

HISTORIC STRUCTURES REPORT

PART I

FREDERICK E. ROEDER BUILDING

(BUILDING NO. 16)

(BUILDING NO. 16A)

HARPERS FERRY NATIONAL HISTORICAL PARK

JUNE 1964

APPROVAL SHEET

Recommended: Joseph R. Bunting 6/18/64
Superintendent Date

Recommended: Robert L. Hall 7/2/64
Chief, E.O.D.C. ^{Per} W. Benson Date

Recommended: Ronald F. Lee 7/30/64
Regional Director Date

Approved: J. C. N. Jensen 9/2/64
Asst. Director Des & Cont. Date

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HISTORIC BUILDING REPORT

PART I

ADMINISTRATIVE DATA SECTION

FREDERICK A. ROEDER HOUSE

BUILDING NO. 16

Harpers Ferry National Historical Park

Prepared by:

Joseph R. Prentice
Superintendent
June 18, 1964

SECTION I: ADMINISTRATIVE DATA

A. Name and Number of Building:

Building No.16, the Roeder Building.

B. Proposed Use of Roeder Building:

We have currently programmed a rather extensive exterior restoration of this house to be carried out under FCP B-57. Because of the extreme deterioration of the building, this is almost an emergency situation.

However, because of its location, size and exemplification of the construction techniques most commonly encountered in the lower town area, the Roeder Building can best be adapted to demonstrate to the visitor the various phases of restoration work.

To accomplish this end certain portions of the fabric can be left exposed in a manner to show the various stages in the original construction of the structure, bringing out the techniques employed by the service in restoration. Certain rooms can be set aside for exhibits to display the architectural, archaeological and historical study procedures employed in investigations preceding the restoration of a structure. Exhibits of local period materials and tools can also be displayed showing how and why they were used, what they were called and how the visitor can identify them and their effects in the structures within the Park.

The building is well suited to this purpose. It is out of the Flood plain and its location is such that even the heights of the 1936 flood did not reach the street floors. It is proposed to exhibit this building without interpretive personnel. A minimum amount of heat would be desirable to keep the interior from extreme low temperatures. A small expenditure for interior and exhibit lighting will be required together with normal janitorial services necessary in buildings open to the public.

C. Provisions for Operating the Roeder Building:

FCP.B-57 does not provide for interior restoration or exhibits. We believe that these must await the rather extensive exterior restoration and complete investigation of the building fabric before programming. We will hold the present work to the exterior of the building such as walls, windows and frames, doors and frames, roof members, etc. Neither have funds been programmed for operating the house. A FCP will be required for the certain necessary interior restoration and for the exhibits.

D. Estimate of Cost of Proposed Construction:

The exterior restoration currently programmed is estimated to cost \$42,200. The interior restoration and exhibits will be the subject of additional programming after the completion of the building fabric investigation by Architect Fransen. It is estimated that the interior restoration, mechanical, exhibits and architectural investigation will cost \$24,150.00.

HISTORIC STRUCTURES REPORT

PART I

HISTORICAL DATA SECTION

BUILDINGS NO. 16 and 16A

FREDERICK A. ROEDER'S HOUSE

HARPERS FERRY NATIONAL HISTORICAL PARK

Prepared by:

Charles W. Snell
Historian
April 3, 1959

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HISTORICAL DATA SECTION

1. OWNERSHIP OF THE LAND, 1782-1881

Wager Lot No. 16, the present site of Bldgs. No. 16 and 5, was owned by the Wager family from 1782 to 1835. On October 10, 1835, the Jefferson County Court allotted Lot No. 16 to Sarah Ann Swayne, the wife of Noah H. Swayne, in the general division of the Wager Property that took place at that time. The Swaynes sold Lot no. 16 to Frederick A. Koeder on September 13, 1847, for \$1,166.66. On June 6, 1848, Mr. Koeder sold the eastern portion of Lot No. 16, a vacant piece of land that fronted 32 feet on Potomac Street by 25 feet in depth, to the United States for \$237. The Government acquired this portion of the lot in order to widen Potomac Street to a forty foot width, thus creating both a wider street and a fire lane between the Market Factory shops situated on Armory property and the private buildings located on the Wager Six Acre Reservation.

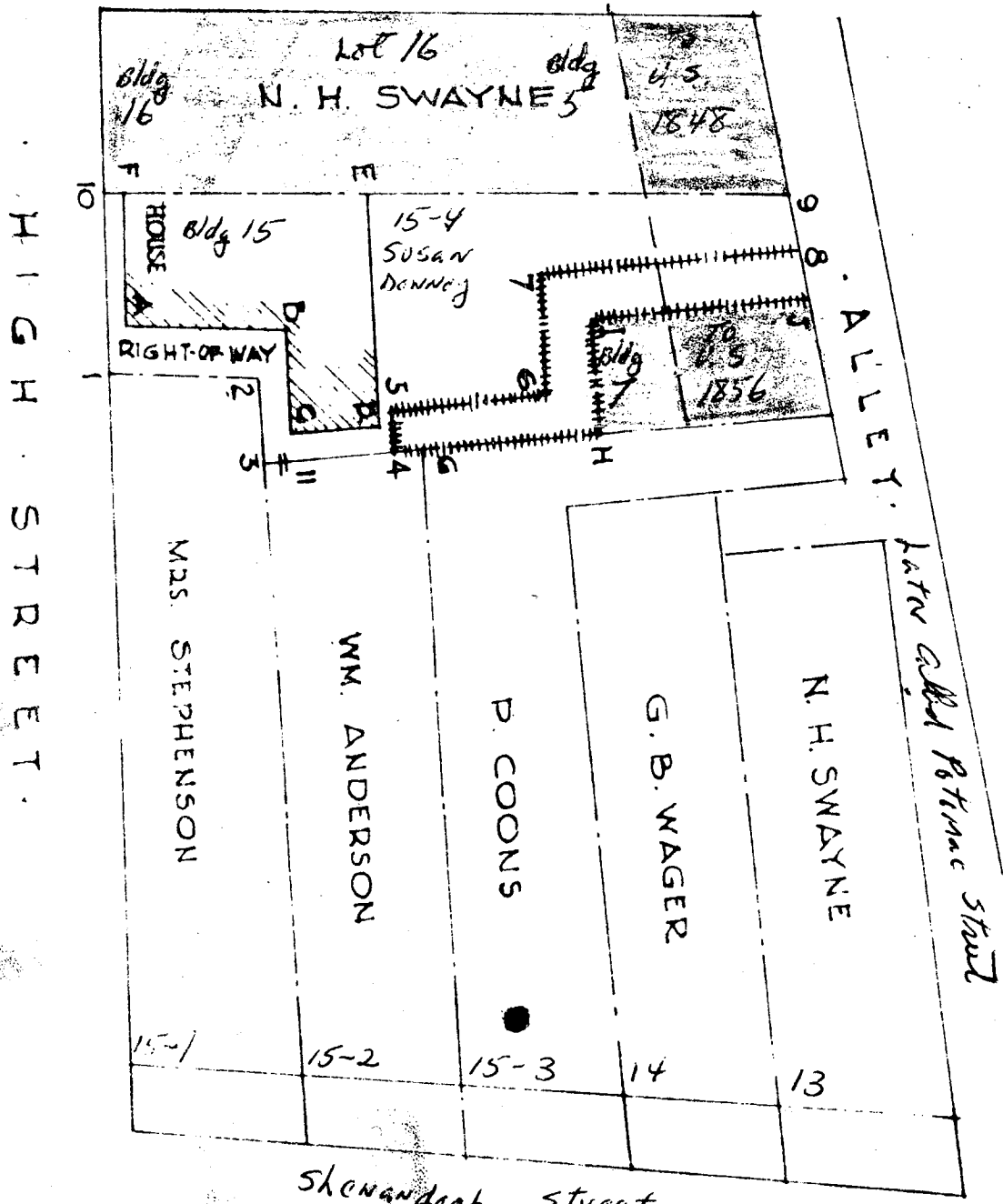
Mr. Koeder and his heirs retained title to the remaining portion of Lot No. 16 from 1848 to 1881. In addition to Bldg. No. 16, Koeder also owned Bldgs. No. 5 and 7 during the 1859-65 period. The location of Koeder's property may be seen by glancing at the 1848 plat which appears on the following page of this report.

2. CONSTRUCTION OF BLDG. NO. 16

On September 7, 1837, Noah H. Swayne leased Wager Lots No. 16 and 17 to John G. Wilson for a ten year period, the lease taking effect on April 1,

1. For a detailed and documented study of the ownership of the lot, see Snell, Charles W., "Historic Building Report, Part I, for Bldgs. No. 16 and 16A, The Koeder Buildings," dated October 15, 1957, revised January 29, 1958, pp.2-3. For story of the widening of Potomac Street, See Sullivan, Arthur L., "History of Wager Lots No. 17 to 34, 1782-1869," dated February 18, 1959, pp.21-27.

Lot 17



HIGH STREET

ALLEY

later called Potomac Street

Shenandoah street

1848 plat

ANDERSON TO DOWNEY PLAT
 DEED BOOK 30 FP 6-307
 JEFFERSON CO W. VIRGINIA

1838, at an annual rent of \$140 a year. The lease also contained the following building clause:

"IV. The said party of the second part [Wilson] within five years from the said first day of April (1838) next shall erect on said Lots a house or houses of brick or stone covering the entire front of said Lots (except enough for one, two or three alleys which may be left or not at the option of said Wilson) at least two stories high & with the walls of sufficient thickness to sustain another story. No materials now on said premises shall be removed and used on any other premises without the consent of said parties of the first part...." 2

Wilson should have therefore erected one or two houses on Lots No. 16 and 17 by April 1, 1843, under the terms of the lease. This, however, Wilson failed to do. On December 12, 1844, Major John Symington, Superintendent of the Armory at Harpers Ferry, stated that these two lots contained the following buildings: Lot No. 16: "A large wooden stable 80 x 30 feet and loft above." The value of the land was put at \$182 and that of the building at \$218, making a total of \$400. Lot No. 17: "A small wooden House, 16 x 14 feet, 1 story." The land was valued at \$182 and the house at \$18, making a total of \$200.

Prior to this, on January 29, 1844, with the consent of John G. Wilson, Noah H. Swyne leased Lot No. 16 to Frederick A. Roeder for a period of 24 years at an annual rent of \$70 a year. The lease also stated that near the termination of the lease "the improvements now on said premises & those hereafter placed on the premises by the party of the second part [Roeder], shall

2. Lease, Swyne to Wilson, September 7, 1837, in Deed Book 22, pp.340-341. Jefferson County Court House, Charles Town, W. Va.

3. "Schedule A of lots and improvements thereon, owned by individuals, adjoining the public Buildings at Harpers Ferry Armory, with description of the improvements on each lot, and the price for which the whole can be purchased." December 12, 1844, Microfilm Reel 23, V.3, p.271.

be appraised..." and paid for by Swayne.

In September, 1847, Roeder purchased Lot No. 16 from Swayne for \$1,188.66. Based on this evidence, namely the price paid for the property, the writer is of the opinion that the oldest portion of Bldg. No. 16 was erected by Roeder in the period 1844-45. Judging by the measured drawings of the building, the structure originally fronted 22 feet on High Street and was 17 feet 7 inches deep. The southeast wall rested up against the gable wall of Bldg. No. 15. Bldg. No. 16 was built of stone and was two stories high, including the basement, in 1844-45. Rooms 2, 4 and 5 on the modern measured drawings probably comprised the original structure.

On January 2, 1848, Roeder purchased Wager Lot No. 17 from Noah H. Swayne for \$1,188.66, thus increasing his original frontage on High Street from 32 feet to a total of 64 feet. Later the same month, Roeder secured a loan of \$2,000 from Abraham H. Herr, the miller on the Island of Virginias. Roeder was able to repay this money in February, 1850. It seems likely that Roeder used this loan to enlarge Bldg. No. 16 to its present size, probably in 1848-49, and in any event, certainly by 1856. This latter date is established by Roeder's sale of Lot No. 17 to the United States in 1856. Lot No. 17 originally fronted 32 feet on High Street, yet in 1856 Roeder sold only 28 feet

4. Swayne to Roeder, Lease, January 29, 1844, Deed Book 27, pp.102-103; also Swayne and Wilson, Agreement, January 29, 1844, Deed Book 27, p.103.

5. Drawing No. NH-WF 3059, "Building No. 16, The Burleigh House," dated August 10, 1956, 12 sheets. See Sheets 1 and 2.

6. Deed of B. & S., Swayne to Roeder, January 2, 1848, Deed Book 29, pp.304-305.

7. Deed of Trust, Roeder to Isaac Fouke, as Trustee for Herr, January 19, 1848, Deed Book 29, p.319.

8. Release of Trust, Fouke to Roeder, February 15, 1850, Deed Book 31, pp.84-85.

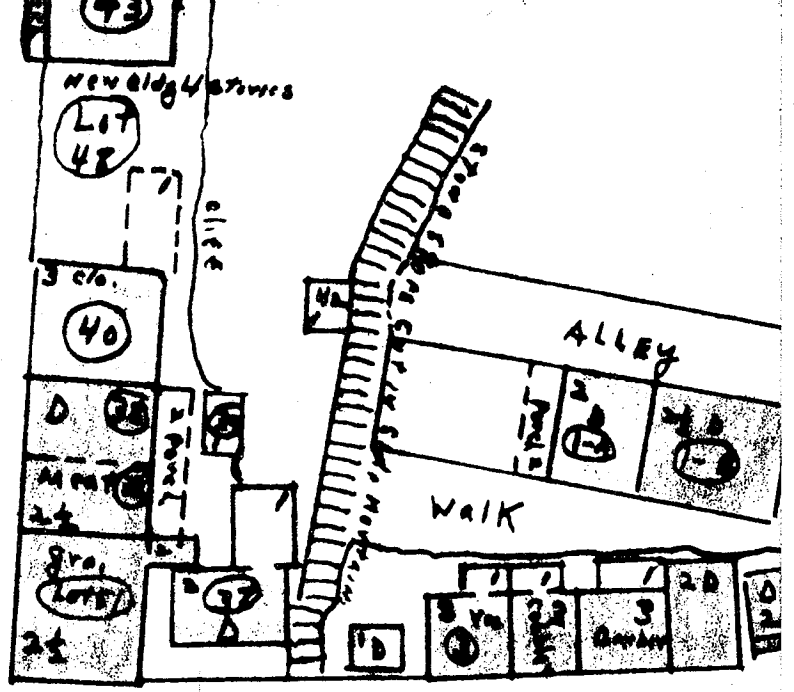
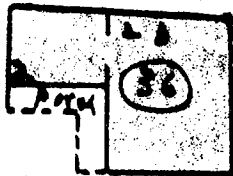
6 inches of this frontage to the United States, retaining for his own use three feet six inches of that frontage.⁹ The 3½ feet reserved from Lot No. 17 was added to the original 32 feet frontage of Lot No. 16, and gives us the present frontage of Bldg. No. 16 on High Street, namely 35 feet 2½ inches.

Thus, probably in 1848-1849, Roeder extended the length of his house by adding two more rooms, one located on the basement and the other on the first floor; namely, rooms No. 1 and 3 on the measured drawings. This addition, built of stone, was 13 feet 2½ inches by 17 feet seven inches in size, and increased the original frontage of the house on High Street to 35 feet 2½ inches. A new brick second story and a half containing rooms No. 6, 7, 8 and 9, and slate roof, were probably added over the stone portion during the 1848-49 remodeling. Architectural investigation can perhaps best answer this question of the date of the brick additions. In any event, Bldg. No. 16 was 2½ stories high, over a one story basement, and had a slate roof by
10
1859.

In the rear of Bldg. No. 16 stands Bldg. No. 16A, a two story brick annex measuring 11 feet 2 inches by 14 feet 2 inches in size and containing two rooms, one on each floor. No evidence relating to the construction of Bldg. No. 16A has been found. The earliest view showing Bldg. 16A is Photograph HF-43, which was made in 1870. The question of whether Bldg. No. 16A was standing before the Civil War or not must be left to the results of architectural investigation. The structure is also to be seen on the 1894 Ferris-Sanborn map of Harpers Ferry which appears on the next page of this report.

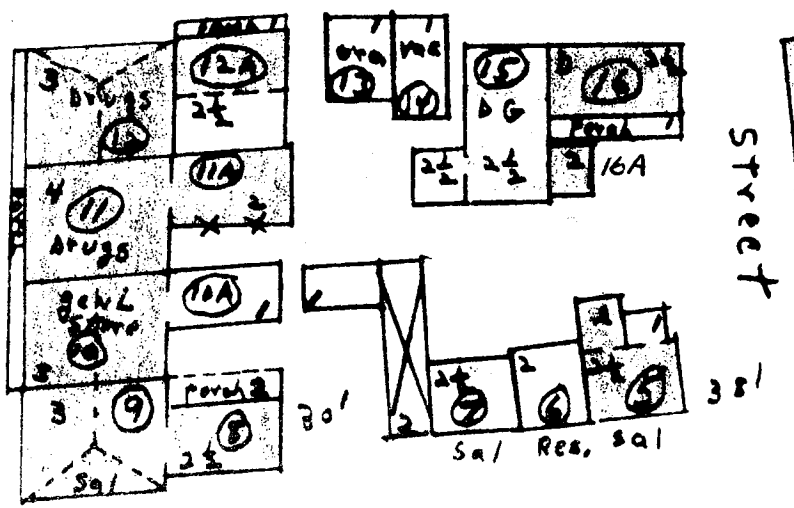
9. Deed of E. & S., Roeder to U. S., August 26, 1856, Deed Book 36, pp.135-136.

10. Photographs HF-64, HF-100, HF-45.

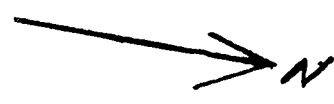


Shawanda Street

High Street

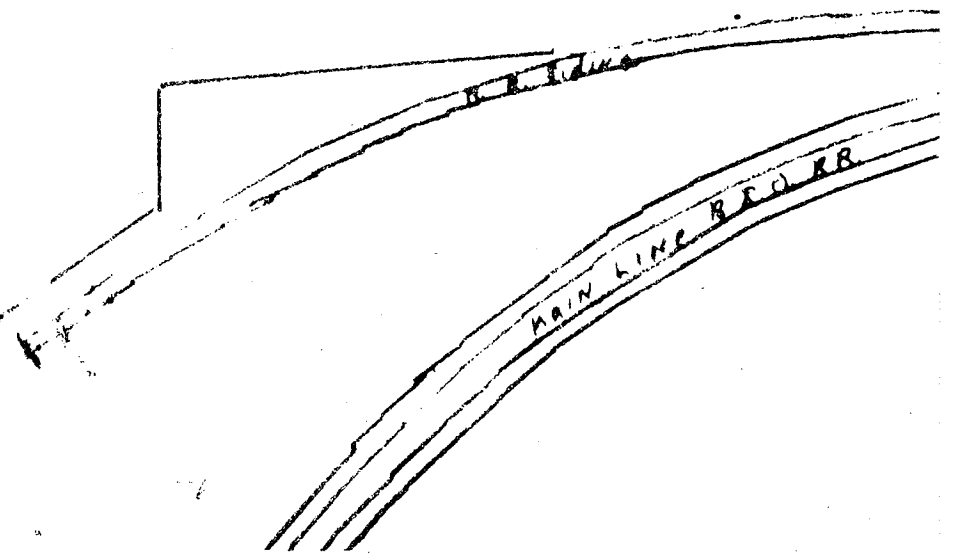


Potomac Street



Sanborn-Ferris Map
of Harpers Ferry
November 1894.
Scale: 50 feet = one inch.

- Brick
- Stone
- Front



Bldg. No. 16A/ may have been standing before the Civil War, but no evidence in documentary sources has been found to settle the question one way or the other.

3. USE OF BLDG. NO. 16, 1845-1861

Bldg. No. 16 was the residence and probably the shop of Frederick A. Reeder from 1845 to 1861. ¹¹ The Census of 1860 provides us with the following data on this family:

"Frederick A. Reeder, 50 years old, male. Confectioner. Value of Real Estate: \$2,000. Value of Personal Estate: \$1,850. Born in Saxony, Germany.
Anna M. Reeder, 39, female. Born in Saxony.
Mary L. " 17, female, Born in Va.
Matilda E. " 17, female, " " "
Augustus H. " 13, male, " " "
James A. " 11, male, " " "
Emma A. " 8, female, " " "
Albert I. " 3, male, " " "
Julia A., " 1, female " " " 12

4. HISTORICAL PLANS OF THE BUILDING

No historical plans of Bldgs. No. 16 or 16A have been found and it is highly unlikely that any will ever be located. For modern measured drawings see Drawing No. NH-HF-3059, "Bldg. No. 16-The Burleigh House," 12 sheets, dated August 10, 1956.

5. HISTORICAL PHOTOGRAPHY

Photographs of Bldg. No. 16 will be found in the following reports:

1. 1859 photograph, HF-65, in Snell, Charles W., "Report, for Wager Lots No. 6, 7 and Part of 8, the Wager House or United States Hotel," dated August 7, 1958, page 35. View of rear roof line of Bldg. 16 showing it to be 2½ stories high.

11. Census of 1850, Reel 10, V.2, p.114; Census of 1860, Reel 10, V.2, p.170.

12. Census of 1860, Reel 10, V.2, p.170.

2. 1861 photograph, HF-451, on page 39 of same report. View of rear roof line of Bldg. No. 16.
3. 1870 photograph, HF-33, in Snell, C. W., "Historic Building Site Survey Report, for Wager Lot No. 56-High Street," dated August 1, 1958, page 15. View of porch posts on High Street front of Bldg. No. 16.
4. 1873 painting, HF-145, in above report, page 16. View of porch on High Street of Bldg. No. 16.
5. 1865 photograph, HF-55, in Snell, C. W., "Historic Building Report, Part II, Historical Data Section, for Bldg. No. 7, White Hall," dated March 30, 1959, page 16. View of rear of Bldg. No. 16.
6. 1870 photograph, HF-43, on page 17 of above report. This is the earliest view in which Bldg. No. 16A is to be seen clearly.
7. 1880 photograph, HF-379, on page 18 of above report. View of rear of Bldg. No. 16.
8. 1896 photograph, HF-99, in Snell, C. W., "Historic Building Site Survey Report for Bldg. No. 3, Wager Lot No. 53," dated July 29, 1958, p.17. Excellent view of High Street front and roof of Bldg. No. 16.
9. 1896 photograph, HF-92, in Snell, C. W., "Historic Building Report, Part II-Historical Data Section, for Bldg. No. 15, The Susan Downey Bldg.," dated March 27, 1959, page 13. High Street front and roof.
10. 1896 photograph, HF-96, in Sullivan, Arthur L., "History of Wager Lots No. 17 to 34, 1782-1869," page 90. Excellent view of rear side, porch of Bldg. No. 16 and 16A.
11. For modern view of High Street front of Bldg. No. 16, see Snell, C. W., "Historic Building Report, Part I, for Bldg. No. 16," page 11.

12. On the following page of this report will be found a modern view of the rear of Bldg. No. 16 and 16A, Photograph HF-308.

6. SUMMARY OF HISTORICAL DATA

A. Ownership of the Land, 1782-1881

Lot No. 16 was owned by the Wager family from 1782 until 1847. In September, 1847, Noah H. Swayne sold the lot to Frederick A. Roeder for \$1,166.66. In June, 1848, Roeder sold a small piece of the lot that fronted on Potomac Street 32 feet by 25 feet, to the United States for \$237. Roeder and his heirs retained title to the remaining portion of Lot No. 16 until 1881. In addition to Bldg. No. 16, Mr. Roeder also owned Bldgs. No. 5 and 7 during the 1839-1865 period.

B. Construction of Bldgs. No. 16 and 16A

Bldg. No. 16 was apparently erected by Frederick A. Roeder in 1844-45 under a leasehold from Noah H. Swayne. The house was two stories high, including a one story stone basement, and fronted 21 feet on High Street and had a depth of 17 feet seven inches. Probably in 1848-1849 and certainly by 1856, Roeder made another series of additions to Bldg. No. 16. A 13 feet 2½ inch by 17 feet seven inch stone addition, two stories in height, was added to the northwest end of the original house, thus increasing the overall dimensions to 34 feet 2½ inches by 17 feet 7 inches. Probably 1848-49, and certainly before 1859, Roeder added a brick second story and a half to Bldg. No. 16 and a slate roof. Thus at the time of the John Brown Raid Bldg. No. 16 was 2½ stories high over a stone one story basement.

Bldg. No. 16A, which stands in the rear of Bldg. No. 16, is a brick two story structure containing one room on each floor and measures 14 feet 2 inches

BLDGS. NO. 16 AND 16A IN 1856

Harpers Ferry Negative No. NHP-309.

In the Center of the photograph may be seen the rear of Bldg. No. 16 with the ruins of a two story frame porch running the length of the structure. Note that the basement and first floor are built of stone. The second and a half story are constructed of brick. To the left of the photograph stands Bldg. No. 16A, the two story brick house.

by 11 feet 2 inches. Documental evidence has failed to indicate whether Bldg. No. 16A was standing before the Civil War or not. The earliest photograph showing this structure was taken in 1870. If Bldg. 16A was standing before 1861, its brick construction suggests that it was erected at the same time the brick second floor was added to Bldg. No. 16.

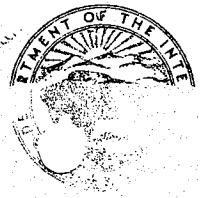
C. Use of Bldg. No. 16

Bldg. No. 16 was utilized from 1845 to 1861 as the residence and probably the shop of Frederick A. Reeder, who was a confectioner by trade.

Bldg. No. 16A, if standing prior to 1861, was probably used as extra rooms for Reeder's help or perhaps as a small warehouse or storage rooms for his business.

(Sgd) CHARLES W. SNELL

Charles W. Snell
Historian (Park Supervisory)
April 3, 1959



UNITED STATES

DEPT. OF THE INTERIOR
PA. 110

Harpers Ferry, West Virginia

June 4, 1953

Memorandum

To: Regional Director, Region Five
From: Superintendent, Harpers Ferry National Monument
Subject: Research Project No. HF-80, Bldg. No. 16 and 16A, Part II - Historical Data Section

Historian Charles W. Small has the following comments to offer in response to Regional Historian Frank Barnes' memorandum of June 2 regarding the Part II - Historical Data Section for Bldgs. No. 16 and 16A.

1. 1848 Map, Page 3. The words "Potomac Street" may be added after the word "alley" on the 1848 map. This alley was widened into a street in 1850-51 and named "Potomac or North Cliff Street" in 1862.
2. Scarcity of evidence on building detail. It will be noted in reviewing this report, that Mr. Small has taken five or six bits of information and evolved from this limited amount of evidence a rather ingenious theory of how and when Bldg. No. 16 was created and evolved into its form by 1865. It should also be noted that not one bit of documentary evidence has been found that provides any information whatsoever as to building detail (windows, doors, etc.). As there is a highly competent Architect working at this Monument, who will make a detailed inspection and report of the architectural features of this structure, Mr. Small did not feel justified in venturing into a field where he is not qualified (the evaluation of structural evidence), and where documentary evidence on the subject does not exist.
3. 1879 photographs, HF-33; HF-145; HF-41. These three photographs indicate that by the 1870's there was probably a porch on the front of Bldg. No. 16 and, more certainly, a porch on the rear of Bldg. No. 16. Mr. Small, however, with absolutely no documentary evidence available on the question, is not prepared to state that these porches were on the house before the Civil War. The question, in his opinion, will be readily solved when the Architects make a physical investigation of the structure itself. He ventures the theory, however, that rear porch was a part of the structure before 1861.

(SGD) FRANK H. ANDERSON

Frank H. Anderson
Superintendent

In quadruplet



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Region Five
421 Walnut Street
Philadelphia 6, Pa.

June 2, 1959

✓ IN REPLY REFER TO:

H2215

	ACT	INFO
SUPT	6-3	2
RGR		
HIST	6/2	249
ADM. A.D.		
MF		
A	6/5	AW7

Memorandum

To: Superintendent, Harpers Ferry National Monument
From: Regional Historian
Subject: Research Project No. HF-60. Bldgs. No. 16 and 16A.

H. F. NAT. MON.

REC'D.

JUN 3 1959

When this section is made part of the complete Part II, Historic Building Report, the 1848 Plat (page 2) should be amended to show the "Alley" on the east as Potomac Street. Presumably, the architectural section will "make up for" the apparent dearth of evidence on building detail (windows, doors, etc.). However, the front porch that the photos of 1870 apparently document might have been mentioned in the historical section, and an opinion ventured. Similarly, the back porch, which the Sanborn map shows intruding between buildings 16 and 16A. This is, of course, mentioned in caption for photo HF-309, appended, but not in the text.

Frank Barnes

Frank Barnes
Regional Historian

In duplicate

Copy to: Director w/copy of Report



H30

UNITED STATES
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE
Harpers Ferry National Monument
Harpers Ferry, West Virginia

April 6, 1959

Memorandum

To: Regional Director, Region Five

From: Superintendent, Harpers Ferry National Monument

Subject: Research Project No. HF-60. Bldgs. No. 16 and 16A.

Enclosed please find one copy of the "Historic Building Report, Part II, Historical Data Section, Bldgs. No. 16 and 16A, Frederick A. Roeder's House," dated April 3, 1959, 11 pages, as prepared by Historian Charles W. Snell, for technical review by Regional Historian Frank Barnes.

(SGD) FRANK H. ANDERSON

Frank H. Anderson
Superintendent

In duplicate

HISTORIC STRUCTURES REPORT

PART I

ARCHITECTURAL DATA SECTION

ON

THE ROEDER HOUSE

(Building #16)

Harpers Ferry National Historical Park

**Prepared by
Archie W. Franzen
Architect
May 1964**

for

**United States Department of the Interior, National Park Service
Eastern Office, Design and Construction
Division of Architecture**

SURVEY REPORT FOR THE ROEDER HOUSE

General

The Roeder House, Building #16, located on Lot #16 and on a portion of Lot #17 of the Wager Six Acre Reservation, was built in stages and appears to have incorporated portions of other structures standing on the site prior to its construction. The initial portion was built against the north end of the Susan Downey House, Building #15, employing that structure as its south wall. The Downey House was constructed in 1838-39 and sets the earliest date to which the construction of the Roeder House could be ascribed.

In the beginning the house was a two story stone structure, 22'-3" x 17'-7" in plan with the long dimension bordering High Street. It had a pitched roof paralleling the street with a slope of 7 in 12 as adduced from the stub ends of the 5-3/4" x 7-3/4" rafters left in the walls of the later construction. See attached sketch.

The house appears to have been enlarged sometime after 1848 when a Frederick A. Roeder purchased Lot #17, as the addition extended 3'-6" over onto Lot #17. The addition was stone for the first two stories and a story of brick was added over the combined structures. The lower two stories of the north wall of the addition was apparently the south wall of an earlier structure built on Lot #17.

A detached 11'-2" x 14'-6" two story brick structure was built up against the Downey House and located 5'-4" behind the original con-

struction of the Roeder House. The brick work of this outbuilding indicates that it was not built when the brick third story was added to the main structure as the masonry details are not the same.

When the brick third story was added to the main structure, cast iron balcony supports were incorporated on the High Street elevation. Various porches, stairs and connections with the outbuilding were built at the rear of the house although most of this work is now missing.

Work To Be Accomplished

Underground conditions of bearing have caused serious settlement cracks in the structure and the numerous windows and doors of the front and rear elevations leave little in the way of masonry ties such that whole panels of brick and stone have cut loose and are in danger of dropping out.

Prior to any above ground repairs to the building it will be necessary to consolidate the bearing material under the foundation walls. This can best be accomplished by pressure grouting as the present bearing capacity under the walls is indeterminate. Any wholesale or unwarranted removal and rebuilding of sections of the walls above could alter existing stress patterns and thereby jeopardize the stability of the structure if undertaken before stabilizing the site bearing.

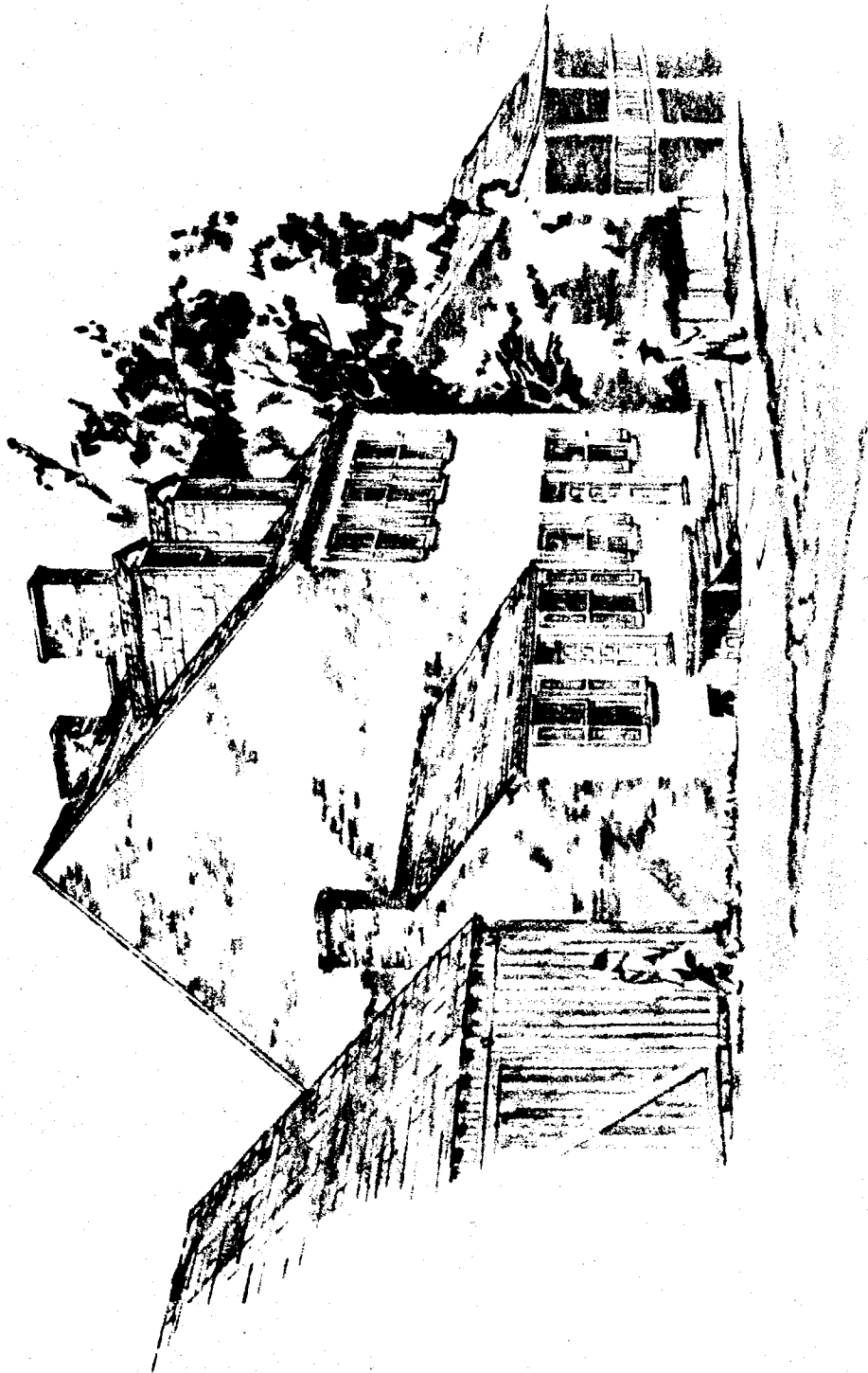
Any number of masonry spandrel sections and piers between openings will have to be rebuilt and tied back in with the structure to make the building safe and permit the doors and windows to become operable. A

contract has been let for a new temporary roof which cannot be applied until the foregoing work is done.

Twelve sheets of HABS measured drawings are on file in the Philadelphia office. Two sheets of working drawings have been prepared covering the masonry and carpentry work. A quotation has been received for the soil stabilization work to the amount of \$1,880.00.

This sketch was prepared to show the structure shortly after it was constructed. By the CIVIL War period the building had been substantially added onto and the structure in the foreground had been removed.

Sketch by Alan Walker



BUILDINGS NO 15 & 16 - THE DOWNEY & ROEDER HOUSES
AS THEY APPEARED AROUND 1845

