

Capsule Summary  
SM-447  
Warren Tolson's Cottage  
Piney Point  
Private

1910

The Warren Tolson Cottage is significant as one of the few remaining landmarks of the Tolson resort on Piney Point. Built in 1910, this well-preserved structure was home to the family of Warren Tolson who operated the Piney Point Hotel during the first half of the twentieth century. Referred to as "The Big Cottage" by the Tolson family, this one-and-a-half story, frame structure was one of the first cottages built following Tolson's subdivision of the Piney Point property in 1909.

The land which comprises Piney Point was originally part of the tract "Suter's Fancy," patented on April 23, 1825 to Henry Suter Jr. Secondary sources describe the location of a hotel on Piney Point as early as the second quarter of the nineteenth century. The resort, frequented by Washington's political celebrities, remained a popular vacation spot until the late nineteenth century.

In 1905 Warren Tolson purchased the Piney Point Hotel, improved by "a large hotel, bar room, barber shop, kitchen, etc. and 27 cottages." In 1909 he subdivided the strip of property northeast of the hotel into individual building lots. Tolson then created a common parkage along the Potomac River beach in front of the lots. Here, lot owners could erect a summer house, a family bath house, or small wharf for their private use. As a result of this provision, a series of gazebos, known locally as "summer houses," stand on Piney Point beach. Although these structures vary in size, material, color, texture, and building period, they create a unique sense of place. This unusual beach landscape, dotted by about 27 summer houses, is repeated nowhere else in St. Mary's County.

SM-447, Warren Tolson Cottage  
St. Mary's County  
Maryland Comprehensive State Historic Preservation Plan Data

Historic Context

Geographic Organization: Western Shore

Chronological/Developmental Period: Industrial/Urban Dominance, 1870 - 1930.

Historic Period Theme: Architecture  
Commerce

Resource Type

Category: Building

Historic Environment: Village

Historic Function and Use: House

Known Design Source: None

# Maryland Historical Trust State Historic Sites Inventory Form

## 1. Name (indicate preferred name)

historic

and/or common **Warren Tolson Cottage**

## 2. Location

street & number **Lighthouse Road**  not for publicationcity, town **Piney Point**  vicinity of congressional district **5**state **Maryland** county **St. Mary's County**

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name **Frank Wolf Waikart III, Thomas Tolson Waikart, Douglas Orton Waikart**street & number **220 Lighthouse Road** telephone no.:(301) 994 2422city, town **Piney Point** state and zip code **Maryland 20674**

## 5. Location of Legal Description

courthouse, registry of deeds, etc. **St. Mary's County Courthouse** liber **EWA 736**street & number folio **477**city, town **Leonardtown** state **Maryland**

## 6. Representation in Existing Historical Surveys

title

date  federal  state  county  local

pository for survey records

city, town state

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

Contributing Resource Count: 5

Warren Tolson's Cottage is located on the north side of Lighthouse Road in Piney Point, St. Mary's County, Maryland. The sandy lot on which the cottage stands is enclosed by a fence and is occupied by four outbuildings. Piney Point Creek acts as the property's northern boundary. The house faces south towards the Potomac River.

Built in 1910, Warren Tolson's Cottage is a one-and-a-half story, frame structure with a concrete foundation. The exterior is sheathed with weatherboard siding and the hipped roof is covered with asphalt shingles.

The south (main) elevation consists of a central fifteen-light entrance door flanked on either side by one one-over-one sash window with louvered shutters. The decorative door frame consists of chamfered posts which separate the single light sidelights and the three-light transom from the multi-pane entrance door. A screened porch supported by Doric columns wraps around from the south elevation to a portion of the west side of the house. The porch ceiling is finished with wainscoting. The cornice consists of a plain freize and a series of modillions. One hipped roof dormer window with exposed rafter feet projects from the center of the roofline. The dormer is lit by two four-over-four sash windows.

The west elevation of the house is pierced by a pair of ten-light doors which open onto the porch from the parlor. To the north of these doors is an exterior brick chimney and a three-sided bay window. The three-sided bay is lit by one one-over-one sash window with louvered shutters on each side. North of the bay is a pair of six-over-six sash windows with louvered shutters. This was originally the location of a single window opening. A hipped roof dormer window projects from the center of the west elevation roofline. The dormer is lit by two six-light windows and finished with exposed rafter feet. An interior chimney pierces the roof just north of the dormer. To the north of the main block extends an addition which was originally a small rear porch. Oddly, the foundation of this addition is sheathed with german siding. This addition is pierced by an entrance door and one six-light window. The door is sheltered by a slight shed roof portico.

The north elevation of the main block is pierced by one one-over-one sash window with louvered shutters. The enclosed porch addition is lit by one six-light window. A hipped roof dormer lit by two six-light windows projects from the roofline of the north elevation. Built on the ground level and abutting the north elevation of the cottage's main block are a series of four shower stalls with a shed roof.

The east elevation is pierced by four one-over-one sash windows with louvered

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1910 Builder/Architect Warren Tolson

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.

The Warren Tolson Cottage is significant as one of the few remaining landmarks of the Tolson resort on Piney Point. Built in 1910, this well-preserved structure was home to the family of Warren Tolson who operated the Piney Point Hotel during the first half of the twentieth century. Referred to as "The Big Cottage" by the Tolson family, this one-and-a-half story, frame structure was one of the first cottages built following Tolson's subdivision of the Piney Point property in 1909.

The land which comprises Piney Point was originally part of the tract "Suter's Fancy," patented on April 23, 1825 to Henry Suter Jr. In 1835, Henry Suter Sr. transferred this tract to Joseph Gales, W.W. Seaton, W.A. Bradley, and John F. Webb of Washington D.C. for \$9000. It may be these grantees who established the Piney Point Hotel. In 1849, a 1/6 interest in the property was sold by W.A. Bradley to Stanislaus Murry. The remaining 5/6 interest in the property was transferred by Bradley to Thomas and Sarah Harvey in 1862. By 1869, Joseph Travers owned both Murry's and Harvey's interest in the property. Notably, Travers, Harvey, and Murry were all residents of Washington D.C.

Secondary sources describe the location of a hotel on Piney Point as early as the second quarter of the nineteenth century. George Morgan Knight, Jr., writes in his 1942 publication Intimate Glimpses of St. Mary's County, that balls were held at the hotel between 1825 and 1853. Knight lists Washington's political celebrities, including Daniel Webster (1782-1852), Henry Clay (1777-1852), John Calhoun (1782-1850), and Franklin Pierce (1804-1869) as some of the elite patrons of "the Point." Here, Knight describes the hotel modestly as "Piney Point, the International Social Center of America."

An anonymously authored and undated manuscript entitled "St. George's Hundred," which is held by the St. Mary's County Historical Society, describes the hotel and its guests in greater detail. The author writes,

"Piney Point Hotel is built on the end of old Evelynton Manor...Piney Point Hotel

# 9. Major Bibliographical References

Survey No. SM 447

Waikart, Jean Tolson "Piney Point, St. Mary's County, MD"

Chronicles 32.8 (August 1984): 177-184.

*and attached.*

# 10. Geographical Data

Acreeage of nominated property 99,863 Square Feet

Quadrangle name Piney Point

Quadrangle scale 1:24 000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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### Verbal boundary description and justification

Land Comprising the lot on which the cottage stands

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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# 11. Form Prepared By

name/title Elizabeth Hughes, Historic Sites Surveyor

organization St. Mary's County Planning & Zoning

date September 1994

street & number 328 Washington Street

telephone (301) 475 4662

city or town Leonardtown

state Maryland

The Maryland Historic Sites Inventory 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  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

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St. Mary's County  
7.1 Description

shutters. The roofline is pierced by a dormer lit by two four-over-four sash windows.

The interior of the cottage consists of a central hall which extends the full width of the building, ending at a bathroom on the north end of the cottage. Four bedrooms are located east of the hall behind five-panel doors. These door frames consist of molded surrounds with bull's-eye corner blocks. Each door has a transom window. Doorways are located between each bedroom in order to allow for air circulation. A combined parlor and dining room are located behind a pair of ten-light French doors with a four-light transom on the west side of the hall. This room is finished with a pebble dash mantel located against the west wall. A kitchen is located in the northwest corner of the house. Originally, the kitchen was equipped with an Arcola heater and a hand pump. The upper half story of the cottage is accessible by means of an open string stair located in the hall. The stair, subtly placed in the center of the hall, rises from north to south. This section of the house consists of three bedrooms, a bath, and a store room. For many years the upstairs remained unfinished.

The Delco generator house is located north of Warren Tolson's Cottage. This hipped roof building is sheathed with weatherboard and roofed with asphalt shingles. Two doors pierce the south side of the building. The narrow, vertical panel door at the east end of the structure opens to the room that once housed the Delco generator. The four-panel door at the west end of the building opens to a storage room.

The Caretaker's House, now used as a guest house, is located northwest of the cottage. For many years this building was the home of Nannie and Isaac Castor. Isaac Castor worked as the steamboat wharf agent and Nannie looked after the Tolson children. The exterior of the one-story house is sheathed with german and weatherboard siding. The roof is covered with asphalt shingles. The house faces south with the hipped roof oriented on an east/west axis. The south elevation is pierced by a four-panel door and three two-over-two sash windows with louvered shutters. A porch wraps around from the south elevation to the west side of the house. This porch replaced a small front stoop in 1949. One two-over-two sash window lights the west elevation of the house. A bathroom addition, built in 1950, extends to the north of the main block. The north side of the house is pierced by two six-over-six-sash windows with louvered shutters and a four-panel door on axis with the front door. Abutting the east side of the Caretaker's House is a modern, two-story, gable end structure which was built in the 1970s. The interior of the Caretaker's House consists of one large room sheathed with wainscoting from the floor to the chair rail.

The garage, built in 1923, is located north of the Caretaker's House. It is a one-story, frame building sheathed with weatherboards and capped by a pyramidal roof. The roof is covered with asphalt shingles. The west end of the garage is pierced by a pair of sliding wood doors. One three-light window lights the north elevation. A pair of

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7.2 Description

three-light casement windows and a single three-light window light the east end. A four-panel door on the south side of the garage provides access to "Joe's Kitchen." Here, Joe Morgan, who was once the Piney Point Hotel pastry cook, prepared meals for the Tolsons after the 1940s. These meals were then transported to and served in the cottage. Morgan lived in a building located near the garage which had once served as the hotel barber shop. This structure is no longer standing.

The store house, built around 1943, is located north of the garage. It is a one-story, shed roof structure sheathed with board and batten siding. It is pierced by four six-light windows and one four-panel door.

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8.1 Significance

which was known as 'The Point' from Leonardtown to Washington City, all up and down the Potomac River this place was famed as a watering place for over a century for the Elite of Washington City of days gone by. The first old Hotel was burned but some cottages of ancient days remain. Quaint old Monroe Cottage still stands just as in the day when President Monroe spent his summers there. It is said also that President Franklin Pierce was accustomed to spending some time at this old summer resort and some men of note as Daniel Webster, Henry Clay, and Calhoun, statesmen of the young Republic came and fished out on the Sheepshead Rocks and often seen fishing off Herring Creek...It is related that the Russian ambassador was known to drive from Washington D.C. to Piney Point Hotel a distance of some 60 odd miles and sometime before the Civil War with his coach and beautiful black horses to rest at this old sea side Hotel and be refreshed by the sea breezes and to enjoy the splendid bathing shore."

The earliest dated source which describes a hotel on the property is a mention in the St. Mary's Beacon of September 14, 1854. The article refers to the hotel as the "Potomac Pavilion" and lists W.W.Dix as the proprietor. It reads,

"This agreeable resort for health, sea-bathing, and general recreation will open...for the accomodation of the public, and under the confident hope that satisfaction was afforded on his part last season to visitors generally, the undersigned pledges himself that the Pavilion shall be equally well kept during the present and while many similar establishments have raised their prices for Board and doubtless many more will follow their example, the prices at the Pavilion will continue on heretofore for its old as well as its new friends, who may seek its quiet shades and well-known fishing grounds. Board for a single day 2.00; for three days or less than a week 1.50 per day; per week 10.00; and per month 30.00. Professor Loebmaun's Cornet Band has been engaged for the season."

A notice of July 9, 1857 describes fourth of July festivities held there. It notes,

"...at this time Piney Point is very attractive, and notwithstanding the fire of January last, can well accomodate as many as 60 visitors."

A contemporary view of the hotel is provided by the U.S. Coast and Geodetic Survey map of St. George's Island. The map, which dates to 1859, shows a rectangular structure surrounded by a square outline located on the site of the hotel property. A wharf extends from the site into the Potomac River.

Notices advertising the hotel appear in the paper throughout the 1860s and 1870s, suggesting that Piney Point Hotel continued to be a popular resort after the

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8.2 Significance

Civil War. An August 17, 1865 Beacon notice of a concert at the Piney Point Pavilion names Captain Mitchell as proprietor of "the point." A June 22, 1871 advertisement for "Piney Point Pavilion, St. Mary's County" notes,

"This old and popular resort is now open for the reception of guests. Salt Water Bathing, Fishing, Sailing, Shooting, Excellent Music, Ten-Pins, Quoits, Croquet, etc. -- with a plentiful supply of Northern Ice -- renders this place more attractive and desirable than ever before. It will be under the immediate direction of Mr. John H. Kirkwood, formerly of the Kirkwood House, Washington. Terms \$3 per day; \$18 per week; \$68 per month. A.R. Potts, Proprietor."

Three years later, in June 25, 1874, a Beacon notice announces,

"We are in receipt from John O'Leary, Esquire, present proprietor of Piney Point Hotel, of his business card, giving particulars of the terms and attractions of this favorite Potomac resort. Mr. O'Leary is favorably known as the proprietor of the Senate House Restaurant, Washington D.C. and will, doubtless, make 'Old Piney' unusually attractive to visitors."

Despite the changes in proprietors, Joseph Travers remained the owner of the property from the late 1860s until his death in 1882. Travers died intestate, leaving a widow, two brothers, and three sisters as his only heirs. An inventory of his real estate places the value of Piney Point at \$7500.

Following Travers' death, a fire almost totally destroyed Piney Point Pavilion. This fire, supposedly "the work of an incendiary" according to a Beacon article of November 4, 1886, started in the ice house and destroyed all the buildings on the property except for the main hotel. The loss was estimated at \$5000. Fortunately for owner Mary Travers, the property was insured for almost its full value.

The lack of notices in the St. Mary's Beacon during the 1890s suggests that the Hotel may have closed around this time. According to Warren Tolson's daughter, the hotel had been unoccupied for some time prior to Tolson's purchase of the property in 1905. The sale of the property was the result of a judgement in an Equity case.

The Piney Point Hotel, improved by "a large hotel, bar room, barber shop, kitchen, etc. and 27 cottages," was purchased by Warren Tolson in 1905. Tolson, a Washingtonian, had visited Piney Point Beach as a boy. His purchase of the property was the fulfillment of a childhood dream.

Tolson operated the hotel over the next thirty eight years. The hotel was only open during the summer season which lasted until September. In the fall, he and his

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St. Mary's County  
8.3 Significance

family returned to Washington until the next season began. During Tolson's first year of ownership, the 25-room hotel was visited by 250 guests from as far away as New York and Tennessee. That number rose to almost 1000 people by 1914.

Although nothing remains of the hotel today, both photographs and a plat of 1909 illustrate the organization of the Tolson resort site. The hotel was a two-story, frame structure with a two-story porch which extended across the full width of the second floor. The hotel faced the water and was flanked by a series of cottages on either side. The cottages were one-story, frame duplexes. A white frame fence separated the hotel from the beachfront and a steamboat wharf extended out into the Potomac River in front of the hotel.

In addition to reviving the Piney Point Hotel, Warren Tolson subdivided the strip of property northeast of the hotel into individual building lots. A plat of 1909 illustrates this first subdivision of Piney Point, consisting of 58 lots. In conjunction with this plat, Tolson created a common parkage along the Potomac River beach in front of the lots. Here, lot owners could erect a summer house, a family bath house, or small wharf for their private use. As a result of this provision, a series of gazebos, known locally as "summer houses," stand on Piney Point beach. Although these structures vary in size, material, color, texture, and building period, they create a unique sense of place. This unusual beach landscape, dotted by about 27 summer houses, is repeated nowhere else in St. Mary's County.

The first cottage built following the subdivision of the Piney Point property was Warren Tolson's Cottage, completed in 1910. Tolson, whose father was in the lumber business, served as the contractor for the construction of the dwelling. Prior to 1910, the Tolson family had spent their summers in one of the hotel guest cottages. Even after the construction of the Tolson residence, the family continued to dine in the grand hotel dining room which seated 200 people.

The 1920s proved to be the busiest and most prosperous years for the Piney Point Hotel. In 1921 a dance pavilion, constructed mainly of pebble dash, was built between the hotel and the beach. Here, dances with live music were held every night. These dances were well-attended by visitors and locals alike. Five years later, a store was built next to the pavilion.

Visitation to the resort continued throughout the Great Depression of the 1930s, although the number of guests decreased. During this period, Warren Tolson augmented the family income by operating a small business selling oysters harvested from Herring Creek. Perhaps the most damaging blow to the hotel was not the economy but the terrible hurricane of 1933 which virtually destroyed the steamboat wharf and washed away some of the cottages.

SM-447, Warren Tolson's Cottage  
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8.4 Significance

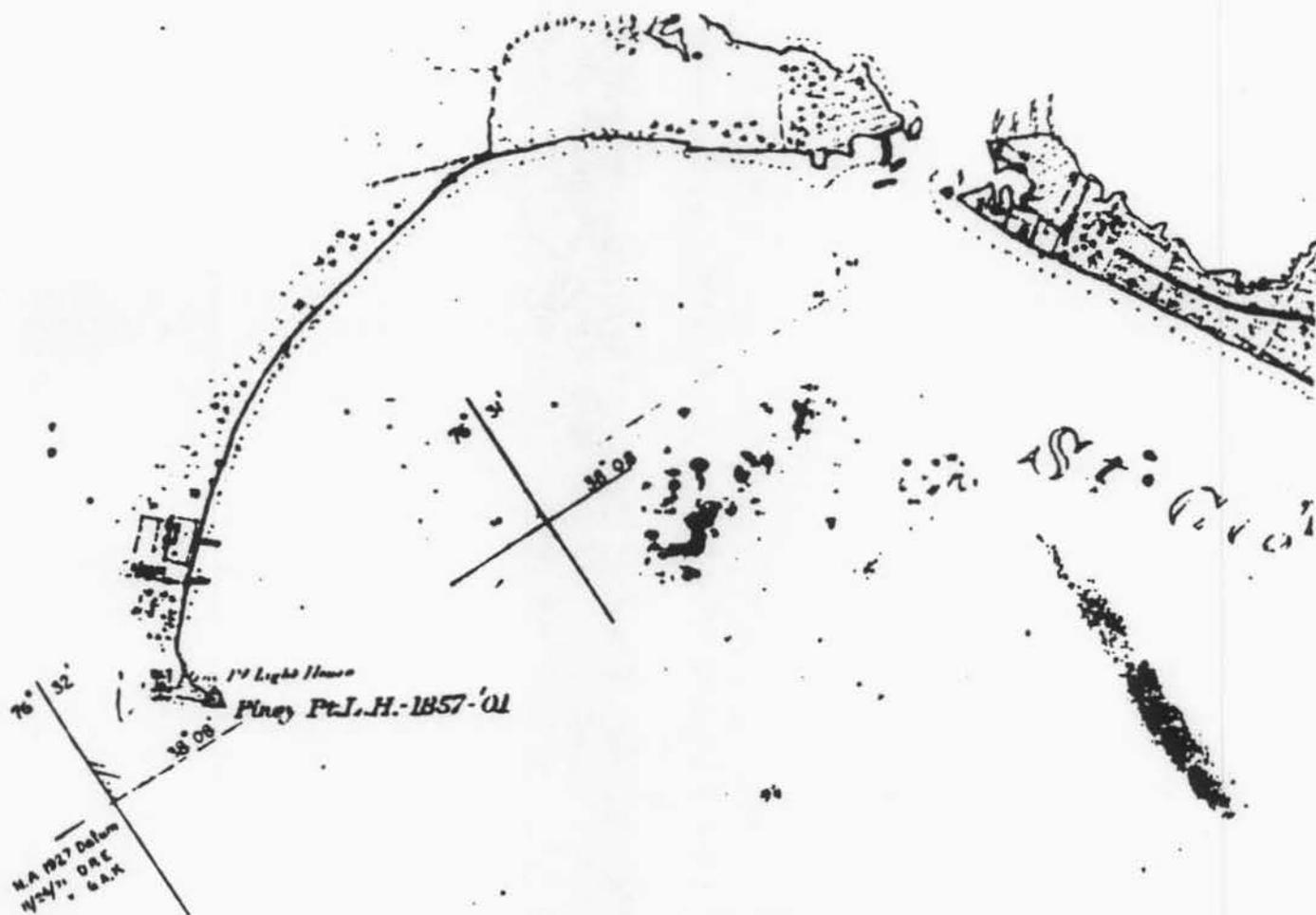
The greatest change to the Piney Point Hotel came in 1943 when the National Housing Authority contracted with Warren Tolson to rent the hotel complex. Here, the NHA placed Navy personelle associated with the newly constructed Patuxent Naval Air Station. The Navy removed the balcony from the hotel and divided it into small apartments, adding small bathrooms and kitchens to each unit. The Navy continued to occupy the property until 1950.

Today, nothing is left of the hotel, the dance pavilion, the store, or the old cottages on the hotel property. The only extant structure associated with the Piney Point Hotel Resort is Warren Tolson's Cottage. In the end, this summer cottage and the many contemporary one and one-and-a-half story, single family dwellings which extend to the east of it replaced the community vacation tradition perpetuated by hotels and boarding houses in the first quarter of the twentieth century. These individual dwelling units, with their summer houses and strip of private beach, are both homes to permanent St. Mary's County residents and summer retreats for Washingtonians. While similar communities can be found throughout the county, none share the unique beach architecture or long history of use which characterizes Piney Point.

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8.5 Significance

This portion of the 1859 U.S. Coast and Geodetic Survey map of St. George's Island shows a structure located on the site of the Piney Point Hotel. A wharf extends from the property, which is outlined with a large square, into the Potomac River.

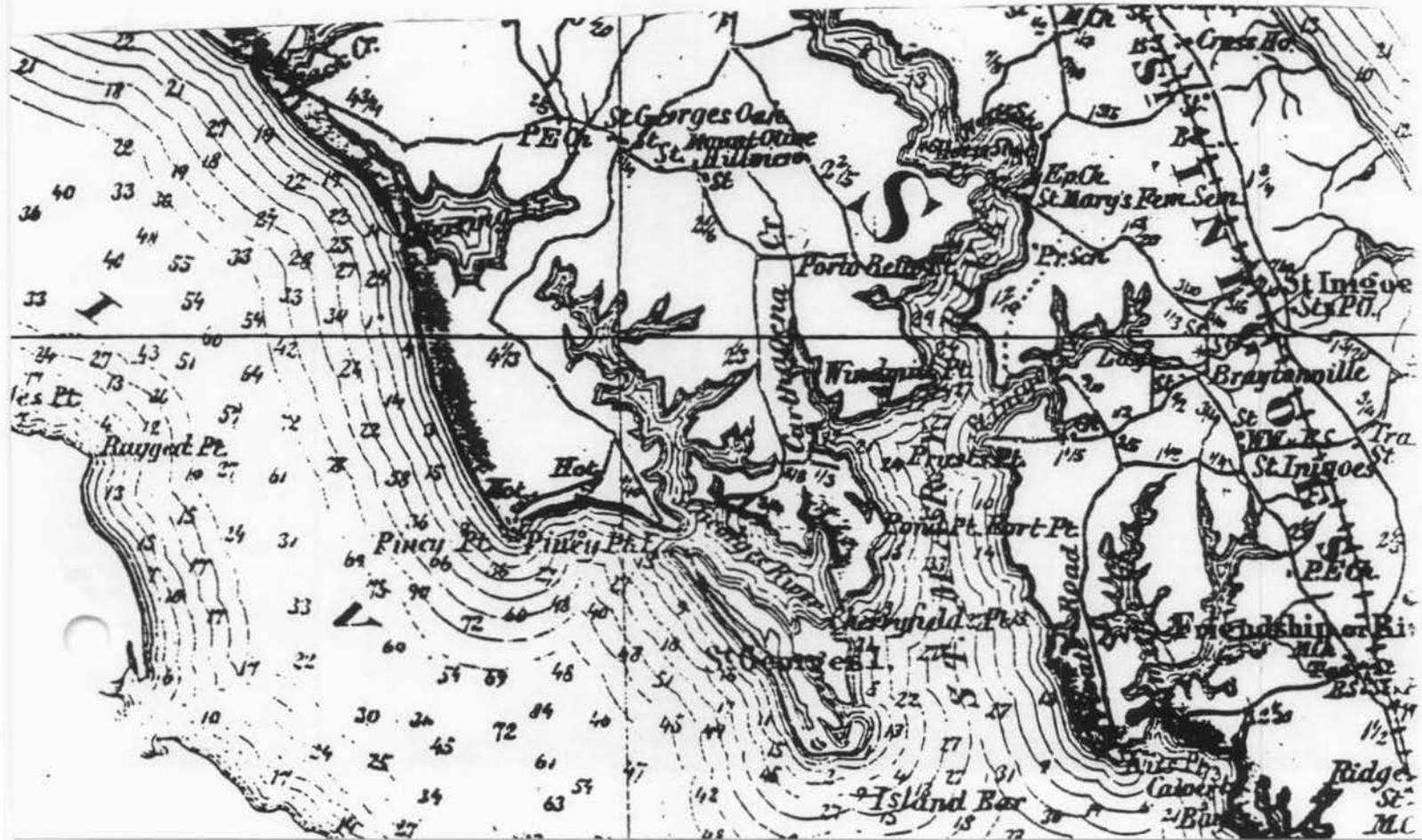
Source: United States. Coast and Geodetic Survey. St. George's Island (St. Mary's River), 1859. Indexed as T-804.



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8.6 Significance

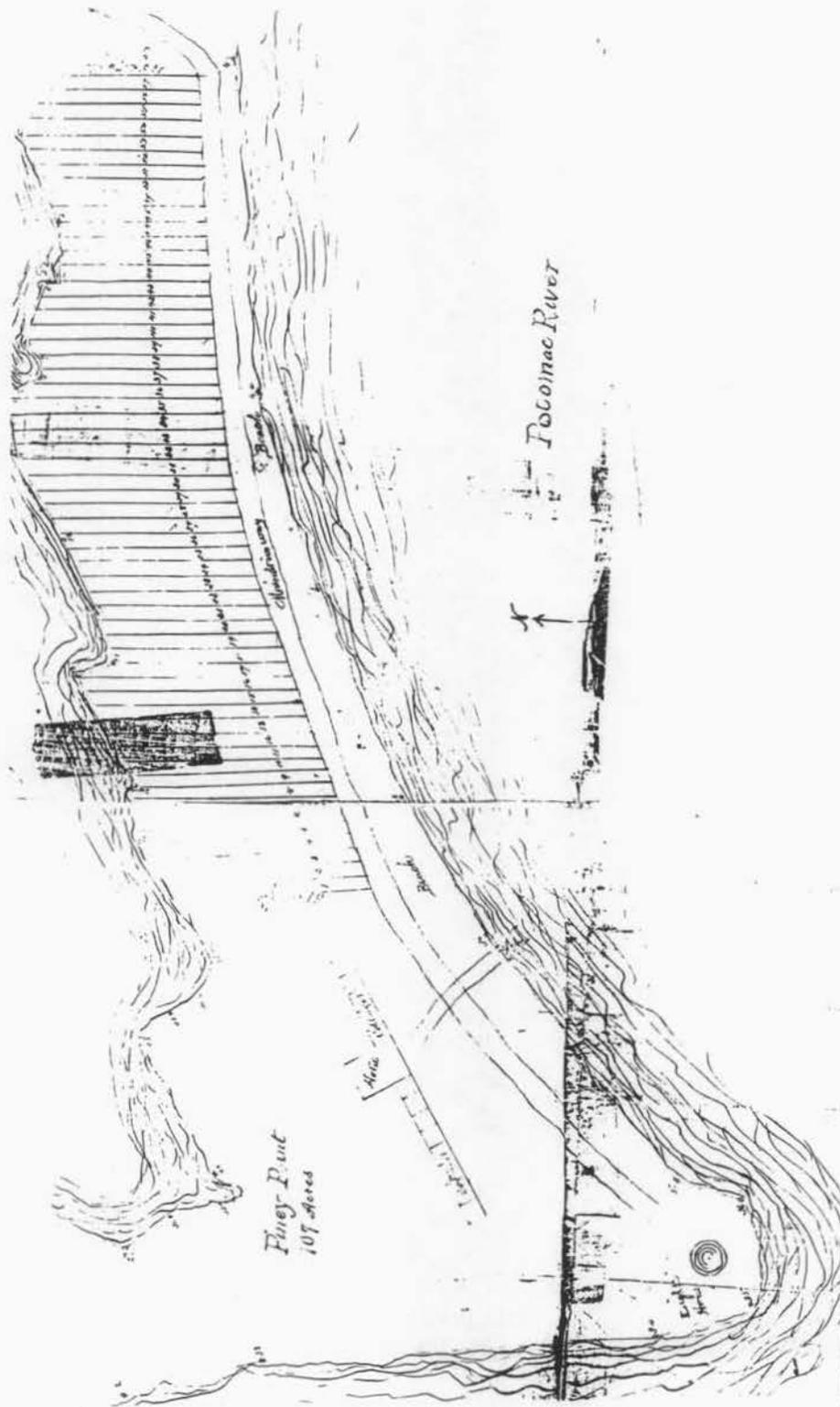
A series of buildings are represented on this map which signify the Piney Point Hotel site.

Source: "Topographical Atlas of the State of Maryland Counties of Calvert, Charles and St. Mary's." Baltimore, MD: Walling and Gray, Stedman, Brown, and Lyon, 1873.



SM-447, Warren Tolson's Cottage  
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8.7 Significance

Plat of Piney Point subdivision as laid out in 1909.  
Source: St. Mary's County Land Records.



SM-447, Warren Tolson Cottage  
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8.8 Significance

Chain of Title

TO: Frank Wolf Waikart III, Thomas Tolson Waikart, and Douglas Orton Waikart

FROM: Jean Tolson Waikart

RECORD: St. Mary's County Land Record, Liber EWA 736, folio 477.

DATE: December 14, 1992.

NOTES: Transfer of "Part of Piney Point" being two tracts, one is 85,971 square feet and the second is 13,892 square feet, the tract being 99,863 square feet in the aggregate.

TO: Jean Tolson Waikart

FROM: Samuel R. Wentz, Jr., and Sharon H. Wentz

RECORD: St. Mary's County Land Record, Liber MRB 165, folio 232.

DATE: October 15, 1983.

NOTES: Confirmatory deed transferring property described in MRB 114/12.

TO: Jean Tolson Waikart

FROM: Samuel R. Wentz

RECORD: St. Mary's County Land Record, Liber MRB 114, folio 12.

DATE: March 9, 1982.

NOTES: Transfer of part of the land owned by Warren Tolson Estate called "Part of Piney Point" consisting of two tracts which total 99,863 square feet, being the same as that devised to Jean Tolson Waikart and Anne Tolson Wentz, deceased mother of Samuel, in the will of their father Warren Tolson.

TO: Jean Tolson Waikart and Samuel R. Wentz

FROM: Rose Gately Tolson and Julius Warren Tolson

RECORD: St. Mary's County Land Records, Liber DBK 172, folio 54.

DATE: October 9, 1971.

NOTES: Transfer of property described above. Here, Julius Tolson quits claim of his interest in the property which was transferred to him as a devisee in Warren Tolson's will. Samuel R. Wentz, heir of Anne Tolson Wentz, is now possessed of her interest in the property.

TO: Jean Tolson Waikart, Anne Tolson Wentz, Julius Tolson

FROM: Warren Tolson

RECORD: St. Mary's County Testamentary Record, Liber RGC 1, folio 191.

DATE: February 8, 1950.

NOTES: Here, Warren Tolson devises the cottage to his daughters Anne and Jean. His son Julius is allotted free access to the use of all outbuildings on the cottage grounds.

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8.9 Significance

TO: Owners of lots on Tolson's subdivision

FROM: Warren Tolson

RECORD: St. Mary's County Land Record, Liber EBA 8, folio 49.

DATE: December 13, 1909

NOTES: This document dedicates that land on Tolson's subdivision plat identified as "Beach" to the use and enjoyment in common by any of the owners of said lots from 1 to 58 both inclusive as a common parkage with the privilege in any lot owner, his heirs and assigns, to erect on said Parkage within the area thereof ascertained by extending the east and west lines of the lot owned by the person so desiring to build to low water mark on said River a family bath house, a summer house, no nearer than 20 feet to said Roadway and with the right to construct a small wharf into the water opposite his, her, or their lot or lots for crabbing, bathing, and the use of family boats or launches. No structure of any other kind shall be built upon said parkage, nor boat wharves for steamboats into the river. Nor shall any public fishing or oyster shore usage be made of said river front. The said Warren Tolson reserves the right for himself his heirs and assigns to use said parkage as such in common with the owners of said lots 1 to 58 for the use of sojourners at the Piney Point Hotel property not subdivided.

TO: Warren Tolson

FROM: Charles H. Stanley, Trustee

RECORD: St. Mary's County Land Record, Liber EBA 8, folio 187.

DATE: November 27, 1909

NOTES: This is a confirmatory deed for the transfer of property as a result of a Circuit Court Decree in the case John H. Travers et al vs. Marie L. Reinhardt et al. This real estate is located on the Potomac River and is called Suter's Fancy or Piney Point or Part of Piney Point being 151 1/2 acres of that conveyed to Joseph Travers in JAC 2/432 and JAC 3/412.

TO: Warren Tolson of Anacostia, Washington D.C.

FROM: Charles H. Stanley

RECORD: St. Mary's County Land Records, Liber EBA 5, folio 157.

DATE: August 9, 1905.

NOTES: Transfer of property as a result of a Circuit Court Decree in Equity case #1025, John H. Travers et ux vs. Maria L. Reinhardt et al. The Decree Record for this case (EBA 3/268) notes that the property was improved by a large hotel, bar room, barber shop, kitchen, etc. and 27 cottages. Transfer of property being 151 acres more or less of "Piney Point" formerly "Suter's Fancy" improved by a hotel, 27 cottages and other buildings and being the property now in possession of said Warren Tolson as purchaser. Price: \$7750

TO: Heirs

FROM: Joseph Travers

SM-447, Warren Tolson Cottage  
St. Mary's County  
8.10 Significance

RECORD:

DATE: September 12, 1882.

NOTES: Travers died intestate leaving a widow, Mary Travers, two brothers, Elias Travers and James Travers, and three sisters, Sydney Virginia Mitchell, Mary Wynne, and Elizabeth Travers, as his only heirs. The real estate inventory (JTMR 4/405) for Travers lists his Piney Point property at the value of \$7500.

TO: Joseph Travers of Washington D. C.

FROM: Robert C. Combs and James S. Downs, Trustees

RECORD: St. Mary's County Land Records, Liber JAC 3, folio 412.

DATE: April 14, 1869.

NOTES: Transfer of 1/6 interest held by heirs of Stanislaus Murry of Washington DC in Suter's Fancy, more generally known as Piney Point and being 225 acres. Sale of property as the result of a judgement in Circuit Court case 176 N.E. (Decree Record JAC 2/615). Murry's probate records are probably located in Washington D.C.

Price: \$1179.16

TO: Joseph Travers of Washington D. C.

FROM: Thomas H. Harvey and Sarah E. Harvey of Washington D. C.

RECORD: St. Mary's County Land Record, Liber JAC 2, folio 432.

DATE: October 11, 1867.

NOTES: Transfer of their undivided 5/6 interest in this part of portion of Suter's Fancy being 225 acres except for the lighthouse lot and being the same as that patented to Henry Suter on April 23, 1825 and registered in the Land Patent Office of the Western Shore in JB 5/372 also patent No. 228 1/2 recorded in Liber JB 5/515. Price: \$8896

TO: Thomas M. and Sarah E. Harvey of Washington D.C.

FROM: William A. Bradley Jr. and Elizabeth W. Bradley of Washington D.C.

RECORD: St. Mary's County Land Record, Liber JTB 4, folio 44.

DATE: May 13, 1862.

NOTES: Transfer of 5/6 part of "Suter's Fancy" being 225 acres more or less (the remaining 1/6 belonging to the heirs of Stanislaus Murry) and the same as that (except the lighthouse lot) patented in 1825 and deeded from Henry Suter Jr. and Sarah Suter to Henry Suter Sr. on November 25, 1835. Price: \$4166.67

TO: Stanislaus Murray of Washington D.C.

FROM: William A. Bradley and Sidney Ann Bradley of Washington D.C.

RECORD: St. Mary's County Land Record, Liber WTM 2, folio 31.

DATE: May 1, 1849.

NOTES: Transfer of 1/6 part of "Suter's Fancy" being 225 acres more or less.

Price: \$3000

SM-447, Warren Tolson Cottage  
St. Mary's County  
8.11 Significance

TO: Henry Suter, Jr. of Baltimore

FROM: Joseph and Julianna Gales, W. W. and Sara W. Seaton, W.A. and Sidney Anne Bradley, John F. and Charlotte A. Webb of Washington D.C.

RECORD: St. Mary's County Land Record, Liber JH 11, folio 121.

DATE: June 29, 1837.

NOTES: The grantees are indebted to Henry Suter Sr. for \$7000. This is a deed of trust which provides that Henry Suter Jr. will hold the Suter's Fancy property in trust, and if the grantees are unable to pay their debt to Suter Sr., Suter Jr. can then sell the property at the request of his father in order to pay off the debt. If the grantors are able to pay the debt, Suter Jr. is to reconvey the property to them. It appears that this did not happen as William Bradley, one of the grantors, later sold the property himself.

TO: Henry Suter Jr. of Baltimore

FROM: Joseph and Julianna Gales, W. W. and Sara W. Seaton, W.A. and Sidney Anne Bradley, John F. and Charlotte A. Webb of Washington D.C.

RECORD: St. Mary's County Land Record, Liber JH 10, folio 358.

DATE: November 27, 1835

NOTES: This deed transfer the "Suter's Fancy" property to Henry Suter Jr. to be held in trust. It is unclear how this deed is different from JH 11/121.

TO: Joseph Gales Jr., William W. Seaton, William A. Bradley, John F. Webb of Washington D.C.

FROM: Henry Suter Sr. and Charlotte Suter

RECORD: St. Mary's County Land Record, Liber JH 10, folio 356.

DATE: November 27, 1835.

NOTES: Transfer of "Suter's Fancy" being 225 acres. Price: \$9000

TO: Henry Suter Sr.

FROM: Henry Suter Jr. and Sarah Suter of Baltimore

RECORD: St. Mary's County Land Records, Liber JH 10, folio 354.

DATE: November 25, 1835.

NOTES: Transfer of "Suter's Fancy" being 225 acres. Price: \$1500

TO: Henry Suter Jr.

FROM: Henry Suter Sr.

RECORD: St. Mary's County Land Record, Liber JH 10, folio 318.

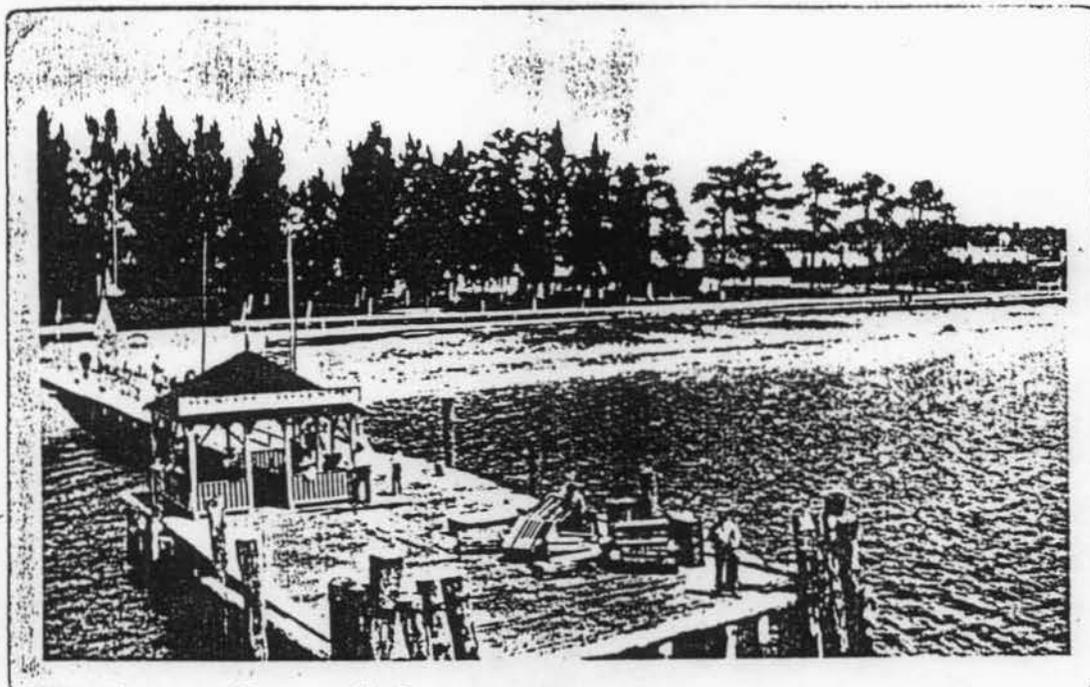
DATE: September 11, 1835.

NOTES: Henry Suter Sr. is indebted to Henry Suter Jr. for \$800. To satisfy this debt, he transfers "Suter's Fancy," patented to Henry Suter Jr. on April 29, 1826 as patent No. 228 1/2 and recorded in Liber JB 5/515, also recorded in the Land Records of the Western Shore of Maryland Liber JB 7/372.

SM-447, Warren Tolson's Cottage  
St. Mary's County  
8.12 Significance

Photo of Piney Point Steamboat Wharf.

Source: Calvert Marine Museum Photographic Archives, Catalog # P-5981.



SM-447, Warren Tolson's Cottage  
St. Mary's County  
8.13 Significance

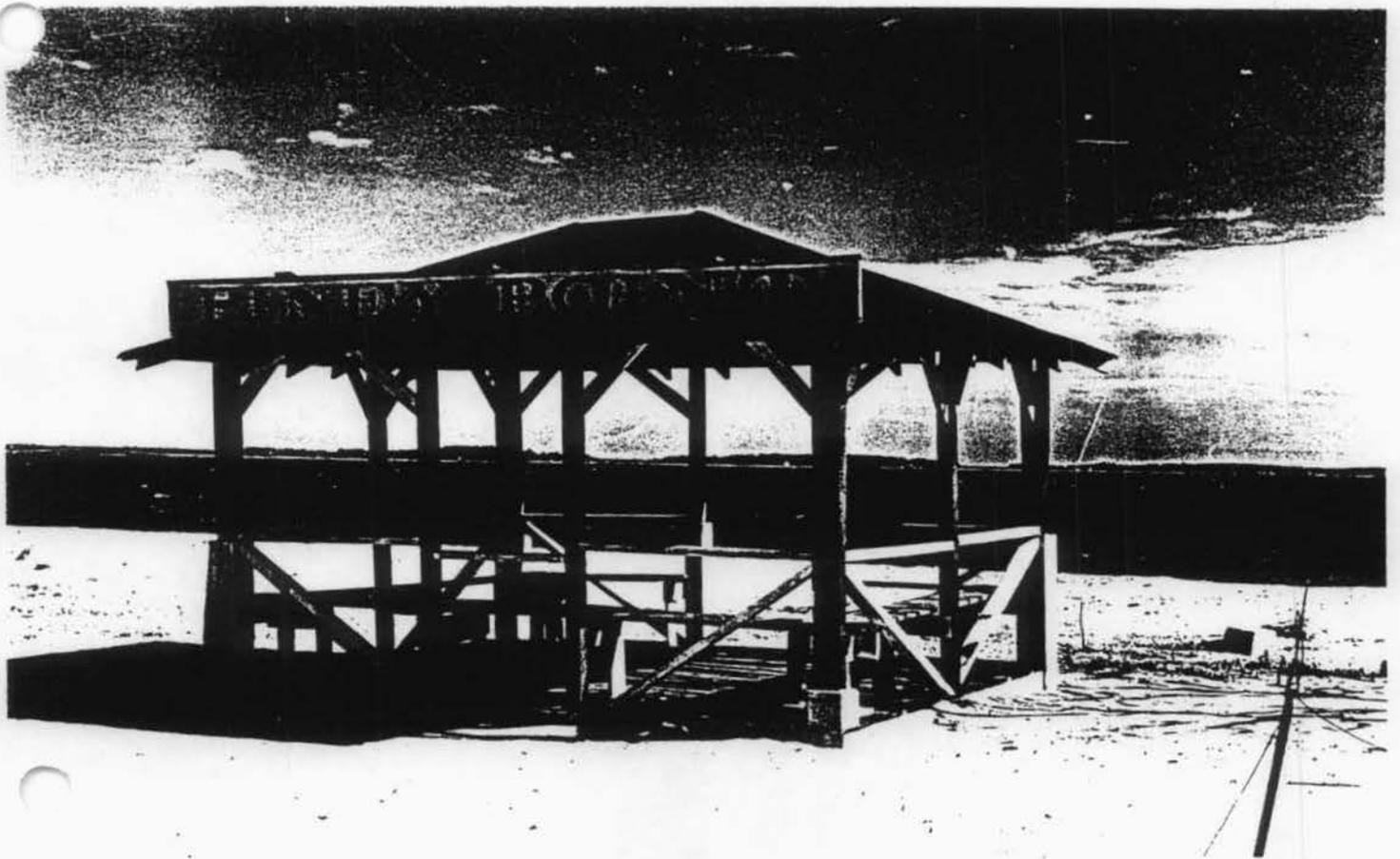
Photo of Piney Point Hotel and Cottages, circa 1980.

Source: St. Clements Island - Potomac River Museum, Walter Deschler Photographic Archives.



SM-447, Warren Tolson's Cottage  
St. Mary's County  
8.14 Significance

Photo of summer house on Piney Point Beach in front of the hotel complex, circa 1980.  
Source: St. Clements Island - Potomac River Museum, Walter Deschler Photographic Archives.



SM-447, Piney Point  
St. Mary's County  
9.1 Bibliographical References

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SM-447, Piney Point  
St. Mary's County  
9.2 Bibliographical References

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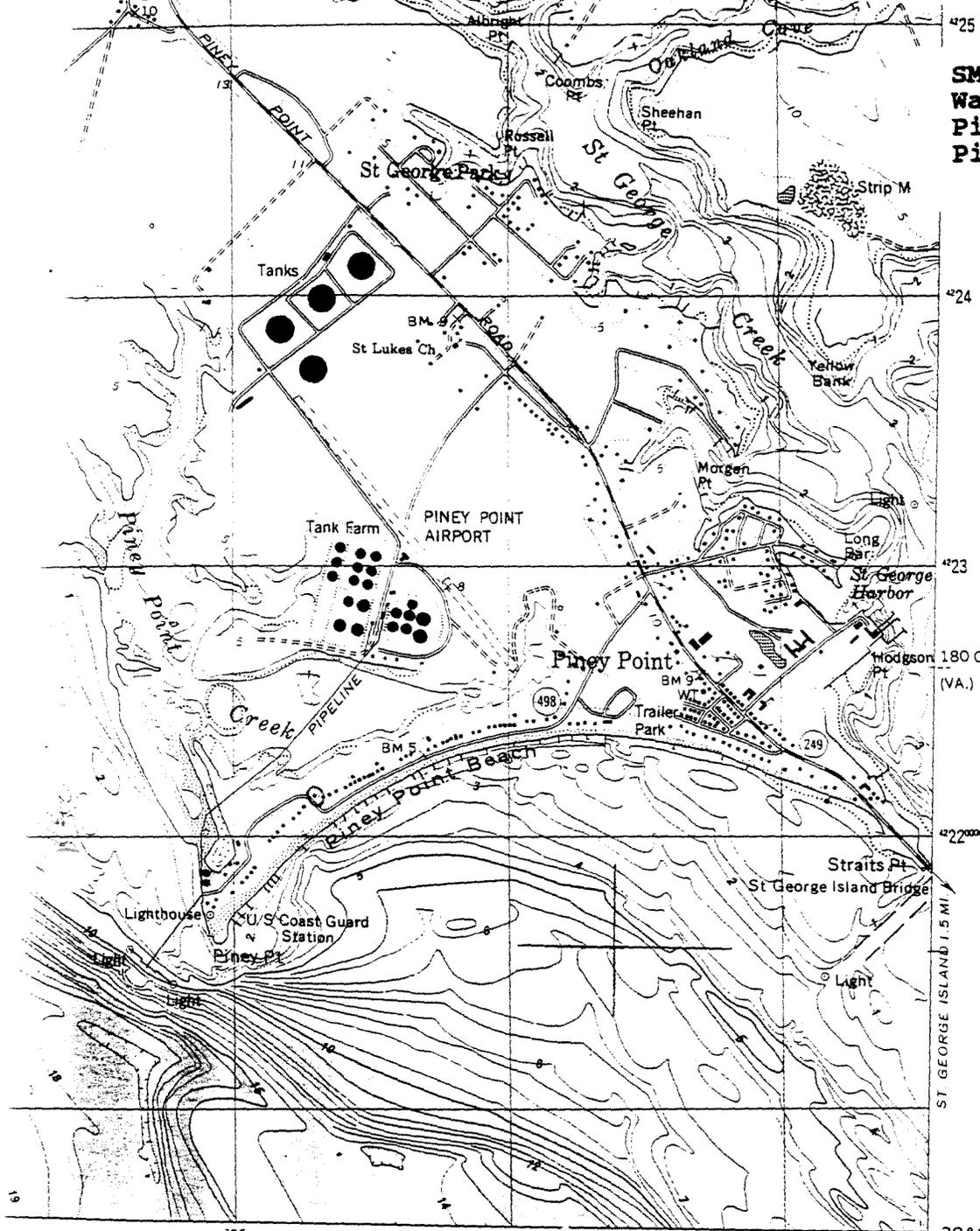
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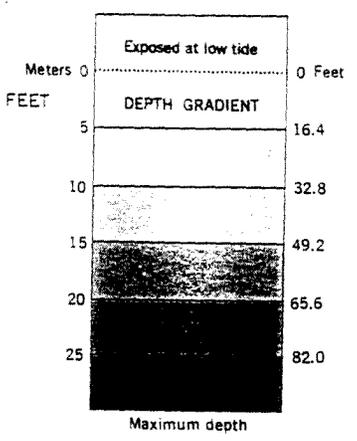
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**SM-447**  
**Warren Tolson's Cottage**  
**Piney Point**  
**Piney Point Quad**



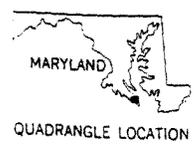
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166 2 570 000 FEET (VA.) 168 000 000 E 76° 30' 38° 07' 30"

**ROAD CLASSIFICATION**  
 Secondary highway, all weather, Light-duty road, all weather,  
 hard surface ————— improved surface —————  
 Unimproved road, fair or dry weather .....  
 ○ State Route

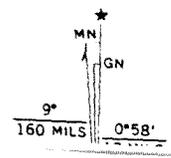
(ST. GEORGE ISLAND)  
5760 III SW



**PINEY POINT, MD.-VA.**

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1968  
 PHOTOREVISED 1980  
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 DMA 5660 II NE-SERIES V833





















SM-447

Warren Tolson's Cottage

St. Mary's County, MD

E. Hughes

11/94

MD WHPD

Summer house

7/5