WI-268
Port Exchange
Salisbury
Private

1886, 1905

One of the most dominant commercial buildings on Salisbury's riverfront is the three-story common bond brick structure known currently as the Port Exchange. Built in stages beginning shortly after Salisbury's devastating October 1886 fire, the oldest portion involves the two-story, six-bay brick block that fronts West Main Street and extends southward approximately seven bays. At the top of the second floor level there is a distinct color change in the brickwork that indicates the shift between the 1886 building and a 1904-05 third floor addition. At the same time, the commercial block was extended southward with a large three-story extension. The West Main Street elevation, the principal facade, is articulated by six evenly spaced bays of segmental arched window and door openings. Common to late nineteenth-century commercial buildings is the corbeled brickwork that defines the parapet wall. During the early 1990s the commercial block was adapted successfully by the architectural firm of Becker, Morgan, Olds, and Richter into an office complex.

A marble datestone fixed in the northeast corner of the building documents its construction in 1886 and ownership by the firm of Humphreys and Tilghman. William B. Tilghman and Humphrey Humphreys purchased part of the Salisbury wharf property in the wake of a circuit court settlement that liquidated the property of F. Purnell Toadvine, who inherited the waterfront acreage with other lands from his wife, Amanda Parsons Toadvine. She received the wharf acreage following her father Joshua Parsons'

death in 1859. The commercial firm of Humphreys and Tilghman erected a structure on the site in 1883, however, three years later the building was destroyed with the rest of Salisbury's commercial district. Shortly following the fire, Humphreys and Tilghman financed the construction of the two-story brick block along with a host of other structures bordering Main Street or the Wicomico River. On the plat drawn by P. S. Shockley the two-story brick building was used as a location for a retail grocery, while two other buildings housed grocery concerns. Also on the property was a large coal yard, stables, a fertilizer factory, an office and stables. In 1882 General Humphrey Humphreys transferred his interest in the firm to his son Randolph Humphreys, who figured in the 1893 partition of the property. A description of the business, written in 1882 stated that it is, "one of the leading businesses of the Eastern Shore, dealing in yellow pine lumber, coal, builders' materials, besides manufacturing a high grade fertilizer for all crops, which is in extensive demand by horticulturists and farmers..."

During the early twentieth century the building was occupied by the Turner Brothers Company Wholesale Grocers, which was operated by Ernest C. Turner and W. Pitt Turner. The Turner brothers leased the building from the William B. Tilghman Company, which retained title to the commercial site until 1945, when it was sold to the Delmarva Hardware Corporation. The property remained under the ownership of the hardware company until 1965.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Port Exchange Building

MHT INVENTORY NUMBER: WI-268

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture
Commerce

2. Geographic Orientation: Eastern Shore

3. Chronological/Development Period(s): Industrial/Urban Dominance

4. Resource Type(s): Commercial Block

MARYLAND INVENTORY OF HISTORIC PROPERTIES

Survey No. WI-268

Magi No.

DOE __yes __no

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic: Humphreys & Tilghman Building, Turner Brothers' Grocery

and/or common: Port Exchange

2. Location

street & number: 312 West Main Street ___ not for publication

city, town: Salisbury ___ vicinity of congressional district: First

state: Maryland county: Wicomico

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	_x_ occupied	___ agriculture	___ museum
_x_ building(s)	_x_ private	___ unoccupied	_x_ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	_x_ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	_x_ not applicable	___ no	___ military	___ other:

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

name: Port Exchange Limited Partnership

street & number: 312 West Main Street telephone no.:

city, town: Salisbury state and zip code: Maryland 21801

5. Location of Legal Description

courthouse, registry of deeds, etc.: Wicomico County Clerk of Court liber 1263

street & number: Wicomico County Courthouse folio 384

city, town: Salisbury state: MD 21801

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. WI-268

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
_X_ good	___ ruins	_X_ altered	___ moved date of move _____
___ fair	___ unexposed		

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

The Port Exchange Building, located at 312 West Main Street, is the modern name for the three-story brick commercial block formerly known as Turner Brothers Wholesale Grocers, and before that the Humphreys & Tilghman building. Located on the east side of the Wicomico River, the three-story, six-bay brick building faces north.

Built in stages beginning shortly after the Salisbury's devastating October 1886 fire, the oldest portion consists of the two-story, six-bay, seven-course common bond brick block that fronts West Main Street and extends southward approximately seven bays. In 1904-05 the rectangular brick block was raised another story, and a large addition was attached to the rear. Within the past ten years the entire commercial block was successfully adapted by the architectural firm of Becker, Morgan as an office complex.

The north (main) elevation is a six-bay facade of symmetrically placed doors and windows. The first floor is marked two recessed entrances flanked by large two-over-two sash windows distinguished by a perimeter of colored glass panes. The entrances have been reworked in a recessed manner creating a small vestibule within each opening. The doors and windows are defined by segmental arches of soldier bricks topped by a single row of rowlocks. Fixed on the northeast corner of the building at the second story level is a marble datestone inscribed "H & T, 1883, Rebuilt 1886." The initials refer to the firm of Humphreys and Tilghman, which financed construction of the original warehouse that burned in the 1886 fire. The second floor is defined by a series of six large sized two-over-two sash windows topped by segmental soldier and rowlock course arches. At the outside corners of the building a shift in brick color is clearly evident. This shift in brick clearly defines the 1904-05 raising of the structure, and the same colored brick is found in the rear addition. The third floor is pierced by a series of smaller two-over-two sash windows topped by segmental arches. Finishing the top of the wall is a parapet that rises several brick higher in the center bay. Decorative arched and corbeled brickwork distinguishes the parapet. Star-shaped tie rod anchors are spotted across the facade.

The east and west walls were significantly altered during the adaption to office space. Many new window openings were introduced. Principal entrances were added at the center of the east and west walls where dryvit was applied in the assemblage of entrance surrounds. The rear window openings are topped by triple rowlock arches. Protruding from the rear wall above the third floor window is an iron I-beam hoist.

The interiors have been completely reworked for offices. Exposed beam ceilings and bare brick walls point to the former commercial use of this building.

8. Significance

Survey No. WI-268

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

Specific dates 1883, 1886 **Builder/Architect**

check: Applicable Criteria: ___A ___B x C ___D
and/or
Applicable Exception: ___A ___B ___C ___D ___E ___F ___G

Level of Significance: ___national ___state x local

Prepare both a summary paragraph of significance and a general statement of history and support.

One of the most dominant commercial buildings on Salisbury's riverfront is the three-story common bond brick structure known currently as the Port Exchange. Built in stages beginning shortly after Salisbury's devastating October 1886 fire, the oldest portion involves the two-story, six-bay brick block that fronts West Main Street and extends southward approximately seven bays. At the top of the second floor level there is a distinct color change in the brickwork that indicates the shift between the 1886 building and a 1904-05 third floor addition. At the same time, the commercial block was extended southward with a large three-story extension. The West Main Street elevation, the principal facade, is articulated by six evenly spaced bays of segmental arched window and door openings. Common to late nineteenth-century commercial buildings is the corbeled brickwork that defines the parapet wall. During the early 1990s the commercial block was adapted successfully by the architectural firm of Becker, Morgan, Olds, and Richter into an office complex.

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[1] Wicomico County Chancery Case, SPT 2/329-42, No. 358, 24 September 1879.

[2] Plat of property of Wm B. Tilgham and Randolph Humphreys, P. S. Shockley, 13 December 1893, JTT 12/244

9. Major Bibliographical References

Survey No. WI-268

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____ Quadrangle scale _____

UTM References do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title	Paul B. Touart, Architectural Historian		
organization	Private Consultant	date	1/25/98
street & number	P. O. Box 5	telephone	410-651-1094
city or town	Westover	state	Maryland 21871

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

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

PS-2746

coal yard, stables, a factory, an office, and stables. In 1882 General Humphrey Humphreys had transferred his interest in the firm to his son Randolph Humphreys, who figured in the 1893 partition of the property. A description of the business, written in 1882 stated that it is, "one of the leading businesses of the Eastern Shore, dealing in yellow pine lumber, coal, builders' materials, besides manufacturing a high grade fertilizer for all crops, which is in extensive demand by horticulturists and farmers..."[3]

During the early twentieth century the building was occupied by Turner Brothers Co. Wholesale Grocers, which was operated by Ernest C. Turner and W. Pitt Turner.[4] The Turner brothers leased the building from the William B. Tilghman Company, who retained title to the commercial site until 1945,[5] when it was sold to the Delmarva Hardware Corporation. The property remained under the ownership of the hardware company until 1965.[6]

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[3] Richard W. Cooper, *Salisbury in Times Gone By*, Baltimore: Gateway Press, Inc., 1991, p. 74..

[4] Ibid, p. 77.

[5] Wicomico County Land Record, JWTS 273/294, 15 December 1945.

[6] Wicomico County Land Record, JWTS 607/535, 19 April 1965.

WI-268
Port Exchange
Salisbury, Wicomico County, Maryland
Chain of title

1263/384	Port Exchange Joint Venture Partnership
	to
8/30/1991	W. Ronald Morgan Hope E. Morgan Undivided ½ interest Condominium Unit "D" Plat MSB 9/128
MSB 1222/614	City of Salisbury
	to
6/29/1990	Port Exchange Joint Venture
MSB 1173/518	Downtown Salisbury Limited Partnership
	to
3/2/1989	City of Salisbury
AS 1062/775	George P. Volenik, Sussex County John D. Haffner, Wicomico County
	to
4/11/1986	Downtown Salisbury Limited Partnership
	William B. Tilghman Office Lot
	10/8/1930 IDT 166/13 12/13/1893 JTT 12/244

A J S 949/175	Sidney H. Givarz Charlotte E. Givarz Alex M. Kravitz Sarah Kravitz
	to
10/8/1980	George P. Volenik John D. Haffner August 21, 1964 Plat prepared by Richard W. Cooper JWTS 593/59
JWTS 607/535	D. William Simpson, et al. John W. T. Webb, Assignees First National Bank
	to
4/19/1965	Alex M. Kravitz and Sarah Kravitz ½ interest Sidney H. Givarz and Charlotte E. Givarz ½ interest Assignee of mortgage dated 3/31/1959 Delmarva Hardware Corporation JWTS 471/278 10/3/1964
JWTS 273/294	William B. Tilghman Co. Inc.
	to
12/15/1945	Delmarva Hardware Corporation Plat JTT 12/244

JCK 114/576	William B. Tilghman, Jr. Mabelle Sterling Tilghman to
1/1/1920	William B. Tilghman Co., Inc.
JTT 12/244	Interchangeable Deed between William B. Tilghman Annie E. Tilghman and
12/26/1893	Randolph Humphreys Bessie D. Humphreys Whereas the said William B. Tilghman and Randolph Humphreys own as partners trading as Humphreys and Tilghman The lot of ground lying between Fitzwater Street and Wicomico River which whey purchased of Milton A. Parsons; also the house and lot near pivot bridge on South side of Main Street, which whey bought from Stephen P. Dennis, etc.
FMS 6/105	Stephen P. Dennis Sallie A. Dennis to
4/15/1890	Humphreys and Tilghman $ 1,200 east end of the pivot bridge

SPT 4/227

E. Stanley Toadvine

to

7/4/1881

Stephen P. Dennis

Decree of Circuit Court 9/24/1879 John T. Hammond and Esther P. Hammond et al. vs. Lucy Toadvine, Alison P. Toadvine No. 358 Chancery "Wharf Property"

May 28, 1880 Plat and Advertisement filed

Chancery Book
SPT 2/329-342

Whereas a certain Joshua Parsons of Somerset County now included in Wicomico County did on or about 8 August 1859 and by his Last will and testament bequeathed certain real estate...to Amanda Toadvine, his child, and wife of F. Purnell Toadvine...and the said Amanda Toadvine wife of Purnell Toadvine died on or about 29 July 1863 and that Purnell Toadvine died on or about 21 May 1878 and the said Amanda Toadvine left five children as her heirs; Esther P. Hammond, wife of John T. Hammond, who resides in Berlin, Jennie T. Smith, wife of Edward C. Smith who resides in Phila. James P. Toadvine who resides in Belvidere, N. J.; Josephine A. Rider, wife of Thomas F. J. Rider, who reside in Wicomico County, and E. Stanley Toadvine

1. Tract of land, 270 acres near Salisbury

2. One piece of wharf property in the Town of Salisbury extending by and with the Wicomico River and the road leading to Quantico from the Iron Bridge to the wharf of John White

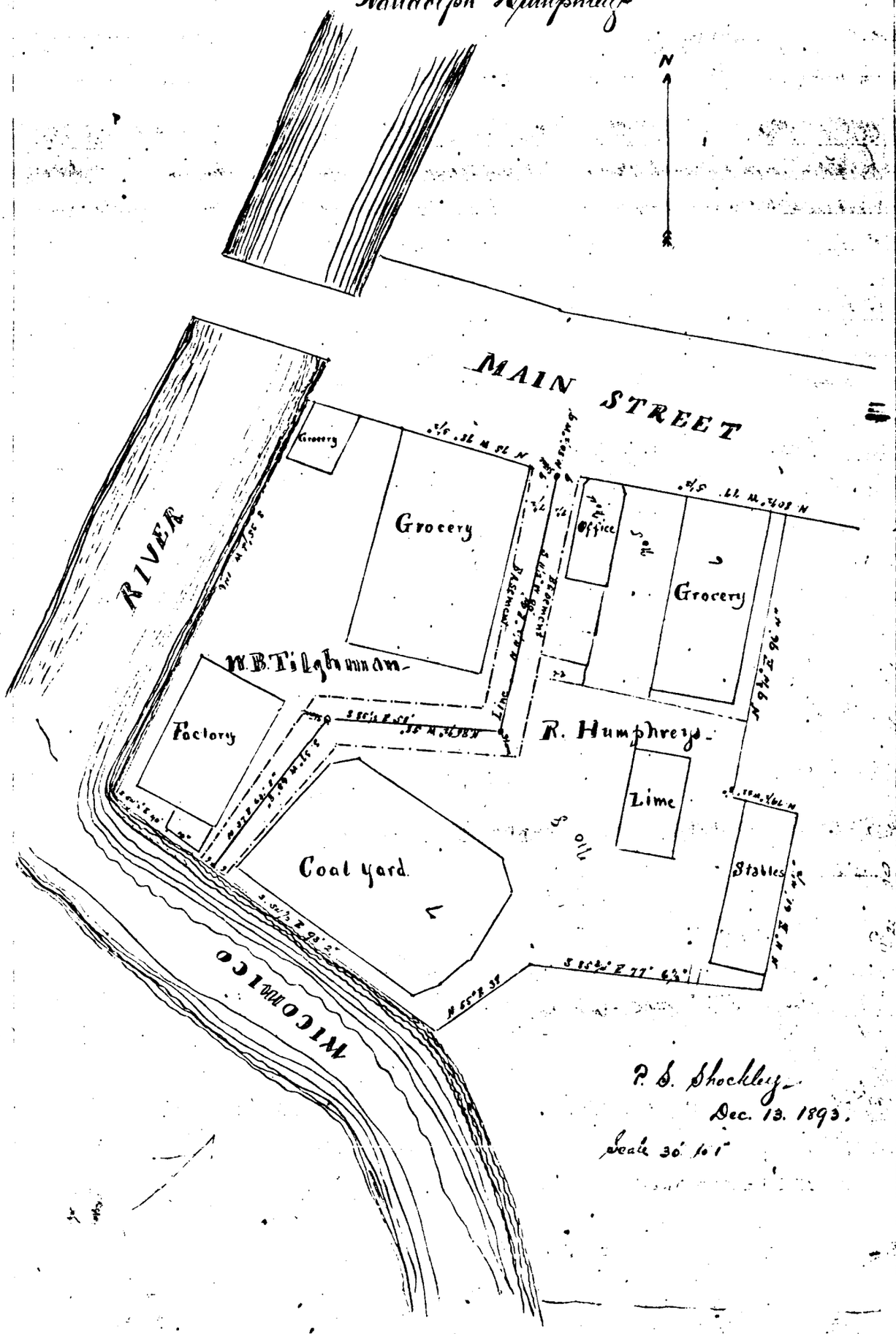
Sale of Property

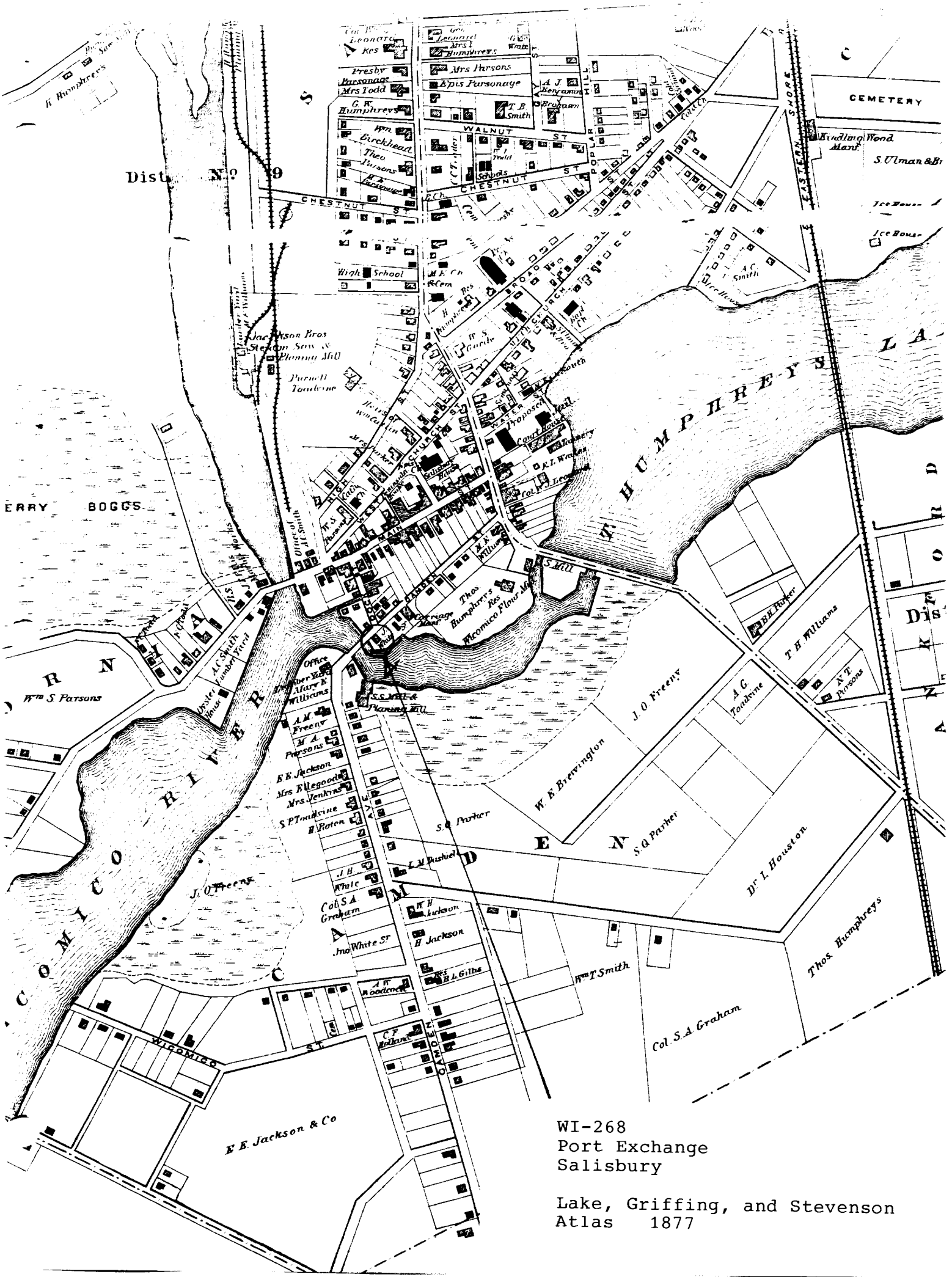
He offered the wharf on Main Street in the Town of Salisbury near the Iron Bridge and was withdrawn for want of a purchaser. Afterwards on the 20th day of

January 1880 he sold at private sale 101 feet of said said wharf to Stephen P. Dennis for the sum of $ 676.21 ....and on the same day he sold to William B. Tilghman and Humphrey Humphreys the balance of said wharf from the part sold Stephen P. Dennis to the line of John White's wharf extending from Wicomico River to Main Street at and for the sum of $1,873.79, of which he paid $173.79 in cash and gave their notes for the residue

244

Plat of property of Wm. B. Tilghman
and
Randolph Humphreys



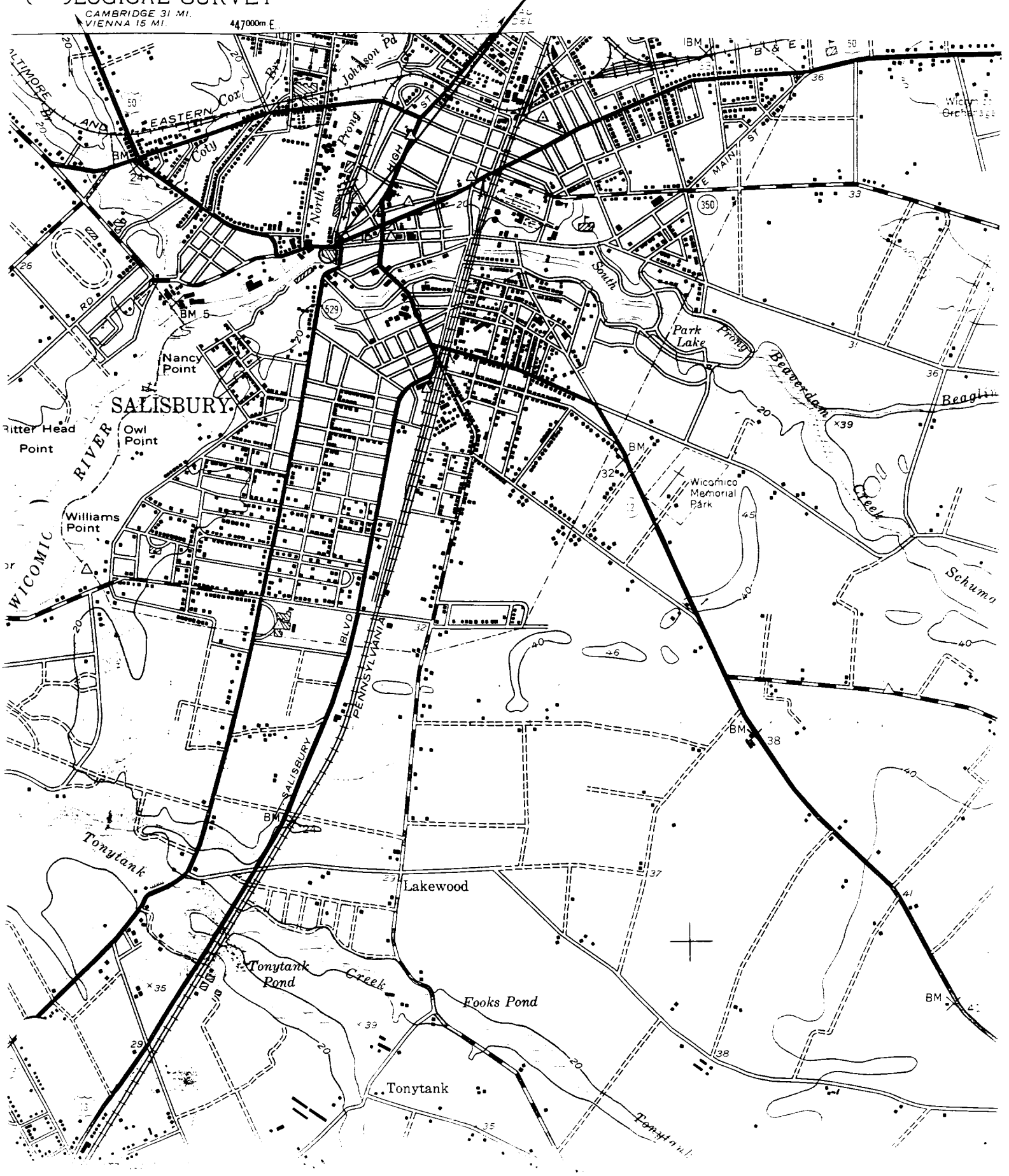


WI-268
Port Exchange
Salisbury

Lake, Griffing, and Stevenson
Atlas 1877

WI-268
Port Exchange Building

Salisbury, Maryland Quadrangle
1942



WI-268

Port Exchange Building

Salisbury, Wicomico County, [illegible]

Norton Elevation

1/98, [illegible]

[illegible]

1 of 5

WI-268

Port [illegible] Building

Salisbury, Wicomico County, [illegible]

West [illegible]

1/98 [illegible]

N+C / MD [illegible] Trust

3 of 5

REBUILT 1666

W-268

Port [illegible]

Salisbury, [illegible]

Datestone 1883 and 1886

North [illegible]

1/98, Paul [illegible]

[illegible]

4 of 5

WI-268

Port Exchange Building

Salisbury, Winnipeg Co., MP.

Southeast elevation

1/98 Paul Trant [illegible]

[illegible]

5 of 5