

**John W. Anderson, Jr. Commercial Building**  
**AA-2396**  
**12 Market Space**  
**Annapolis, Anne Arundel County, Maryland**  
**Between 1897 and 1903**  
**Private**

The history of the property at 12 Market Space reflects the development and growth of the Annapolis dock and market area, although the building was not constructed until the turn of the twentieth century. Located on property designated by Governor Francis Nicholson about 1696 as the Ship Carpenters Lot, the property was subdivided by Richard Henry Lafayette Hyde in 1849. Replacing a one-story building sometime between 1897 and 1903, the two-story building at 12 Market Space was constructed during the ownership of John W. Anderson, Jr., who was a merchant, grocer, and later served as justice of the peace. The building, with rental housing on the second floor by 1954, was generally used as a grocery store. It was purchased by current owner Ronald B. Hollander in 1965 and extensively renovated on the façade in 1969. Together with 14 Market Space (AA-593), the building has been home to Maria's Sicilian Ristorante & Café since 1980.

The two-story building is constructed of brick, set on a solid masonry foundation. The brick of the façade is laid in stretcher bond and has been painted to show its association with 14 Market Space. The exposed northeast elevation of the main block fronting Pinkney Street has been covered in stucco. The rear and northern end of the northeast side elevation are obscured by a series of additions of wood frame that includes a private entry for the residential space on the second floor. The resulting configuration is a triangular-shaped addition that wraps around the main block and follows the irregular shape of the lot created by Pinkney Street. The two-story addition is covered in weatherboard siding with a front gabled roof of asphalt shingles.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

## 1. Name of Property (indicate preferred name)

historic John W. Anderson, Jr. Commercial Building (preferred)

other Maria's Sicilian Ristorante & Cafe

## 2. Location

street and number 12 Market Space \_\_\_ not for publication

city, town Annapolis \_\_\_ vicinity

county Anne Arundel

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

name SPAH LLC

street and number 163 King George Street telephone

city, town Annapolis state MD zip code 21401

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber 19538 folio 453

city, town Annapolis tax map 52A tax parcel 989 tax ID number 03628090

## 5. Primary Location of Additional Data

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

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## 7. Description

Inventory No. AA-2396

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### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

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

### Summary Description

The building at 12 Market Space was constructed sometime in the years between 1897 and 1903 for John W. Anderson, Jr. for commercial purposes. When constructed, the building included a one-story ell on the rear elevation and one-story awning that extended from the façade into Market Space. The awning was removed by 1913 and the rear ell replaced by 1930. The commercial building, enlarged at the rear and side by additions, provided rental housing the second floor between 1949 and 1954. The present façade is the result of extensive renovations undertaken in 1969. Together with 14 Market Space (AA-593), the building has been home to Maria's Sicilian Ristorante & Café since 1980 with interior renovations dating from 1997. The two-story building is constructed of brick, set on a solid masonry foundation. The brick of the façade is laid in stretcher bond and has been painted to show its association with 14 Market Space. The exposed northeast elevation of the main block fronting Pinkney Street has been covered in stucco. The rear and northern end of the northeast side elevation are obscured by a series of additions of wood frame that includes a private entry for the residential space on the second floor. The resulting configuration is a triangular-shaped addition that wraps around the main block and follows the irregular shape of the lot created by Pinkney Street. The two-story addition is covered in weatherboard siding with a front gabled roof of asphalt shingles.

### Site Description

The commercial building at 12 Market Space is located on the northwest corner of Market Space and Pinkney Street. The building fronts directly on the brick-paved sidewalk of Market Space. The brick sidewalk wraps around the corner of the property, terminating into a concrete sidewalk along Pinkney Street. Access to the restaurant, which has included 14 Market Space since 1997, is reached through a single entry on the façade. A secondary entry on Pinkney Street leads to the dining rooms on the second floor. The rear and side additions abut 9 Pinkney Street (AA-1241), which was constructed in the second half of the nineteenth century. The building is flush with the three-story structure at 14 Market Space; the two buildings (although owned separately) are joined on the interior.

### Detailed Description

The two-story building at 12 Market Space is set on a solid masonry foundation (not visible) and is constructed of brick. The façade, altered by 1969, is brick laid in stretcher bond and has been painted. The building has a flat roof that slopes northward where it abuts the rear additions. It is hidden by a high brick parapet with metal coping. The first story has a wide oriel window that dominates the southern bay; it was added in 1969. This wood-frame structure projects about twelve inches from the wall plane of the façade to act as a show window. It has five vertically placed fixed windows with narrow rounded muntins and torus-molded surrounds. The top of the oriel window is not visible because of the large canvas awning stretching the width of the first story. Recessed about three feet beyond the wall plane of the façade is the single-leaf entry opening, which is located in the eastern end bay. It holds a replacement wood-frame door with two elongated, vertically placed lights

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 7 Page 2

---

(fixed) set over two recessed panels. The door has brass hardware, including a wide kick plate. Crowned by a blind transom with narrow fixed sidelights, the opening leads to a vestibule. Outdoor wall sconces frame the opening. A sign, reading "Maria's Sicilian Ristorante & Café," is located directly above the canvas awning, just below the sill of the second-story window opening. Flood lights have been affixed to the façade at either end of the sign. Two flagpole brackets are attached to the façade, flanking the sign and second-story opening. The window opening is located at the center of the second story. It holds a pair of 1/1, double-hung, wood-sash windows that have a shared sill, which is flush with the square-edged surrounds and narrow mullion. The opening, with an unadorned jack arch of stretcher bricks, is covered by a large canvas awning. The parapet on the façade is composed of nine courses of stretcher bricks that project slightly from the plane of the wall. A recessed panel, presumably for signage, is located at the center. The wide panel stretches nearly the full width of the façade.

The stretcher-bond brick of the façade wraps around the northeast elevation of the building to Pinkney Street. A mounted-projecting sign of wood on a scrolled metal bracket is located at the east corner of the elevation. The sign reads "Maria's Sicilian Ristorante & Café Lunch & Dinner." This secondary elevation has been covered in stucco that hides the foundation and bonding pattern of the brick wall. The side addition obscures most of the northeast elevation; thus only the eastern end bays are visible. The first story has a single window opening that now holds a fixed light. The opening, illuminating the vestibule, has a fillet-molded surround, lacking a sill. The second story has two window openings that are placed rather close together, but are not paired. Each opening holds a 1/1, double-hung, wood-sash window. The replacement windows lack sills and surrounds; they are set about three inches within the plane of the wall. The cornice, if present, is obscured by a metal gutter.

The side addition is a wood-frame structure clad in weatherboard siding with wide corner boards. The foundation is solid masonry and obscured by weatherboard siding. It is covered by a front gable roof of standing seam metal with overhanging eaves. The soffit is plain, pierced by circular vents that serve as weep holes. A metal gutter obscures what appears to be a boxed wood cornice. The addition extends approximately four feet at a seventy-degree angle to the elevation. The single-leaf entry on the first story of the addition's southeast elevation is reached by two brick steps and a concrete sill. A wooden rail (composed of 2" by 4") runs along the outer edge of the stair. The five-paneled door is slightly recessed within the wall and has no visible surround. A wall sconce with no shade sits directly above the entry opening.

The northeast elevation of the addition, fronting Pinkney Street, has two entry openings and a window opening. The entry openings are symmetrically placed within the second and fourth bays (moving east to north) within the five-bay-wide addition. The easternmost entry holds a vertical-board wood door with square-edged surrounds and stainless steel (black) hardware. It has a wood sill with a tapering block or wedge below to account for the upward slope of the site's natural topography. The northernmost entry has a six-paneled wood door with wood-frame screen door and square-edged surrounds. The window opening in the northern end bay

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 7 Page 3

---

has a 1/1, double-hung, wood sash with square-edged wood surrounds that are flush with the wood sill. It is finished with a slightly projecting cornice molding. The second story is marked by five equally spaced double-hung window openings, each holding 1/1, wood sash. Like the window opening on the first story, those on the second story have square-edged wood surrounds, flush wood sills, and slightly projecting cornice moldings. The surrounds on this elevation of the addition are three inches wide with angled joints.

The rear addition is not visible because of the side addition and the additions to the rear of 9 Pinkney Street.

### **Interior Description**

The interior of 12 Market Space has been extensively altered as a result of its current use as a restaurant. The renovation resulted in a plan that provides a unified design with interior access to 14 Market Space (see AA-593). The space at 12 Market Space is open, consisting of a few dining tables and large bar. Access to the kitchen is located in the north corner, with a quarter-turn stair to the second floor at the center of the northwest wall. The first-floor dining area in 14 Market Space is reached through a semicircular opening cut into the northwestern end of the southwest party wall.

The space at 12 Market Space is entered through a rectangular-shaped vestibule located in the east corner. This serves presently as the primary entry into the restaurant. The vestibule is composed of paneled wood with projecting molding set below fixed lights. The structure is enclosed by a narrow double-leaf door on its northwest side. The northeast wall on the interior of the vestibule has been built out to create a shelf, which runs flush with the sill of the fixed window opening. The vestibule extends upward to the ceiling, which is covered with dropped acoustical tiles.

The primary room of 12 Market Space has floors covered with alternating black and white marble tiles, each twelve inches square. The drywall is finished with a four-inch wide chair rail with raised-face profile. The chair rail is set approximately three feet from the floor, which has a five-and-a-half-inch baseboard. The wood baseboard has bolection molding at the cap. The field of the walls above the chair rail is finished in a textured plaster. The oriel window on the southeast wall has five fixed lights with two-inch wide muntins and no surrounds. Marble acts as the sill for the oriel, which is finished with reveals of drywall. The ceiling of the dining and bar area is covered with dropped acoustical tiles and track lighting that runs the length of the space in two parallel rows. The open room is dominated by the large bar along the northeast wall. The bar is three feet high with a counter depth of twenty-eight inches. The counter is finished with white marble. The double torus-molded shelf has an eleven-inch overhang that extends over the paneled sides of the bar. Fluted Tuscan posts are set on the counter at either end of the bar to add support for the open plan of the room. Wood shelving for bottles has been added along the northeast wall, while glasses hang from a wood fixture suspended from the ceiling above the counter.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 7 Page 4

---

The northwest wall of the room includes a single-leaf entry in the north corner that leads to the kitchen in the rear addition (the kitchen was not accessed at the time of the survey). This flush swinging door is pierced by a fixed diamond-shaped light. A six-paneled wood door is located to the southwest of the kitchen entry. This door, framed by a narrow mitered surround, encloses a coat and storage closet. The quarter-turn stair to the second-floor dining area and restrooms is located in the west corner of the northwest wall. The risers and treads of the stair are covered in carpet with molded wood rails affixed to the enclosing side walls, which are covered in beaded boards (each board is 3-1/4 inches wide).

The southwest wall is pierced at the top by two semicircular openings. These blind openings do not correspond to window or entry openings on the northeast party wall of 14 Market Space and may have been merely created for aesthetics; similar openings appear at 14 Market Space. The openings have molded wood sills that project above three-inch wide aprons and stepped wood surrounds with fillet molding. The blind openings hold mirrors inscribed with the name of the restaurant. The openings are set approximately four feet above the floor. Entry to the dining space at 14 Market Space is through a wide semicircular arched opening at the northwestern end of the southwest wall. The opening is twenty-two inches deep because of the brick party wall separating the two buildings.

The second floor of 12 Market Space has been finished to mirror that of the first floor and 14 Market Space. No evidence of its use as an apartment is visible. The stairhead or landing has eight-inch square ceramic tiles framed by a six-inch ceramic tile baseboard. The open room is carpeted with a five-inch high baseboard that is capped by fillet and bolection moldings. The profile of the baseboard is shallower than that ornamenting the first floor. The drywall is finished with a four-and-a-half-inch baseboard that has a wide fillet molding framed by torus molding. Like the first floor, the walls of the open room are covered with textured plaster. The dropped acoustical tile ceiling has two parallel rows of track lighting and ceiling fans. An enclosed HVAC vent runs the length of the room at the center of the ceiling. The window openings of the original main block, which hold replacement sash, are framed by two-and-a-half-inch square-edged surrounds of wood. The surrounds have mitered joints and a torus-molded interior bead. The windows have six-inch sill shelves because of the building's brick construction.

An enclosed straight-flight stair runs up from the single-leaf entry in the southeast elevation of the side addition (accessed from Pinkney Street). The stairhead is located in the north corner of the main block. Originally providing access to the second-floor apartment, the stair includes fifteen carpeted risers and treads. The north corner of the side addition houses a small secondary or prep kitchen. A restroom is located off of the transverse hall that travels the width of the main block. The locations of the restroom and hall correspond with the location of the second-floor addition constructed by 1954 when the building was renovated to include living space on the upper story. Access to the building at 14 Market Space is gained through a single-leaf opening at the western

**Maryland Historical Trust**  
**Maryland Inventory of**  
**Historic Properties Form**

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 7 Page 5

---

end of the transverse hall. A double-leaf opening in the southwest elevation of the main block also provides access to the second floor of 14 Market Space. Reached by three carpeted risers, the opening holds wood-frame doors with large fixed lights. It has mitered four-inch surrounds with a square edge. Brick has been removed from the upper half of the southwest wall of the main block, creating a seventeen-and-a-half-inch shelf. The molding of the shelf is five-and-a-half inches deep with a quirk bead and fillet molding.

## 8. Significance

Inventory No. AA-2396

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 checked="" 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** c. 1897; 1997 **Architect/Builder** Unknown

**Construction dates** c. 1897; 1969

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 projects, complete evaluation on a DOE Form – see manual.)

The history of the property at 12 Market Space reflects the development and growth of the Annapolis dock and market area, although the building was not constructed until the turn of the twentieth century. Located on property designated by Governor Francis Nicholson about 1696 as the Ship Carpenters Lot, the property was subdivided by Richard Henry Lafayette Hyde in 1849. Replacing a one-story building sometime between 1897 and 1903, the two-story building at 12 Market Space was constructed during the ownership of John W. Anderson, Jr., who was a merchant, grocer, and later served as justice of the peace. The building, with rental housing on the second floor by 1954, was generally used as a grocery store. It was purchased by current owner Ronald B. Hollander in 1965 and extensively renovated on the façade in 1969. Together with 14 Market Space, the building has been home to Maria's Sicilian Ristorante & Café since 1980.

### HISTORY

#### Ship Carpenters Lot

The property on which 12 Market Space stands was set aside by Governor Francis Nicholson about 1696 for "use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province."<sup>1</sup> Adjoining the waterfront along the northeast/southeast side, the lot had been a portion of the much larger Governor Nicholson's Garden Lot. The land's specific allocation for use by ship carpenters reflected the "character to the life of the community that dominated [the city] for at least a generation."<sup>2</sup> Historian Edward C. Papenfuse explains further that "while tanyards, for obvious reasons of smell, were built on the periphery of town, shipbuilding was carried on in the very heart of the community, and the dock area was filled with the hulls of ships in progress, a ropewalk, and blockmaker's shop."<sup>3</sup> The creation of the Ship Carpenters Lot, sometimes

<sup>1</sup> See "Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729," Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).

<sup>2</sup> Edward Papenfuse, *In Pursuit of Profit: The Annapolis Merchants in the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), 11.

<sup>3</sup> Papenfuse, *In Pursuit of Profit*, 11.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
Continuation Sheet

Number 8 Page 2

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referred to as the "Sand Lot," reflects the governor's realization that the growth and sustainability of the dock area was essential to that of the City of Annapolis.

In June of 1719, the General Assembly, which had gained control of the land upon Nicholson's departure for Virginia, granted use of the Ship Carpenters Lot to Robert Johnson, who was a ship carpenter. The terms of the agreement specifically stated the land was to be used strictly to "carry on the business of a Ship Wright for the Space of Twelve months." It was described as "a Certain Sand Bank that Intersects a tenement of Land Possesst [*sic*] by the said Robert Gordon and the Creek," with "one hundred and twenty feet of Land along Prince Georges Street at the Upper end of the said Lott with the whole Breadth thereof with the Creek."<sup>4</sup> Johnson leased the property where he "built two small houses thereon" for five shillings a year; the exact location of the buildings, which are no longer extant, is not known. Fifteen months after the death of Robert Johnson in July 1722, the Ship Carpenters Lot was reclaimed by the General Assembly because his heirs had failed to meet the terms of the 1719 Act. Accordingly, in October 1723, the General Assembly granted the Ship Carpenters Lot to Robert Gordon, an Annapolis merchant. By the time Gordon took possession of the lot the "Representatives of the s<sup>d</sup> Robert Johnson since his death had Sold & removed one of the s<sup>d</sup> houses from off the ffreehold [*sic*]." The conditions of Gordon's agreement, including the annual fee of five shillings, were the same as those in the 1719 agreement of Robert Johnson. The agreement stipulated that the use of the land not impede the "industry" or "Improvements" and be "for the s<sup>d</sup> Good of the Publick [*sic*]." The 1723 "Act for the Vesting and Settling An Estate of Inheritance..." described the property as "a Sand Bank that intersects a tenement of Land of his [Gordon] & the Creek Between the Bounded Poplar tree Standing on the North East side of Nicholson Cove & another Poplar tree standing on the South side of s<sup>d</sup> Cove that the same Bank lyes [*sic*] without the lines of the s<sup>d</sup> Nicholsons Cove within the Water Mark & not included within any Lot of the City." In *The Quays of the City*, author Shirley V. Baltz suggests that James Stoddert noted the poplar tree "Standing on the North East side of Nicholson Cove" on his 1718 plan for the City of Annapolis.<sup>5</sup> The illustration of a poplar tree does not appear on the original Stoddert plan or subsequent redrawings until the map was copied by Harry A.H. Ewald in April 1956. However, one of the few original notations on Stoddert's 1718 plan denotes the southeastern portion of what is now Market Space as a "Ship Carpenters Yard."

In May of 1739, Robert Gordon, who was now listed as "Esquire" rather than merchant in land records, sold the western portion of the Ship Carpenters Lot to Elizabeth Bennett, "aforesaid gentlewoman."<sup>6</sup> Gordon retained the remaining portion of the property, which corresponds today with 12-24 Market Space. According to the mortgage agreement, which was held by esquire Richard Bennett of Queen Anne County, the property was

<sup>4</sup> See "Acts of the General Assembly hitherto unpublished 1694-1698, 1711-1729," Acts of October 1723, chapter 26, volume 38, pages 334-336 (Liber LL, Folio 4).

<sup>5</sup> Shirley V. Baltz, *The Quays of the City: An Account of the Bustling Eighteenth Century Port of Annapolis*, (Annapolis, Maryland: The Liberty Tree, Ltd, 1975), 52.

<sup>6</sup> Provincial Court Records, Liber RD 3, Folio 182 (19 May 1739).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 3

---

described as “all that Lott or portion of the ground called Nicholson’s Cove together with the Dwelling House thereon in the Occupation of William Thornton the Storehouse adjoining and all other Improvements and Appurtenances thereunto belonging all Situated and being in Annapolis....” The agreement, which was for £248 sterling, also included five slaves.<sup>7</sup>

In January 1758, Agnes Gordon sold the eastern portion of the property to John Anderson, a cabinet maker.<sup>8</sup> The deed of sale documents that Gordon was the “Heiress to her Father M<sup>r</sup>. Robert Gordon late of the City of Annapolis in Said County deceased....” The deed recounts the release of the mortgage between Gordon and Richard Bennett, who was also by this time deceased. The property, selling for £140 sterling, was described in a later deed as “being all that part of a Lot or Portion of Land Together with the Edifices and Improvements...Beginning at a certain post standing in a certain Lot Lying in the City of Annapolis aforesaid Called Nicholsons Lot Adjoining to the ship Carpenters Lot.”<sup>9</sup> The property consisted of 6,359 square feet of land, including what is today 12 through 18 Market Space.

With the death of John Anderson in 1759, his landholdings in the City of Annapolis were bequeathed to his daughter, Elizabeth, and son, John. Anderson’s will described the improvements to the property as “...all that messuage or tenement or tenements and other Improvements thereon whatsoever whereon I now Dwell....”<sup>10</sup> Mary Anderson, the widow of John Anderson, married James Reith, who was noted in the *Maryland Gazette* as “captain.” During this period, it appears Captain Reith used the dwelling as a tavern or a general gathering place as it was often noted in the newspapers as a place of enquiry and public auction.<sup>11</sup> The existence of buildings and businesses on the property now known as 12-24 Market Space in the early 1760s is gleaned from an announcement that goods recently imported from London by Captain Alexander Ramsey would “be Sold by the Subscriber, either Wholesale or Retail, at the very lowest Rates, at his Store in Annapolis, at the Head of the Dock, between Capt. Reith’s Dwelling-House and Mr. Richard Mackubin’s Store....”<sup>12</sup> Mackubin’s property was located at what is today 24 Market Space (AA-2397).

In 1773, John Anderson (Jr.) conveyed the property to James Williams for £400 current money. The description of the property matched that of the 1758 deed, when Agnes Gordon sold it to John Anderson (Sr.). The deed specified that the younger Anderson was a silversmith living in Annapolis, and that Williams was a merchant. It appears that James Tilghman, who was listed in the deed as the party of the third part, held the mortgage on the property and reserved the right to claim it in the event of a default.

<sup>7</sup> Provincial Court Records, Liber RB 2, Folio 311 (10 February 1746).

<sup>8</sup> Provincial Will Records, Liber 30, Folio 770 (1759).

<sup>9</sup> See Provincial Land Records, Liber DD 5, Folio 526 (1773).

<sup>10</sup> Provincial Will Records, Liber 30, Folio 770 (1759).

<sup>11</sup> See *Maryland Gazette*, 17 March 1763, 20 October 1763, 10 November 1763, and 19 July 1764.

<sup>12</sup> *Maryland Gazette*, volume 879, 11 March 1762. (See *Maryland Gazette* Collection, MSA SC 2731, October 26, 1758 – October 31, 1765 and December 10, 1765, M1280, image 710).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 4

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Born in England, Williams was James Reith's son-in-law and the nephew of Thomas Charles Williams, who was largely to blame for the Annapolis Tea Party and the burning of the *Peggy Stewart* in 1774.<sup>13</sup> The *Maryland Gazette* supports Williams's occupation as a merchant and his use of the property on Market Space.

Annapolis, May 28, 1784

JUST IMPORTED, In the ship *Isabella*, captain Anthony Harris, from London, and to be sold at wholesale, by the subscriber, at his store on Dock, at a very low advance, for cash, bills of exchange, tobacco, wheat, Indian corn, flax-fee, pork, or lumber. A LARGE assortment of European goods suitable of the season; among which are, best bylon, green, bohea teas; best London port wine, and porter bottled; double Gloucestershire and Cheshire cheese.

Likewise for sale, Old can spirits, West-India run, and common wine, by the hogshead, pipe or barrel; best Holland gin in cases; white and brown Spanish sugars, chocolate, and candles, by the box, &c. &c.  
JAMES WILLIAMS<sup>14</sup>

In *Gone to Market*, author Ginger Doyel describes James Williams as "a public servant:"

Born in 1741, he served three terms as mayor of Annapolis, and as an alderman, common councilman, and county sheriff. He and his brother Joseph also ran a prosperous store, which they took over from their uncle, Thomas Williams. James's success enabled him to own a two-story building on the dock with a kitchen, and milk and smoke houses. He also owned a racing stable, which housed stallions such as 'Pitt,' named for the British Statesman William Pitt.<sup>15</sup>

James Williams was mayor of Annapolis in 1794-1795, 1801-1802, and 1805-1806. In the Lot Histories that accompany their report, "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786," Papenfuse and McWilliams state that James Williams's property on Market Space may have served as a barracks or hospital.<sup>16</sup> In support of this, they recite a February 24, 1780 entry in the *Journal and Correspondence of the Council of Maryland, 1779-1780*, which read "Present as on Yesterday – Ordered That

<sup>13</sup> See AA-595 (20-24 Market Space) for a detailed summary of the events related the Annapolis Tea Party, burning of the *Peggy Stewart*, and the involvement of James Williams.

<sup>14</sup> *Maryland Gazette*, volume 1951, 3 June 1784. (See Maryland Gazette Collection, MSA SC 2731, September 17, 1779 – June 28, 1787, M1283, image 773).

<sup>15</sup> Ginger Doyel, *Gone to Market: The Annapolis Market House, 1698-2005*, (Annapolis, Maryland: the City of Annapolis, 2005), 18.

<sup>16</sup> Edward Papenfuse and Jane McWilliams, "Southern Urban Society After the Revolution: Annapolis, Maryland, 1782-1786." (Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969), 407.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 5

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M<sup>r</sup> James William be informed that the State has no further use of his House lately occupied as an [*sic*] Hospital and that the Rent of the same henceforth cease.”<sup>17</sup>

In July 1784, James William and his brother, Joseph Williams, were two of eight property owners who collectively conveyed 1.43 acres of land at the head of the dock for use as a market house. This was to be the fifth site for the city’s sixth market house. The “gentlemen” received “the Sum of five Shillings sterling to them in hand paid by the said Mayor Recorder Aldermen and Common council of the City of Annapolis the Receipt wherof [*sic*] is hereby Acknowledged have granted bargained sold aliened enforced [*sic*] released and confirmed by those Presents...” It was described as:

...all that portion or parcel of Ground lying and being in the City of Annapolis at the head of the Dock Beginning at a Post Standing at the North East Corner of Mr. James Williams’s House and running South forty Degrees West three Hundred and Ninety two feet & a half foot till it intersects the line of Church Street [now Main Street] on the South West Side of the Dock, then with said Street South Seventy four and a quarter Degrees East two hundred and Nineteen feet to a post Thence with a straight line to the beginning...<sup>18</sup>

The relocation of the market house within such close proximity to Williams’s property would have served the merchant well. Historian Edward Papenfuse points out in *In Pursuit of Profit* that “at the same time [the market house was being constructed], land prices for privately held property on the dock jumped astronomically, although the owners preferred developmental leasing to outright sale.”<sup>19</sup> Papenfuse describes the atmosphere of the dock after the American Revolution:

...merchants and other townspeople worked together to build better facilities for trade. In an area that had been the marshy site of a decaying shipbuilding industry and a few taverns and inns, respectable stores and substantial private wharfs arose, in addition to the public docks. These developments testify to the town’s enthusiasm and hopes for the future, but it was not long before signs of overcommitment [*sic*] became painfully apparent.<sup>20</sup>

The prosperity that Annapolitans had come to enjoy began to diminish by 1786 as “taxes were high, money was in short supply, and the market was glutted with goods.”<sup>21</sup> By the early 1790s, when the “era of business expansion had ended,” the loss of this economic prosperity had so greatly affect property owners that they “had

<sup>17</sup> *Journal and Correspondence of the Council of Maryland, 1779-1780*, Volume 43, page 96, (24 February 1780).

<sup>18</sup> General Court Deeds, Liber TDG 1, Folio 314 (28 July 1784) (also see NH 1, 428).

<sup>19</sup> Papenfuse, *In Pursuit of Profit*, 154.

<sup>20</sup> Papenfuse, *In Pursuit of Profit*, 154.

<sup>21</sup> Papenfuse, *In Pursuit of Profit*, 154.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 6

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difficulty in leasing, while those who did lease often were unable to collect or were forced to reduce rents.”<sup>22</sup> The opulence of the city was further threatened by the rapid expansion of the City of Baltimore, which had become the primary port in Maryland. These factors all prompted the discussion of relocating the state government from Annapolis to Baltimore, but high-ranking members of society and local officials were able to thwart the threats.

The 1783 tax list for the Annapolis Hundred reflects the stark depreciation in property values in the City of Annapolis. James Williams, however, was listed as the seventh wealthiest man in Annapolis, with an assessed wealth of £1,340. Of these seven men, two were lawyers, one was a carpenter, and three were merchants (including Williams); Charles Carroll of Carrollton, who was first on the list with £3,259, was a gentlemen planter.<sup>23</sup> The tax list notes that Williams owned four lots totaling two acres and eight slaves. His brother, Joseph Williams, was assessed for a one-half acre lot and one slave, with a total assessed value of £876.<sup>24</sup> With the death of Thomas C. Williams in 1775, Joseph and James Williams obtained ownership of the Market Space property now designated as 20-22 Market Space (AA-595). James Williams received full title of this property, as well as 32-34 Market Space (AA-1820), upon the death of his brother in 1790.

The 1798 Federal Direct Tax records James Williams’s landholdings in more detail, documenting he owned property in Annapolis and the Middle Neck Hundred. His Annapolis property was located on the dock and on nearby Fleet Street, as well as including lots with no specified street. Improvements on the dock included two two-story buildings of wood frame and a three-story brick building. The brick dwelling house (30 feet by 30 feet) was augmented by a brick kitchen that stood one story in height. The property, which was 2,700 square feet, was valued at \$1,000. Another property, described as “on the Dock,” included an old two-story frame dwelling (80 feet by 25 feet), a two-story frame kitchen, frame stable, frame milk house, and frame smoke house. This lot, assessed for only \$500, included 8,000 square feet. A smaller lot of 2,400 square feet “fronting the dock” included a two-story frame dwelling (30 feet by 30 feet). It was valued at \$100.25. Tenants were noted for the Fleet Street property, the three lots with no specified street, and the two acres in the Middle Neck Hundred, indicting this was income-producing property that Williams leased. He maintained personal use of the dock property.<sup>25</sup> The census documents that Williams had eleven slaves in 1800 and, in 1810, had seven slaves.

Despite the economic changes in Annapolis, Williams’s enterprises improved, greatly increasing his wealth. James Williams died on April 18, 1818, although by 1816 his property was listed as the “estate of James Williams” in the tax assessment.<sup>26</sup> The valuation included six lots, all improved by houses. The assessed value

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<sup>22</sup> Papenfuse, *In Pursuit of Profit*, 155-156.

<sup>23</sup> Papenfuse, *In Pursuit of Profit*, 263.

<sup>24</sup> Papenfuse, *In Pursuit of Profit*, 262.

<sup>25</sup> Federal Direct Tax, 1798 (James Williams, Folio 19 and 20).

<sup>26</sup> Williams’s exact date of death is noted in Chancery Case 129: 535 (20 September 1825).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 7

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of \$6,400 was notably higher than the assessments of many Annapolitans, indicating his real and personal property was plentiful.

James Williams's nephew, also known as James Williams, together with Lewis Neth Jr. petitioned the court in 1825 to sell the property of Williams (Sr.) in order to "pay the Legacies as Soon as Possible without sacrificing the Property" as it was stated in his will.<sup>27</sup> As the resulting Chancery Court stated, Williams was in "Possess[ion] of Considerable real and Personal Estate."<sup>28</sup> Among the items devised by the exceedingly generous Williams were £600 sterling to his many siblings in England, over \$6,000 to various family members and his housekeeper, and property in Baltimore County where his sister lived. Additionally, he freed all of his slaves, noting each by name and providing a financial allotment. He also provided \$100 "in Indian Meal, Tea and Sugar for the use of poor old widow woman of the city of Annapolis the first winter after my decease."<sup>29</sup> Nephew James Williams of Philadelphia was the primary beneficiary of the estate, and together with "my cosen [*sic*] John Gruyer and my friend Lewis Neth Junior," was to sell as much of the real estate to pay the legacies detailed in the will. Although Williams died in 1818, the dispersal of the real estate was not ordered in a timely fashion. Thus, on September 12, 1825, Chancellor Theodorick Bland ruled that the real estate of the late James Williams should to be sold. Lewis Neth Jr. was appointed trustee and charged with selling the property, most of which had already been dispersed. This included "the Brick House on the Dock square formerly belonging to and occupied by James Mackubin Esq<sup>r</sup>," which was sold to Walter Cross in June 1821 for \$1998. Additionally, Cross purchased "the lot adjoining the above last mentioned house for 302 Dollars." Thomas R. Cross received "the house formerly occupied by James Williams in his life time for 1700 Dollars."<sup>30</sup> This was the property now designated as 20-22 Market Space, and may have included 12-18 Market Space. Additionally, in 1827, Neth completed the sale of the "estate forming part of the row of Dock buildings fronting the market House," which is now 32-34 Market Space. Thus, at the time of his death, James Williams owned all of the property located at what are today 12-24 Market Space and 32-34 Market Space.

By 1833, however, dispute over the legalities of the many transactions bestowed by Lewis Neth, Jr. on behalf of the estate of James Williams forced reexamination of the sales. Williams's will had made his cousin John Gruyer one of the trustees of his estate, yet at the time of the conveyances, John Gruyer was not present. In fact, the Chancery Case that oversaw the sale of the property acknowledged that "a certain John Gruyer one of the Executors named in the said will but who declined acting being now absent from this Country and it being wholly uncertain when he will return and being for the benefit of the Estate of the Testator that it Should be Promptly Settled up – That your Petitioner James Williams is Residuary Legatee under the will of the said James Williams, deceased, and he is conscious that the above objects be accomplished and in the manner herein

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<sup>27</sup> James Williams Last Will and Testament, Exhibit I, Chancery Case 129: 536-538 (20 September 1825).

<sup>28</sup> Chancery Case 129: 535 (20 September 1825).

<sup>29</sup> James Williams Last Will and Testament, Exhibit I, Chancery Case 129: 536-538 (20 September 1825).

<sup>30</sup> Chancery Case 129: 541 (20 September 1825).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 8

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required.”<sup>31</sup> By this time, James Williams the nephew was also deceased; he was followed soon thereafter by Lewis Neth, Jr. Samuel Maynard and Thomas S. Alexander were the trustees of Neth’s estate (Anne Hicks was his heir) and thus had inherited the dispute over the sale of James Williams’s real property. The testimony of Thomas R. Cross disclosed that he had never received the deed of conveyance for the property in question. Accordingly, the court appointed Thomas Alexander trustee and ordered him to sell the property. Cross appealed the decision, but was unable to pay the required bond to finalize the sale.

James B. Brewer had obtained the rights to the 6,688 square-foot parcel, possibly from Thomas Cross, but had “for sufficient consideration relinquished his interest.” Thus, Alexander sold the property in April 1835 to Richard H.L. Hyde and George W. Hyde. The brothers were born in Annapolis to James Henry and Elizabeth (Hardesty) Hyde. James Hyde, like his sons, was engaged in the merchandise business. Richard Henry Lafayette Hyde, referred to in *Baltimore: Its History and Its People* as “one of the progressive merchants of his day,” was born on May 12, 1824, the day the Marquis de Lafayette visited Annapolis. The birth date of George Washington Hyde is unknown, although it is believed that he died unmarried at the age of twenty-eight.<sup>32</sup> His “sudden death before the execution of any such deed” seems to have occurred between May and July 1849.<sup>33</sup> According to a May 1849 deed, George W. Hyde was residing in Philadelphia, Pennsylvania, while Richard Hyde lived in Alexandria, Virginia; thus it is assumed the brothers leased their Annapolis property. Richard Hyde eventually moved to Baltimore, Maryland. Neither of the Hydes was noted in the Annapolis Real and Personal Property Tax Assessments for 1849, suggesting the assessment was taken after they conveyed their Annapolis landholdings.

In May 1849, George and Richard Hyde subdivided the Market Space property, selling the parcel designated today as 12 Market Space to Benjamin and Ann Linthicum. The property, described as “...lying on Market Space and Carroll Alley [now Pinkney Street], and adjoining lot and tenement [14-18 Market Space] now occupancy of William Caton,” sold for \$160. The deed of sale indicated the property was improved at the time “with the tenement thereon erected...,” suggesting it was constructed during the tenure of Richard H.L. Hyde and George W. Hyde. The existence of a building on this parcel is documented by the 1844 Coast and Geodetic Survey of Annapolis, which shows improvements fronting Market Space at the southern end of Pinkney Street. The building noted in the deeds and on the maps, however, is not the structure that stands on the property currently. The Linthicums retained ownership for only fourteen months, selling in July 1850 to Henry and Ellen Medford for \$175.

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<sup>31</sup> Chancery Case 129: 535 (20 September 1825).

<sup>32</sup> *Baltimore: Its History and Its People*, Vol II, Biography (New York, NY: Lewis Historical Publishing Company, 1912), 368-369.

<sup>33</sup> The July 1849 deed of sale for 14 Market Space states that George W. Hyde was deceased at the time of the transaction. Hyde was alive at the time the property at 12 Market Space was conveyed in May 1849.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 9

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Born in 1800, Henry Medford is listed in the 1860 census records as a sailor. At that time, he lived in Annapolis with his third wife, Ellen Trake (b. 1826), and their three children. Medford had at least three children by his second wife, Mary Millen. According to the census, Henry Medford, Jr., his eldest son, resided in the dwelling next door to his father and was also a sailor.<sup>34</sup> The real estate of Henry Medford (Sr.) was valued at \$400, while his personal property was assessed at \$100 in 1860. Like the Linthicums before them, the Medfords retained ownership of 12 Market Space for only a short time. It was sold to Nicholas Killman in April 1851 for \$175. The deed confirmed that the parcel was improved by a tenement, and the adjoining lot with tenement (14-18 Market Space) was owned and occupied by John H. Bright. The circa 1858 Edward Sachse *Bird's Eye View of the City of Annapolis* documents that 12 Market Space was improved by a one-story building with a stepped parapet that greatly obscured the front gable roof. The building was two bays wide, with a side entry opening and single window on the first story. The parapet was also pierced by a single window opening. The construction material is not discernible from the print, although tax assessments suggest it was brick.

New owner Nicholas Killman was born about 1808. He was noted in the 1850 census as a merchant with property valued at \$1,500. Killman lived on Main Street (then known as Church Street) with his wife, Sarah Whitney, and their eight children. The 1860 Real and Personal Property Assessments charged Killman for six houses on five lots, with a total value of \$3,900. The tax assessment documents that his houses were located on Hanover Street, Church Street, Fleet Street, and included 12 Market Space and the Barber Storehouse at 10 Market Space (AA-592). The Tobacco Prise Warehouse at 2-4 Pinkney Street (AA-1257) was not identified separately, although Killman owned the property at that time. He was also charged for \$600 of private securities and his stock in trade, which was groceries, was valued at \$300. Nicholas Killman died in March 1870. The equal division of the property amongst by his three children was in doubt, thus the Circuit Court decreed in July 1890 that eldest son, William Killman, was to receive 10 Market Space and 2-4 Pinkney Street.

However, ownership of 12 Market Space after the death of Nicholas Killman was greatly disputed by the heirs. Accordingly, in July 1890, the court appointed James Revell and John Ireland to sell the property, which included a "brick store house fronting on Market Space adjacent to lot of ground owned by John L. Bright," who lived at 14 Market Space (AA-593) to the immediate southwest. It was purchased for \$1,450 by John W. Anderson, Jr. The census records for 1880 document that during this period the building was occupied by Frederick Hyde, a plumber who lived with his wife and seven children. The Sanborn Fire Insurance maps for 1885 and 1891 recount the building's change in use from domestic to commercial (grocery store), presumably as a result of the sale to Anderson. Historian Robert Harry McIntire documents that John Waters Anderson, Jr. was born in September 1859 and, like his father, was a grocer and merchant.<sup>35</sup> The senior Anderson, who died

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<sup>34</sup> The 1860 census does not indicate on which street the Medfords lived.

<sup>35</sup> McIntire, 12; there does not appear to be a direct relationship between the John Anderson who owned the property in the mid-1700 and John W. Anderson.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 10

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in 1891, may have leased the building at 12 Market Space for use as a grocery, which was later taken over by his son.

A photograph dated 1891-1895 shows the one-story brick building had a front-gabled roof obscured by a stepped parapet with no applied cornice. The central entry opening, flanked by double-hung windows, was sheltered by a shed awning.<sup>36</sup> The photograph depicts the alteration to the façade, which was shown on the *Bird's Eye View of the City of Annapolis* to have a side entry opening and single window on the first story.

### **Building History**

During the ownership of John W. Anderson, Jr., the original one-story building at 12 Market Space, which was probably constructed in the second quarter of the nineteenth century under the direction of Richard H.L. Hyde and George W. Hyde, was razed and replaced by a brick building with a full-width, one-story porch projecting onto Market Space. The footprint of the new building was similar to that of the original one-story structure; however, it was pierced with more window openings and stood two stories in height. Thus, based on the Sanborn maps, it appears the current building at 12 Market Space was constructed between 1897 and 1903 for John W. Anderson, Jr.<sup>37</sup> The maps also indicate that, in 1897, the original one-story building was used as a clothing and shoe store, but, by 1903, the new two-story building was a grocery store. During this period, Anderson lived with his wife, Florence, and seven children on Washington Street. Anderson, who began his career as a clerk and rose to manage his own grocery store, operated the store in his new building until 1929. The 1928-1929 city directories indicate Anderson had retired, leasing the building to William Gassaway Brewer (1867-1946). During Brewer's occupancy, the building continued to be used as a grocery store. Anderson, in the meantime, had moved with his wife to 15 Murray Avenue in nearby Murray Hill. The 1930 census documents that, at the age of 70, John W. Anderson Jr. was serving as a justice of the peace.

In May 1929, Anderson sold the building at 12 Market Space for \$5,000 to Nathan and Estelle L. Greenberg, who also continued to operate it as a grocery store. The Greenbergs previously had lived in Baltimore, relocating with their one daughter to 126 Conduit Street (AA-1699) in Annapolis in 1929. The Greenbergs sold the Market Space property in 1944 to Abraham and Mollie Kurnow. Like the two owners before them, the Kurnows ran a grocery store at 12 Market Space, which was known simply as Kurnow's Grocery. During the twenty-year ownership of the Kurnows, the building was enlarged by the construction of an addition along the northeast (side) elevation. The one-story addition, extending diagonally along Pinkney Street, was constructed of wood frame clad in weatherboard siding. It abutted the two-story dwelling at 9 Pinkney Street (AA-1241) and provided access to a second-floor apartment. Additionally, a new one-story addition was constructed on the

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<sup>36</sup> Doyel, 44.

<sup>37</sup> The tax assessments book (letters A-K) for this period no longer exists.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 11

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rear of the main block. According to the city directory, these alterations, which match the building's current footprint, took place between 1949 and 1954. Jason Johnson rented the apartment in 1954.

Abraham and Mollie Kurnow sold the grocery store in December 1965 to Ronald B. Hollander. The change in ownership is also noted in the city directories, which document the building was vacant for several years. Hollander, who owns many commercial and income-producing properties in Annapolis, retained architect and planner Lon Overton in the late 1960s to renovate the façade of 12 Market Space. The *Maryland Gazette* announced that the building was "undergoing a face lifting that will bring it into line with the 20<sup>th</sup> century without destroying any of its 19<sup>th</sup> century charm."<sup>38</sup> During the renovations, the second-floor apartment was converted into offices, while the first floor continued to provide commercial space. The newspaper article described the proposed changes:

The old wooden front will be replaced with a brick veneer, ...and wood casement windows. Because of the age of the building and the make shift manner it was put up in the first place, extensive renovation is necessary. The entire area under the floor...was found to be filled with sea shells. In the rear of the building...the plaster was holding a joist in place.<sup>39</sup>

In 1972, the commercial space on the first floor was leased to the Mary Frances Candy Company, while the second-floor offices housed the engineering consulting firm of Richardson Associates. Although the candy store continued to occupy the first floor, the second floor was home to an import company, Chan Chee Trading Co., from 1973 to 1975.

By 1980, Marina Italian Delight, owned by the Pobiak family, occupied the entire building. Accordingly, a second story, which included a restroom and a small prep kitchen, was added to the one-story rear addition in 1985. In June 1986, the three-story building at 14 Market Space was purchased by Anne Tiffey Pobiak and joined about 1997 on the interior with 12 Market Space to accommodate the expansion of the family's restaurant. The popular Italian restaurant was eventually renamed Maria's Sicilian Ristorante & Café. In 2007, ownership of the property, along with ten other properties in Anne Arundel County, was transferred to the SPAH LLC, a Delaware corporation established by Ronald Hollander.

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<sup>38</sup> "Market Space store gets facelifting," *Maryland Gazette*, 1 October 1969.

<sup>39</sup> "Market Space store gets facelifting," *Maryland Gazette*, 1 October 1969.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 12

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### Chain of Title

- 1696: Governor Francis Nicholson sets aside property for "thus use of such Ship Carpenters as would Inhabit thereon and follow their Trades within this Province."
- June 6, 1719: Ship Carpenters Lot granted to Robert Johnson
- October 26, 1723: Ship Carpenters Lot granted to Robert Gordon
- January 12, 1758: Agnes Gordon, heir of Robert Gordon, to John Anderson  
Provincial Court Records  
Liber BT 1 Folio 194
- March 12, 1773: John Anderson (Jr.) to James Williams  
Provincial Court Records  
Liber DD 5 Folio 526
- September 25, 1821: Lewis Neth, Jr., Trustee for estate of James Williams, to Thomas R. Cross  
Sale not recorded
- September 20, 1825: Chancery Court 129: Sale of Property of James Williams (James Williams [nephew], Lewis Neth, Jr., and John Gruyer, executors order to sell property)  
Liber 129, Folio 535-546
- November 18, 1833: Chancery Court 6071: Sale of Property of James Williams (Thomas S. Alexander, Samuel Maynard, Anne Hicks vs. Thomas Cross and Lewis Neth)  
Thomas S. Alexander appointed as trustee to sell
- April 8, 1835: Thomas S. Alexander and James B. Brewer to George Washington Hyde and Richard Henry Lafayette Hyde  
Land Records of Anne Arundel County  
Liber WSG 19 Folio 641
- May 14, 1849: George W. Hyde and Richard H.L. Hyde to Benjamin and Ann Linthicum  
Land Records of Anne Arundel County  
Liber JHN 4 Folio 161

**Maryland Historical Trust**  
**Maryland Inventory of**  
**Historic Properties Form**

Inventory No. AA-2396

John W. Anderson Jr. Commercial Building  
**Continuation Sheet**

Number 8 Page 13

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- July 18, 1850: Benjamin and Ann Linthicum to Henry and Ellen Medford  
Land Records of Anne Arundel County  
Liber JHN 5 Folio 126
- April 5, 1851: Henry and Ellen Medford to Nicholas Killman  
Land Records of Anne Arundel County  
Liber JHN 5 Folio 602
- October 22, 1890: James Revell and John Ireland, Trustees, to John W. Anderson, Jr.  
Chancery Court: Richard G. Killman v. William P. Killman (21 July 1890)  
Land Records of Anne Arundel County  
Liber SH 37 Folio 621
- May 14, 1929: John W. Anderson, Jr. and Florence T. Anderson to Nathan and Estelle Greenberg  
Land Records of Anne Arundel County  
Liber FSR 52 Folio 420
- February 23, 1944: Nathan and Estelle Greenberg to Abraham and Mollie Kurnow  
Land Records of Anne Arundel County  
Liber JHH 301 Folio 411
- December 23, 1965: Abraham and Mollie Kurnow to Ronald B. Hollander  
Land Records of Anne Arundel County  
Liber LNP 1937 Folio 318
- July 25, 2007: Ronald B. Hollander to SPAH LLC  
Land Records of Anne Arundel County  
Liber RPD 19538 Folio 453

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## 9. Major Bibliographical References

Inventory No. AA-2396

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- Warren, Marion E. and Mame Warren. *The Train's Done Been and Gone*. Annapolis, Maryland: M.E. Warren, 1976.

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## 10. Geographical Data

Acreage of surveyed property less than one acre  
Acreage of historical setting less than one acre  
Quadrangle name Annapolis Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

The building at 12 Market Space has been historically associated with Parcel 989 as noted on Tax Map 52A since its construction sometime between 1897 and 1903 for John W. Anderson, Jr. Although owned separately, the buildings at 12 and 14 Market Space have been occupied by the Pobiak family's Maria's Sicilian Ristorante & Café since 1997. Subdivided by Richard H.L. Hyde in 1849, the two lots were historically part of the Ship Carpenters Lot, which was created by Governor Francis Nicholson about 1696.

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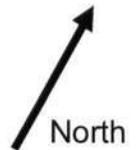
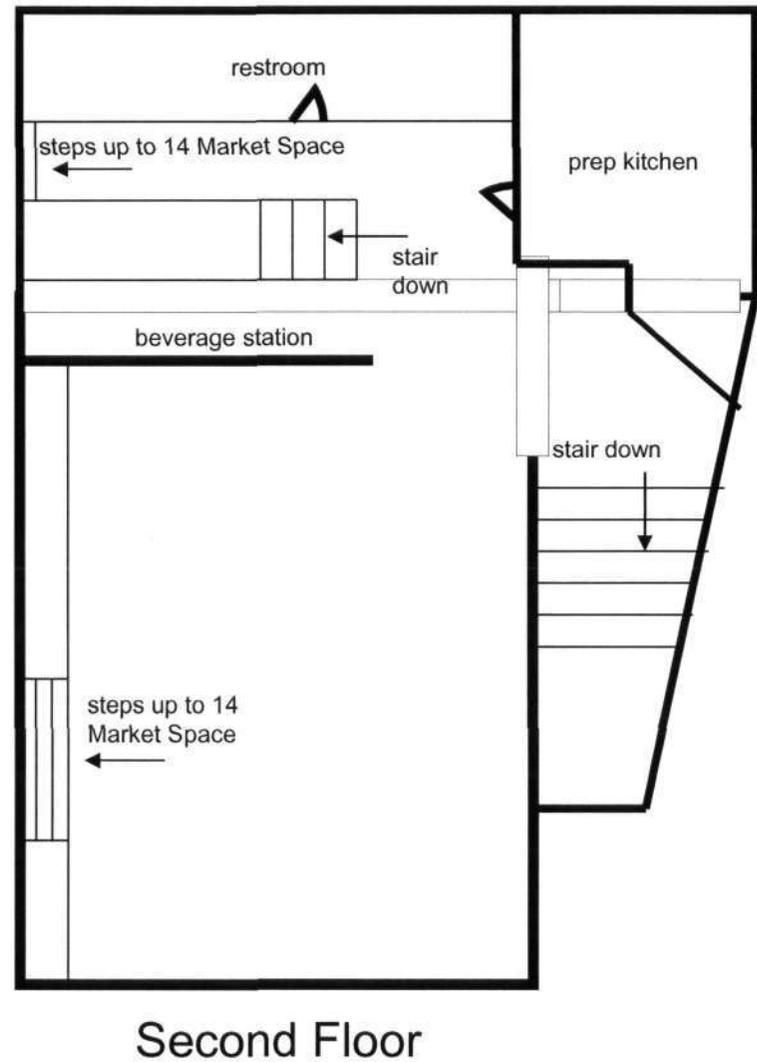
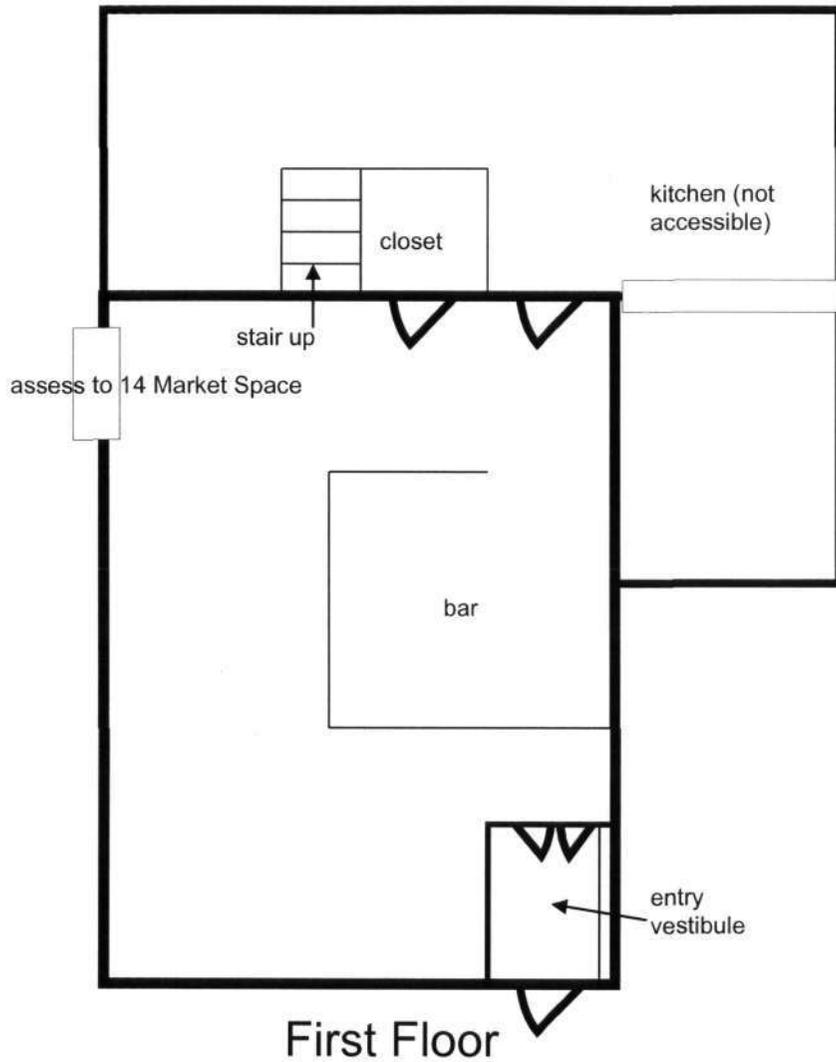
## 11. Form Prepared by

name/title	Laura V. Trieschmann, Architectural Historian		
organization	EHT Traceries	date	May 2009
street & number	1121 Fifth Street, N.W.	telephone	202/393-1199
city or town	Washington	state	District of Columbia

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  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



John W. Anderson, Jr. Commercial Building (AA-2396)

12 Market Space, Annapolis, Anne Arundel County

Not to Scale

Drawn by EHT Tracerics, Inc.  
August 2009



**John W. Anderson, Jr. Commercial Building (AA-2396)**  
 12 Market Space  
 Annapolis, Anne Arundel County, Maryland  
 Tax Parcel Map 52A, Parcel 989  
 Prepared by EHT Tracerics, Inc., 2009

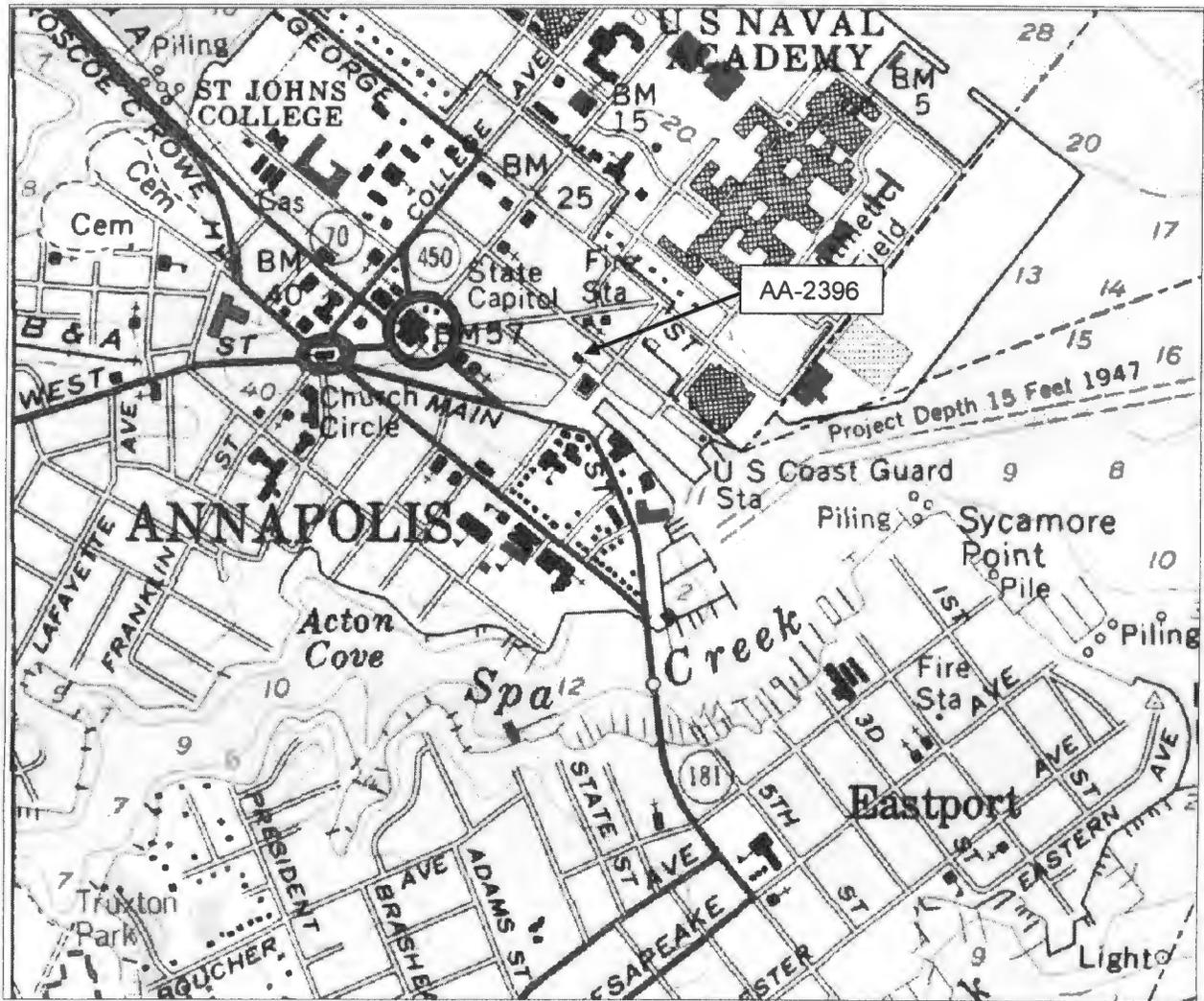


AA-2396

John Anderson Jr. Commercial Building (Maria's Sicilian Ristorante & Cafe)

12 Market Space, Annapolis

Annapolis Quadrangle 1957 (Photorevised 1978)



<b>AA-2396</b> <b>12 MARKET SPACE</b> <b>ANNE ARUNDEL COUNTY, MARYLAND</b>	Photographer: EHT Tracerics  Date: April 2009  Paper and Ink Type: Not printed
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1.	AA-2396_2009-04-25_01.tif	Streetscape, looking North
2.	AA-2396_2009-04-25_02.tif	SE elevation looking NW
3.	AA-2396_2009-04-25_03.tif	NE elevation looking NW
4.	AA-2396_2009-04-25_04.tif	SE elevation looking NW
5.	AA-2396_2009-04-25_05.tif	First floor looking NW
6.	AA-2396_2009-04-25_06.tif	First floor looking SW
7.	AA-2396_2009-04-25_07.tif	Second floor looking SE
8.	AA-2396_2009-04-25_08.tif	Second floor looking South



AA-2396

12 MARKET SPACE  
ANNAPOLIS, MARYLAND

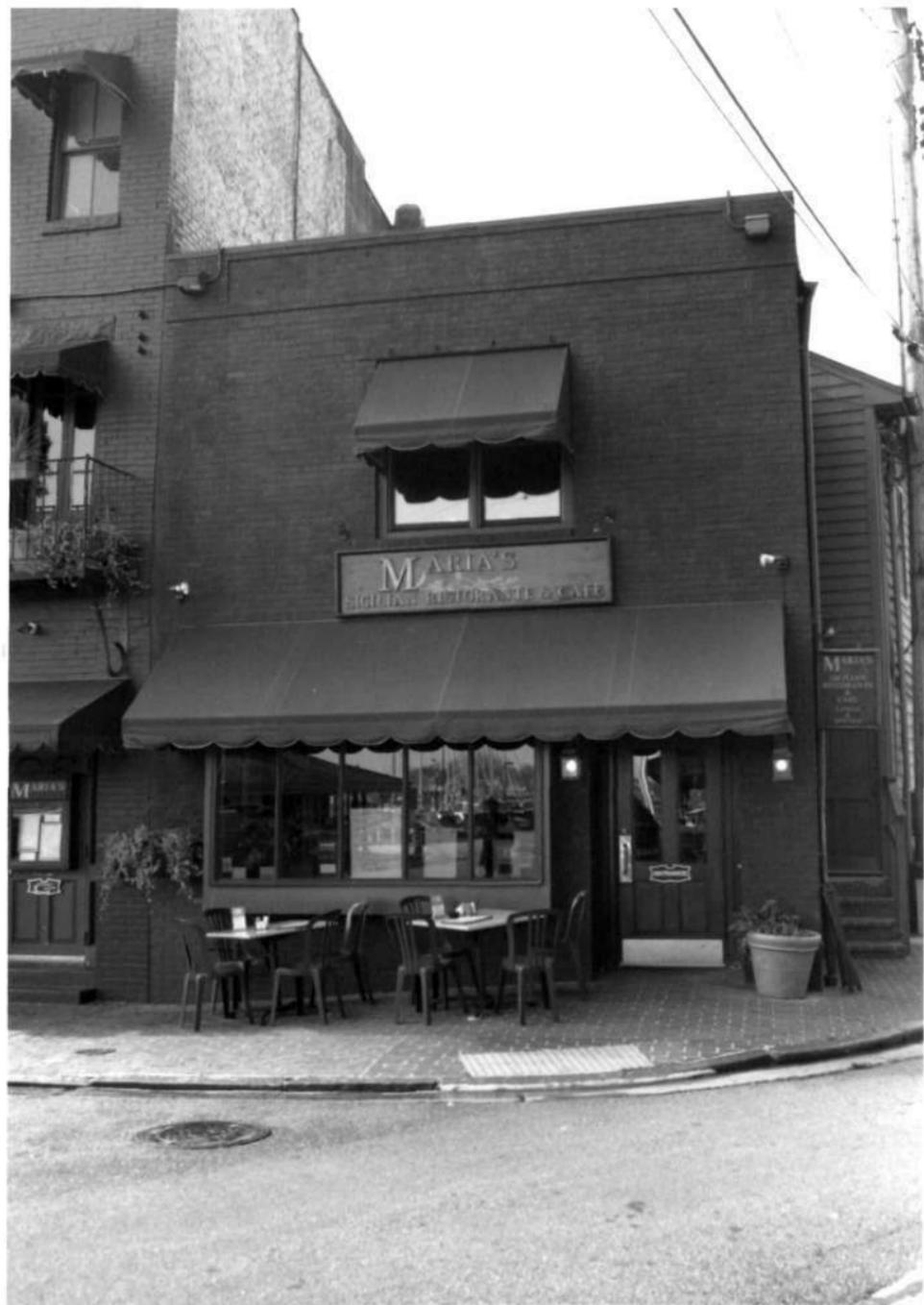
EHT TRACERIES

APRIL 2009

MARYLAND SHPO

STREETSCAPE LOOKING NW

1 OF 7



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12 MARKET SPACE  
ANNAPOLIS, MARYLAND

EHT TRACERIES

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FACADE LOOKING, NW

2 OF 7



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12 MARKET SPACE  
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MARYLAND SHPO

NE ELEVATION LOOKING NW

3 OF 7



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12 MARKET SPACE  
ANNAPOLIS, MARYLAND

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MARYLAND SITRO

NE ELEVATION LOOKING SOUTH

4 OF 7



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MARYLAND SHRO

NE ELEVATION OF ADDITION LOOKING SOUTH

5 OF 7



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12 MARKET SPACE  
ANNAPOLIS, MARYLAND

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MARYLAND SHPO

FIRST FLOOR LOOKING NW

6 OF 7



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12 MARKET SPACE  
ANNAPOLIS, MARYLAND

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APRIL 2009

MARYLAND SHPO

SECOND FLOOR LOOKING SE

7 OF 7