

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	
<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 checked="" 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 type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<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 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 liber1263

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

pository for survey records

city, town state

7. Description

Survey No. WI-268

Condition		Check one	Check one	
<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.

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			
<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 checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input 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 1883, 1886 **Builder/Architect**

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.

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. Tilghman and Randolph Humphreys, P. S. Shockley, 13 December 1893, JTT 12/244

SIGNIFICANCE (Continued)
Port Exchange, WI-268
Salisbury, Wicomico County, Maryland

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

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

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Port Exchange
Salisbury, Wicomico County, Maryland
Chain of title continued

Page 2

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

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Port Exchange
Salisbury, Wicomico County, Maryland
Chain of title continued

Page 3

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 they purchased of Milton A.
Parsons; also the house and lot near pivot bridge on
South side of Main Street, which they 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

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Port Exchange
Salisbury, Wicomico County, Maryland
Chain of title continued

Page 4

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

WI-268

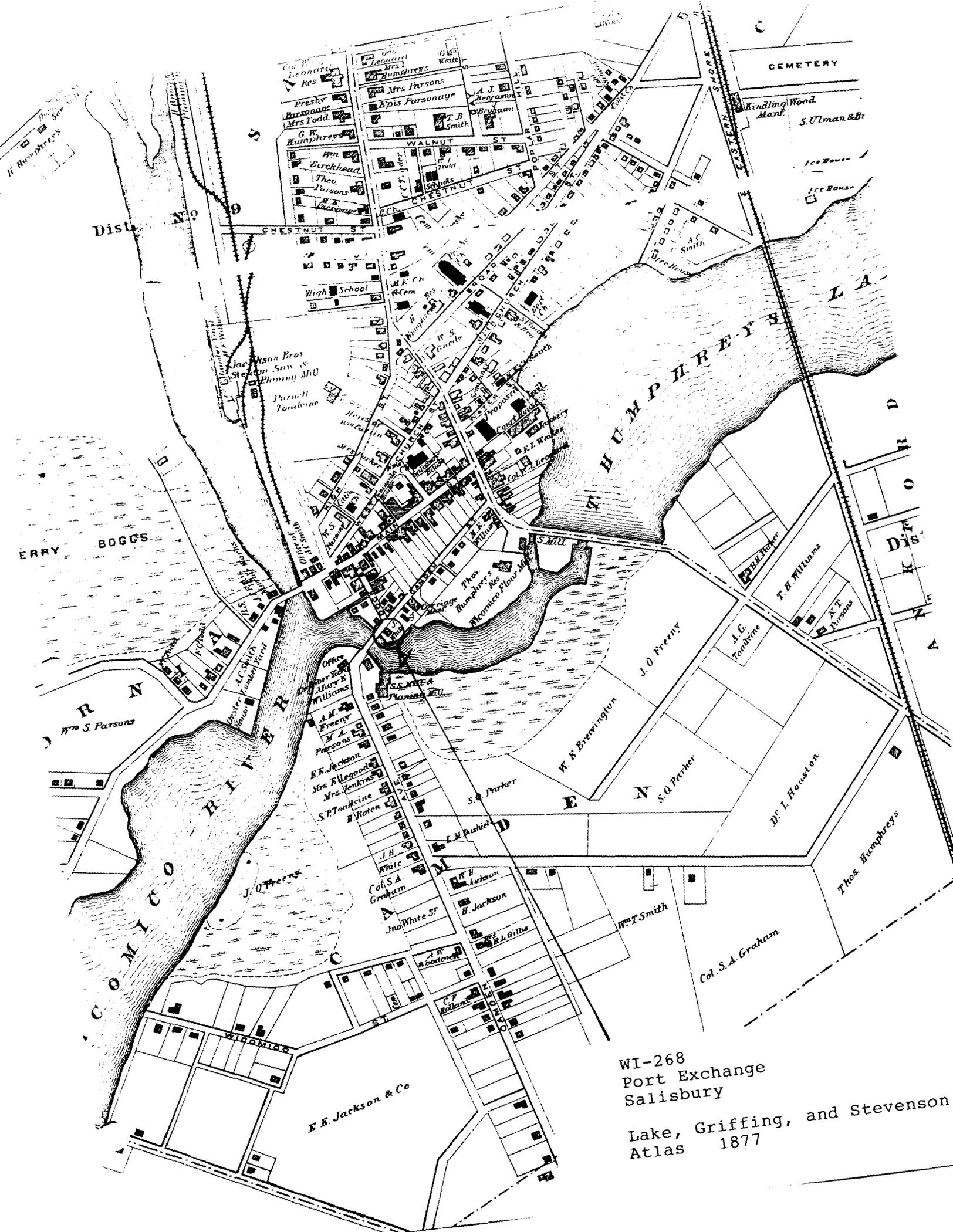
Page 5

Port Exchange

Salisbury, Wicomico County, Maryland

Chain of title continued

January 1880 he sold at private sale 101 feet of said said wharf to Stephen P. Dennis for the sum of \$ 676.21and 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



Dist. No. 9

ERRY BOGGS

Wm S. Parsons

CEMETERY

HUMPHREYS LAKE

Dist. No. 10

WI-268
Port Exchange
Salisbury

Lake, Griffing, and Stevenson
Atlas 1877

E. B. Jackson & Co

Col. S. A. Graham

Thos. Humphreys

Dr. I. Houston

Wm T. Smith

H. Jackson

Col. S. A. Graham

J. O. Freeny

J. O. Freeny

S. Q. Parker

W. B. Bravington

J. O. Freeny

A. G. Trachene

T. H. Williams

W. T. Parsons

Thos. Humphreys

Wm. S. Parsons

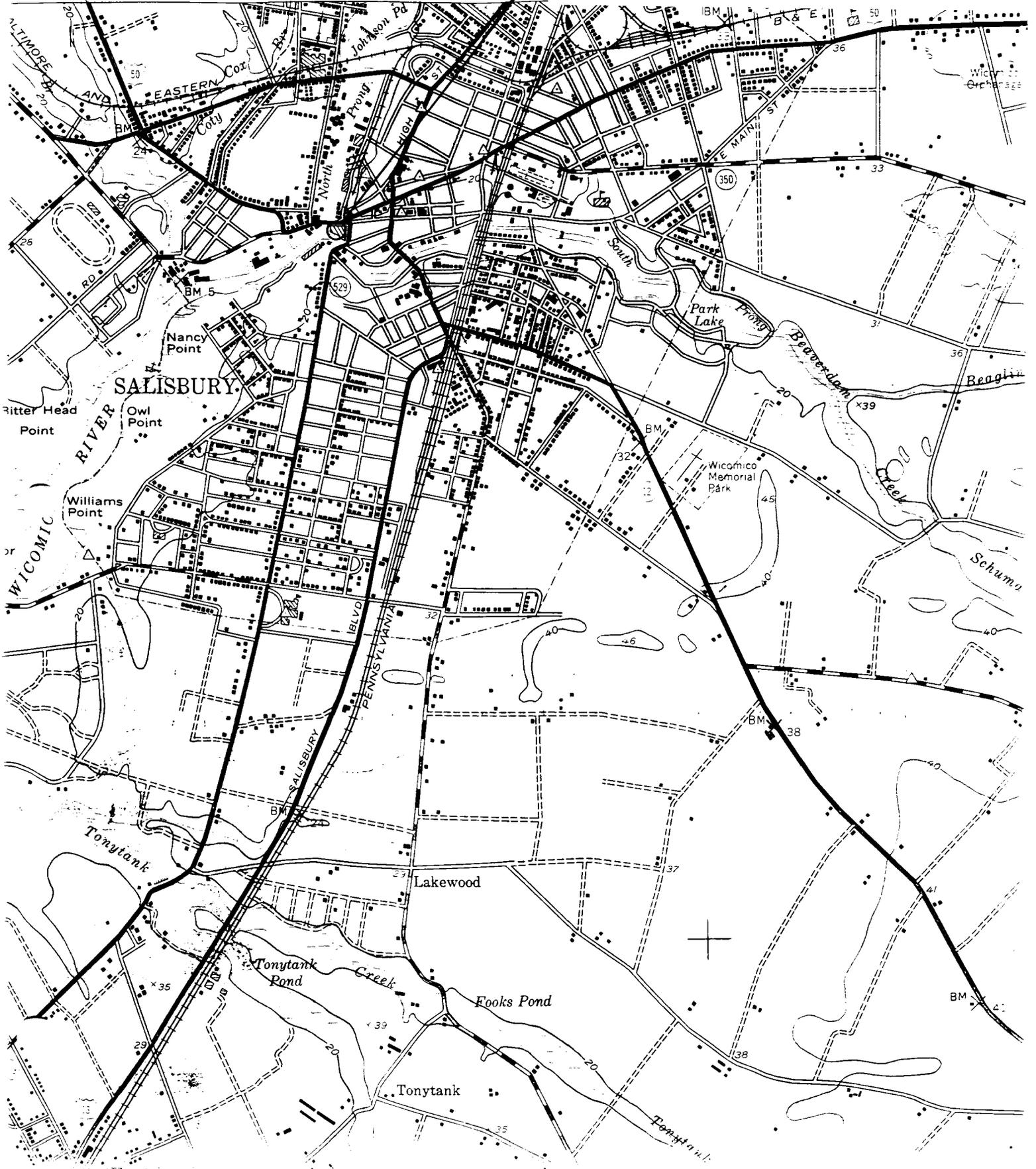
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WI-268

Port Exchange Building

Salisbury, Maryland Quadrangle
1942

CAMBRIDGE 31 MI.
VIENNA 15 MI. 447000m E.





W1-268

Port Exchange Building

Palisades, Westchester County, N.Y.

NOTE SEE JAN 1

1/93, PAID TAXES, PROCEEDS

MEM / AD. IT'S IN THE TAX

1 of 5



W. - 288

Two - Eyed - Green - Jay

SAVING

West - 2 - 1 - 1 - 1 - 1

1/98, Lane Toward - Pittsburgh

MSL / MS - 1 - 1 - 1 - 1 - 1

2 of 5



W1-269

Port Lydenburg Township

Switzerland, Wisconsin County, Wis.

WEST 1/4 Sec 10

1/99 Paul Thayer & Mary Thayer

N+L / M.D. Wilson & Family

3 of 5



W1-268

Post Exchange Building
Salisbury, Wicomico Co, Md.

Southeast elevation

1/98, Paul Tourant, Architect

1026 / 11th. Historic Landmark

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