

**Tippett House**  
**CH-625**  
**Waldorf**  
**Private**

**Circa 1885**

The Tippett House is a two-story, side-gable frame I-house with several additions visible from the rear and side elevations. The most distinguishing original feature is the exterior brick chimney with stepped shoulders and a freestanding stack.

Although extensively altered, the Tippett House is the only standing nineteenth century historic structure associated with the village of Mattawoman which is now engulfed in the heavily developed Pinefield Subdivision in the northern section of Charles County. According to tax assessment records, the dwelling was constructed in 1889. While little of the dwellings original character remains, the site is nevertheless significant for its association with Mattawoman, a small village that once included a post office and railroad station.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CH-625

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

historic                      Tippet House

other

### 2. Location

street and number      12694 Country Lane                       not for publication

city, town                      Waldorf     vicinity

county                      Charles

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

name                      Theresa Sita and Florence Birdsall

street and number      12694 Country Lane                      telephone      301-843-0975

city, town                      Waldorf                      state      MD                      zip code      20601-3381

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse                      tax map and parcel: Map 9 P. 80

city, town                      LaPlata                      liber      2252      folio      140

### 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 at MHT  
 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"/> 1	<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"/>	<input type="checkbox"/> sites
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> objects
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> Total
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<input type="checkbox"/> 1	<input type="checkbox"/> 2
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<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-625

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### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" 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 Tippett House is an altered example of two story side gable frame I-house that probably dates to the last quarter of the nineteenth century. The most distinguishing original feature is the exterior brick chimney with stepped shoulders and a freestanding stack. The site is situated on .6 acres in the heavily developed northern section of the county. Two other building are located on the site including a garage and shed that date from the second half of the twentieth century and are not considered as contributing resources.

Currently the frame structure is covered with both vinyl siding and asbestos shingles. The roof is clad with asphalt shingles. Original cornice returns are now enclosed with aluminum. All windows have been replaced and several have been reworked including those on the façade. A two story shed porch probably constructed in the third quarter of the twentieth century, covers the façade entrance and is supported on four square metal posts. An exterior end brick chimney is found on the west elevation and an interior corbelled cap chimney is visible between the main block and the east wing.

The façade faces south and includes a central passage flanked by four pane sidelight windows. To the left is a first floor 9-light fixed bay window, below a second story 1/1 light metal window. To the right of the door are symmetrically placed first and second story 1/1 light metal windows. A small metal octagonal window has been added above the doorway. The east wing façade includes a bay window of the same description as that found on the main block. Above this is a 1/1 light metal window.

The original building has been added onto several times. Additions include a two story wing to the east gable wall attached to a one story shed addition. Extensive additions and alterations can be seen from the rear representing at least three construction stages.

# 8. Significance

Inventory No. CH-625

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 checked="" type="checkbox"/> 1800-1899	<input 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"/> social history	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> transportation	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> other:	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military		

<b>Specific dates</b>	circa 1885	<b>Architect</b>	unknown
<b>Construction dates</b>	circa 1885	<b>Builder</b>	unknown

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 Tippet House is the only standing nineteenth century historic structure associated with village of Mattawoman. Now located in the heavily developed Pinefield Subdivision in the northern section of Charles County, according to tax assessment records, the dwelling was constructed in 1889. Although heavily altered it includes an original exterior end brick chimney with stepped shoulders and a corbelled cap. While little of the dwellings original character remains, the site is nevertheless significant for its association with the Mattawoman, a small village that once included a post office and railroad station.

The dwelling rests on property that in 1866 was part of a 316 acre estate of the late John Tippet of Prince George's County. His land holdings included two parcels, "Molly's Delight" in Charles County and "Smith's Chance" in Prince George's County that descended to William C. Tippet after John Tippet's death. The land was reduced by three acres in 1872 and by 153 acres in 1880. All of these parcels were in Charles County.

In 1931, the original parcel was again reduced to 162 acres and sold with the buildings and improvements to Craig and Florence Catterson. Three years later the Catterson's sold the property to Harrison and Sadie Johnson of Springdale, Washington County, Arkansas who sold the same the following year to Edward J. and Maude Moran. The Moran's retained ownership until 1960. At that time the property was surveyed and found to contain 197.48 acres. (1) The Moran's sold the land to N.C. and Charlotte Hines who within six months sold the land to Brown, Brown and Middleton who divided the parcel in two and sold the entire parcel to Robert and Shirley Kaine.

Most likely, the Kaine's were directly responsible for the division of Pinefield into lots. In 1966 they sold Lot #8 of "Country Club South" containing the dwelling house to Joseph and Theresa Sita. The Sita's extensively remodeled the dwelling adding to the façade, bay windows and a two story shed porch with square columns. Additions were also added to the rear of the dwelling and a garage was built on the site.

The Tippet House is located just off historic Mattawoman Beantown Road near the Popes Creek Branch of the Baltimore and Potomac Railroad. In 1885 Martenet's Map indicates there was a station and post office at Mattawoman, located at the intersection of the Popes Creek Railroad, Country Lane, and the old Mattawoman Beantown Road (now Nike Drive).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No CH-625

Name Tippett House

Continuation Sheet

Number 8 Page 2

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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 twentieth 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 nineteenth century.

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.

The introduction of a railroad in Charles County following the Civil War brought significant and long-lasting changes to the Charles County economy and landscape. As early as 1854, a railroad through the county had been proposed, but was delayed by the Civil War. In 1872, the idea was revived, and the Baltimore and Potomac Railroad began construction of a line between Bowie, Maryland and Pope's Creek in Charles County. Later, the Pennsylvania Railroad acquired the line and proceeded to connect it to Washington, DC via Bowie. The first regular daily passenger service from Cox's Station to Bowie began running in January 1873.

New "railroad" towns began to spring up along the railroad's route. Each town consisted of little more than a small station, several houses, and sometimes a corner store. White Plains, Waldorf, and La Plata were all formed after the construction of the railroad, and grew up around their railroad stations. White Plains got its start as a railroad village in 1873. Waldorf was established in 1872 along the B & P Railroad line, and by 1880, had its own post office. By 1885 Mattawoman had its own station and post office.

Although altered, the Tippett House is the last known resource standing associated with the railroad station and village of Mattawoman.

### ENDNOTES

(1) Deed records provide no evidence that the Moran's increased their acreage during their ownership of the parcel from 1935-1960. Because exact boundary descriptions are not included until 1960, it is assumed that what was considered to be 162 acres more or less before this date is the same 197.48 mentioned above.

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## 9. Major Bibliographical References

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Inventory No. CH-625

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## 10. Geographical Data

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Acreage of surveyed property .3  
Acreage of historical setting .3  
Quadrangle name Brandywine Quadrangle scale 1:24,000

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### Verbal boundary description and justification

The structure at 12694 Country Lane is associated with Charles County Property Tax Map 9, Grid 1, Parcel 80.

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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	11/15/2000
street and number	200 Baltimore Street	telephone	301-396-581
city or town	LaPlata	state MD	zipcode 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-625

Section 8 Page 1

Tippett House  
name of property  
Charles County, MD  
county and state

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Chain of title:

- August 18, 1866                      Roseanna Tippett, et al of Prince George's County to William C. Tippett, real estate of the late John Tippet one part known as "Molly's Delight" the other "Smith's Chance". 318 a.  
**GAH 1 147**
- February 27, 1931                      William C. Tippett? to Craig and Florence Catterson 162 a. more or less.  
**WMA 53 Folio 352**
- October 12, 1935                      Craig Catterson and Florence Catterson his wife to Harrison and Sadie Johnson of Washington County Arkansas. 162 a. more or less... land both in Charles and in Prince Georges County and known as "Molly's Delight" or "Smith's Chance" of which a certain William Tippett died seized and possessed who obtained the property from Rosanna Tippett August 18<sup>th</sup> 1866. GAH 1 Folio 147.  
**Liber 62 Folio 79**
- June 7, 1960                              Maude W. Moran to N. C. Hines. 197.48 a..(recently surveyed)  
**Liber 149 Folio 277**
- January 13, 1961                      N.C. Hines and Charlotte W. Hines his wife to LeRoy D. Brown, Raymond L. Brown and Edward D. Middleton. 197.48 a..  
**Liber 152 Folio 153**
- April 9, 1965                              LeRoy D. Brown, Raymond L. Brown and Edward D. Middleton to Robert and Shirley Kaine.  
1-137.970 a.. 152/153  
2- 59.5804 a. 152/153  
**Liber 174 Folio 531**
- September 23, 1966                      Robert and Shirley Kaine to Joseph and Theresa Sita  
Lot #8 in block lettered C Subdivision "Country Club South"  
Plat 10 Folio 24  
**Liber 184 Folio 672**

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-625

Section 9 Page 1

Tippett 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, LaPlata, Maryland.

Charles County Property Tax Records, Charles County Planning Dept., LaPlata, Maryland.

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

Martenet, Simon J. Martenet's Map of Maryland and the District of Columbia. Baltimore, MD: Simon J. Martenet, C.E., 1885.

RESOURCE SKETCH MAP

Date: 12/8/99

North arrow:



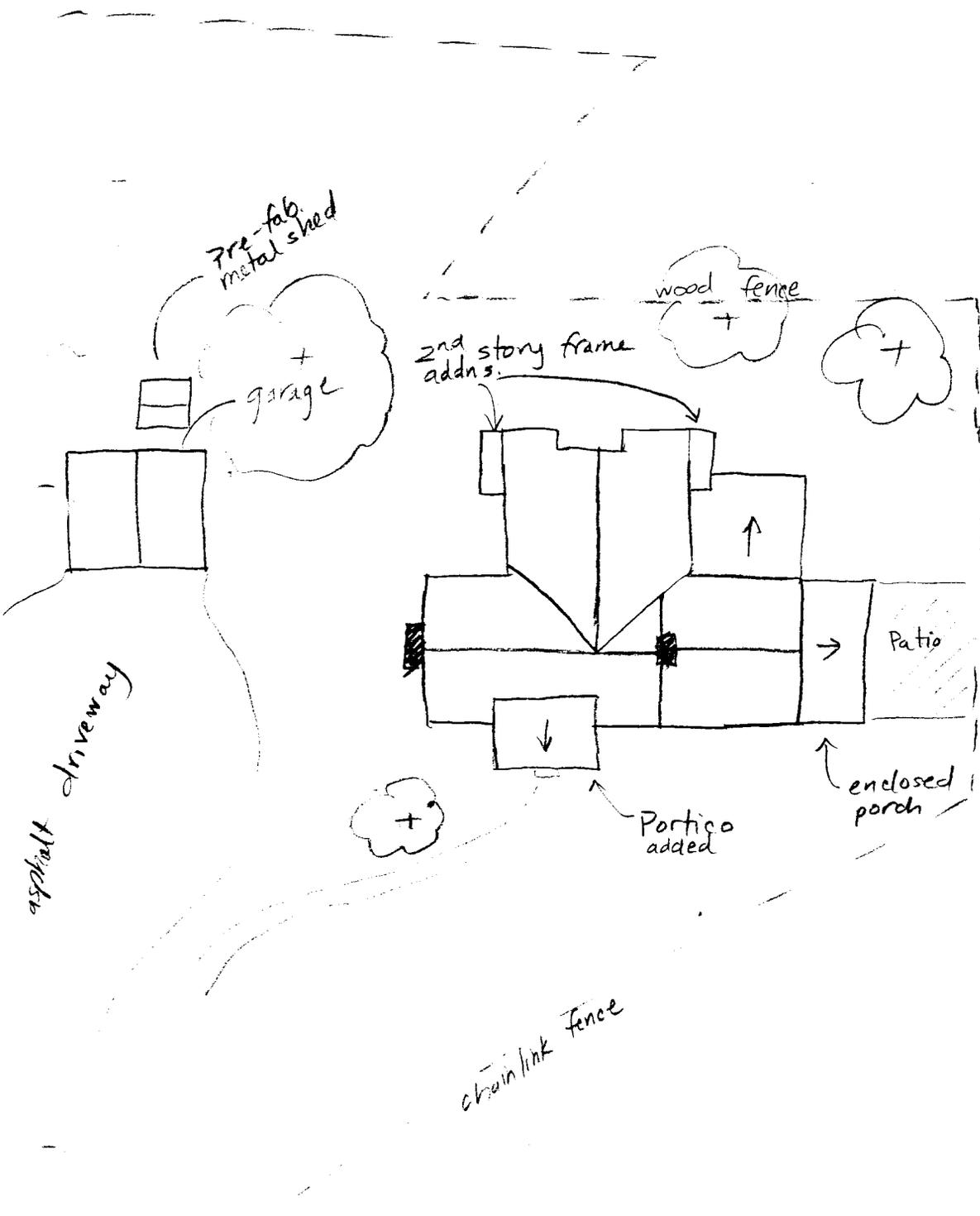
Name: TIPPETT HOUSE

Address: 12694 Country Lane

CH - 625

Charles County, Maryland

Waldorf  Vicinity







CH-625  
TIPPETT HOUSE  
CHARLES COUNTY, MD

112000

K.G. SMITH

MARYLAND SHPD  
SOUTH ELEVATION

1 OF 4



CH-625  
TIPPETT HOUSE  
CHARLES COUNTY, MD  
1/00

K.G. SMITH  
MARYLAND SHPO  
LOOKING SE  
2 of 4



CH-625

TIPPETT HOUSE  
CHARLES COUNTY, MD

1/00

K.G. SMITH  
MARYLAND SHPO  
LOOKING SW

3 OF 4



CH-625  
TIPPETT HOUSE  
CHARLES COUNTY, MD

100

K.G. SMITH  
MARYLAND SHPO  
GARAGE, LOOKING NW

4 OF 4