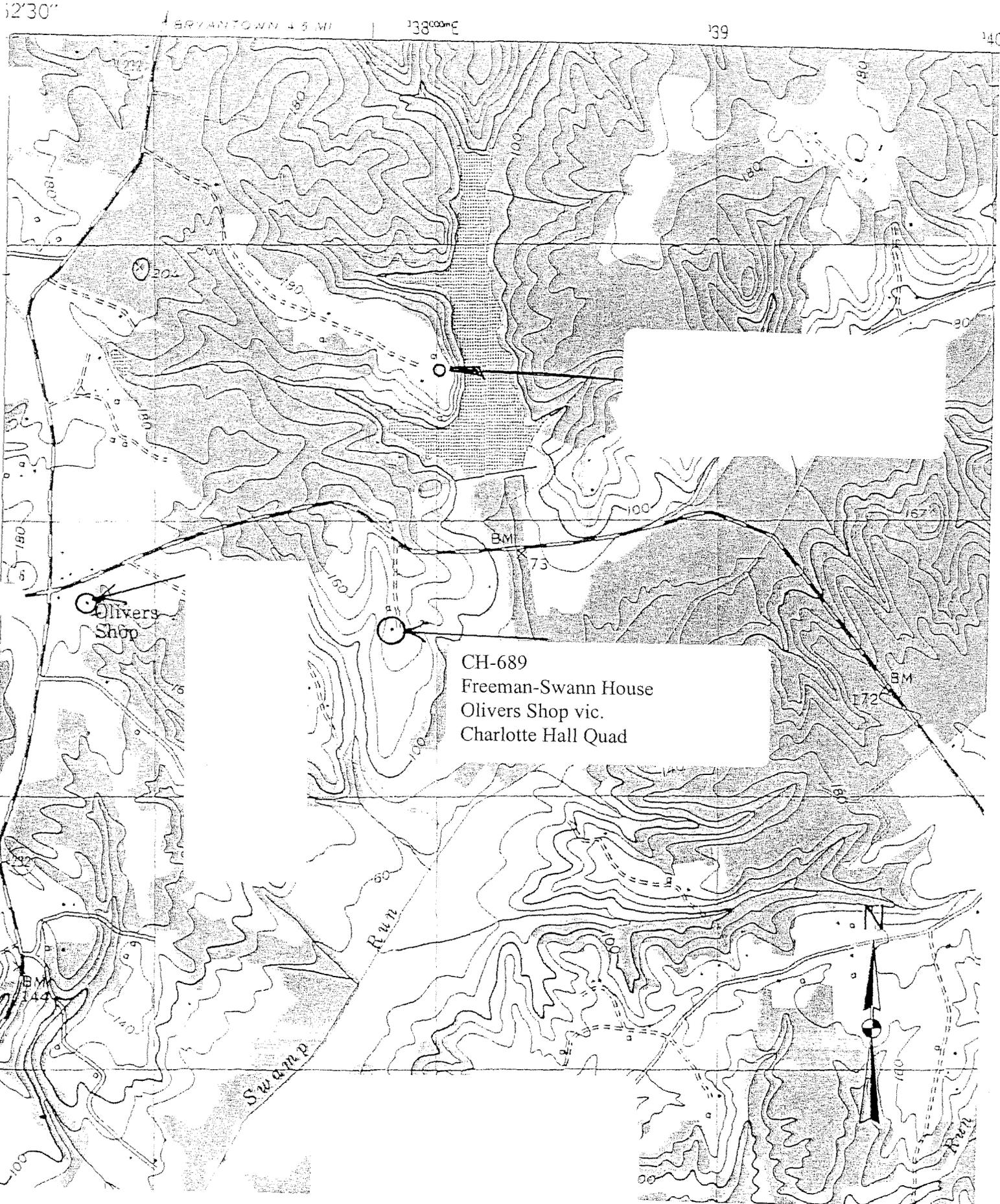
Date  
 7/8/03

Design By

Source  
 USGS CHARLOTTE HALL, HUGHESVILLE,  
 LARBITA; POPES CREEK QUADRANGLE

Job No.

DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



CH-689  
Freeman-Swann House  
Olivers Shop vic.  
Charlotte Hall Quad

Olivers Shop

Swann Run

R. R. Run





FREEMAN-SWANN HOUSE  
CHARLOTTE HALL, MD  
CHAS COUNTY

KATE MAHCOB  
06-26-03

CH-689

MD SHPO  
VIEW LOOKING SOUTH  
PHOTOGRAPH # 1 OF 2



FREEMAN-SWANN HOUSE  
CHARLOTTE HALL, MD  
CHAS. COUNTY

KATE MAHOOD  
06-26-03

CH-689

MD SHPO  
VIEW LOOKING WEST  
Photograph # 2 of 2

**Freeman-Swann House**  
**CH-689**  
**Olivers Shop**  
**Private**

**Circa 1886**

The Freeman-Swann House, constructed around 1886, is a five bay, center gable I-house standing on a 50 acre parcel. Once part of a 160 acre farm, the house is set amid rolling meadows at the end of a long private drive near Gilbert Run Park. To the rear of the dwelling are several outbuildings, including a cornhouse that is likely contemporaneous with the main house.

Despite alterations, the Freeman-Swann House is an important early example of the I-house form in Charles County. Including typical examples of Victorian woodwork along with such features as a separate corner stair in the kitchen and an upstairs nursery, this dwelling is representative of a home built for a fairly successful farm family in the area. In 1886 J. Marion and Mary S. Freeman obtained a mortgage to construct the dwelling. Within five years they faced foreclosure and the property, including the improvements, was sold to Henry A. Swann. The Swann family resided on what became known as the Swann Farm until 1953.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CH-689

### 1. Name of Property (indicate preferred name)

historic Freeman-Swann House  
 other Swann Farm

### 2. Location

street and number 8425 Rybikowski Place not for publication  
 city, town Olivers Shop vic. vicinity  
 county Charles

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

name Joseph Brown  
 street and number 8425 Rybikowski place telephone 301-934-9695  
 city, town Charlotte Hall state MD zip code 20622-3421

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse tax map and parcel: 57 p. 7A  
 city, town LaPlata liber 2922 folio 22

### 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
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> 2 <input type="checkbox"/> 5
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> 2 <input type="checkbox"/> 5 Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			<b>Number of Contributing Resources previously listed in the Inventory</b>
			0

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## 7. Description

Inventory No. CH-689

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### Condition

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

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

The Freeman-Swann House, constructed around 1886, is a five bay, center gable I-house standing on a 50 acre parcel. Once part of a 160 acre farm, the house is set amid rolling meadows at the end of a long drive on the south side of Charles Street near Gilbert Run Park. To the rear of the dwelling are several outbuildings, including a cornhouse that was likely built around the time the dwelling was constructed. Other non-contributing outbuildings include a mid-20th century stable and barn, as well as several sheds near the house. Two modern homes have been constructed nearby.

The dwelling faces north and consists of a traditional I-house plan with a now-enclosed hipped roof porch and a two story cross gable rear kitchen ell. Several additions were made to the original structure in the early to mid-20th century, including a two-story shed that extends from the west wall of the kitchen wing, and a later ell which ends flush with the original west wall. Also, a one story shed addition is attached to the south wall of the ell. Finally, the kitchen porch on the east wall has been enclosed. Overall the dwelling has a wood frame currently sheathed in aluminum and asbestos shingle siding and a continuous concrete block foundation. The decorative center gable window has been covered with aluminum siding.

The front elevation includes all original windows and the original entrance door concealed from the exterior in the enclosed porch. The first floor fenestration of the east and west elevations has been altered and enlarged with three-part 1/1 windows. Similarly, the second story windows have been replaced. Moving to the kitchen wing, the second story of the east elevation has original 2/2 windows while the first floor is concealed under the enclosed porch.

### INTERIOR

The typical center passage I-house has been altered by the removal of the hall partition wall that once separated the hall from the formal parlor on the west end of the dwelling. To the east is the dining room through which the kitchen can be reached. The main stair is rather ornate with a large Victorian newel. The first floor includes wide base molding and door surrounds capped with bullseyes. The kitchen has been totally remodeled but includes a narrow, original enclosed corner stair passage that leads to a large open room above. Principal interior doors consist of four panels while the closet doors are of beaded board.

### OUTBUILDINGS

The late 19th century cornhouse stands on poured concrete piers and is sheathed in a metal seam roof. The structure has a front gable orientation facing southwest. It is sited on an angle from the main dwelling along a farm lane behind the house. The barn is painted white and covered in vertical board siding.

## 8. Significance

Inventory No. CH-689

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"/> philosphy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input 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:

<b>Specific dates</b>	1886	<b>Architect/Builder</b>	Unknown
<b>Construction dates</b>	1886		

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.)

Despite alterations, the Freeman-Swann House is an important early example of the I-house form in Charles County. Including typical examples of Victorian woodwork along with such features as a separate corner stair in the kitchen and an upstairs nursery, this dwelling is representative of a home built for a fairly successful farm family in the area. In 1886 J. Marion and Mary S. Freeman took out a mortgage to construct a dwelling on the property. Faced with foreclosure the property, including the improvements, was sold just five years later to Henry A. Swann. The Swann family resided on what became known as the "Swann Farm" until 1953.

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. This system fostered growth in the numbers of small planters, and 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 nineteenth 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. However, production rebounded by 1880. Still, 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.

The general economic decline, and later stagnation that followed the Civil War, is evident in the census figures between 1860 and 1890. During this period the population of Charles County remained nearly stagnant. By 1890, the number of county residents was nearly 1,400 less than in 1860. There was little industry or profitable agriculture drawing new residents to the county during the post-Civil War era. In addition, many young Charles County residents moved away as they reached maturity.

These trends are suggested through the history of the Freeman-Swann House. In 1886 J. Marion Freeman received a mortgage from Frederick Stone, a prominent Charles Countian who was a member of the U.S. House of Representatives from 1867-1871. The property had been devised to brothers J. Marion and A. Marshall Freeman under the will of H.H. Freeman. In March of 1867, just after the Civil War, A. Marshall Freeman deeded his interest to brother J. Marion Freeman. If as it appears, the mortgage was taken out to pay for the construction of a new dwelling, the Freemans had waited almost twenty years after the property was acquired to

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No CH-689

Name Freeman-Swann House

Continuation Sheet

Number 8 Page 1

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build their home. As a condition of the mortgage, the Freeman's were required to insure the improvements to the amount of at least five hundred dollars. The Freeman's were forced into foreclosure just five years later. As a result, Frederick Stone sold the property, including the Freeman's 160 acres, to Henry A. Swann for six hundred dollars.

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## 9. Major Bibliographical References

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Inventory No. CH-689

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## 10. Geographical Data

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Acreage of surveyed property 7

Acreage of historical setting 160

Quadrangle name Charlotte Hall

Quadrangle scale 1:124,000

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### Verbal boundary description and justification

The property at 8425 Rybikowski Place is associated with Charles County Property Tax Map 57, Grid 8, Parcel 7A.

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## 11. Form Prepared By

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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- 689

Section 8 Page 1

Freeman-Swann House

name of property

Charles County, MD

county and state

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**Chain of title:**

- April 6, 1886 J. Marion Freeman and wife Mary S. Freeman execute a mortgage from Frederick Stone. "Friendship", "Dent's Inheritance" and "Dent's Division" containing 160 acres. No improvements  
BGS 5:565
- July 14, 1891 Frederick Stone to Samuel T. Swann for \$600. Henry A. Swann substitute purchaser. Together with improvements thereupon.  
JST 4:205
- January 1953 Swann heirs to Joseph A. and Thelma Rybiwowski.  
104:132
- December 23, 1999 Michael Rybikowski to Joseph F. Brown.  
2922:022

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No.CH-689

Section 9 Page 1

Freeman-Swann House

name of property

Charles County, Maryland

county and state

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**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.

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



CU-~~689~~ 689

FREEMAN-SWANN HOUSE

OLIVERS SHOP VIC.

1/2001

C. CURREY

MD SHOP

FRONT ELEVATION, LOOKING SW

1 OF 4



CH - ~~689~~ 689  
FREEMAN - SWANN HOUSE  
OLIVERS SHOP VIC.  
1/2001  
C. CURREY  
ND SHPO  
REAR ELEVATION  
2 OF 4



CH-~~111~~ 689

FREEMAN-SWANN HOUSE

OLIVERS SHIP VIC.

P. CURREY

1/2001

NO SHPO

INTERIOR, LOOKING WEST FROM DINING ROOM

30F4



CH-~~685~~ 689

FREEMAN-SWANN HOUSE

OLIVERS SHOP VIC.

C. CURREY

1/2001

MD SHOP CORN

~~SHOP~~ HOUSE, FACING NE

4 of 4