Simm's Store **Circa 1922**
CH-728
Tompkinsville
Private

Situated on a triangular lot at the intersection of Mount Victoria and Rock Point Road, Simm's Store has for many years been a local landmark. Originally built during the first quarter of the 20th century and now including several later additions, the buildings historic core consists of a two-story frame structure with an overall L-plan. Simms' Store is significant as one of a handful of examples of early 20th century commercial architecture in Charles County as well as its association with the crossroads village of Tompkinsville. Operated by the Simms family since 1935, the storehouse was likely constructed a few years earlier by members of the Hess family residing nearby in the William H. Hess House (CH-727). The store stands on land that was originally part of the 400 acre tract known as Plainfield and was acquired by Hess in 1901.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. Ch-728

1. Name of Property (indicate preferred name)

historic	Simms' Store
other	Hess Storehouse

2. Location

street and number	13330 Rock Point Road	___	not for publication
city, town	Tompkinsville	X	vicinity
county	Charles		

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

name	William E. Simms				
street and number	14890 Rock Point Road			telephone	Unknown
city, town	Newburg	state	MD	zip code	20664-2903

4. Location of Legal Description

courthouse, registry of deeds, etc.	Charles County Courthouse	tax map and parcel:	86 p. 146		
city, town	LaPlata	liber	309	folio	228

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
___ Other _____

6. Classification

Category
___ district
X building(s)
___ structure
___ site
___ object

Ownership
___ public
X private
___ both

Current Function
___ agriculture
___ commerce/trade
___ defense
___ domestic
___ education
___ funerary
___ government
___ health care
___ industry
___ landscape
___ recreation/culture
___ religion
___ social
___ transportation
___ work in progress
___ unknown
X vacant/not in use
___ other: _____

Resource Count

Contributing	Noncontributing	
1	___	buildings
___	___	sites
___	___	structures
___	___	objects
1	___	Total

Number of Contributing Resources previously listed in the Inventory
0

7. Description

Inventory No. Ch-728

Condition

___	excellent	___	deteriorated
___	good	___	ruins
X	fair	___	altered

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

Situated on a triangular lot at the intersection of Mount Victoria and Rock Point Road, Simms Store has for many years been a local landmark. Originally built during the first quarter of the 20th century and now including several later additions, the buildings historic core consists of a two-story frame structure with an overall L-plan. The west elevation is the best preserved where three original 6/6 windows are visible on the second story and the remains of a standing seam metal roof over exposed rafters are visible. Later additions include a brick one story addition spanning the south elevation with a double hipped roof and gable roof additions to the north and east elevations. Property tax records indicate that Simms' Store was constructed in 1922, which is not inconsistent with existing architectural evidence. The interior was not available at the time of the survey.

8. Significance

Inventory No. Ch-728

Period	Areas of Significance	Check and justify below		
__ 1600-1699	__ agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philospohy
__ 1800-1899	__ architecture	__ engineering	__ invention	__ politics/government
X 1900-1999	__ art	__ entertainment/ recreation	__ landscape architecture	__ religion
__ 2000-	X commerce	__ ethnic heritage	__ law	__ science
	__ communications	__ exploration/ settlement	__ literature	__ social history
	__ community planning		__ maritime industry	__ transportation
	__ conservation		__ military	__ other:

Specific dates	1922	**Architect/Builder**	Unknown
Construction dates	1922		

Evaluation for:

____ National Register ____ Maryland Register X 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.)

Simms' Store is significant as one of a handful of examples of early 20th century commercial architecture in Charles County as well as its association with the crossroads village of Tompkinsville. Operated by the Simms family since 1935, the storehouse was likely constructed a few years earlier by members of the Hess family. The store stands on a triangular lot originally part of the 400 acre tract known as Plainfield. Owned by the Frere family in the late 19th century, William H. Hess acquired the entire parcel in 1901. In 1914, William H. Hess died, leaving his property to his brother John J. Hess and his half sister Sarah L. Dean and their heirs. The estate, was not resolved for until 1935. Depositions taken in 1933 indicate that at the time the property "consisted of what is known as the store property on the east side of the road. This property, about one acre of land, is improved by a store building in good repair..worth about $1000. On the opposite side of the State Road is the farm property, about 80 acres... improved by two dwellings, a barn and other outbuildings." (1) One of the dwellings was the William Hess House (CH-727).

Simms Store is associated with the development of the crossroads village of Tompkinsville which first appears in Martinet's Map of 1865. By 1880, the Maryland Directory identifies this hamlet, located 12 miles from Cox's Station and near Lancaster's Wharf, as having a meager population of 10. Despite the small number of residents within the village, Tompkinsville boasted two general stores, two mills, a blacksmith, wheelwright, carpenter and physician. In 1922, ground was broken on Charles County's first state road building projects, the Southern Maryland Truckline. This concrete highway, intended to connect farmers and their farm produce to the metropolitan markets, ran from Rock Point through Waldorf and into Prince George County. Road construction spurred a good deal of development along the route.

(1) Charles County Equity Record, 1933 WMA 22/351

9. Major Bibliographical References

Inventory No. Ch-728

10. Geographical Data

Acreage of surveyed property 1.75

Acreage of historical setting 1.75

Quadrangle name Colonial Beach North

Quadrangle scale 1:24,000

Verbal boundary description and justification

Simms' Store is associated with Charles County Property Tax Map 86, Parcel 146.

11. Form Prepared By

name/title	Cathy Currey Hardy/Historic Sites Surveyor		
organization	Charles County Planning Dept.	date	11/8/01
street and number	200 Baltimore Street	telephone	301-396-5815
city or town	LaPlata	state MD	zip code 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

Chain of Title:

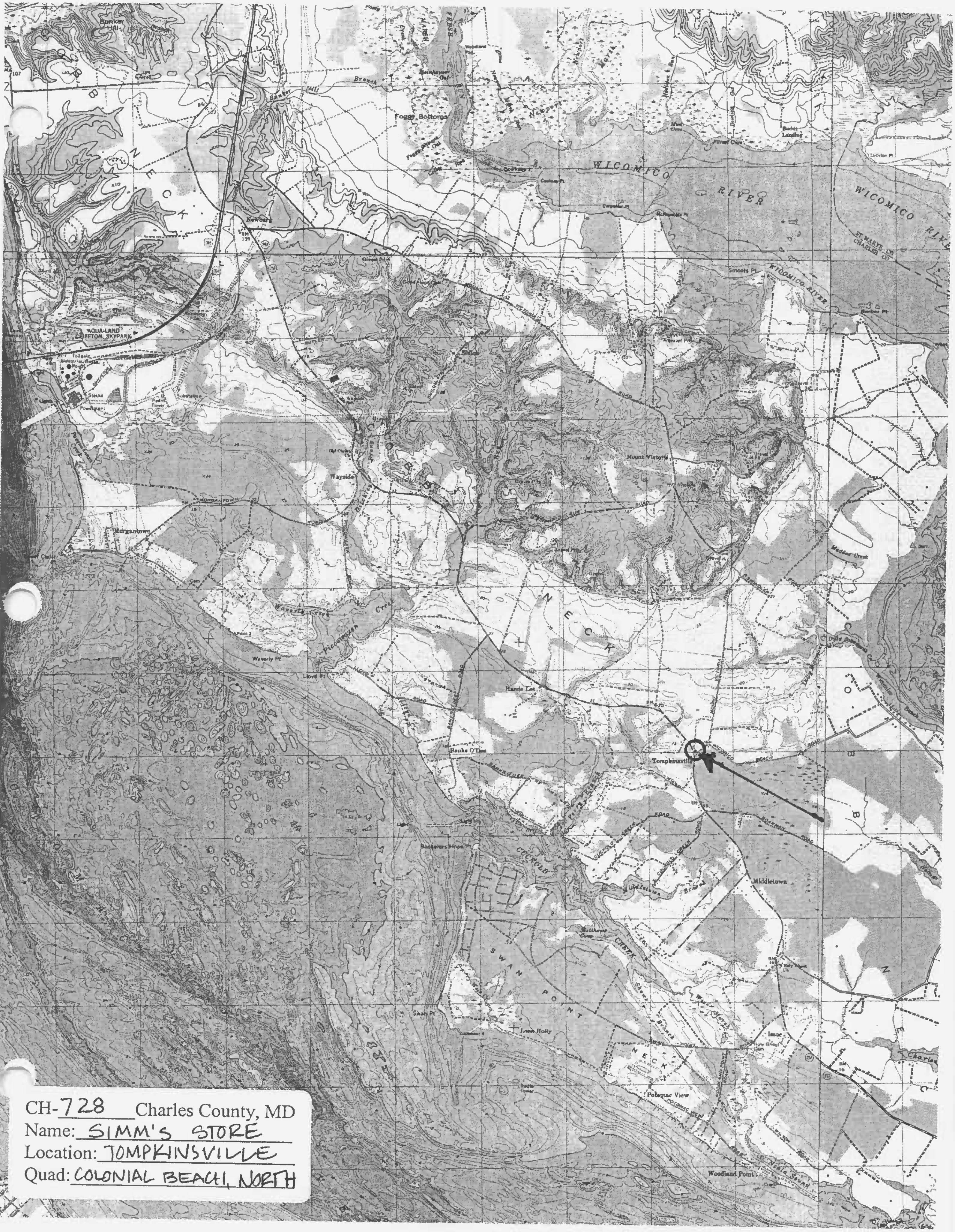
October 1973	William L. Simms, Jr. to William E. Simms and Lorraine S. Wilmer, joint tenants. At or near Tompkinsville Post Office. **First** All that triangular tract or subdivision of "Plainfield" 3/4 acre, site of Present storehouse and what was formerly the post office at Tompkinsville.. Second triangular piece of land on west side of road. 1 acre. **309/228**
August 1935	Eugene K. Lloyd and C. Janet Lloyd wife toWilliam L. Simms, Jr and Annie Grace Simms, wife. First: Site of the present storehouse and what was formerly the post office at Tompkinsville. Being part of a tract contained in a deed from Mary A. Herbert et al to William H. Hess in BGS 1/139. **61/335**
August 1935	H.T. Briscoe, Joseph A. Wilmer and F. deSales Mudd, trustee estate of William H. Hess to Eugene K. Lloyd. **61/334**
October 1901	To William H. Hess. Mary A. Green and George Washington Green, husband, Henry Robinson, William J. Frere and Josephine, wife, and Adrian Posey, all of Charles County to William H. Hess. Mary Green purchased a lot from Robinson but has not paid the full amount. Robinson purchased a lot from William Frere, but has not paid the full amount. Adrian Posey holds two mortgages. Frere's lot was given directly to him in 1894 JST 7/126 ; the other given to Mary Frances in 1894 JST 7/115. All concerned join in deed to William H. Hess. **BGS 12/277**

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.

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



CH-728 Charles County, MD
Name: SIMM'S STORE
Location: TOMPKINSVILLE
Quad: COLONIAL BEACH, NORTH

CH-728
SIMMS STORE
CHARLES CO. MD
8/2001
S. CURREY
MD SHPO
WEST ELEVATION
1 OF 3

W. L. SIMMS & SON

CH-728
SIMMS STORE
CHARLES CO MD
2/2001
C CURREY
MD SHPO
SOUTH ELEVATION
2 OF 3

CH-728
SIMMS SPRE
CHARLES CO, MD
8/2001
C. CURREY
MD SHPO
EAST ELEVATION
3 OF 3