

WI-447  
Mary F. Toadvine Tenant House  
Salisbury  
Private

c. 1860

The full history of this single story one-room plan dwelling, located at 615 Hill Street on the west side of Salisbury, is clouded by inexact deeds and little oral tradition associated with it. The two-bay by one room house, estimated to date around 1860 was part of a larger dwelling that extended to the northwest along Hill Street. The exterior features of this building, including a boxed cornice and flush gable ends, place its construction during the third quarter of the nineteenth century, however deeds associated with this specific lot only date to 1885 when Mary F. Toadvine acquired it for \$100 from William S. Parsons, who according to the Lake, Griffing, and Stevenson atlas, owned much of the neighborhood. The single-story one-room plan structure could easily been moved to this location once the streets were laid out during the early 1870s. Mary F. Toadvine, who lived on Water Street with her daughter Annie, at the time of the 1907 Salisbury City directory, left the Hill Street house and lot to Annie, who sold the corner lot in 1915 to Columbus J. Willey. The house, combined with the corner store next door (See WI-444), has passed through many hands until the current owner (1999) purchased the property in 1968.

MARYLAND HISTORIC PRESERVATION PLAN INFORMATION

RESOURCE NAME: Mary F. Toadvine Tenant House

MHT INVENTORY NUMBER: WI-447

MARYLAND COMPREHENSIVE PLAN DATA

1. Historic Period Theme(s): Architecture
  
2. Geographic Orientation: Eastern Shore
  
3. Chronological/Development Period(s): Agricultural-Industrial Transition  
1815-1870
  
4. Resource Type(s): Dwelling

**Maryland Historical Trust**  
**State Historic Sites Inventory Form**

**1. Name** (indicate preferred name)

historic Mary F. Toadvine Tenant House

and/or common

**2. Location**

street & number 615 Hill Street \_\_\_ not for publication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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: storage

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

name Thomas Cornish

street & number 612 Hill Street telephone no.:

city, town Salisbury state and zip code MD 21801

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Wicomico County Clerk of Court Map 106, P. 1265  
liber 666

street & number Wicomico County Courthouse folio 89

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-447

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input checked="" 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 Mary F. Toadvine house is located at 615 Hill Street in the west side neighborhood of Salisbury, Wicomico County, Maryland. The single-story, two-bay by one-room frame dwelling faces southwest with the gable roof oriented on a northwest/southeast axis.

Estimated to date around 1860, the single-story, one-room plan frame dwelling is supported on a brick pier foundation, and the exterior is uniformly sheathed with plain weatherboard siding. The medium pitched gable roof is covered with asphalt shingles. Originally the house was much larger, but the present owner removed a section when he built a concrete block garage on the site.

The southeast (main) elevation is a two-bay facade with a side entrance and flanking two-over-two sash window. The front door is partially glazed, and it is topped by a two-light transom. The window is framed by a plain surround. The base of the roof is finished with a boxed cornice trimmed with third quarter of the nineteenth-century bed and crown moldings.

The northwest gable end is a plain weatherboard wall with a four-panel door piercing the north corner. The gable end is flush and the edge of the roof is trimmed with a molded bargeboard. Piercing the gable end is a single flue brick stack.

The southeast gable end is partially obscured by the adjacent Cornish Market (WI-444), located at 613 Hill Street. The southeast gable end is flush as well as it is trimmed with a molded bargeboard.

The building is currently used for storage. The interior was not seen.

# 8. Significance

Survey No. WI-447

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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D and/or	
Applicable Exception: <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	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local	

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

The full history of this single story one-room plan dwelling, located at 615 Hill Street on the west side of Salisbury, is clouded by inexact deeds and little oral tradition associated with it. The two-bay by one room house, estimated to date around 1860 was part of a larger dwelling that extended to the northwest along Hill Street. The exterior features of this building, including a boxed cornice and flush gable ends, place its construction during the third quarter of the nineteenth century, however deeds associated with this specific lot only date to 1885 when Mary F. Toadvine acquired it for \$100 from William S. Parsons<sup>1</sup>, who according to the Lake, Griffing, and Stevenson atlas, owned much of the neighborhood.<sup>2</sup> The single-story one-room plan structure could easily been moved to this location once the streets were laid out during the early 1870s. Mary F. Toadvine, who lived on Water Street with her daughter Annie, at the time of the 1907 Salisbury City directory,<sup>3</sup> left the Hill Street house and lot to Annie, who sold the corner lot in 1915 to Columbus J. Willey.<sup>4</sup> The house, combined with the corner store next door (See WI-444), has passed through many hands until the current owner (1999) purchased the property in 1968.<sup>5</sup>

<sup>1</sup> Wicomico County Land Record, SPT 7/443, 12 September 1885.

<sup>2</sup> John L. Graham, ed. *The 1877 Atlases and other Early Maps of the Eastern Shore of Maryland*, Wicomico County Bicentennial Committee, p. 19.

<sup>3</sup> Salisbury, Maryland City Directory, 1907, Family Tree Bookshop, 1998, p. 52.

<sup>4</sup> Wicomico County Land Record, EAT 95/240, 5 March 1915.

<sup>5</sup> Wicomico County Land Record, 666/89, 20 February 1968.



WI-447  
Mary F. Toadvine Tenant House  
615 Hill Street  
Salisbury, Wicomico County, Maryland  
Chain of title

Map 106, Parcel 1265

666/89 Leone P. Miles, widow of Accomac County

to

2/20/1968 Thomas L. Cornish  
Alexine Cornish

100 feet on Hill Street, 50 feet on First Street

IDT 204/227 Albert N. Faulkner  
Sarah R. Faulkner

to

11/18/1937 Lawson J. Miles  
Leone P. Miles

JCK 133/583 Bernice A. Taylor  
William J. Taylor

to

3/14/1924 Albert N. Faulkner

JCK 103/234 William T. Wilkins  
Eva F. Wilkins

to

1/20/1917 Bernice A. Taylor  
"California"

WI-447  
Mary F. Toadvine Tenant House  
615 Hill Street  
Salisbury, Wicomico County, Maryland  
Chain of title continued

JCK 102/245                      Columbus J. Willey

to

6/21/1916                      William T. Wilkins  
Eva F. Wilkins

EAT 95/240                      Annie E. Toadvine

to

3/5/1915                      Columbus J. Willey

Will Book                      Last Will and Testament of Mary F. Toadvine

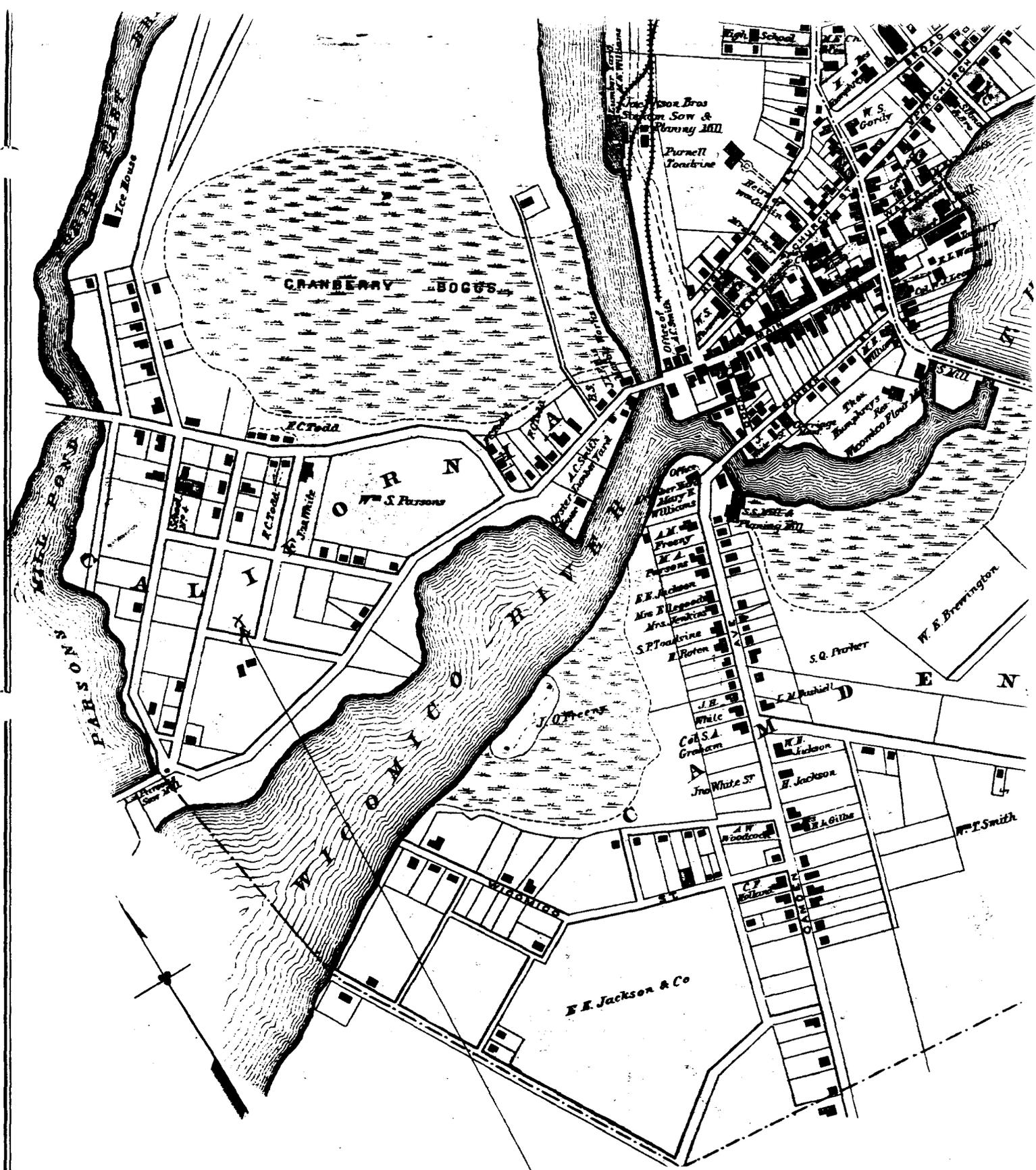
to

Annie E. Toadvine

SPT 7/443                      William S. Parsons

to

9/12/1885                      Mary F. Toadvine  
\$100



WI-447  
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Salisbury

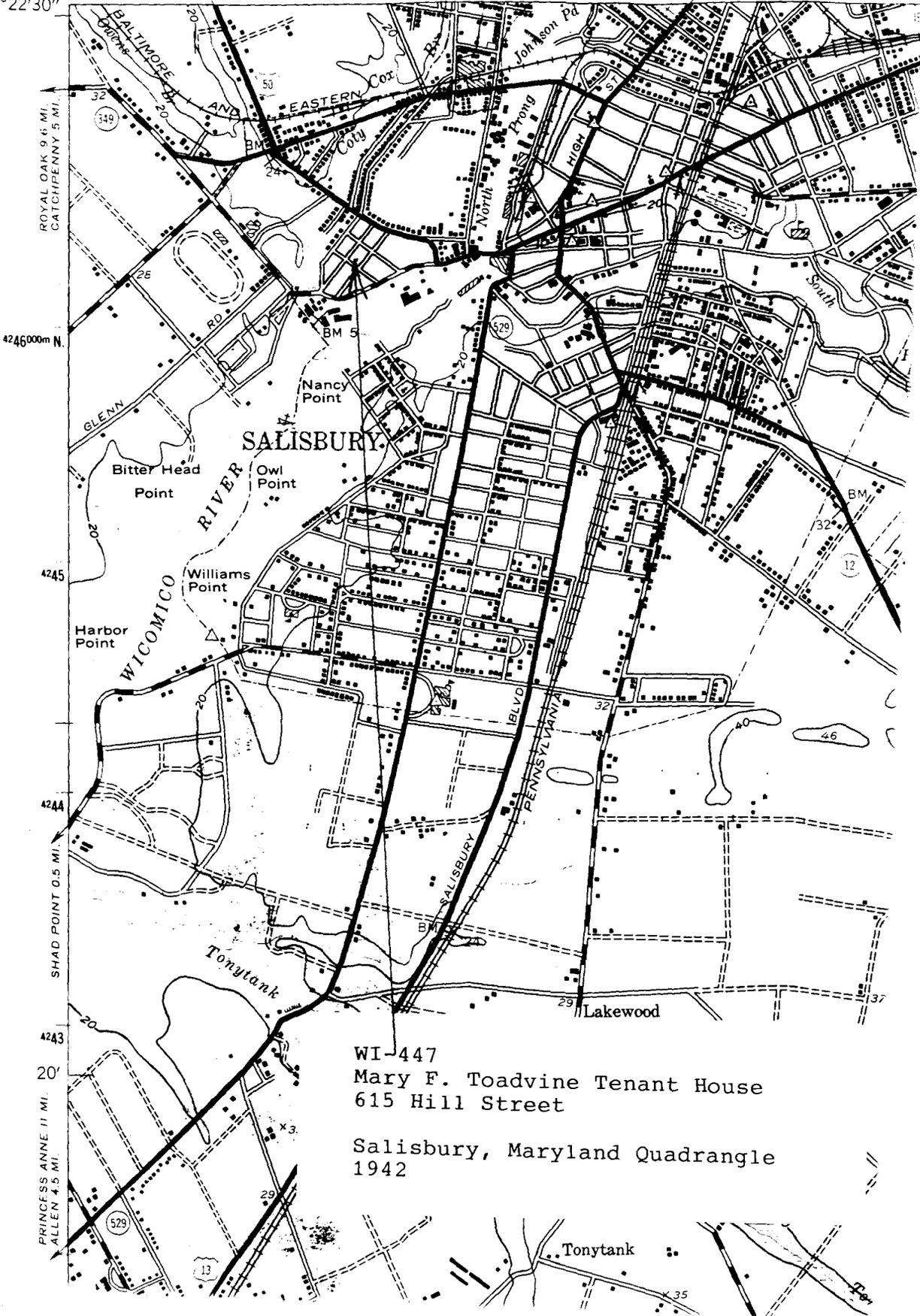
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

5860 LNW  
(HEBRON)

75°37'30"  
38°22'30"

CAMBRIDGE 31 MI.  
VIENNA 15 MI. 447000m E

LAUREL 13 M  
DELMAR 6 M.



WI-447  
Mary F. Toadvine Tenant House  
615 Hill Street

Salisbury, Maryland Quadrangle  
1942

Tonytank



WI-447

MARY F. TOWNSEND TENANT HOUSE  
SOUTHWEST CORNER

1000 W. WISCONSIN CO., MD

5/109, PAUL TOWNSEND, PHOTODUPLICATION

NEW LAND HOLDINGS TRUST

1 3 1