

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Francis L. Dyson Farmstead Survey Number: CH-180

Project: Northern Area Middle School Agency: S/PSCP

Site visit by MHT Staff: no yes Name _____ Date _____

Eligibility recommended _____ Eligibility not recommended

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

Justification for decision: (Use continuation sheet if necessary and attach map)
Located on Berry Road, Waldorf, the Dyson Farmstead consists of a frame dwelling and three wood frame barns. The four buildings are arranged in a linear fashion along the driveway, beginning with the farmhouse at the head of the driveway on the west, continuing south with the smallest of the three barns to the west. The remaining two barns are located to the east of the drive. The buildings date from two periods of construction, the late-nineteenth and mid-twentieth century. Circa 1897, the two-story farmhouse is an example of a regional dwelling type characterized by an L-shaped plan, gabled roof, and symmetrical entry facade. The house has been extensively modified with the last two decades including a two-story portico on the main facade and a two-story addition on the rear. Two of the barns are contemporary with the house. Used for tobacco, the two barns exemplify common agricultural building types found throughout nineteenth and twentieth century Maryland. The third barn (c.1945) represents the second developmental period of the farmstead. The barns are characterized by vertical plank siding, metal sheathed gable roof and concrete foundations. The barns have been expanded and altered considerably. Although the Dyson farmstead is associated with agricultural and architectural themes in late nineteenth and early twentieth century Charles County, the buildings do not retain integrity of design, materials, workmanship, or feeling and do not meet the criteria for listing in the Maryland Register.

Documentation on the property/district is presented in: compliance report

Prepared by: Goodwin & Associates

L.L. Bowlin 8 July 1994
Reviewer, Office of Preservation Services Date

NR program concurrence: yes no not applicable
R. Anderson 7-11-94
Reviewer, NR program Date

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

- Eastern Shore (all Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Paleo-Indian 10000-7500 B.C.
- Early Archaic 7500-6000 B.C.
- Middle Archaic 6000-4000 B.C.
- Late Archaic 4000-2000 B.C.
- Early Woodland 2000-500 B.C.
- Middle Woodland 500 B.C. - A.D. 900
- Late Woodland/Archaic A.D. 900-1600
- Contact and Settlement A.D. 1570-1750
- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural-Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930-Present
- Unknown Period (prehistoric historic)

III. Prehistoric Period Themes:

- Subsistence
- Settlement
- Political
- Demographic
- Religion
- Technology
- Environmental Adaption

IV. Historic Period Themes:

- Agriculture
- Architecture, Landscape Architecture, and Community Planning
- Economic (Commercial and Industrial)
- Government/Law
- Military
- Religion
- Social/Educational/Cultural
- Transportation

V. Resource Type:

Category: buildings

Historic Environment: rural

Historic Function(s) and Use(s): domestic/ dwelling, agricultural/ tobacco barns

Known Design Source: _____

CAPSULE SUMMARY

The Francis L. Dyson farmstead is an agricultural complex encompassing four buildings. The Dyson Farm continues to be a productive farmstead, raising tobacco and until very recently breeding livestock. The farmstead was constructed ca. 1897 on 89.5 acres of land that had been carved from the mid-nineteenth century Berry property, illustrating the transition of a rural Charles County tract from plantation to family farm. This subdivision of land reflects real estate trends during the economically depressed Reconstruction era in southern Maryland.

The Dyson Farm produced primarily tobacco. According to Rhoderick Dyson, who purchased the farm from his father in 1940, the farm has always produced tobacco, with occasional plantings of corn and small livestock holdings (Rhoderick Dyson, personal communication: November 30, 1993). The form of each of the three barns on the farmstead is derived from common agricultural building types found throughout nineteenth and early twentieth century Maryland. Though none of the three barns exhibit the traditional characteristics of the tobacco barn, two of the barns were used for the storage and drying of tobacco. The third barn contains stables and pens for the housing of livestock. Though the barns have been extensively modified, they reflect both Charles County's continued reliance on tobacco farming and an increase in livestock breeding in the early twentieth century. All three barns suffer from deterioration resulting from age and weather.

The farmhouse and three barns were built during two periods of construction: the house and Barns #1 and #2 were constructed ca. 1897; Barn #3 was constructed in 1945. The principal dwelling of the Francis L. Dyson Farmstead originally incorporated many of the design elements characteristic of late nineteenth century Maryland farmhouses. These elements include its symmetrical entry facade, L-shaped plan, gable-roof, and two-story height. However, the house has been extensively modified within the last two decades. Additions to the house include a full-facade, two-story entry portico, and a two-story addition built in the crook of the house. Barns #1 and #2 each have received modifications, additions, and structural adjustments that have altered significantly their original form and size. Barn #3, farthest from the farmhouse,

has been extended in length but retains its original character. Archival research does not indicate that specific historical events or important personages were associated with the extant farm complex. Although the Dyson Farmstead is associated with agricultural and architectural themes in late nineteenth and early twentieth century Charles County, the buildings do not retain integrity of design, materials, workmanship, or feeling from the late nineteenth and early twentieth centuries, and do not meet the criteria for listing in the Maryland Register of Historic Properties.

Maryland Historical Trust
State Historic Sites Inventory Form

Survey No. CH-180
Magi No.
DOE yes no

1. **NAME** (indicate preferred name):
historic: n/a
and/or common: Francis L. Dyson Farmstead

2. **LOCATION**
street and number: Berry Road
city, town: Waldorf _6_ vicinity of Congressional Dist.
State: Maryland County: Charles

3. **CLASSIFICATION**
Category: district building(s) structure site object
Ownership: public (other categories aren't applicable, i.e. n/a)
Public Acquisition: not applicable Status: occupied
Accessible: yes, restricted
Present Use: agriculture commercial educational entertainment government industrial
 military museum park private residence religious scientific transportation other:

4. **OWNER OF PROPERTY** (give names and addresses of all owners)
name: Francis L. Dyson
street & number: Berry Road telephone no.: (301) 843-0658
city, town: Waldorf state & zip code: Maryland 20603

5. **LOCATION OF LEGAL DESCRIPTION**
courthouse, registry of deeds, etc.
liber: 149 folio: 142
street & number: Charles Street
city, town: La Plata state: Maryland

6. **REPRESENTATION IN EXISTING HISTORICAL SURVEYS**
title: N/A
date: federal state county local
depository for survey records:
city, town state

7. **DESCRIPTION** Survey No.
Condition: excellent good fair deteriorated ruins unexposed
 altered unaltered
 original site moved (date of move _____)

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

See attached continuation sheets.

Summary

The Francis L. Dyson Farmstead encompasses four buildings, all related to the property's domestic and agricultural use during the nineteenth and twentieth centuries. The complex is composed of a wood-frame house and three wood-frame barns. The buildings date from two major periods of construction, the late-nineteenth/early twentieth century and mid-twentieth century, and represent both the architecture and functional uses of their respective periods. The house and two of the barns date from ca. 1897. The house is an example of a regional farmhouse type characterized by an L-shaped plan, gabled roof, and symmetrical entry facade. The two barns exemplify common agricultural building types found throughout nineteenth and early twentieth century Maryland. The third barn (ca. 1945) represents the second developmental period on the farmstead, though its construction is similar to the two earlier barns.

The Dyson Farmstead is located immediately off the south side of Route 228 (Berry Road), near the intersection of Route 228 and Middletown Road about three miles south of Waldorf, Maryland. The farmstead is oriented to the north, overlooking Route 228. A long, slightly curved drive extends south from Route 228 for about 1,000 feet through the farmstead. The four buildings are arranged in a linear fashion along the driveway, beginning with the farmhouse at the head of the driveway on the west, continuing south with the smallest of the three barns to the west. The remaining two barns are spaced about 400 feet apart on the east side of the drive.

The Dyson Farm continues to be a productive farmstead, raising tobacco and until very recently breeding livestock. All three of the barns suffer from deterioration resulting from age and weather. Both the farmhouse and the two oldest barns have received major alterations and expansions, and do not retain integrity of design, materials, or workmanship from their periods of historic significance.

The following descriptions are keyed to the attached site plan. (Resource count: 4)

House (ca. 1897) [A]

The farmhouse consists of a two-story original structure with an L-shaped plan, and a modern addition attached to the rear of the house in the crook of the L. The wood-frame house faces north and rests on a concrete block wall foundation. The original section of the house terminates with intersecting gabled roofs sheathed with standing seam metal. The principal section of the house is side-gabled. The rear section terminates with a front-gabled roof. The exterior walls of the building are clad with horizontal vinyl siding. The house contains two original interior chimneys and one modern exterior wall chimney. The two original chimneys rise slightly off-center from each wing of the house. The modern chimney rises from the junction of the addition with the original building, on the rear of the house.

The principal facade of the house is composed of three symmetrical bays including a central, slightly projected entry bay. The entrance is housed beneath a two-story, flat-roofed portico that spans the length of the facade and is supported by four straight round columns. The entry portico was added during the 1970s. The decorative focus of the house is the central, projected entry bay, which contains a wood-paneled doorway topped by an elliptical fanlight with tracery, and is flanked by sidelights and wood panels. Fluted wooden pilasters stand beside the sidelights, supporting the fanlight above. The entry unit appears to have been added to the house during the mid-twentieth century or later. The projected central bay of the entry facade terminates in a small peaked gable containing a semicircular window.

The rear facade of the original building faces south and contains one bay. A single story, hipped roof projection extends to the south. A single-door entry is located on the west side of the projection. Access to the basement of the house is located on the east elevation of the building.

A one-and-one-half story addition sits in the crook of the original L-shaped building. The addition contains a sliding glass door on the south elevation, and two front-gabled dormers on the west elevation. In addition to this recent expansion to the house and the entry portico on its north elevation, all windows on the building have been replaced with aluminum frame one-over-one light double-hung sash units. A six-

over-six light effect is created with false muntins. New wooden shutters flank each of the windows. Synthetic horizontal siding replaces the original wood siding. Due to the impact of these alterations, the house no longer retains integrity of design, materials, workmanship, and feeling.

Barn #1 (ca. 1900) [B]

Facing north, Barn #1 is a rectangular building containing a single bay along its north elevation, with two bays along the east and west elevations. The barn has been expanded significantly since its construction. The building rests on a concrete pier foundation, which is a later alteration. The exterior walls of the barn are composed of vertical wood planks that rise from the foundation to the roof line. The building terminates in a front-gabled roof with exposed rafter ends. The roof is sheathed with standing seam metal. Circular medallions containing geometric diagrams appear in the center of the building's gables. Large single wood-plank doors are located on the north and south elevations. The east and west elevations each contain two sets of wood-plank double doors.

The barn has historically been used for the storage and drying of tobacco. Hinges appear at regular intervals along the east and west elevations of the building, allowing the vertical planks to open for the circulation of air. Interviews with Rhoderick Dyson, who has resided on the farmstead since the second quarter of the twentieth century, reveal that the barn received various modifications and expansions during his tenure on the farm. During the 1950s the east side of the building received an addition spanning its full width. This expansion created the barn's asymmetrical gables.

Barn #2 (ca. 1900) [C]

Facing east, Barn #2 is an irregularly shaped building containing a single bay along the east elevation and three bays along the north elevation. The barn has been modified significantly since its construction. The building sits on a concrete block wall foundation, which is a later alteration. The exterior

walls of the barn are composed of vertical wood planks that rise from the foundation to the roof line. The building terminates in a front-gabled roof sheathed with standing seam metal. A circular medallion containing a geometric diagram appears in the center of east gable of the building. Large single wood plank doors are located on the east and north elevations of the building. The barn was used for housing livestock. The original barn has been surrounded by later additions built to accommodate livestock. Several small gabled and shed-roof additions extend from the south and west elevations of the barn. An exterior pen projects from the southwest corner of the building. Due to the impact of these alterations and additions, the barn no longer retains integrity of design, materials, workmanship, and feeling.

Barn #3 (ca. 1945) [D]

Facing east, Barn #3 is a rectangular building containing one bay along the east elevation, and four structural bays along the north and south elevations. The barn has been expanded significantly since its construction. The building rests on a concrete pier foundation, which is a later alteration. The exterior walls of the barn are composed of vertical wood planks that rise from the foundation to the roof line. The building terminates in a front-gabled roof with exposed rafter ends. The roof is sheathed with standing seam metal. A deteriorated square metal vent appears in the center of the east gable. Large metal double replacement doors are located on the east and west elevations.

The barn has historically been used for the storage and drying of tobacco. Hinges appear at regular intervals along the east and west elevations of the building, allowing the vertical planks to open for the circulation of air. The barn has been expanded during the last twenty years, extending the rear of the building and enlarging it by one-third.

8. SIGNIFICANCE

Survey No. CH-180

Period: prehistoric 1400-1499 1500-1599 1600-1699 1700-1799 1800-1899 1900-

Areas of significance--check, and justify below: agriculture architecture art commerce
 communications community planning conservation economics education engineering
 exploration/settlement industry invention landscape architecture law literature military
 music philosophy politics/government religion science sculpture social/humanitarian
 theater transportation other (specify)

specific dates: ca. 1897-ca. 1945 Builder/architect: unknown

check: Applicable Criteria; A B C D
and/or

Applicable exception; A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

See attached continuation sheets.

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Significance

Summary

The Francis L. Dyson Farmstead is associated with a pattern of Western Shore agricultural development in Charles County common from the late nineteenth century through the twentieth century. The farmstead encompasses four late nineteenth and twentieth century buildings: one farmhouse and three barns. Two periods of construction are documented on the site. The first period, ca. 1897, is represented by the principal dwelling, a barn adjacent to the dwelling (Barn #1), and a livestock barn (Barn #2). A second period of construction, ca. 1945, is represented by a tobacco storage barn (Barn #3), and modifications made to the house. Although the complex is an example of an agricultural property type developed during the sluggish economic resurgence of Charles County, Maryland in the decades following the Civil War, it does not retain sufficient integrity, as defined by the National Register of Historic Places, to illustrate late nineteenth and early twentieth century building and agricultural practices.

The complex was evaluated for those qualities of integrity and significance identified in the Maryland Register of Historic Properties criteria (Article 83B of the Annotated Code of Maryland). The design and physical characteristics of the complex were analyzed for their potential local significance during the Industrial/Urban Period (1870-1930) and the Modern Period (1930-Present) in the areas of agriculture and architecture. In addition, research was undertaken to identify possible associations with historical events or important persons significant on a local, state, or national level. A summary of the historical themes relevant to evaluation of the Francis L. Dyson Farm appears below.

Site Specific History (development of the Dyson Farm 1870-Present)

Site-specific research was undertaken to establish the land tenure history of the property. Archival research revealed that the property containing the four-building farmstead originally was part of a larger tract of land owned by Samuel A. Berry in the decade following the Civil War. Upon his death, the land was

conveyed to three of Berry's children. The majority of land went to Samuel T. and Thomas B. Berry, who agreed upon an equal division of the property (Charles County Deeds 7:669). Maryland Geological Survey maps and tax assessment records from the first decade of the twentieth century label a cluster of nine buildings in the vicinity of the site as "Berry."

In 1885 Thomas B. Berry sold 200 acres of his land, known as "Part of Friendship," "Part of Hull," and "Part of Park Hall," to Joseph R. Cassin of the District of Columbia for \$4,435. Upon his death, Joseph R. Cassin left the property to his wife Annie E. Cassin. Annie E. Cassin sold the land to Charles and Edna Wilcox of Charles County in 1897 (Charles County Deeds 8:566). According to Rhoderick Dyson, who currently resides on the property, the Wilcoxes further divided the land and built the extant farmhouse (Rhoderick Dyson, personal communication November 30, 1993).

Charles Wilcox sold the property to Aloysius B. Gardiner in 1906. Gardiner's purchase included 80.5 acres of the 200 acres originally acquired by Wilcox (Charles County Deeds 17:618). As the result of a financial entanglement involving Gardiner and the Maryland National Bank of La Plata, the property was transferred in 1937 to Elmer and Ella Dyson of Charles County. The property has remained in the Dyson family until the present. Rhoderick R. and Dorothy Jean Dyson purchased 89.6 acres of land from Elmer Dyson in 1949 (Charles County Deeds 149:142). The land is currently owned by Francis L. Dyson, son of Rhoderick Dyson. Archival research does not indicate that specific historical events or important personages were associated with the extant farm complex.

Charles County History

Charles County was established in 1658, and originally included all the land between the Wicomico River and the Potomac River. The creation of Prince George's County in 1695 took territory from Charles County. Inadequate overland transportation was a major problem in Charles County during the seventeenth, eighteenth, and nineteenth centuries. The first major road in the county, a section of the Inter-colonial post

road running between the Potomac River and the town of Benedict, was built at the turn of the eighteenth century. The first of 15 ferries to the Virginia shore began running during this same period (Brown et al. 1976:19). Transportation systems dictated settlement patterns in Charles County during the eighteenth and nineteenth centuries. New Hamlets occurred at the intersections of interior transportation systems, but remained small and widely dispersed (Wesler et al. 1981:126). A gazetteer for 1807 listed only five towns in Charles County. By 1852, only five additional hamlets had been listed on maps of the county. Although most roads were poor, a few were gravel surfaced. It was possible to travel overland to either Washington or Baltimore by a combination of stage and train. By 1855, Charles County had a daily mail stage. Steamboat transportation provided the principal link between Charles County and larger urban centers. By 1854 the county was regularly serviced by two steamboat lines (Klaphor and Brown 1958:118).

Modern transportation systems came slowly to southern Maryland. The railroad came to Charles County in 1872 when the Baltimore and Potomac constructed a line between Bowie in Prince George's County and Popes Creek. The new line created several new hamlets and post offices in the county, including La Plata and Waldorf. It also sounded the death knell for towns like Port Tobacco, which lost its status as the county seat to La Plata in 1895 (Klaphor and Brown 1958:138; Wesler et al. 1981:129).

Agriculture

From the time of the establishment of Charles County, its economy was grounded in agriculture, specifically tobacco farming. In 1840, the Charles County produced 3.25 million pounds of tobacco, comprising 13.2 per cent of the total output of the state. By 1860 tobacco production had increased to 4.5 million pounds, 12.2 per cent of Maryland's output (Wesler et al. 1981: 124).

The increased demand for tobacco production in the eighteenth and nineteenth centuries created an increased dependence upon slave labor in Charles County. Slaves became an important part of the labor force during the late seventeenth and early eighteenth centuries. In 1712, 724 slaves comprised 18.1 per

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cent of the county's population (Wesler et al. 1981:125). The 1790 census listed a slave population of 10,085 in the County, comprising 44.5 per cent of the total population. That percentage increased to 58.4 by 1860 (Wesler et al. 1981:126; Klapthor and Brown 1958:68). The white population in Charles County peaked in 1790, and then declined steadily. By 1860, there were only 16,500 whites in the entire county. The decline in population can be traced primarily to unstable or falling tobacco prices that encouraged white emigration to cheaper, more fertile western lands (Wesler et al. 1981:126).

Though the tobacco economy was in constant flux during the eighteenth and nineteenth centuries, the most disruptive event to occur in the agricultural history of Charles County was the Civil War. With the end of the Civil War and slavery came the consequent demise of the large tobacco plantation. The loss of slave labor temporarily devastated tobacco production, until a system of sharecropping and tenant farming was fully established (Wesler et al. 1981:128). Capital resources available for investment and expansion were virtually non-existent. In place of the tobacco plantation sprung small farms with often as few as five to ten farmable acres planted in tobacco. During the Reconstruction, economic hardship forced many landowners to divide and sell large land-holdings. Vast areas of land were subdivided into numerous smaller tracts of farm land.

During the last quarter of the nineteenth century, Charles County remained a relatively isolated area of Maryland, due to economic instability. In the years following the Civil War, many residents of the county emigrated to more urban areas in search of better economic opportunities. A large amount of previously prosperous, slave cultivated farmland remained untended due to shortages of funds and labor. Agriculture however, specifically tobacco, remained the economic staple of the county (Rivoire 1989:1A).

At the close of the nineteenth century farmers began to diversify, but tobacco remained the county's principal crop well into the twentieth century. Charles County continued to supply between 19 and 22 per cent of all tobacco produced by the state of Maryland (Wesler et al. 1981:128). At the same time farmers

began to cultivate oats, rye, corn, and wheat. Wool, potatoes, and hay also became significant products. After 1900 commercial dairying began to flourish, and county farmers began to raise livestock.

Architecture

Architectural forms common in Charles County evolved predominantly from English folk housing traditions introduced to the county by settlers from the Tidewater region. By the early nineteenth century, a farmhouse characteristic of rural Maryland had emerged. This type of farmhouse, while influenced partially by northern European forms, also contained English precedents. The house type has an L-shaped floor plan, symmetrical main facade, two-story or two and one-half story height, and gable roof. Later nineteenth and early twentieth century examples included a greater emphasis on symmetry and a central passage floor plan.

Charles County remained a provincial and relatively isolated area throughout much of the nineteenth century, due to few transportation routes linking the county with more populous urban centers. The Civil War curtailed any progress made by the residents of the county to keep up with national architectural aesthetics. During the Reconstruction, Charles County suffered economically and was one of the most depressed counties in the state. For this reason architectural trends shaping the built environment of more prosperous areas of the state failed to appear in Charles County (Rivoire 1990:28). The economy of southern Maryland was so devastated following the Civil War that construction of new buildings virtually ceased in the region for several decades. By the first decade of the twentieth century building activity had resumed in Charles County, but few buildings reflected architectural trends and developments occurring in other areas of Maryland and the nation (Rivoire 1990:28).

Several events and trends in the twentieth century combined to encourage economic changes in southern Maryland. The state extended its highway system into Charles County in 1910, and the Crain Highway (the present Route 301) was extended through the Potomac in 1922 (Wesler et al. 1982:129). A

bridge linked Maryland and Virginia in the late 1930s. Modern transportation and communication facilities encouraged urban/suburban development of Charles County. In the post World War II era the county has become a recreational and residential suburb of the Washington, D.C. metropolitan area. Today, farmers comprise only a small minority of the population of the county, and relatively few late nineteenth or early twentieth century intact family farmsteads remain in the region.

Analysis

The Francis L. Dyson farmstead is an agricultural complex encompassing four buildings. The complex includes a two-story frame dwelling and three barns built between 1900 and 1945. The farmstead is associated with agricultural and architectural themes occurring in Charles County during the Industrial-Urban Dominance Period (1870-1930) and the Modern Period (1930-Present). The farmstead was constructed ca. 1897 on 89.5 acres of land that had been carved from the mid-nineteenth century Berry property, illustrating the transition of a rural Charles County tract from plantation to family farm. This subdivision of land reflects real estate trends during the economically depressed Reconstruction era in southern Maryland.

The Dyson Farm produced primarily tobacco. According to Rhoderick Dyson, who purchased the farm from his father in 1949, the farm has always produced tobacco, with occasional plantings of corn and small livestock holdings (Rhoderick Dyson, personal communication November 30, 1993). The form of each of the three barns on the farmstead is derived from common agricultural building types found throughout nineteenth and early twentieth century Maryland. This type of structure evolved from barns widespread throughout Europe, and brought to North America by farmers of various nationalities, predominantly the English. Its form is simple, modest in appearance, plan, and size. Though none of the three barns exhibit the traditional characteristics of the tobacco barn, two of the barns were used for the storage and drying of tobacco. Each displays hinges placed periodically along the vertical boards used to sheathe the sides

of the barn. The hinges allow the walls of the barn to open, circulating air throughout the interior and drying the tobacco. Each barn is organized into a series of "rooms" for the hanging of tobacco. The divisions of the wood support frame of the barn create separate tobacco rooms. The barn thus has a linear, modular arrangement of rooms that can be extended easily. The third barn contains stables and pens for the housing of livestock. Though the barns have been extensively modified, they reflect both Charles County's continued reliance on tobacco farming and an increase in livestock breeding in the early twentieth century.

The farmhouse and three barns were built during two periods of construction. The house and Barns #1 & #2 were constructed ca. 1897. Rhoderick Dyson, who purchased the farmstead from his father in 1949, reported that his father built Barn #3 in 1945 (Rhoderick Dyson, personal communication November 30, 1993). The principal dwelling of the Francis L. Dyson Farmstead originally incorporated many of the design elements characteristic of late nineteenth century Maryland farmhouses. These elements include its symmetrical entry facade, L-shaped plan, gable-roof, and two-story height. The house has been extensively modified within the last two decades however. The exterior walls have been sheathed with vinyl siding. All windows have been replaced with aluminum frame one-over-one light double-hung sash units. A six-over-six light effect is created with false muntins. Additions to the house include a full facade, two-story entry portico, and a two-story addition built in the crook of the house. According to Rhoderick Dyson, Barns #1 and #2 each have received substantial modifications since 1950 (Rhoderick Dyson, personal communication November 30, 1993). Additions and structural adjustments have significantly altered the original form and size of Barns #1 and #2. Additions to Barn #2 completely envelope the original structure. Barn #3, farthest from the farmhouse, has been extended in length but retains its original character. Although the Dyson Farmstead is associated with agricultural and architectural themes in late nineteenth and early twentieth century Charles County, the buildings do not retain their integrity of design, materials, workmanship, or feeling from the late nineteenth and early twentieth centuries.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Survey No. CH 180

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Francis L. Dyson Farm
Charles County

Section 9 (continued)

Government Documents

Charles County Circuit Court

1865-1868	Land Record Liber GAH1:43
1885	Land Record Liber BGS7:669
1897	Land Record Liber FDM 8:566
1906	Land Record Liber FDN 17:618
1937	Land Record Liber WMA 64:644
1949	Land Record Liber PCM 89:475

Charles County Supervisor of Assessments

1906-1940 Sixth Election District

10. **GEOGRAPHICAL DATA**

Acreage of nominated property Approximately 6 acres Quadrangle Name Piscataway

UTM References (to be completed by MD Trust personnel).

Verbal boundary description and justification

The Francis L. Dyson Farm complex encompasses approximately six acres located north of Berry Road in the vicinity of Middletown Road as defined in the accompanying sketch map and U.S.G.S. 7.5 quadrangle for Piscataway.

List all states and counties for properties overlapping state or county boundaries.
state _____ code county _____ code

11. **FORM PREPARED BY**

name/title: Hampton Tucker/Architectural Historian
organization: R. Christopher Goodwin & Assoc., Inc.
date: December 6, 1993
street and number: 337 E. 3rd. Street
telephone: (301) 694-0428
city or town: Frederick
state: Maryland

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN

Region: Western Shore

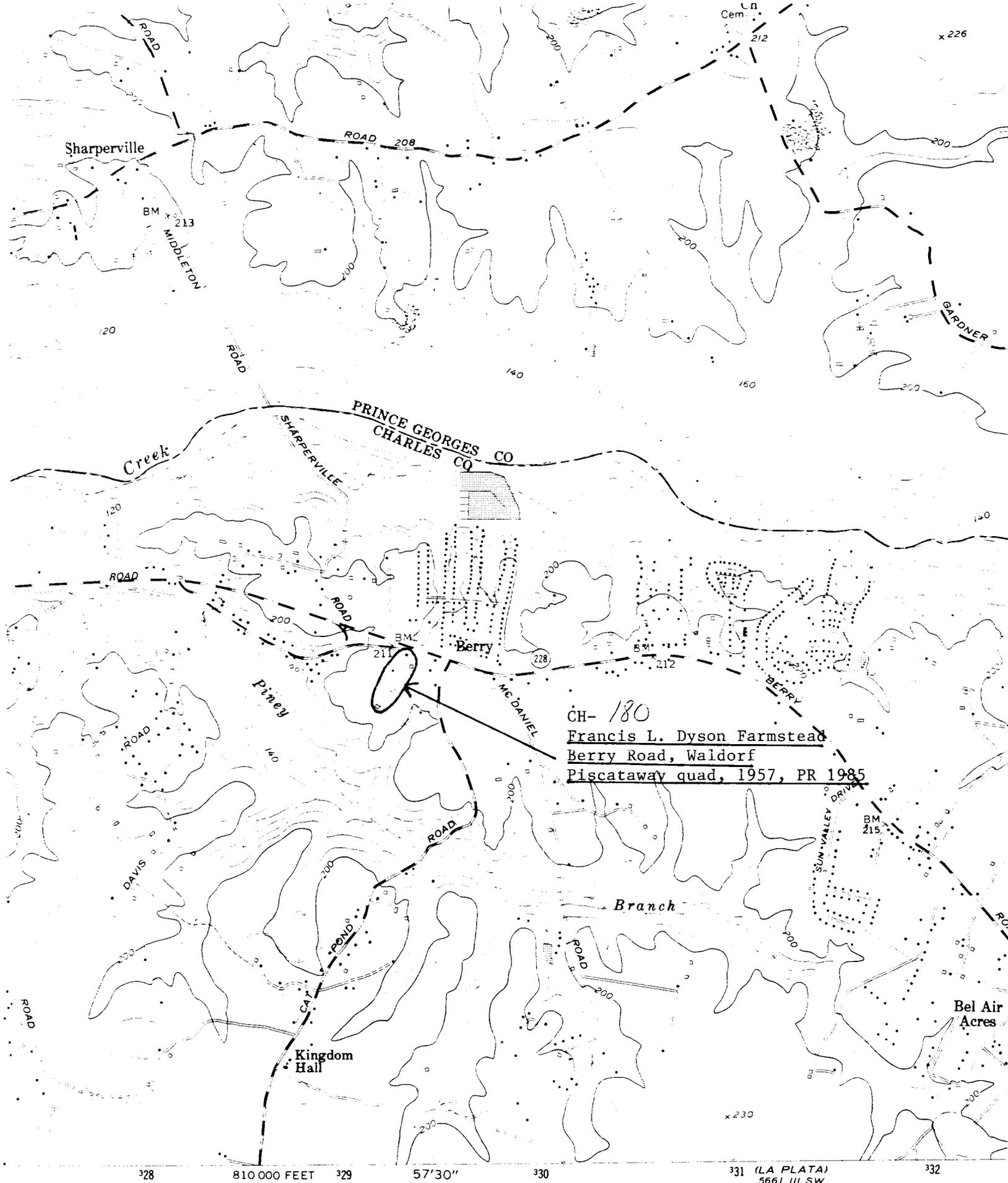
Periods: Agricultural-Industrial Transition, 1815 - 1870 AD
Modern Period, 1930 - Present

Themes: I. Agriculture

- A. small family farmstead
 - 1. house
 - 2. barns (2)
 - 3. livestock barn

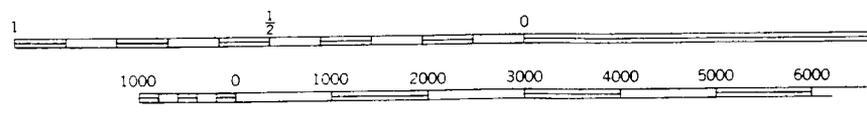
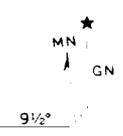
II. Architecture, Landscape Architecture, and Community Planning

- A. rural vernacular structures
 - 1. domestic
 - 2. agricultural



CH-180
Francis L. Dyson Farmstead
Berry Road, Waldorf
Piscataway quad, 1957, PR 1985

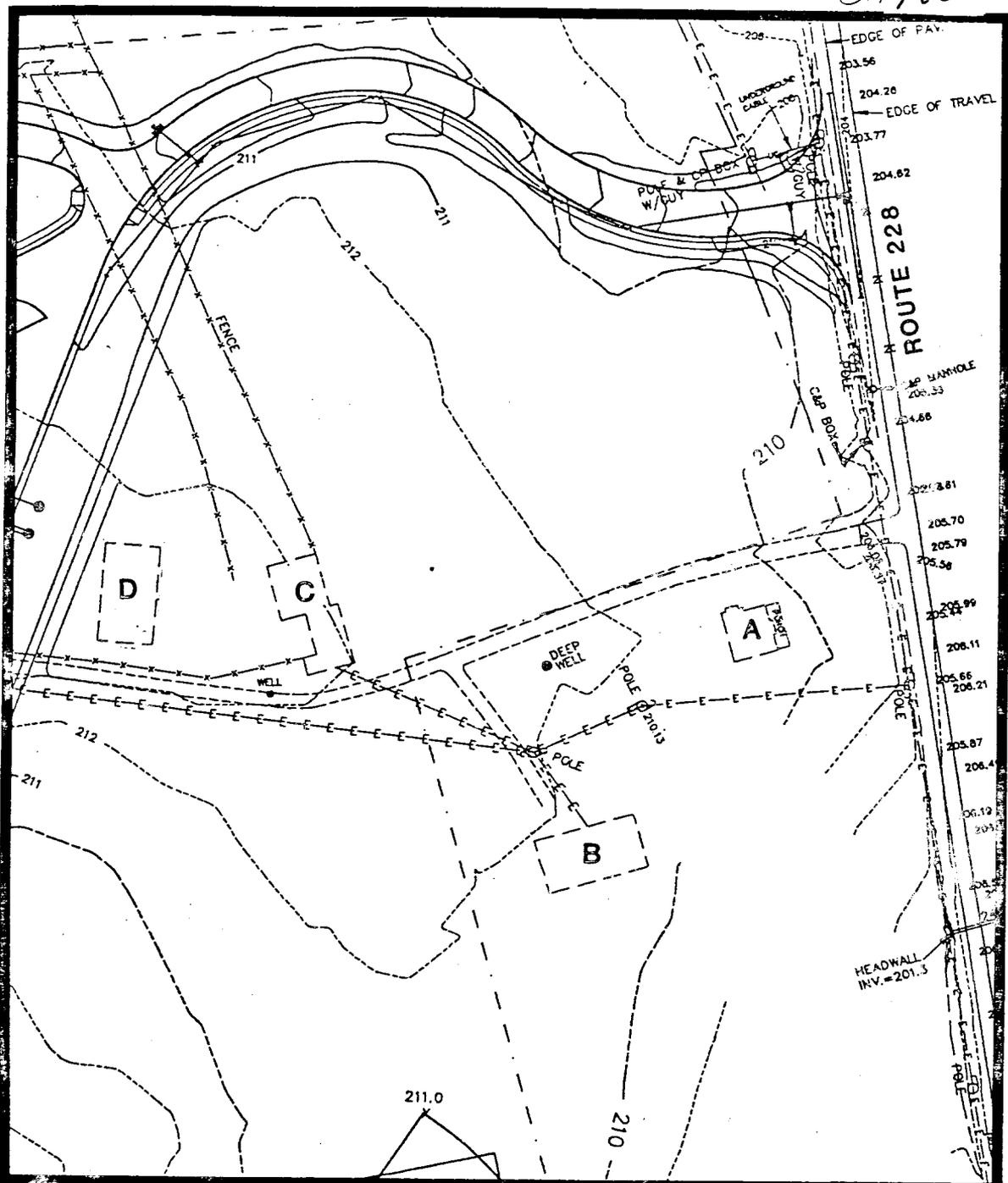
Survey
 from aerial
 table surveys 1944



SCALE 1:24000

328 810 000 FEET 329 57'30" 330 331 (LA PLATA) 5661 III SW 332

CH-180



- A HOUSE
- B BARN #1
- C BARN #2
- D BARN #3



NO SCALE AVAILABLE

The following information is the same for all photographs:

1. Francis L. Dyson Farmstead
2. Charles County, Maryland
3. Hampton Tucker
4. December, 1993
5. R. Christopher Goodwin & Associates, Inc., Frederick, Maryland

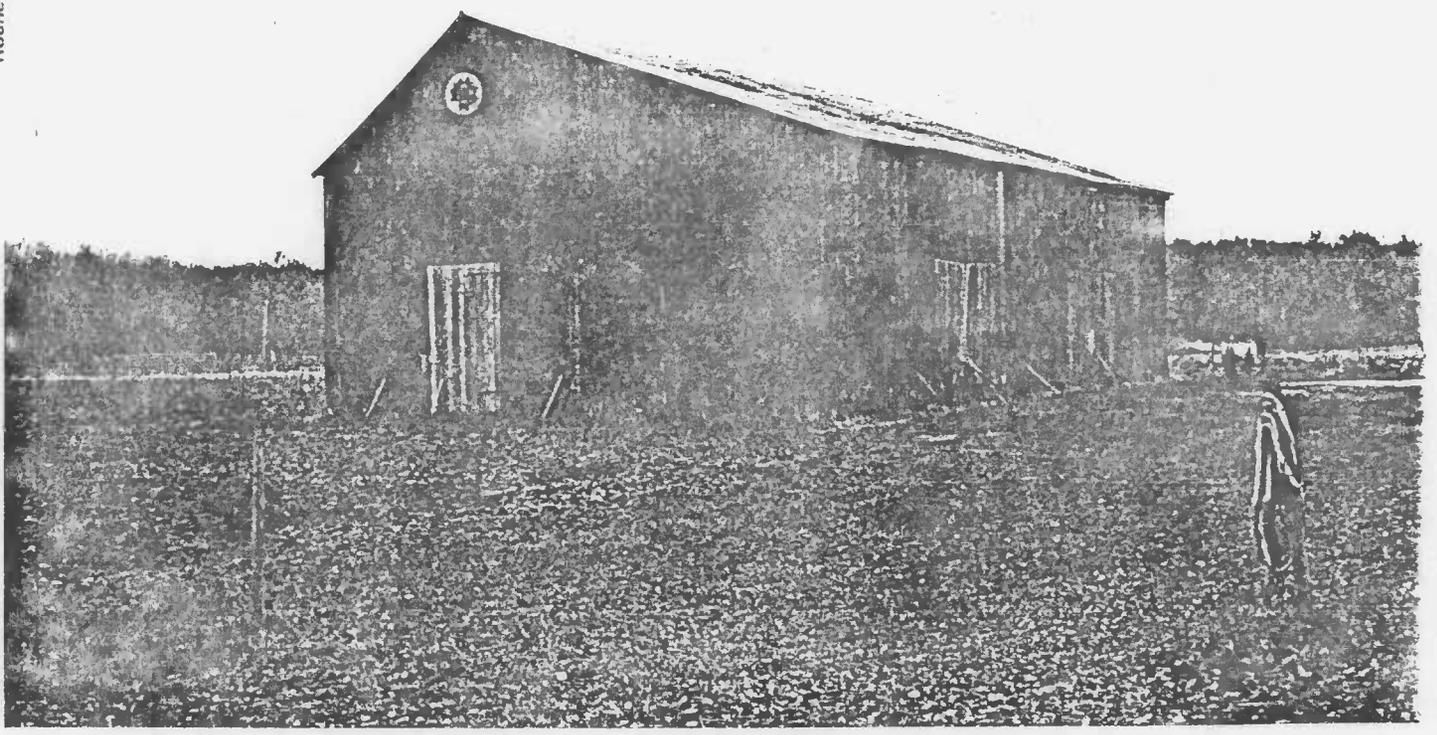
PHOTO NUMBER

- | | |
|----|-------------------------------------|
| 1 | 1. Farmhouse
6. View looking SW |
| 2 | 1. Barn #1
6. View looking NE |
| 3 | 1. Barn #2
6. View looking SW |
| 4 | 1. Barn #3
6. View looking N |
| 5 | 1. Farmhouse
6. View looking NE |
| 6 | 1. Farmhouse
6. View looking N |
| 7 | 1. Farmhouse
6. Detail of Entry |
| 8 | 1. Barn #1
6. Detail of Hinge] |
| 9 | 1. Barn #3
6. View looking S |
| 10 | 1. Barns #2&3
6. View looking SW |

CH-180



PHOTO * GUARD # 322
LIGHT IMPRESSIONS®
Rochester, NY



CH-180

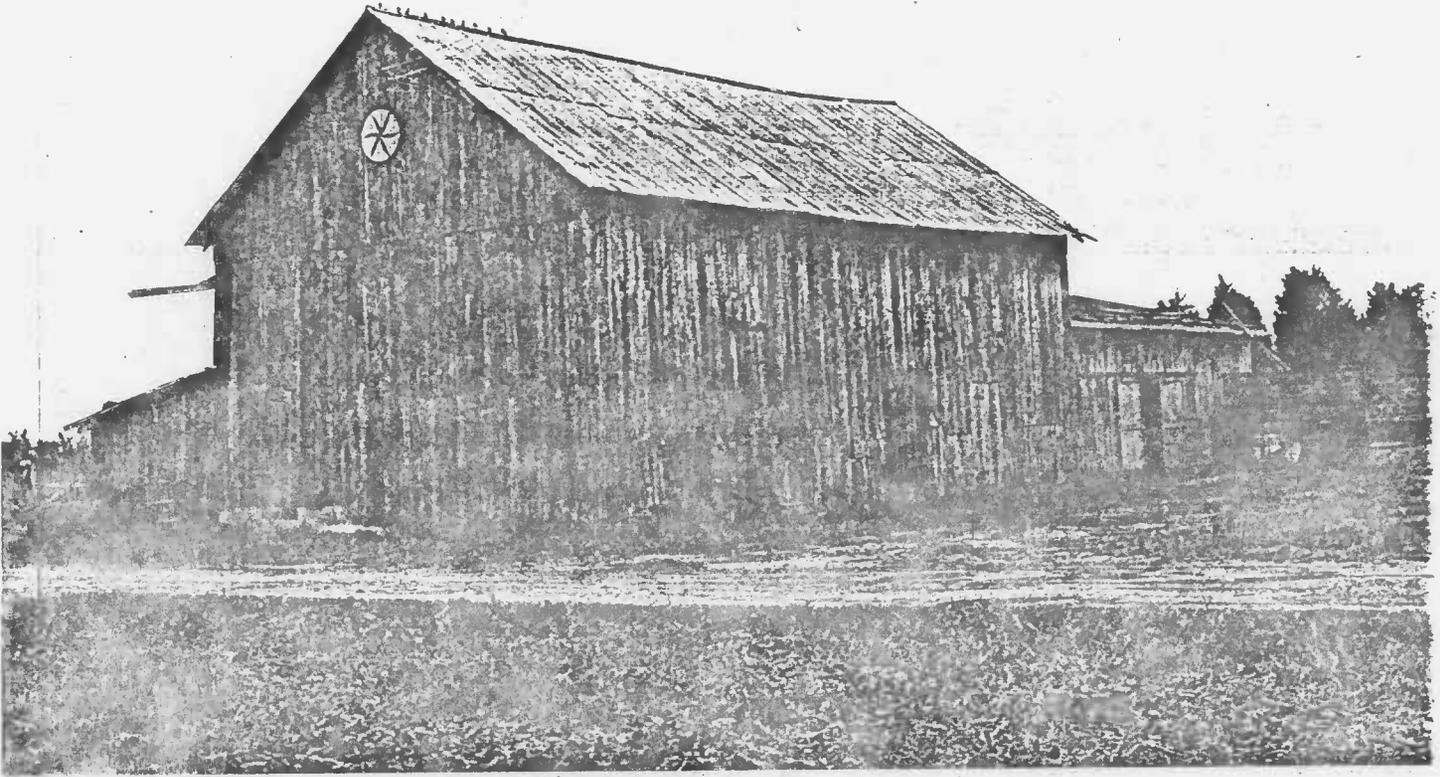
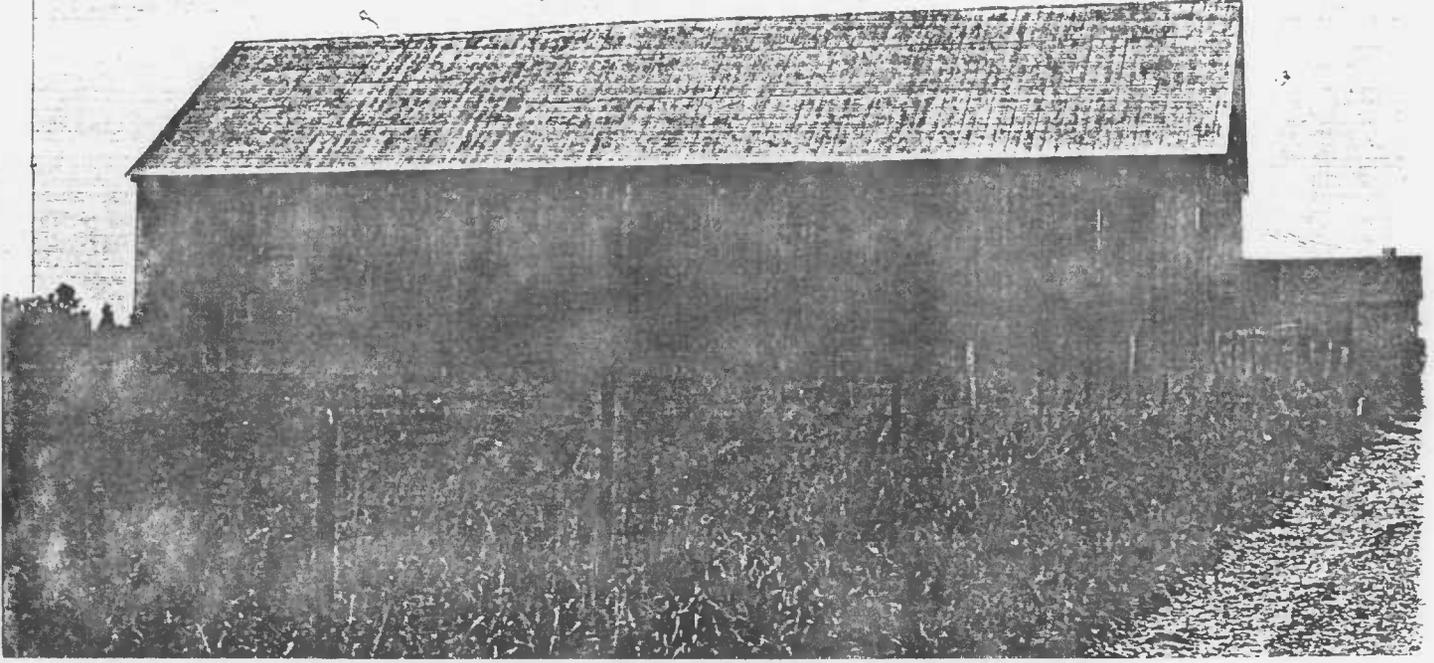


PHOTO & GUARD # 3224
LIGHT IMPRESSIONS
Rochester, NY



CH-180



PHOTO & GUARD #3224
LIGHT IMPRESSIONS™
Rochester, NY



CH-180

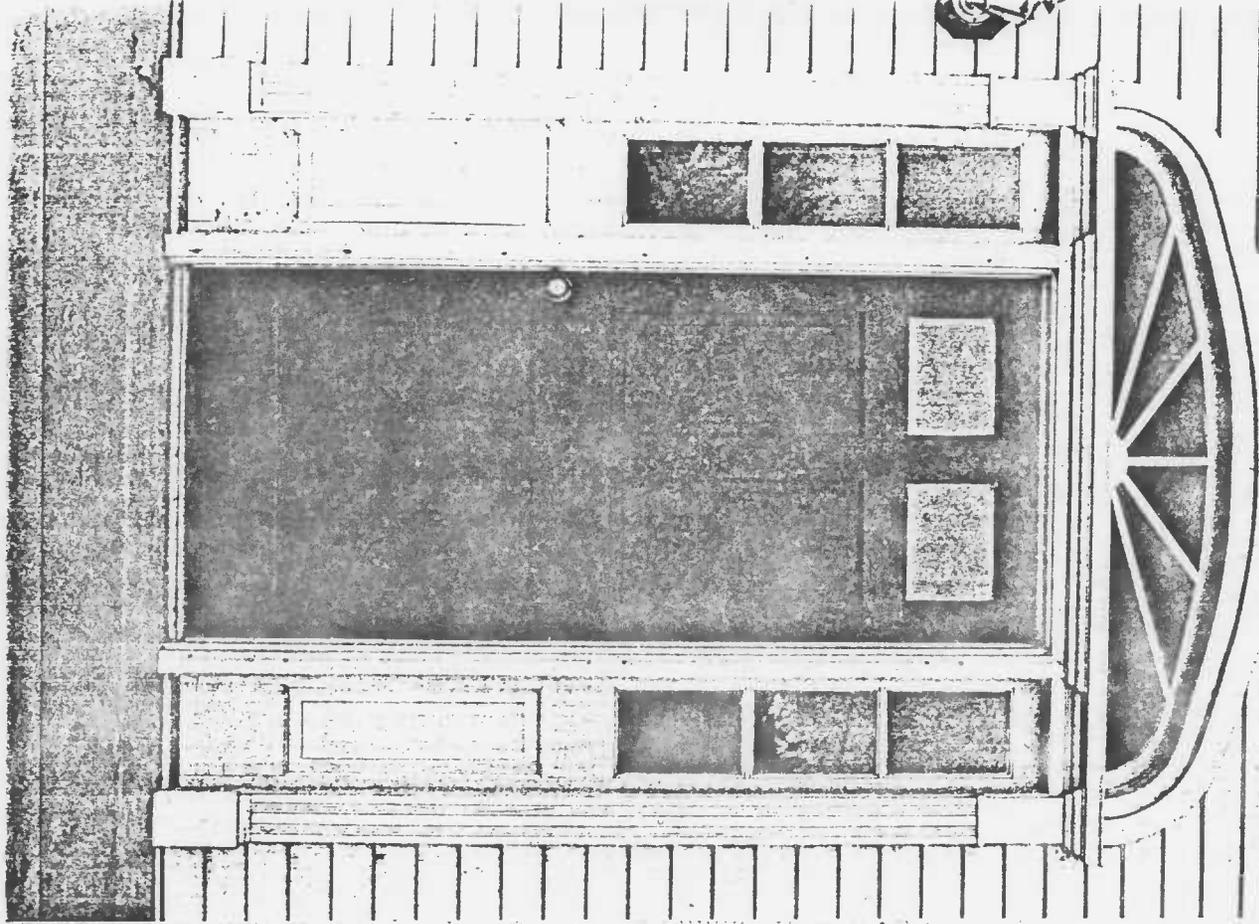


PHOTO A GUARD # 3224
LIGHT IMPRESSIONS
Rochester, NY



CH-180

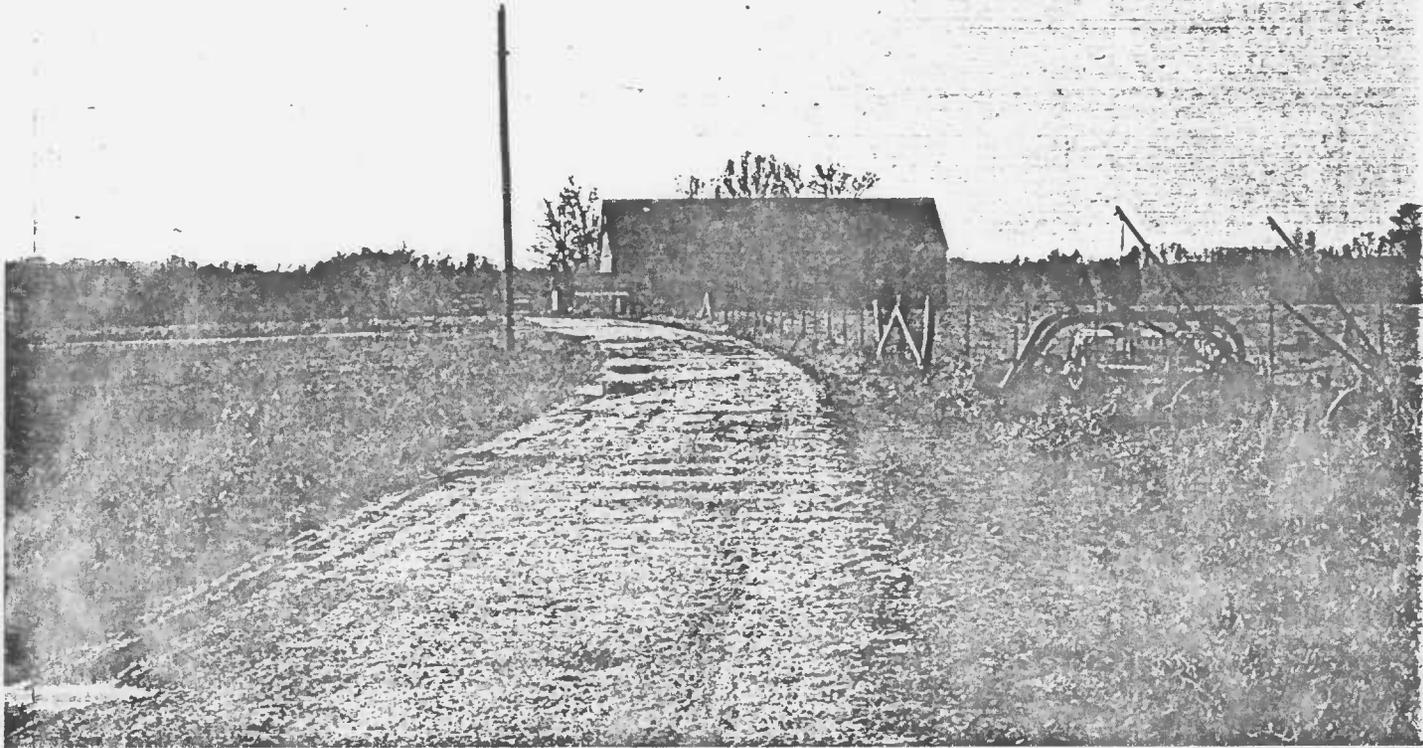
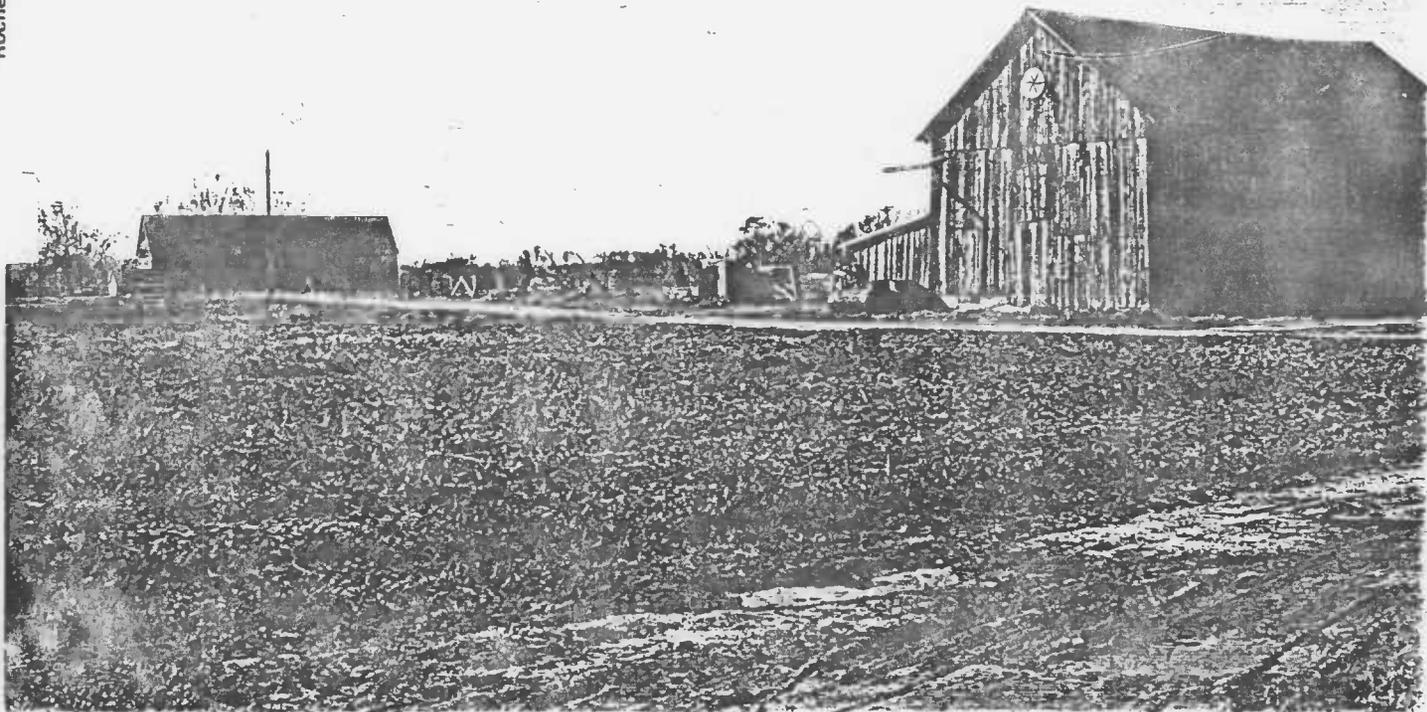


PHOTO ★ GUARD # 3224
LIGHT IMPRESSIONS®
Rochester, NY



CH-180
Charles C. Wilcox House
Berry vic.
Private

circa 1897

The Charles C. Wilcox House consists of a typical 3-bay-wide, frame I-house with an original rear "ell." A centered gable and projecting 2-story entry tower adorn the house's facade. Although significantly altered by several additions, the dwelling's original configuration is still visible.

This modest frame I-house is typical of the dwellings of middle-class rural farmers of the early 20th century in Charles County. The house displays few architectural pretensions, although it was of substantial size for the period. Although significantly altered, its original form remains detectable. It was erected on a 200-acre tract between 1897 and 1906 by Charles Wilcox and his wife who ran a farm there for many years. The house is one of only a few remaining dwellings along Berry Road that represent the agricultural past of this northern section of the County.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH-180

=====

1. Name of Property

=====

historic name Charles C. Wilcox House

common/other name _____

=====

2. Location

=====

street & number 10165 Berry Road not for publication _____
city or town Berry vicinity X state Maryland code MD
county Charles code 017 zip code 20603

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>1</u>	Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____
No X

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling
AGRICULTURAL/Processing Tobacco barn

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Vernacular Victorian I-house

Materials (Enter categories from instructions)

foundation solid: concrete stucco
roof side gable: standing seam metal
walls frame: vinyl siding
other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-180

=====
Areas of Significance (Enter categories from instructions)

ARCHITECTURE
AGRICULTURE

Period of Significance circa 1897

Significant Dates circa 1897

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

=====
9. Major Bibliographical References
=====

(Cite the books, articles, legal records, and other sources used in preparing this form.)

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.

=====
10. Geographical Data
=====

Acreage of Property 1.0015 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The property at 10165 Berry Road is designated as Parcel 177, Lot "D" on Map 7 on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

The Aloysius B. Gardiner House has been associated with Parcel 177, Map 7 since its construction circa 1897.

=====
11. Form Prepared By
=====

name/title Kathryn Gettings Smith, Architectural Historian
organization Charles County Planning Dept. date Dec. 4, 1998
street & number P.O. Box B telephone 301-645-0689
city or town La Plata state MD zip code 20646

=====
12. Property Owner
=====

name Francis & Janis E. Dyson
street & number 10165 Berry Road telephone _____
city or town Waldorf state MD zip code 20603
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-180

Section 7 Page 1

Charles C. Wilcox House
name of property
Charles County, Maryland
county and state

=====

The Charles C. Wilcox House consists of a typical 3-bay-wide, frame I-house with an original rear "ell." A centered gable and projecting 2-story entry tower adorn the house's facade. Although significantly altered by several additions, the dwelling's original configuration is still visible.

The house occupies a level 1-acre lot on the south side of Berry Road. Located approximately 100 feet south of Berry Road, the main dwelling is surrounded by bushes. Two outbuildings are associated with the house; one large 1930s barn and one 1950s henhouse.

The dwelling stands on a solid concrete foundation and has been reclad in vinyl siding. A small root cellar occupies the basement under the easternmost room of the I-house. The building is topped by a cross gable roof covered in a standing seam metal roof. Two interior brick chimneys break the roof line: one along the ridge of the I-house and one along the east slope of the rear "ell." A third brick flue was added at the rear where the original "ell" meets a 1-1/2-story frame addition.

The facade is symmetrically arranged with a centered entry located within an entry tower that projects approximately two feet from the facade's principle plane and extends the full two stories of the house. The tower is capped above the eaves by a centered gable containing a single half round window. The centered entrance consists of a replacement panel-and-light metal door framed by replacement sidelights and fanlight. A previous owner indicated that the door was originally crowned by a rectangular transom. The two-story Tuscan portico was added within the last ten years, and, along with the new doorway, radically alters the dwelling's look.

The windows throughout the house have been replaced by metal sash of various configurations and in some cases have been altered in their dimensions. The facade incorporates two such window openings on the first story, flanking the entry tower. The eastern window bay contains an 8/8 metal sash, while the western bay holds a 6/6 metal sash window. The second story of the facade is divided into three equally spaced bays, each containing one 8/8 metal sash window.

The west side of the original portion of the house contains two vertically aligned window openings with 8/8 metal sash. The interior angle of the "L"-shaped building has been altered by the addition of a 1-1/2-story frame extension with a half gambrel roof and prominent gable front dormers. The addition, which was erected

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-180

Section 7 Page 2

Charles C. Wilcox House
name of property
Charles County, Maryland
county and state

=====
circa 1990, is pierced by a combination "picture" window at its first story. This "picture" window consists of a central fixed single light framed by elongated 4/4 metal sash windows. Above this are centered two gabled dormers which hold 6/6 metal sash. The south elevation of the same addition holds a 1-light glass and metal door paired with a single fixed light on the first story. The second story is lit by a coupled 8/8 metal sash window.

The original rear "ell" is extended at its rear gable end by what appears to be an enclosed half-hipped roof porch. This enclosed porch contains a single 8/8 metal sash window on its south elevation. No openings break the second story of the rear gable end.

Finally, the east side of the house displays two vertically aligned openings on both the rear "ell" and on the gable end of the I-house. Each of these windows again contains 8/8 metal sash. The east elevation of the enclosed rear porch holds a fixed 1-light wood window set high on the wall.

OUTBUILDINGS:

Two 20th century outbuildings are associated with this property. One of these is a frame shed roof henhouse dating to the latter half of the 20th century, likely around the 1950s or 1960s. The henhouse is set on a concrete block foundation and is clad in board-and-batten siding. The roof covering is standing seam metal. A 1930s barn stands southeast of the henhouse. It began as a much smaller frame barn erected in the 1930s. Seven longitudinal bays have since been added. The building is one story in height and clad in vertical boards. The roof is covered with standing seam metal sheets, and large double-leaf doors open on its long sides.

The property's previous owner indicated that several older outbuildings were demolished when the current Berry Elementary School was built, just south of the property.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-180

Section 8 Page 1

Charles C. Wilcox House
name of property
Charles County, Maryland
county and state

=====
This modest frame I-house is typical of the dwellings of middle-class rural farmers of the early 20th century in Charles County. The house displays few architectural pretensions, although it was of substantial size for the period. Although significantly altered, its original form remains detectable. It was erected on a 200-acre tract between 1897 and 1906 by Charles Wilcox and his wife who ran a farm there for many years. The house is one of only a few remaining dwellings along Berry Road that represent the agricultural past of this northern section of the County.

The land on which the Charles C. Wilcox House stands was once among the large land holdings of the Berry family, for whom the village of Berry was named. In 1885, Thomas B. Berry sold a substantial tract of land in this area to Joseph R. Cassin of Washington, DC. The tract was made up of portions of three parcels known as "Part of Friendship," "Part of Hull," and "Part of Park Hall." Cassin died in 1897. He devised the property to his wife, who promptly sold 200 acres of the tract to Charles C. Wilcox for \$500. Wilcox had the present house built sometime before 1906, at which time he and his wife sold it along with 80.5 acres to Aloysius B. Gardiner for \$3000. The large jump in sale price, from \$500 for 200 acres in 1897 to \$3000 for 80 acres in 1906, can be accounted for by the construction of improvements on the property.

The property, which remained at 80 acres in size until 1975, passed to the Dyson family in 1937. It appears that by this time, Aloysius Gardiner, then a widower, was having difficulties paying his debts and was forced to sell his land and dwelling. The property has remained in the Dyson family since 1937. The present owner acquired the house and a 1-acre lot surrounding it from his father and mother in 1975. Much of the remaining land of the farm has been sold to the County for the construction of the Berry School complex located to the west and south.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-180

Charles C. Wilcox House
name of property
Charles County, Maryland
county and state

=====

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance, 1870-
1930

Prehistoric/Historic Period Theme (s):

ARCHITECTURE

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-180

Charles C. Wilcox House
name of property
Charles County, Maryland
county and state

=====
Chain of Title:

February 17, 1885: Thomas B. Berry to Joseph R. Cassin
of Washington, DC
\$4435
no acreage given
Parcel on which Thomas Berry
resides, known as "Part of
Friendship," "Part of Hull," and
"Part of Park Hall." Inherited from
his father Samuel A. Berry
Charles County Land Records
Liber BGS 7 Folio 668

January 2, 1897: Last Will & Testament of Joseph R.
Cassin devised property to Annie E.
Cassin
Charles County Register Will of
Wills
Liber MT 18 Folio 595

January 12, 1897: Annie E. Cassin of Washington, DC to
Charles C. Wilcox
\$500
200 acres
Charles County Land Records
Liber JST 8 Folio 566

November 30, 1906: Charles C. & Edna B. Wilcox to
Aloysius B. Gardiner
\$3000
80.5 acres
Surveyed by S. Henry Cox, October
1906
Commonly known as "Part of
Friendship," "Part of Hull," and
"Part of Park Hall"
Charles County Land Records
Liber FDM 17 Folio 17

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-180

Charles C. Wilcox House
name of property
Charles County, Maryland
county and state

=====

March 15, 1937: Aloysius B. Gardiner, widower;
Southern Maryland National Bank of
La Plata; Matthews-Howard Company,
Trustees to Elmer C. Dyson
Judgement no. 13, May Term 1935 in
case of Southern Maryland National
Bank of la Plata vs. Aloysius B.
Gardiner
Property sold at public sale
80.5 acres
Charles County Land Records
Liber WMA 64 Folio 644

March 16, 1945: Elmer C. & Ella G. Dyson to J.
Dudley Digges
80.5 acres
Charles County Land Records
Liber TBM 81 Folio 262

March 16, 1945: J. Dudley Digges to Elmer C. & Ella
Gwynn Dyson
80.5 acres, excepting 1 acre
Charles County Land Records
Liber TBM 81 Folio 264

December 12, 1949: Elmer C. & Ella Gwynn Dyson to
Rhoderick R. Dyson
80.5 acres, excepting 1 acre
Charles County Land Records
Liber PCM 89 Folio 476

June 14, 1960: Elsie Richards to Rhoderick R. &
Dorothy Jean Dyson
80.5 acres, excepting 1 acre
Charles County Land Records
Liber 149 Folio 140

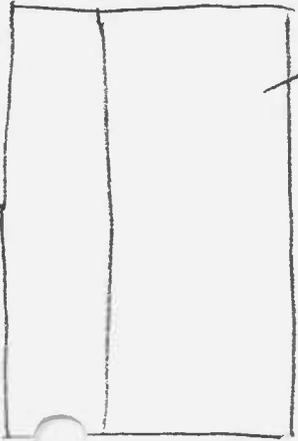
September 29, 1975: Rhoderick R. & Dorothy Jean Dyson to
Francis L. & Janis Elaine Dyson
1.0015 acres
As shown on plat made by Herbert
Crowder August, 1974, Plat Book 22,
Folio 180
Charles County Land Records
Liber 408 Folio 40

RESOURCE SKETCH MAP

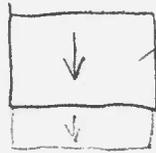
10/98

CHARLES C. WILCOX HOUSE
10165 Berry Rd.
CHARLES COUNTY, MD
BERRY VIC.

CH-180

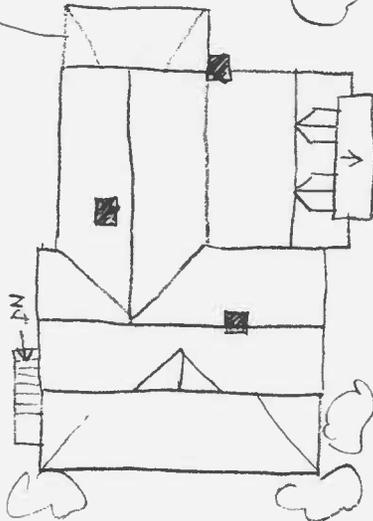


barn



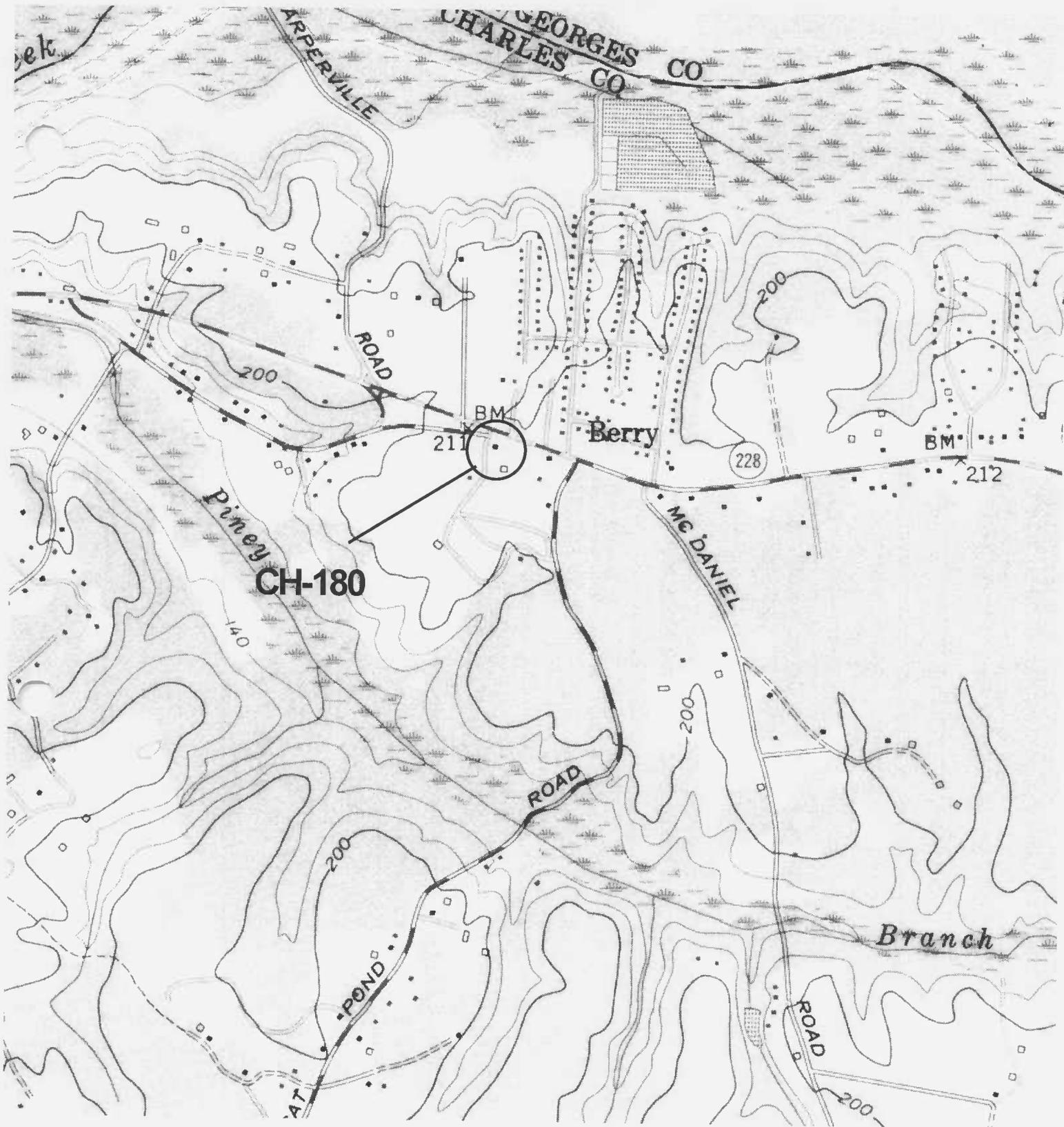
Henhouse

enclosed porch



chainlink fence
School Property

Berry Rd.



Charles C. Wilcox House
Charles County, MD
PISCATAWAY, MD QUAD
CH-180



CH-180

CHARLES C. WILCOX HOUSE

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

FACADE, LOOKING SOUTH

1 OF 4



CH-180

CHARLES C. WILCOX HOUSE

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

LOOKING NE

2 OF 4



CH-180

CHARLES C. WILCOX HOUSE

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

LOOKING NW

3 OF 4



CH-180

CHARLES C. WILCOX HOUSE

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

OUTBUILDINGS, LOOKING EAST

4 OF 4