

**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 20th 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

MARYLAND HISTORICAL TRUST REVIEW	
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.

	Maryland Department of Assessments and Taxation CHARLES COUNTY Real Property Data Search	Go Back View Map New Search
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Account Identifier: District - 04 Account Number - 001435

Owner Information

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

Location & Structure Information

Premises Address	Zoning	Legal Description
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

Special Tax Areas	Town Ad Valorem Tax Class
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1990	6,560 SF	1.41 AC	

Stories	Basement	Type	Exterior
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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		
Total:	349,600	396,900	349,600	365,366
Preferential Land:	0	0	0	0

Transfer Information

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

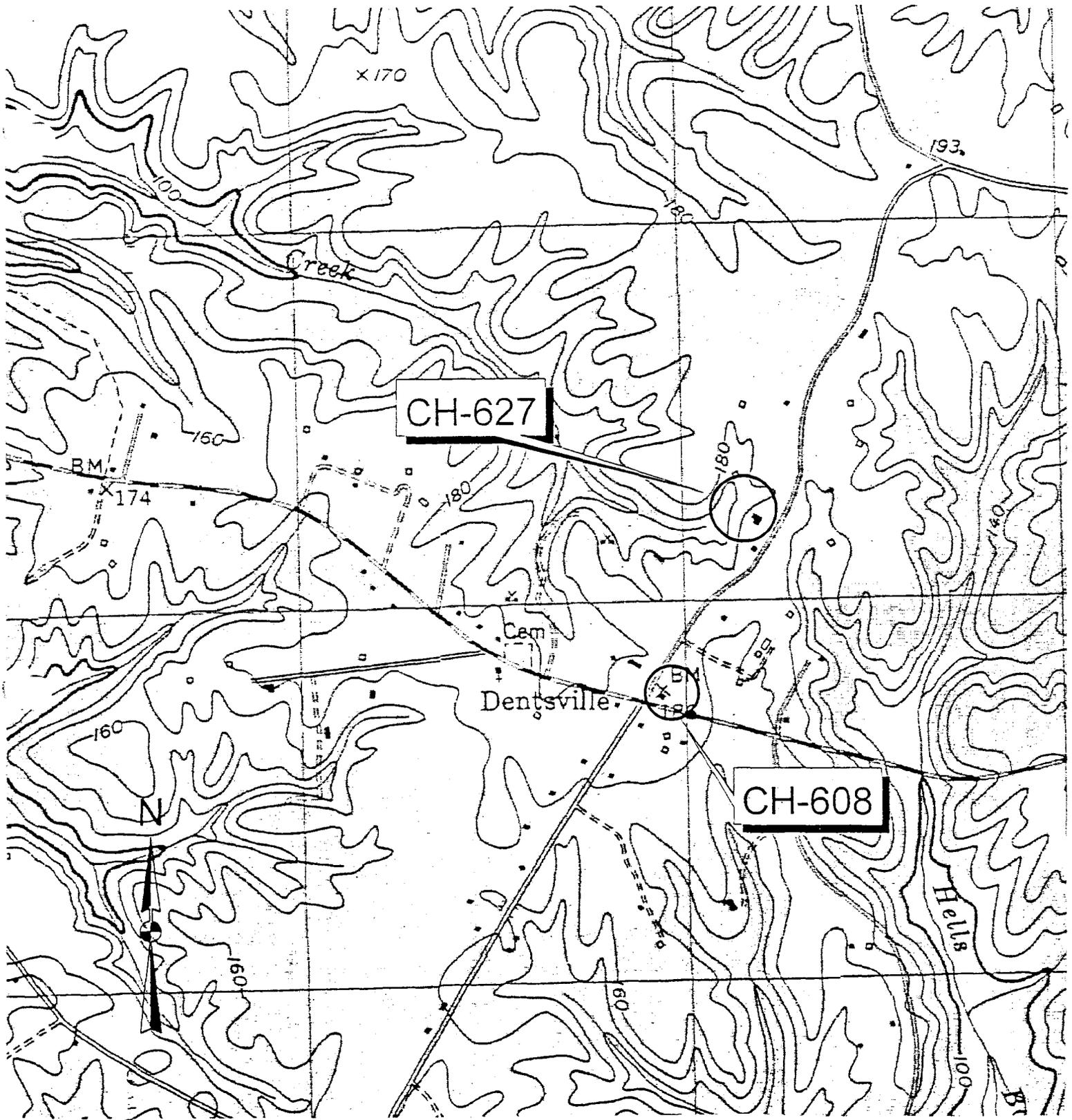
Exemption Information

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 *



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

Job No.

USGS CHARLOTTE HALL, HUGHESVILLE,
 CAPLATA, TOPES CREEK QUADRANGLE



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 20th 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.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. CH-608

1. Name of Property (indicate preferred name)

historic Cooksey's Store
 other

2. Location

street and number 12090 Charles Street not for publication
 city, town Dentsville vicinity
 county Charles

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

name Marshall G. and Louise E. Hoffman
 street and number 8370 Wheatley Road telephone 301-394-9339
 city, town LaPlata state MD zip code 20646

4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse tax map and parcel: 56-11-162
 city, town LaPlata liber 1727 folio 921

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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	1	buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense		sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic		structures
<input type="checkbox"/> object		<input type="checkbox"/> education		objects
		<input type="checkbox"/> funerary	1	Total
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	
			0	

7. Description

Inventory No. CH-608

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

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:

Specific dates	Circa 1900	Architect	unknown
Construction dates	Circa 1900	Builder	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).

9. Major Bibliographical References

Inventory No. CH-608

10. Geographical Data

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

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.

11. Form Prepared By

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

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

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

#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

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:



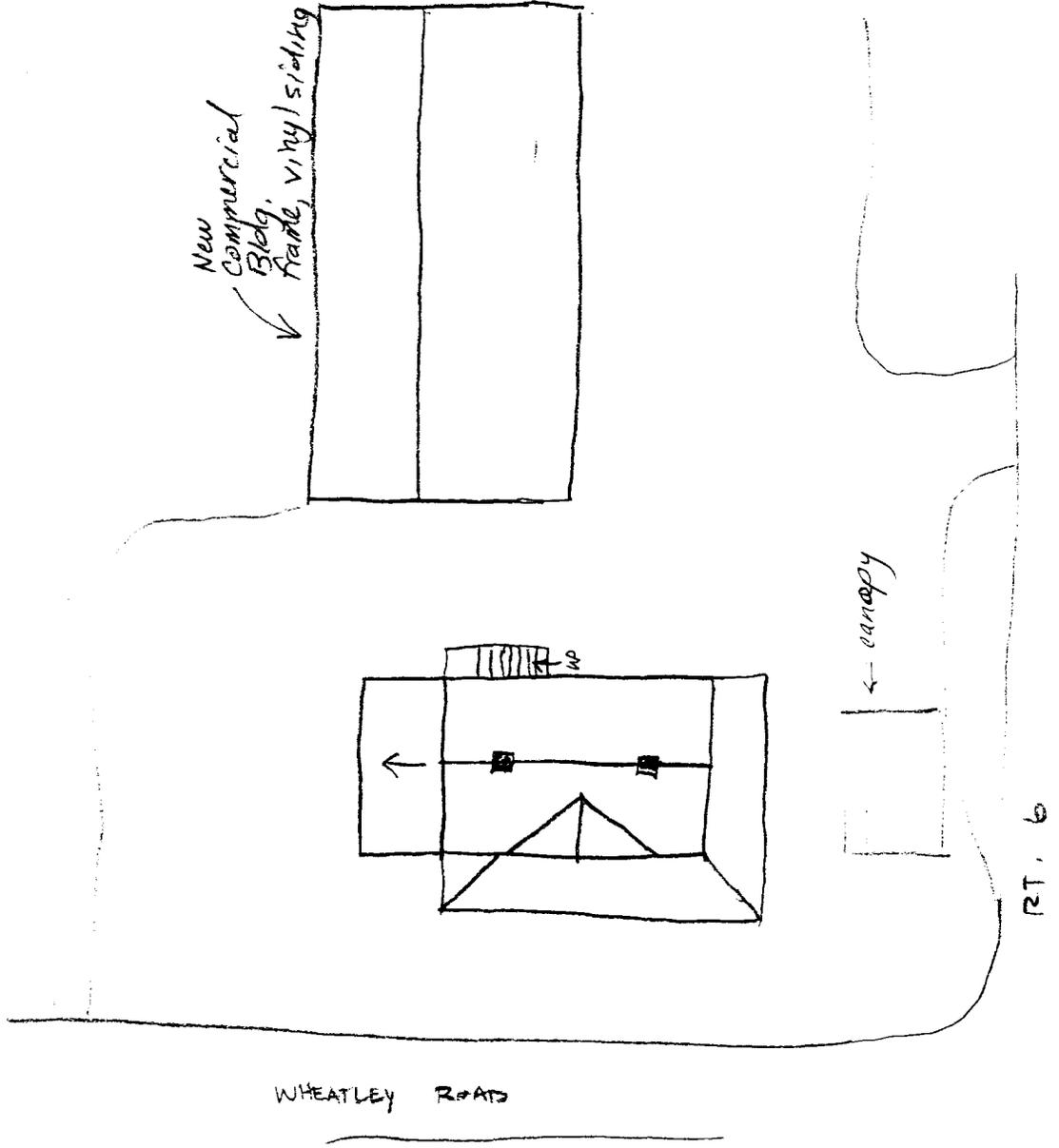
Name: Cooksey's Store

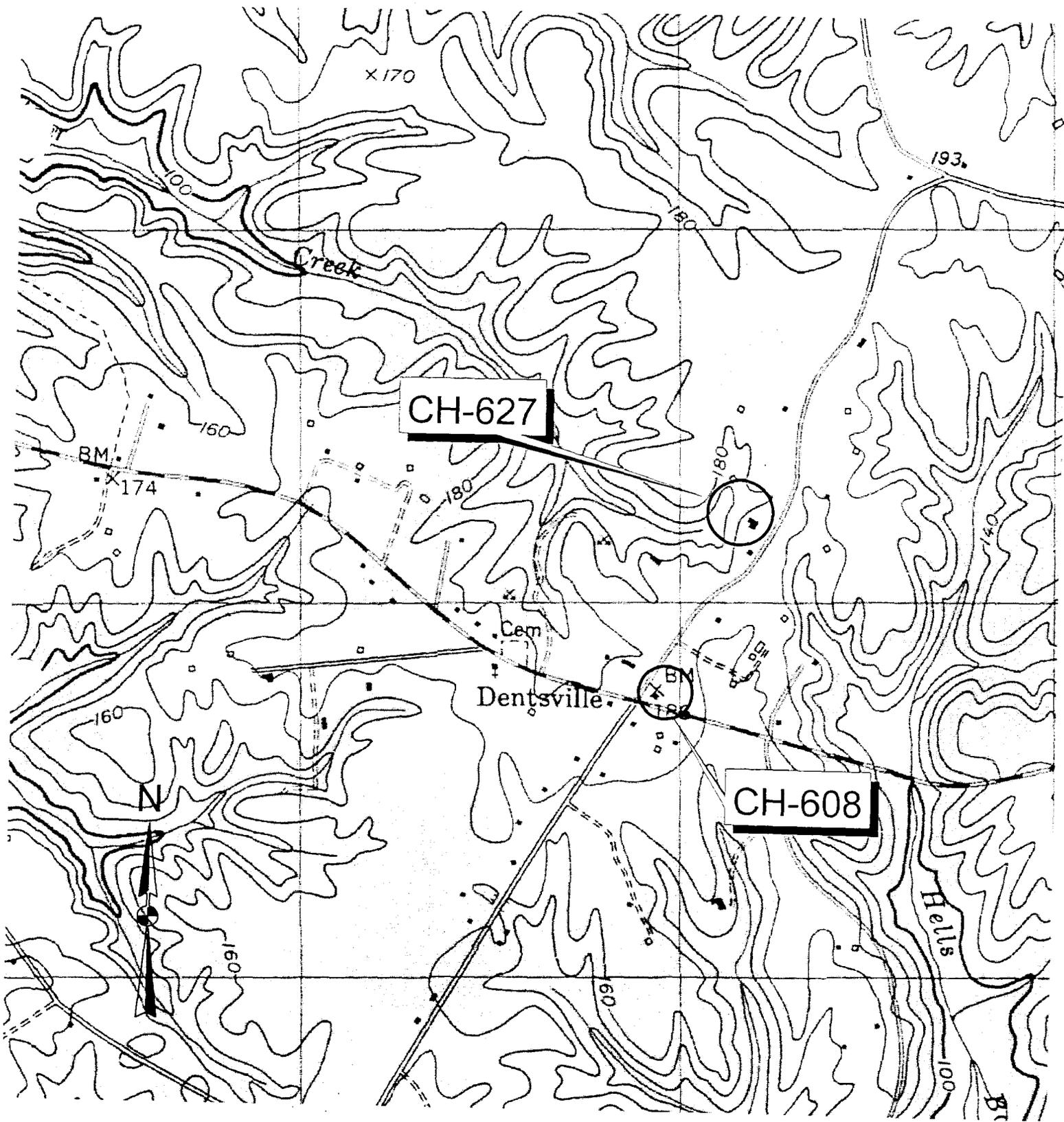
Address: 12090 Charles St.

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