

CH-608

## Cooksey's Store

### **Architectural Survey File**

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site ([mht.maryland.gov](http://mht.maryland.gov)) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

***Last Updated: 11-21-2003***

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes   
no

Property Name: Cooksey's Store Inventory Number: CH-608

Address: 12090 Charles Street City: Dentsville Zip Code: 20646

County: Charles USGS Topographic Map: Popes Creek, MD Quad

Owner: Marshall G. and Louise E. Hoffman Is the property being evaluated a district?  yes

Tax Parcel Number: 65 Tax Map Number: 56 Tax Account ID Number: 001435

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

Site visit by MHT Staff:  no  yes Name: \_\_\_\_\_ Date: \_\_\_\_\_

Is the property located within a historic district?  yes  no

<i>If the property is within a district</i>		District Inventory Number: _____
NR-listed district <input type="checkbox"/> yes	Eligible district <input type="checkbox"/> yes	District Name: _____
Preparer's Recommendation: Contributing resource <input type="checkbox"/> yes <input type="checkbox"/> no Non-contributing but eligible in another context <input type="checkbox"/>		

<i>If the property is not within a district (or the property is a district)</i>	
Preparer's Recommendation: Eligible <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	

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

Documentation on the property/district is presented in:

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

Cooksey's Store is located at the intersection of Route 6 (Charles Street) and Wheatley Road in Dentsville, MD. It is a large, unadorned, two-story commercial frame structure, dating to the early 20<sup>th</sup> century. Although its overall form remains, it has been substantially altered. Roofing materials, siding, windows and interior plan features have all been changed from their original configurations. The building currently maintains is commercial use, but now includes a large canopy structure and pumps for gasoline service. Based upon inspection and research work, the property is not recommended as eligible for listing on the National Register of Historic Places under Criteria A, B, or C. The property was not evaluated for Criterion D.


Prepared by: Kate Mahood,  
Architectural Historian

Date Prepared: July 8, 2003

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: _____	
<i>[Signature]</i> Reviewer, Office of Preservation Services	<u>7/17/03</u> Date
<i>[Signature]</i> Reviewer, NR Program	<u>7/21/03</u> Date

CH-608

Click here for a plain text ADA compliant screen.

	<b>Maryland Department of Assessments and Taxation</b> <b>CHARLES COUNTY</b> <b>Real Property Data Search</b>	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a>
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Account Identifier: District - 04 Account Number - 001435

**Owner Information**

<b>Owner Name:</b>	COFFREN, ROBERT J & CARROLL MORGAN	<b>Use:</b>	COMMERCIAL
		<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	12104 CHARLES ST LA PLATA MD 20646-4435	<b>Deed Reference:</b>	1) / 1174/ 95 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Zoning</b>	<b>Legal Description</b>
12090 CHARLES ST LA PLATA 20646	AC	1.413 AC COOKSEY'S STORE DENTSVILLE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
56	11	65						82		30/ 162

<b>Special Tax Areas</b>	<b>Town Ad Valorem Tax Class</b>
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	6,560 SF	1.41 AC	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>

**Value Information**

	Base Value	Value		
		As Of 01/01/2003	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	63,400	139,600		
Improvements:	286,200	257,300		
<b>Total:</b>	<b>349,600</b>	<b>396,900</b>	<b>349,600</b>	<b>365,366</b>
Preferential Land:	0	0	0	0

**Transfer Information**

<b>Seller:</b> COOKSEY, HAROLD R & LOUISE H	<b>Date:</b> 12/11/1986	<b>Price:</b> \$65,000
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> / 1174/ 95	<b>Deed2:</b>
<b>Seller:</b> COOKSEY, HAROLD R	<b>Date:</b> 05/04/1982	<b>Price:</b> \$0
<b>Type:</b> UNKNOWN	<b>Deed1:</b> / 832/ 31	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

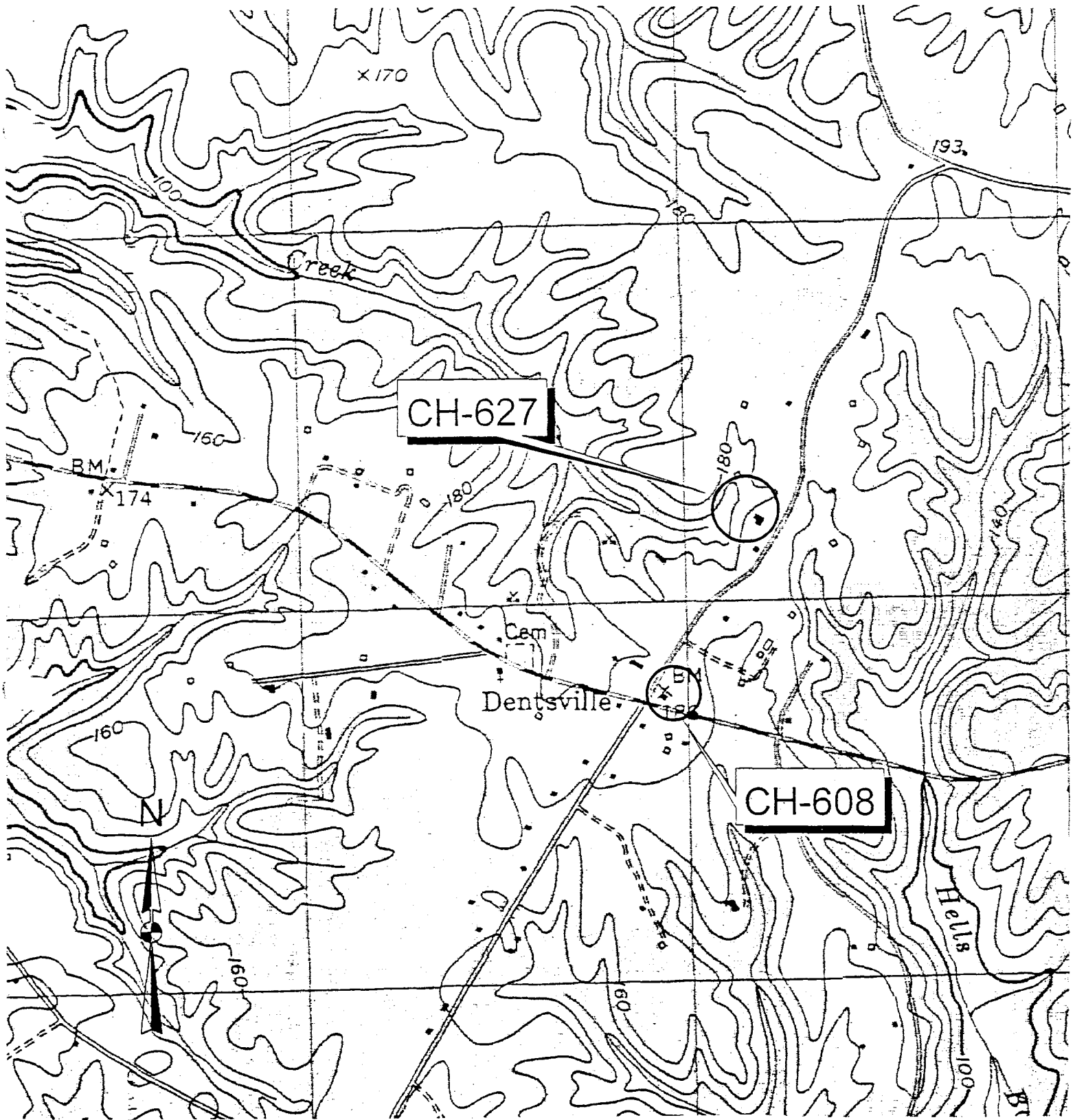
**Exemption Information**

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

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

**Special Tax Recapture:**

\* NONE \*



CH-627

CH-608

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

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

CH-608  
 COOKSEY'S  
 STORE

Scale  
 N.T.S.

Date  
 7/8/03

Design By

Source  
 USGS CHARLOTTE HALL, HUGHESVILLE,  
 CAPLATA, TOPES CREEK QUADRANGLE

Job No.



COOKSEY'S STORE  
LAPLATA, MD  
CHAS COUNTY

KATE MAHOOD  
06-26-03

CH-608

MD SHPO  
VIEW LOOKING NORTHEAST  
Photograph #1 of 1

**Cooksey's Store**  
**CH-608**  
**Dentsville**  
**Public**

**circa 1900**

Cooksey's Store, located at the corner of Route 6 and Wheatley Road in Dentsville, is a large, unadorned two-story frame commercial structure dating from the turn of the 20<sup>th</sup> century. Although substantially altered, the structure retains its original form including a wrap-around porch and a decorative center gable with a lunette window.

Cooksey's Store is one of a handful of surviving commercial structures in Charles County dating from the late-19th and early-20th century. Believed to have been constructed by James C. or James G. Cooksey, the general store and post office remained relatively unchanged until its sale in 1986. Despite alterations, the building is significant as an example of regional commercial architecture and as one of the few remaining historic standing structures in the crossroads village of Dentsville.



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## 7. Description

Inventory No. CH-608

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### Condition

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

Cooksey's Store, located at the corner of Route 6 and Wheatley Road in Dentsville, is a large, unadorned two-story frame commercial structure dating from the turn of the twentieth century. Although substantially altered the structure retains it's original form including a wrap-around porch and a decorative center gable with a lunette window.

The original façade faces Wheatley Road and is three bays in length. The roof has a shallow pitch and is currently covered with asphalt shingles. Two dissimilar interior chimneys with corbelled caps pierce the roof and the building rests on a solid brick foundation. The one story hipped porch wraps around the south and west elevations and is supported by square wooden posts. Vinyl or aluminum siding currently covers the frame and the windows are all metal replacements. Some of the fenestration appears to have also been altered, as evident in the addition of a door on the second story east wall.

The building is surrounded by a dwindling amount of open farmland as well as several new subdivisions. A few historic structures associated with the crossroads village are found in the vicinity including a Cooksey family home, not yet surveyed, on the opposite southeast corner. A Methodist cemetery, which once included a chapel across the street is sited just west of the store and the Ann C. St. Clair Property (CH-627) is located nearby. A modern canopy to shelter gas pumps is located directly in front of the store and a one story modern commercial buildings stands immediately to the east.

# 8. Significance

Inventory No. CH-608

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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

<b>Specific dates</b>	Circa 1900	<b>Architect</b>	unknown
<b>Construction dates</b>	Circa 1900	<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.)

Cooksey's Store is one of a handful of surviving commercial structures in Charles County dating from the late 19th and early 20th century. Despite substantial alterations, the building is significant as an example of regional commercial architecture and as one of the few remaining historic standing structures in the crossroads village of Dentsville.

The village of Dentsville first appears Martinet's 1886 map of Central and Southern Maryland and is identified as having a store and post office. Previously, the area was known as Centerville, and was situated at the crossroads of the historic route from Port Tobacco to Charlotte Hall and from Hughesville to Allen's Fresh.

Throughout the late nineteenth and early twentieth century James C. Cooksey and his son James G. Cooksey had been acquiring property in the present day Dentsville area previously owned by the Dent family. James C. or James G Cooksey probably constructed the building around the turn of the twentieth century. The general store and post office was in operation until the late 1980's and remained relatively unchanged until its sale in 1986. Robert J. Coffren and Carroll H. Morgan extensively remodeled the building and added the one story detached wing to the east of the main building.

Small-scale commercial buildings from the late-nineteenth early twentieth century were commonly adaptations of domestic and agricultural outbuildings. Crossroads general stores were usually of frame construction and contained few decorative features. Crossroads stores were often the center of rural communities serving as a post office and an informal community center. Today only a few such structures survive in Charles County including Gallant Green Store (CH-602), and the altered Waldorf Store and the Post Office (CH-624).

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## 9. Major Bibliographical References

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Inventory No. CH-608

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## 10. Geographical Data

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Acreage of surveyed property 1.413  
Acreage of historical setting 1.413  
Quadrangle name Popes Creek Quadrangle scale 1:24,000

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### Verbal boundary description and justification

The property at 12090 Charles Street is associated with Charles County Property Tax Map 56, Grid 11, Parcel 162, Lot 4.

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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	12/27/2000
street and number	200 Baltimore Street	telephone	301-396-581
city or town	LaPlata	state MD	zipcode 20646

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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-608

Section 8 Page 1

Cooksey's Store  
name of property  
Charles County, MD  
county and state

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Chain of title:

**Parcel A**

June 8, 1898

James C. Cooksey and Susie E. his wife to James G. Cooksey. St. Stephen's Coleman or Centerville now in his possession and occupied by him which was acquired in 1894 from Dent family. JST 1/662

**BGS 9 Folio 80**

**Parcel B**

July 1, 1908

Sophia Dent to James G. Cooksey \$350.00  
Near the village of Dentsville called "part of Stephen's Coleman", "Simpson's Supply" and "Smith's Purchase" being the same purchased Sept 10, 1883 from John and Matilda S. Edelin and the same conveyed to John Edelin from Richard H. Edelin on the same day. Together with the buildings and improvements.

**FDM Liber 19 Folio 219**

**Parcel C**

March 6, 1915

Heirs of James C. Cooksey to James G. Cooksey. Being a portion of the property called St. Stephen's Coleman or Centerville 24 a. acquired by James C. Cooksey from the Dent family JST 6:521

**FDM 16 Folio 116**

**Including Parcels A, B, C**

March 17, 1934

Last will and testament of James G. Cooksey. Codicil January 12, 1944. Part of St. Stephen's or Centerville to son William E., remaining property to wife and son Harold R.

**WB 24 Folio 11**

April 20, 1953

William E. and Amy L. Cooksey, Minnie and Preston Dyson and Julia and Roland Simpson to Harry S. Cooksey  
Parcel 2 - 7 a. acquired by deed from Horace Griswold et al.

**Liber 107 Folio 95**

March 27, 1964

William E. and Amy Cooksey, Julia and Roland Simpson, Minnie and Preston Dyson to Charles E. and Madolyn R. Cooksey, Thomas C. and Evangeline Hayden.

Harry Cooksey estate Parcels 2,3,and 4.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-608

Section 8 Page 2

Cooksey's Store  
name of property  
Charles County, Maryland  
county and state

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#2- .87 a. West side of Penns Hill Road/south side of route 6.  
#3- 29.88 a. South side of Route 6, corner of Methodist church lot  
#4- 177.85 a. east side of Penns Hill Road, west side of Kentucky Ave.  
Totaling 208.60a. Land James E. Cooksey devised to his widow Mary E.  
Cooksey and son Harry S. Cooksey Codicil WB 24:11. Harry left to  
brother William E. Cooksey and sisters Julia and Minnie.  
Being also the second parcel in deed from William E. Cooksey et al to  
Harry S. Cooksey 107/95.  
**Liber 168 Folio 254**

October 31, 1964 Charles E. and Madolyn Cooksey, Thomas C. and Evangeline Hayden, and  
Preston S. and Mildred Benton (lien holder) to Harold R. Cooksey  
9.14 a. Part of the land and premises conveyed 168/254.  
**Liber 171 Folio 692**

April 29, 1982 Harold R. Cooksey to Harold R. Cooksey and Louise H. Cooksey  
9.14 a.  
**Liber 832 Folio 31**

December 11, 1986 Harold R. Cooksey and Louise H. Cooksey to Robert J. Coffren and  
Carroll H. Morgan. 1.413 a. known as Cooksey Store Lot as appears on  
plat prepared by D.H. Steffens PB 30:162.  
**Liber 1174 Folio 95**

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-608

Section 9 Page 1

Cooksey's Store  
name of property  
Charles County, MD  
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.

KCI Technologies, Inc. Historic Contexts Revisions, U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland. Prepared for Maryland Department of Transportation. Mechanicsburg, PA, December 1998

Klapthor, Margaret Brown. The History of Charles County, Maryland.  
Charles County Tercentenary, Inc., LaPlata, MD. 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: 11/19/99

North arrow:



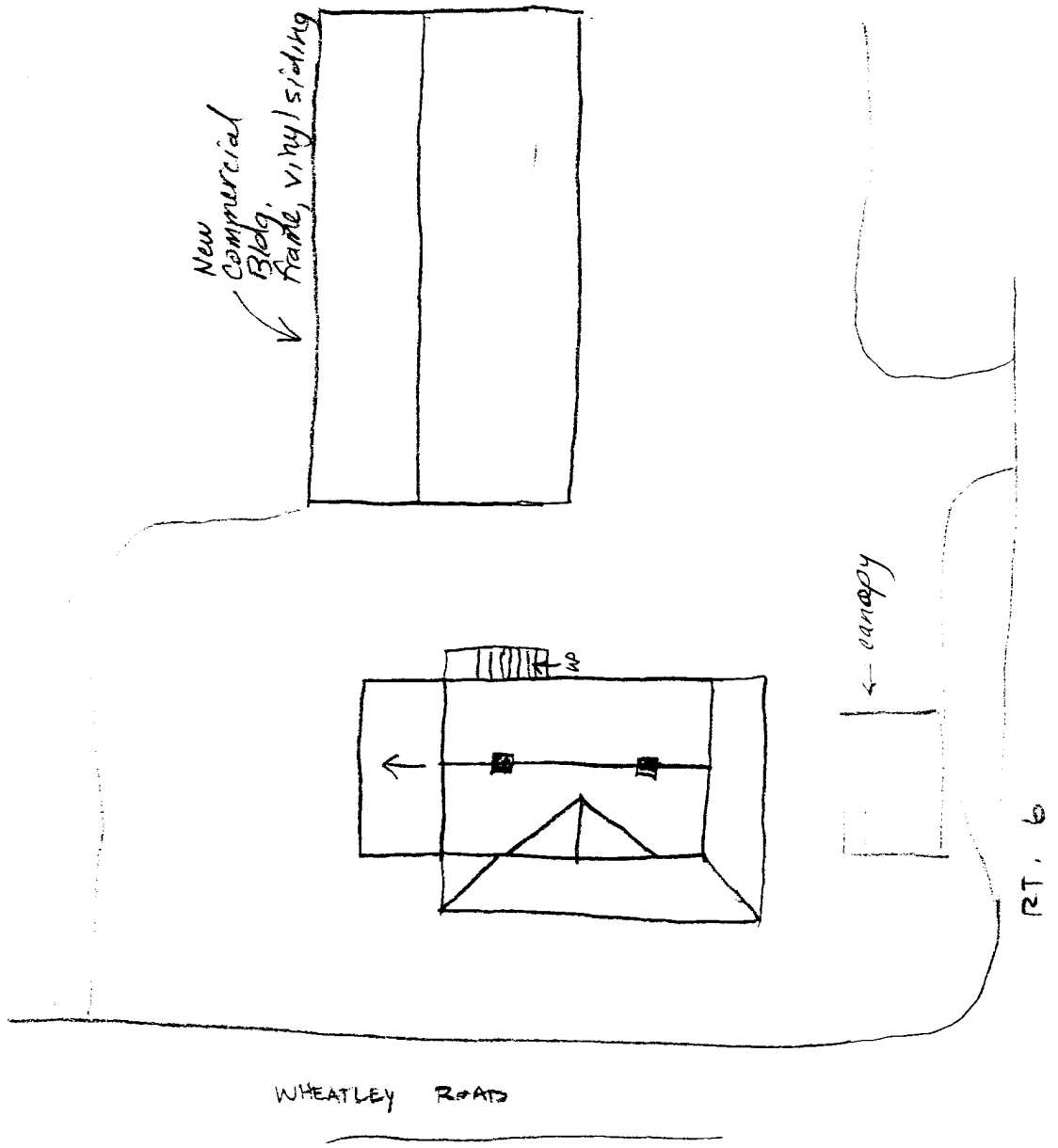
Name: Cooksey's Store

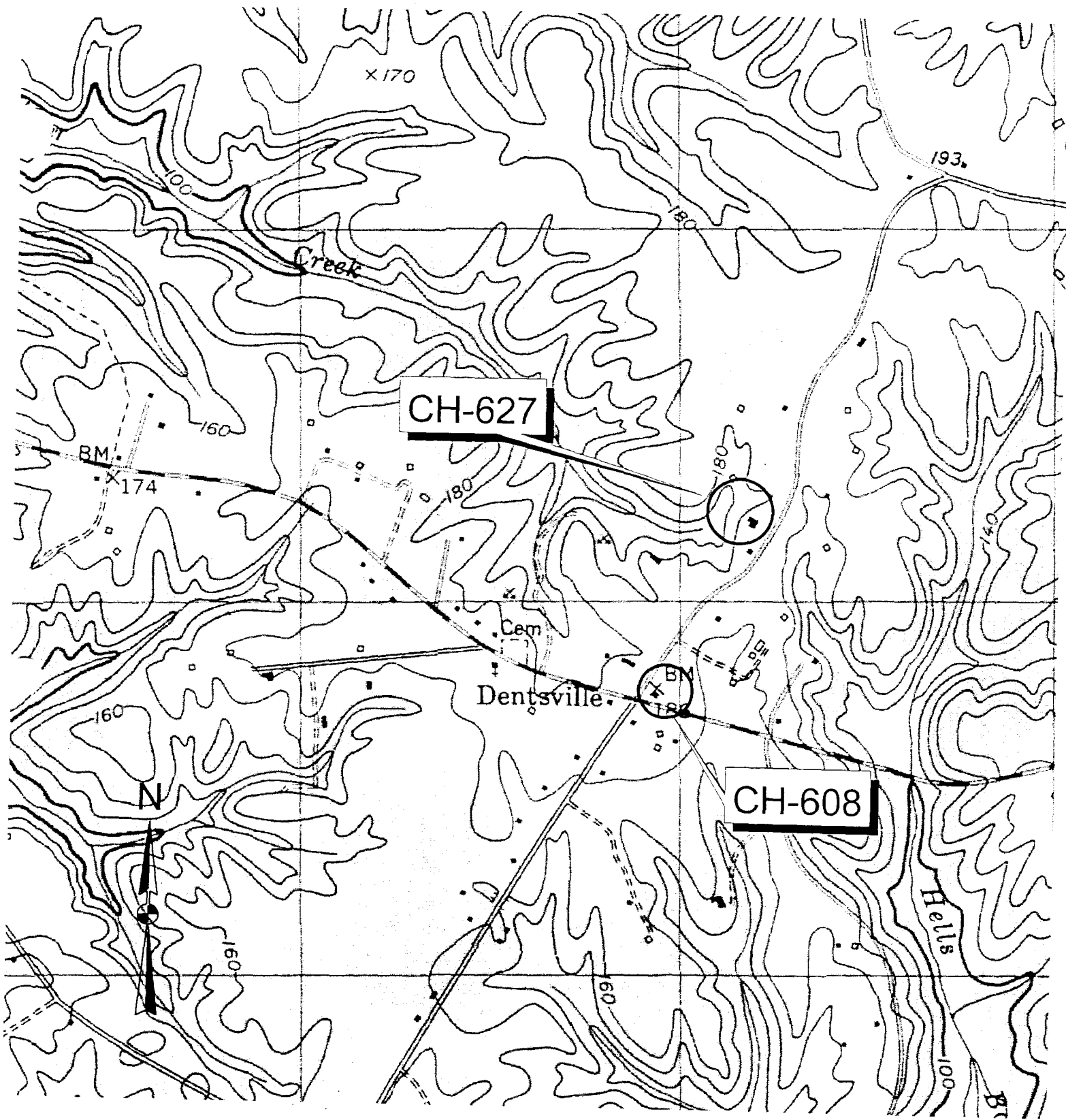
Address: 12090 Charles St.

CH - 608

Charles County, Maryland

Dentsville  Vicinity





Cooksey's Store  
CH-608  
Charles County, MD  
Popes Creek, MD Quad



CH-608  
COOKSEY'S STORE  
CHARLES COUNTY, MD  
K. G. SMITH

11/99  
MARYLAND SHPO  
LOOKING NE

1 OF 2



CH-608 COOKSEY'S STORE  
CHARLES COUNTY, MD

K G. SMITH

1499

MARYLAND SHPO

2 OF 2