

APPROVAL SHEET

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Chief, E.O.D.C.

Approved: _____
Superintendent

001398
PALL

HF55

PART I

HISTORIC BUILDING REPORT

The Anderson Buildings

(Buildings No. 11 and 11A)

Harpers Ferry National Monument

HF-3

Distributed for Review by Region Five

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ADMINISTRATIVE DATA

**The Anderson Buildings
(Buildings No. 11 and 11A)**

Harpers Ferry National Monument

**Prepared by
Acting Superintendent Raymond L. Ives
October 3, 1957**

SECTION I: ADMINISTRATIVE DATA

A. Name and Numbers of Buildings:

Buildings No. 11 and 11A, "The Anderson Buildings".

B. Proposed Use of Structure:

The exteriors of Buildings No. 11 and 11A are to be restored to their 1859-1865 appearance and the interiors of both buildings are to be rehabilitated. The first floor store windows of Building No.11 will be restored as a store of the 1859-65 period which visitors may view from the street, but will not actually enter the structure.

The second and third floors of Buildings No. 11 and the second floor of No.11A afford ample room for office space.

C. Provisions for Operating the Houses:

No funds have yet been programmed for refurbishing the house. No cooperative agreements have been executed or proposed for furnishing and operating the house. Money will be needed to establish the small period store museum exhibit that will be located on the first floor of Building No.11.

D. Preliminary Estimate of Cost for Rehabilitating the Structures and Grounds:

1. It is estimated that the cost of restoring the exterior and rehabilitating the interior of Building No.11 will amount to-----\$40,000

2. It is estimated that the cost of restoring the exterior and rehabilitating the interior of Building No.11A will amount to-----\$15,000

Estimated Total Cost for Buildings 11 & 11A-----\$55,000

HISTORICAL DATA

**The Anderson Buildings
(Buildings No. 11 and 11A)**

Harpers Ferry National Monument

**Prepared by
Supervising Park Historian Charles W. Snell
October 3, 1957
(Rev. Jan. 31, 1958)**

SECTION II: HISTORICAL DATA

In-troduction: Part I of the Historic Building Report for Buildings No. 11 and 11A has been prepared in accordance with Acting Regional Director Gibson's memorandum of September 17, 1957. This section has been written from all presently available documentary data.

1. Ownership of the Land, 1835 to 1865.

On April 2, 1835 the Circuit Superior Court of Law and Chancery for Jefferson County, Virginia, appointed Commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harper's Ferry which descended to James B. Wager, Gerard B. Wager and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father John Wager, deceased."¹ The property thus being divided at Harpers Ferry was commonly known as the "Wager Six Acre Reservation," an island of land in private ownership surrounded on all sides by land owned by the United States Government.²

On October 10, 1835 the three Commissioners reported to the Court: "To James B. Wager we allot & assign the following lots as designated J.B.W. & numbered in the annexed Plat, viz. Lots No. 1-7-9-15 being a part of the old tavern lot - 19-23-25-27-37-39-41 -44 including the new

1. Gibson, etc. vs Wager, etc. Decree, Deed Book 29, pp. 140-41. Jefferson County Clerk's Office, Charles Town, West Va.

2. 1835 Plat, "The Wager Six Acre Reservation, drawn by James M. Brown, S.G.C., in Deed Book 29, 1847-48, p. 140. See Appendix I for a tracing of a portion of this Plat.

"buildings recently attached to the mansion -46-47-53 & 54." The Court further appointed a special receiver for the Court to take into possession the share assigned to James B. Wager for the purpose of collecting rents on this land to be paid into the Court, "from and after the time the said (James B.) Wager took benefit of the insolvent laws..."³

On January 14, 1836, the Court appointed two Commissioners and directed them to sell at public auction to the highest bidder the real estate of James B. Wager in Harpers Ferry. On November 26, 1836 the Court further authorized the Commissioners to divide Lot No. 15, the old tavern lot, into parcels. Lot No. 15 was therefore subdivided into four lots marked No. 1, 2, 3, and 4, of Lot No. 15.

On October 28, 1837, Lots No. 2 and No. 4 in the subdivision of Lot No. 15 were sold to William Anderson of Harpers Ferry; Lot No. 2 for \$1,610 and Lot No. 4 for \$1,012.50 (See Appendix I).⁴ Buildings No. 11 and 11A, today, are situated on Wager Lot 15 - subdivision 2.

In 1846 Anderson sold off a large part of Lot 15-Subdivision 4 to Susan Downey.⁵ (See Appendix II). In 1847 he sold off another portion of both Subdivisions 2 and 4, the site of Building No. 7, to Frederick A. Roeder (See Appendix III).⁶

3. Deed Book No. 29, pp.140-41.

4. February 8, 1841, Deed of B.&S., Deed Book 24, pp.457-8.

5. July 20, 1846, Deed of B. & S., Deed Book 28, p. 174.

6. November 2, 1847, Deed of B.& S., Deed Book 29, p.240.

In 1848 William Anderson sold off to Susan Downey his remaining portion of Lot 15-subdivision 4 (See Appendix III), reserving, however:

"...a right of way for persons on foot, from the lot of said William Anderson (Lot 15-subdivision 2) upon which his brick store house stands, through the premises of said Susan Downey to High Street; said right of way to commence at the point in said Anderson's lot between figures 3 and 11 as marked on the above diagram (See Appendix III), and thence along the alley to fig 2 and figure 1 on the street - as the same is marked "right of way" on said plat - said way as it now open and capable of being used - to be kept at all times hereafter free and open to the unrestricted use of the Said William Anderson...." 7

In June 1865 William Anderson sold Lot 15-subdivision 2, the site of Buildings No. 11 and 11A, to Daniel Ames. The deed reads in part:

"Lot Number four (4) (sic actually 2 - as shown above Anderson had sold off all of subdivision 4 by 1848) being a Subdivision of Lot No. 15 according to the plat of Harpers Ferry Jefferson County West Virginia; And also plat described in Deed Book No. 28, page 175 of the Records of Jefferson County Virginia, together with that portion of P Coons Lot (Wager Lot 15-subdivision 3, site of Building No. 10) purchased from said P Coons by said William Anderson and now being a part of said lot No. 4 (2) and also that portion of lot purchased from Mrs. Stephens/on (Wager Lot 15 -subdivision 1, site of Buildings No. 12 and 12A) by the said William Anderson and now a part & parcel of lot No. 4 (2) together with all the buildings and improvements situated on said described premises..." 8

Wager Lot No. 15-subdivision 2, the site of Buildings No. 11 and 11A therefore remained the property of William Anderson from 1837 to 1865. As Anderson was the owner of this property in the 1859-1865 period, it is therefore suggested that Buildings No. 11 and 11A be called the "Anderson Buildings".

7. August 1, 1848, Deed of B.&S., Deed Book 30, pp.306-7.

8. June 24, 1865, Deed of B.&S., Deed Book 1, pp.9-10

2. Erection Of Buildings No. 11 and 11A, 1803 - 1848.

The 1803 map, "Plan of the proposed junction of the CANAL at the Lower Falls of the Shenandoah with the Public Canal at HARPERS FERRY and the necessary Locks for descending into the Potomak River,"⁹ dated Feb. 1803 and reproduced as part of the Harpers Ferry Master Plan, Drawing No. NM-HF 3004, shows buildings standing on the present sites of Buildings No. 11 and 11A (See Appendix IV).

A large single building standing on the sites of Wager Lot 15, subdivisions 1, 2, and possibly 3, is delineated on the 1835 map, "Map of Harpers Ferry Shewing the Location of the Winchester and Potomac Railroad, Drawn by Lieut. White, Allen, and R S Smith, U.S. Army under the direction of James Kearney, Lt. Col. and T.E., 1835, Map 2."¹⁰

In preparation for the public auction of James B. Wager's property in Harpers Ferry in 1836, the newspaper carried the following description of Wager Lot No. 15 before it was broken up into four subdivisions:

"A lot fronting the U. S. Arsenal 90 feet by about 150, binding on a cross street (High Street). On this lot are erected the spacious frame buildings occupied and known as a Hotel for the last 30 years..."

9. National Archives R.G. 77 Records of the Office of the Chief of Engineers. Fortification Map File, Part of Map: Dr. 150, Sheet 1

10. National Archives R. G. 77, Records of the Office of the Chief of Engineers. Fortification Map File, Part of Map: Dr. 150 Sheet 82-2. Map is reproduced in Harpers Ferry Master Plan as Drawing No. NM-HF-3002, sheet two of three.

11. Virginia Free Press, April 7, 1836, p. 4, col. 1.

that at that time William Anderson was selling "wagon and cart harness; also saddles and saddlery."¹¹ But the type of store located in Building No. 11 in the 1859-1865 period and the use of Building No. 11A during the same period awaits the result of further research in the newspapers of period.

4. Measured Drawings of Buildings No. 11 and 11A.

No historical or modern measured drawings of Building No. 11^{ave} is presently available. No historical drawings of Building No. 11A are available. For modern measured drawings of 11A see: Drawing No. NM-HF 3062, three sheets, dated August 27, 1956.

Report written by

Charles W. Snell,
Historian (Park Supervisory)

from primary data collected by
Park Historian Herbert H. Kissling.

Dated October 3, 1957.

11. Virginia Free Press, October 20, 1830, p. 3; also October 20, 1831, p. 3.

APPENDIX I

TRACING OF A PORTION OF THE 1835 WAGER PLAN

PUBLIC

LAND

IRON 80 FT

ARSENAL YARD
STREET



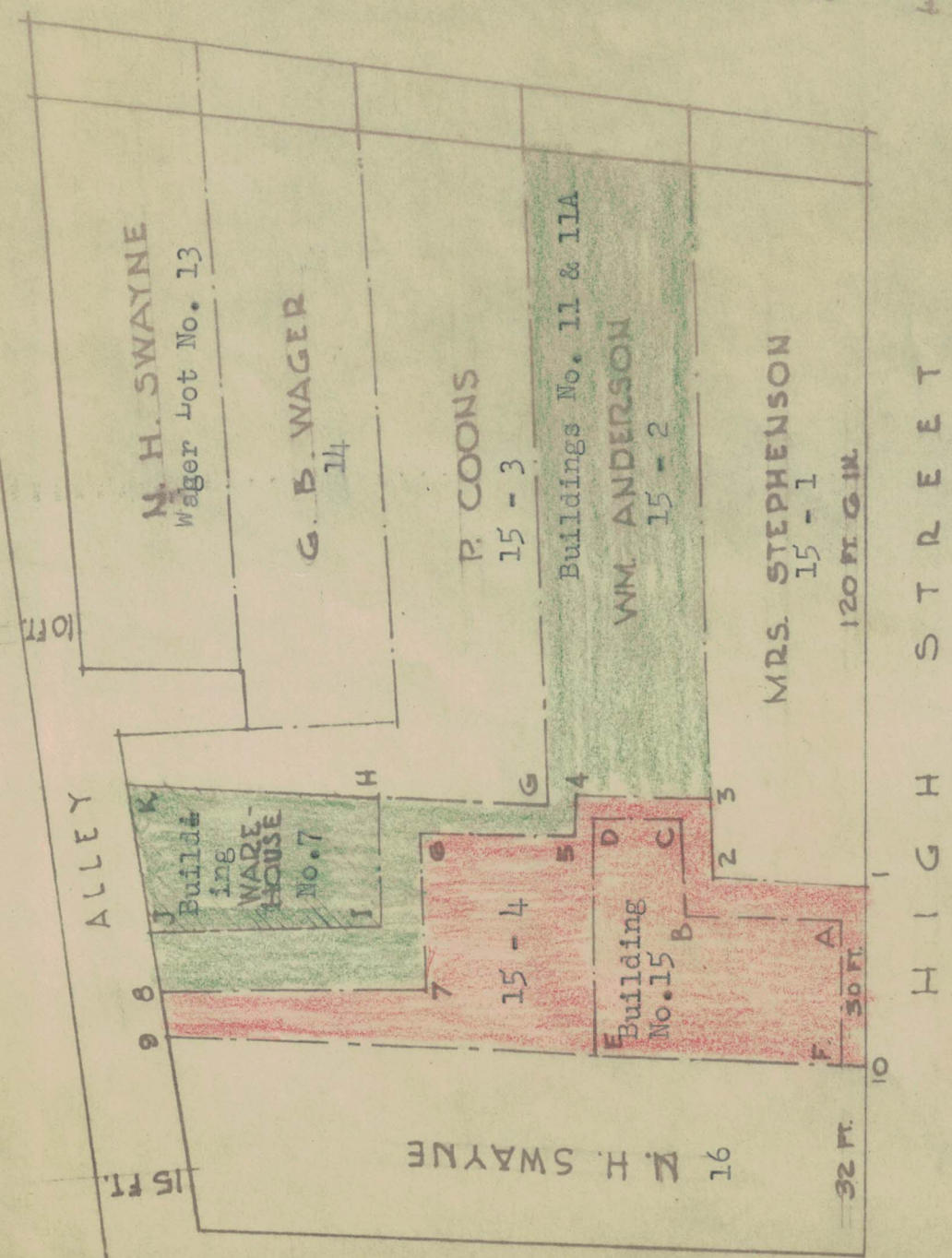
SCALE 1" = 60 FT.

INDEX TO TRACING OF 1835 PLAT OF WAGER LOTS. TRACED FROM THE ORIGINAL IN JEFFERSON COUNTY COURT HOUSE BY A.W. FRANZEN.

APPENDIX II

L' 1846 Plat

STREET
NAN DO AH
5 FT



Green area indicates Anderson's property, July 20, 1846.
 Red area indicates property sold by William Anderson
 to Susan Downey, July 20, 1846.

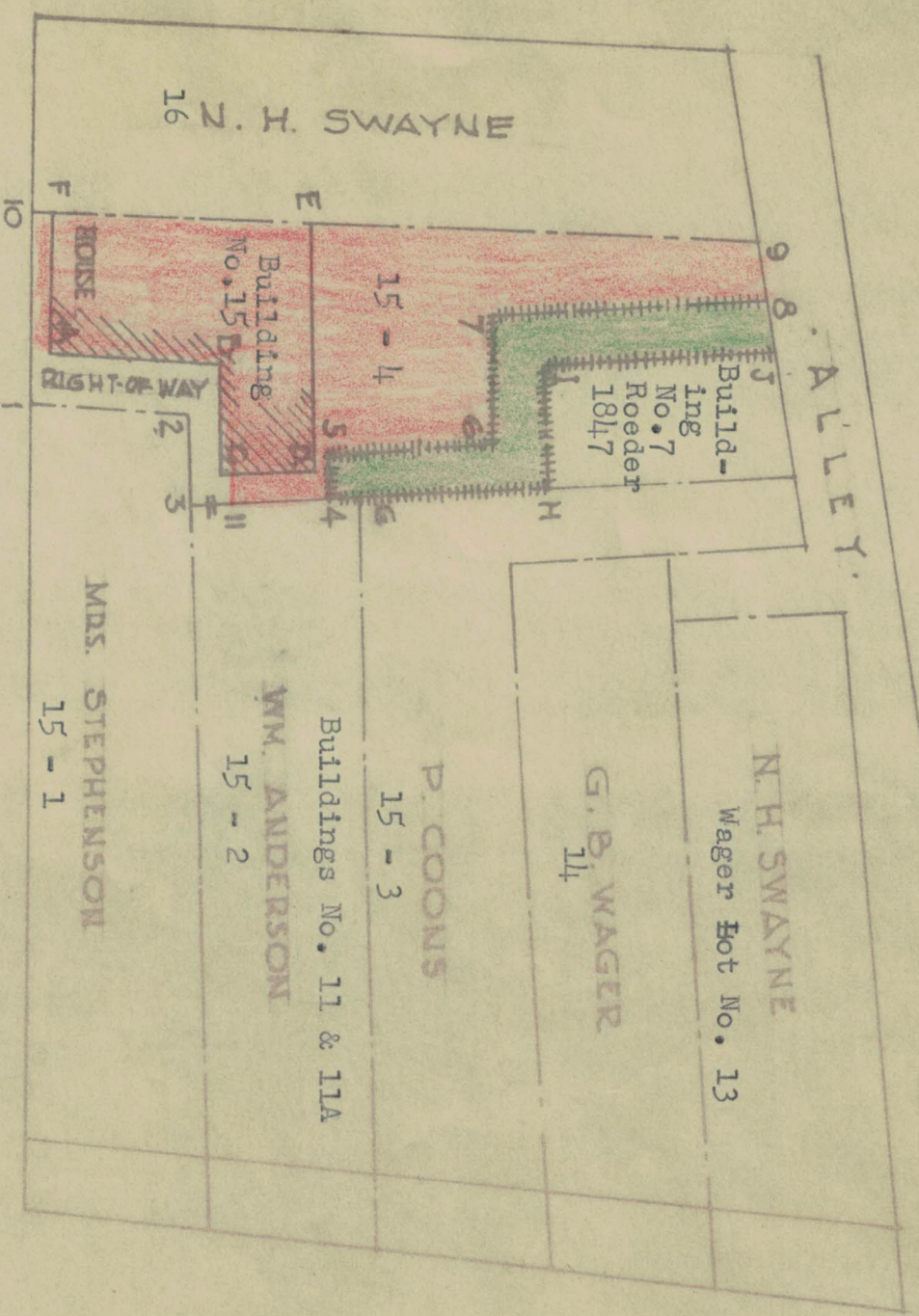
DEED BOOK 28, P. 175
 JEFFERSON CO., W. VIRGINIA

1846 Plat

1846 Plat

APPENDIX III

1848 Plat



Red area indicates property purchased by Downey from Anderson, July 20, 1846.
 Green area indicates property purchased by Susan Downey from William Anderson, August 1, 1848.

H I G H S T R E E T .

A L L E Y .

N. H. SWAYNE

N. H. SWAYNE
 Wager Hot No. 13

P. COONS
 15 - 3

Buildings No. 11 & 11A
 W. M. ANDERSON
 15 - 2

MRS. STEPHENSON
 15 - 1

G. B. WAGER
 14

Building
 No. 15

Building
 No. 7
 Roeder
 1847

BOISE
 RIGHT-OF-WAY

1848 Plat

ANDERSON TO DOWNEY PLAT
 DEED BOOK 30, PAGE 307
 JEFFERSON CO., W. VA.

Scale - 30'

APPENDIX IV

TRACING OF A PORTION OF THE 1803 MAP

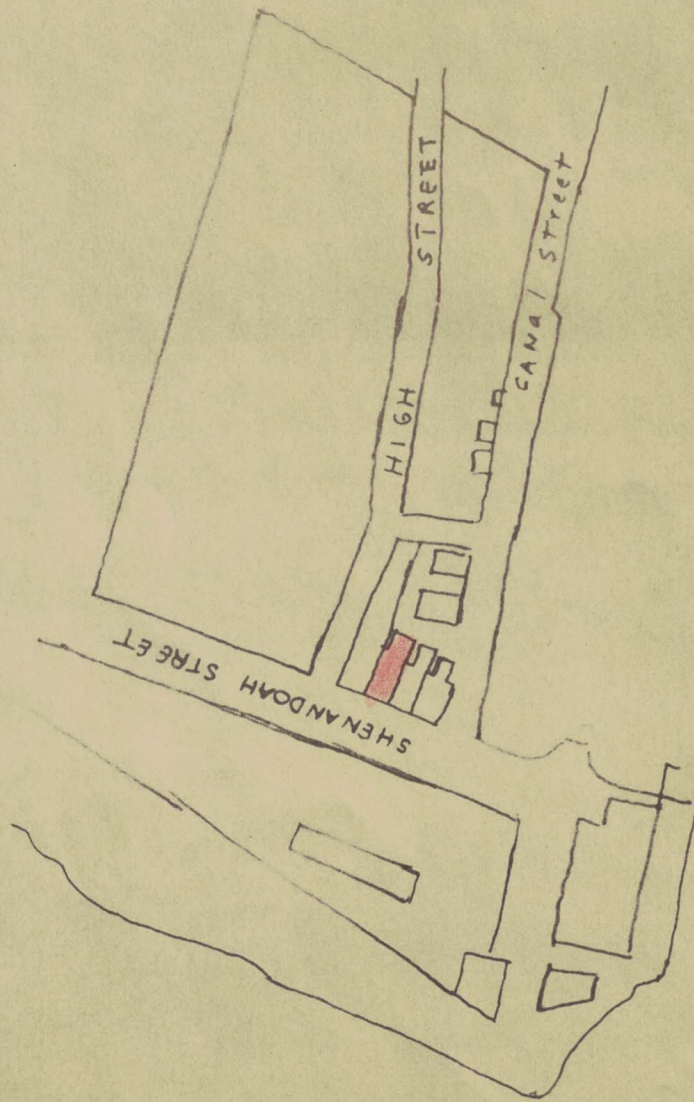
Tracing of a Portion of the 1803 Map
of Harpers Ferry. Scale 4 perches to an Inch.



APPENDIX V

TRACING OF A PORTION OF THE B. & O. R.R. MAP

MAY 9, 1866



Tracing of A Portion of
the B. & O. R.R. Map
of Harpers Ferry,
May 9, 1866

APPENDIX VI

PHOTOGRAPHS

1956
NHC 249
in photo
Indexing

A RECENT VIEW (1955) OF BUILDING NO. 11

(No historical picture showing this building is yet available)

Buildings, from Left to Right: Extreme Left, part of 12A, Building on Corner- 12; Building No. 11, the four story white structure; Building No. 10 and to far right, on corner, Building No. 9.

It is believed that the fourth floor to Building No. 11 was added to the structure after the Civil War. See Architecture Franzen's "Historic Building Report, Part I, for the First and Second Tenant Houses, Architectural Survey, Appendix I, A. Old Photographs, Photograph c, Photo definitely taken Before 1861 and perhaps in 1859. This photograph does not show any four story buildings as being located in the building block, bounded by High, Shenandoah and Potomac Streets.



5. Conclusions and Recommendations:

Since this report was first submitted on October 7, 1957, further research, conducted generally on the buildings, has produced negative results as far as Building No. 11 and 11-A are concerned. A page-by-page search for the deeds mentioned by Anderson in 1865 (see page 3 of this report) - covering exchanges of land with Mrs. Stephenson and Philipp Coons, in the Deed Books for the period 1830 to 1865, has failed to uncover them. It is therefore apparent that if these exchanges were made, Anderson either failed to record them, or if he recorded them, the deeds were torn out during the Civil War. In any case, no assistance or information from this deeds can any longer be expected.

On the other hand, having looked over generally the prices paid for land and buildings in the 1830's, I am now firmly of the opinion that Anderson's price of \$1,610 for Lot No. 15, subdivision 2, in 1836 can be accepted as additional proof that there was a building on the lot at that time. The 1836 newspaper advertisement describing lot no. 15, indicates that it must have been a frame structure. The deed for the 1848 sale of land to Susan Downey (see page 3 of this report) described Anderson's building as "a brick store house". It is thus apparent that changes must have been made to Building No. 11 between 1836 and 1848. Furthermore - in the 1846 sale of land to Susan Downey, Anderson had reserved a right of way from the rear of Buildings No. 11 and 11-A, through Lot 15, subdivision 4, to the Alley or Petomac Street. In the 1848 sale to Downey, she purchased this right of way and Anderson received a shorter one, via Building No. 15, to High Street. The deed covering this latter transaction includes this clause:

"The extent of the use and enjoyment of said right of way by said William Anderson and his assigns, and the occupants of said lot, to be fully and for all purposes of ingress and egress of the said occupants and those having business with them, usual and convenient for the full enjoyment of the said lot marked "Wm. Anderson" as aforesaid - said lot being closed up in front..." 12

This last statement -" said lot being closed up in front"- may therefore indicate that this change may have occurred between 1846 and 1848. If this were the case, of course, it must have been the result of construction on Building No. 11 in that period.

Architectural evidence indicates that structurally Building No. 12 and 11 were originally built at the same time as one building. Building No. 11, like Building No. 12, probably therefore dates back to the early 1800's.

Further Research Required:

A complete and careful search of the newspapers from 1830 to 1861 will give us a complete chain of the uses of Buildings No. 11 and 11-A. The same sources may also yield some data on the date of the alterations of these structures. The U.S. Census records, 1830-1860, will also yield background information on the owner of this lot. Correspondence of the U. S. Armory also contains information on the early history of Building No. 11 as well as on the career of merchant-"architect" William Anderson; this information is now on order from the National Archives.

Historical Significance and Restoration:

Both Buildings No. 11 and 11-A were definitely a part of the 1859-1865 historic scene. As far as is now known, however, the buildings were not closely associated in any way with the John Brown Raid or the events of the Civil War, other than being a part of the scene in which those historic 12. Deed of B. & S., August 1, 1848, Deed Book 30, pp. 306-307; See Appendix II and III for Plats.

actions took place. It is therefore recommended that the exteriors of Buildings No. 11 and 11-A be restored to their 1859 appearance. In the case of Building No. 11, this will probably involve the removal of the fourth story, which was apparently added after the Civil War. Building No. 11-A is probably substantially as it was in 1859.

Monument Use of the Buildings:

It is recommended that the first floor of Building No. 11 be fitted out as a shop of the 1859 period. These exhibits to be viewed by visitors through the windows from the street. In other words, visitors will not actually enter the house, thus reducing the problems of protection. The second floor should be saved for the storage of the exhibits in the event of floods, and I would recommend that all other floors in Building No. 11 and both the first and second floors in 11-A be stripped to a shell on the interior. Under this plan all interior restoration work would therefore be strictly limited to the first floor of Building No. 11.

If Storer College is included in the Monument, as now seems likely, with ample room and facilities for administrative offices on Camp Hill, there will be no need, in my opinion, to place offices on the second or third floors of Buildings No. 11 or in 11-A.

Charles W. Snell

Charles W. Snell,
Historian, Park Supervisory

January 31, 1958