

Region Five
421 Walnut Street
Philadelphia 6, Pa.

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| EASTERN OFFICE | |
| Division of Design & Construction | |
| MAR 20 1958 | |
| <input checked="" type="checkbox"/> | Chief |
| <input type="checkbox"/> | Architect |
| <input type="checkbox"/> | Landscape Architect |
| <input type="checkbox"/> | Engineer |
| <input checked="" type="checkbox"/> | Hist. Architect |
| <input type="checkbox"/> | Prof. Control Off. |
| <input type="checkbox"/> | Safety Engineer |
| <input type="checkbox"/> | Adm. Officer |
| <input type="checkbox"/> | Personnel Officer |

March 18, 1958

*sub
read*

Memorandum

To: Superintendent, Harpers Ferry National Monument

From: Regional Director

Subject: Historic Structure Building Report, Part I
Building No. 14, Burton Building

We have reviewed the subject report, and offer the following comments and recommendations:

1. That action be deferred on this report until such time as it can be revised to include more data as to the historic appearance and use of the structure.
2. That the remains of Building No. 13 and its proposals for interpretive use be the subject of an individual Historic Structure Building Report.

(Sgd.) Daniel J. Tobin
Daniel J. Tobin
Regional Director

In duplicate

Copy to: Director
Chief, EODC ✓

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Region Five
421 Walnut Street
Philadelphia 6, Pa.

In reply refer to
H30

Not read

| | |
|-------------------------------------|----------------|
| <input checked="" type="checkbox"/> | Mr. Tolson |
| <input checked="" type="checkbox"/> | Mr. E.A. Tamm |
| <input checked="" type="checkbox"/> | Mr. Clegg |
| <input checked="" type="checkbox"/> | Mr. Glavin |
| <input checked="" type="checkbox"/> | Mr. Ladd |
| <input checked="" type="checkbox"/> | Mr. Nichols |
| <input checked="" type="checkbox"/> | Mr. Rosen |
| <input checked="" type="checkbox"/> | Mr. Tracy |
| <input checked="" type="checkbox"/> | Mr. Harbo |
| <input checked="" type="checkbox"/> | Mr. Mohr |
| <input checked="" type="checkbox"/> | Mr. Winterrowd |
| <input checked="" type="checkbox"/> | Tele. Room |
| <input checked="" type="checkbox"/> | Mr. Holloman |
| <input checked="" type="checkbox"/> | Miss Gandy |

See 2/20

February 19, 1958

Memorandum

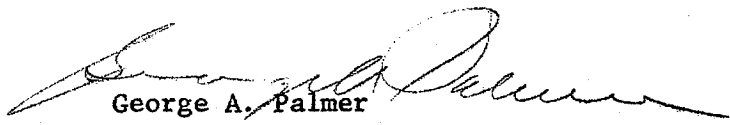
To: Director

From: Acting Regional Director

Subject: Part I, Historic Building Report, Harpers Ferry NM
The Burton Building (Bldg. No. 14)

In accordance with FO-11-56, Historic Building Report, we have assembled and are distributing herewith Part I of the subject report. The report consists of the following sections: Administrative and Historical Data Sections. (An Architectural Data Section was deemed unnecessary by EODC.)

This report should be reviewed by no later than March 3, 1958. Our comments will follow.


George A. Palmer
Acting Regional Director

In duplicate

Attachment

Copy to: Supt., Harpers Ferry, w/c report
Chief, EODC, w/c report

APPROVAL SHEET

Recommended:

Director

Recommended:

Regional Director

Recommended:

Chief, E.O.D.C.

Approved:

Superintendent

PART I
HISTORIC BUILDING REPORT

The Burton Building
(Building No. 14)

Harpers Ferry National Monument

Distributed for Review by Region Five

TABLE OF CONTENTS

Page No.

SECTION I: ADMINISTRATIVE DATA (1 page)

Section II: HISTORICAL DATA

| | |
|---|---|
| <u>Introduction</u> | 1 |
| 1. <u>Ownership of the Land, 1835 to 1870</u> ----- | 1 |
| 2. <u>Erection of Building No. 14, 1857</u> | 3 |
| 3. <u>Historical Use of Building No. 14</u> | 4 |
| 4. <u>Measured Drawings</u> | 4 |
| 5. <u>CONCLUSIONS and RECOMMENDATIONS</u> - - - - - | 9 |
| <u>Appendix I - 1835 Flat of Wager Tract</u> | 5 |
| <u>Appendix II - Dittmeyer Flat</u> | 6 |
| <u>Appendix III - 1866 Map</u> | 7 |
| <u>Appendix IV - Photographs</u> | 8 |

~~SECTION III: ARCHITECTURAL DATA (To Be Prepared)~~

ADMINISTRATIVE DATA

The Burton Building

(Building No. 14)

Harpers Ferry National Monument

**Prepared by
Acting Superintendent Raymond L. Ives
October 9, 1957**

SECTION I: ADMINISTRATIVE DATA

A. Name and Number of Building:

Building No. 14, "The Burton Building".

B. Proposed Use of Structure:

Building No. 14 is presently dismantled and in storage. The structure is to be rebuilt on its original site and restored to its appearance in the 1859-1865 period. The interior of Building No. 14 will be restored as a store of the 1859-65 period that visitors may view through the windows from the street. They will not actually enter the structure.

C. Provisions for Operating the House:

No funds have yet been programed for refurnishing the house. No cooperative agreements have been executed or proposed for furnishing and operating the house. Money will be required to establish the small period store museum exhibit in the structure.

D. Preliminary Estimate of Cost of Rehabilitating the Structure and Grounds:

It is estimated that the total cost of erecting Building No. 14 and of restoring it to its 1859-65 appearance will amount to\$5,000.

HISTORICAL DATA

The Burton Building

(Building No. 14)

Harpers Ferry National Monument

**Prepared by
Supervising Park Historian Charles W. Snell
October 9, 1957
(Rev. Feb. 3, 1958)**

SECTION II: HISTORICAL DATA

Introduction: Part I of this Historic Building Report for Building No. 14 has been prepared in accordance with Acting Regional Director Gibson's memorandum of September 17, 1957. This section is based on all presently available documentary data.

1. Ownership of the Land, 1835 to 1870.

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 States² Government.

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 buildings recently attached to

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.

"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. 15.⁴

Probably on October 28, 1837 and certainly by April 29, 1842 (the complete Deed is missing, see footnote 5), subdivision No. 1 of Lot No. 15 was sold to Ann C. Stephenson, of Harpers Ferry.⁵ Building No. 14, today, occupies a small portion of Wager Lot 15 - subdivision 1.

On October 12, 1857 Mrs. Stephenson sold the following land to Alfred Burton for \$100: (See Appendix II)

"beginning at the north west corner of subdivision 1 of Lot 15... thence along the front of said subdivision Lot 1, on High Street Twelve (12) feet to a point and stake in said line, the corner of the wooden building now occupied as a shop by Geo. W. Fordney (this probably refers to the present site of Building No. 13), thence North East Twenty one feet (21)

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

4. February 8, 1841, Deed of B.&S., Deed Book 24, pp. 457-58.

5. April 29, 1842. Deed of B.&S., Deed Book 25, p. 512. Only part of the first page of this deed remains in the Deed Book. There is a note to the effect that when the Index was being made in 1880 this book contained only 512 pages, with some pages evidently having been torn out during or just after the Civil War

"to a stake, thence north Thirteen feet (13), to the outline boundary of said subdivision 1; thence 21 feet to the beginning being the northwest corner of said subdivided Lot 1, of the shape and dimensions above named..." 6

In 1870 Alfred Burton still owned this property, as is shown by the following extract of a deed made by the heirs of Ann C. Stephenson in selling the site of Buildings 12 and 12A:

"All that piece... of land and houses thereon (referring to Buildings No. 12 and 12A), situated in Harpers Ferry beginning at the premises of Daniel Ames (Wager Lot No. 15- subdivision 2, site of Buildings No. 11 and 11A) on Shenandoah Street running to the corner of Shenandoah and High Streets and running thence along High Street to the Store Room of Alfred Burton..." 7

It is thus apparent that Alfred Burton was the owner of the site of Building No. 14 from 1857 to at least September 1, 1870. It is therefore suggested that Building No. 14 be called the "Burton Building".

2. Erection of Building No. 14, 1857.

The fact that Burton paid only \$100 for the purchase of this piece of land on October 12, 1857 undoubtedly indicates that there was not any structure standing on the property at that date. Building No. 14 must therefore have been erected after 1857. Further research in the newspapers of the 1857-1861 period will probably yield the date of construction.

The map, dated May 9, 1866, "A Sketch of the Present Position & Proposed Alteration of the line of the Baltimore & Ohio Railroad at Harper's Ferry,"⁸ (see appendix III), by means of a generalized symbol, shows buildings standing at that date on the site of Building No. 14.

6. October 12, 1857, Deed of B.&O., Deed Book, 37, pp.308-309.

7. September 1, 1870, Deed of B.&O., Deed Book 5, pp.269-70.

The location of Burton's, or his heirs', deed of sale of this property, after 1870, may also yield further information on Building No. 14.

3. Historical Use of Building No. 14.

Building No. 14, as revealed by the 1870 Deed, was being used at that date as a store. The type of store that occupied Building No. 14 during the 1857 to 1865 period awaits the result of further research in the newspapers of that period.

4. Measured Drawings of Building No. 14.

No historical drawings of Building No. 14 are presently available. For modern measured drawings of Building No. 14 see: Drawing No. NM-HF 3060, two sheets, dated August 27, 1956.

8. National Archives R.C.77, Dr.150, sheet 54.

Report written by:

Charles W. Snell,
Historian (Park Supervisory)

from primary data collected by:

Herbert H. Kissling,
Park Historian

Dated: October 9, 1957.

APPENDIX I

TRACING OF A PORTION OF THE 1835 WAGER PLAT

APPENDIX II

TRACING OF A PORTION OF THE DIETHELYER PLAT

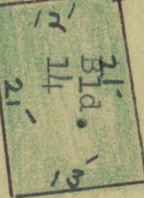
(Plat found in Building No. 9)

High st

SIDEWALK

N 48° W

30'



120.5

Wager Lot 15

Ann C.
Stephenson

SUB DIV (1)

SUB DIV (4)

Danfael
Ames
1870

SUB DIV (2)

PASSENGER BUILDING LINE

SIDEWALK

SUB DIV (3)

WALTER E DITTMAYER

(14)

N 48° W

SIDEWALK

(13)

S 53° E

ORIGINAL WAGER LINE

N

ORIGINAL WAGER LINE

30'

30'

30'

S 50° N 163.5'

27.5'

27.5'

18.5'

1/6 from

40'

42 1/2'

6'

3'

14' 4"

27' 5"

27.5'

10'

10.5'

10.5'

15'

APPENDIX III

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

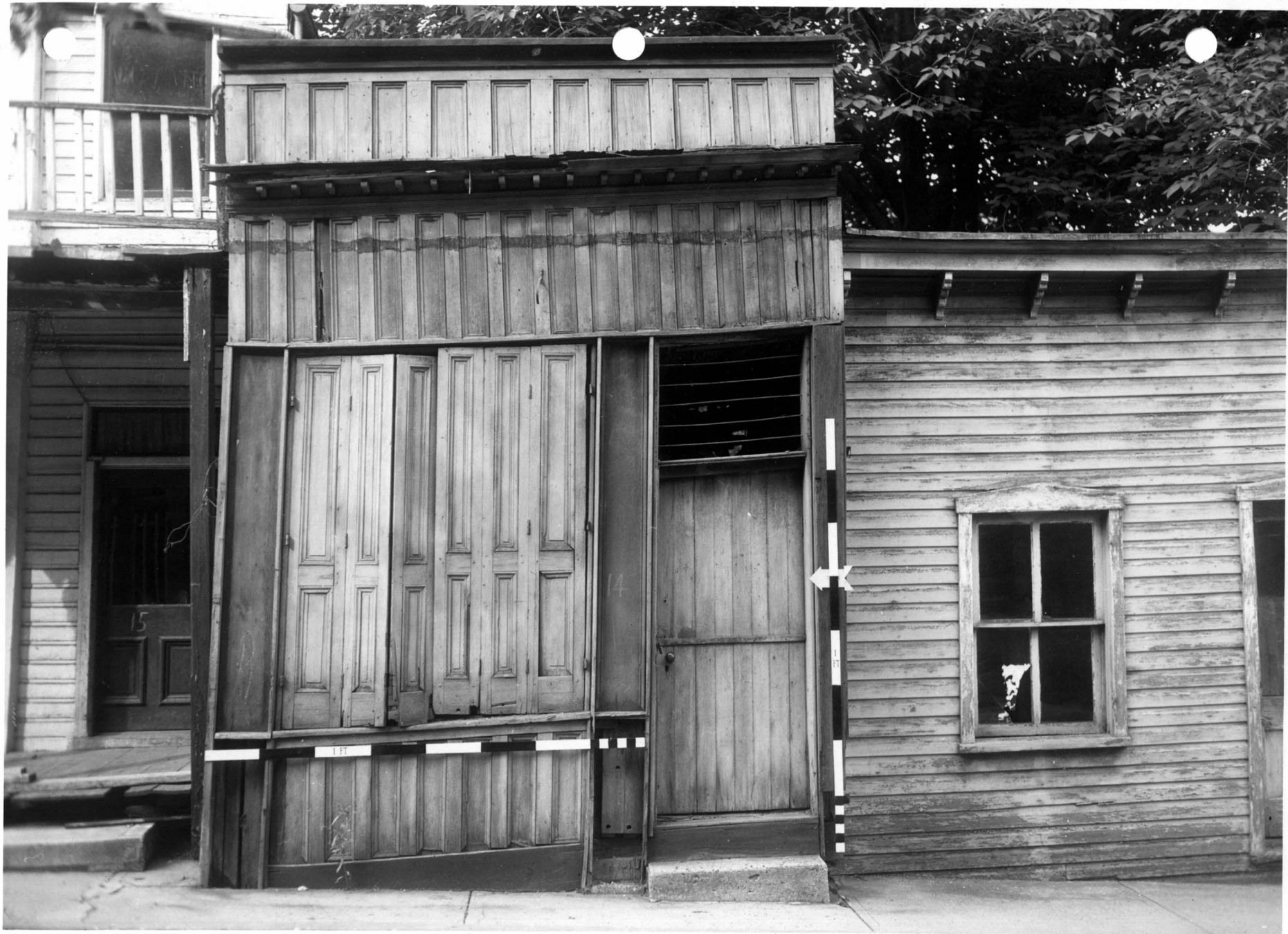
APPENDIX IV

PHOTOGRAPHS

A RECENT (1955) VIEW OF BUILDING NO. 14

Building No. 14 center, with measuring sticks; Building No. 13, wooden structure to right of No. 14; Part of Building No. 15 visible to left of No. 14.

For 1900 view of Buildings No. 13 and 14, see: Historic Building Report, Part I, for Buildings No. 12 and 12-A, page 12.



5. Conclusions and Recommendations:

Since this report was first submitted on October 9, 1957, further research, conducted generally on all the buildings, has produced the following information on Building No. 14. In March 1860, Alfred Burton, the owner of this structure, put the lot and building into trust. The trust reads in part:

Stalle — "...Beginning at the corner of subdivision 1 of Lot 15 of the land of the heirs of John Wager decd - as laid down on the map... thence above the front line of said subdivision 1, on High Street, Twelve (12) feet to a point and said in said line, the corner of the wooden building now occupied as a shop by George Fortney - thence North East, Twenty-one (21) to a stake thence N. West thirteen (13) feet - the outline boundary of said subdivision 1, thence twenty one feet to the beginning line the N. West corner of said subdivision lot 1..." 9

In summary then, Building No. 14 was erected after 1857 and probably before 1860 by Alfred Burton. It should also be noted that a wooden shop, occupied by George Fortney (and owned by Mrs. Ann C. Stephenson), was located adjacent to Building No. 14 from 1857 to at least 1860; this building was apparently located on the present site of Building No. 13 (a small wooden shop removed by the National Park Service).

Further Research Required:

A careful and complete check of the newspapers from 1857 to 1861 will give us a complete chain of the uses of Buildings No. 14 and also No. 13. The same sources will also probably yield some data on the date of the construction of those buildings. The U. S. Census of 1860 should produce background information on Alfred Burton and George Fortney.

Historical Significance and Reconstruction:

Building No. 14 and the building on the site of No. 13, were both definitely

9. Deed of Trust, March 23, 1860, Deed Book 39, pp. 166-167.

a part of the 1859-1865 historic scene. As far as is now known, however, the buildings were not closely associated with either the John Brown ^{Raid} or the events of the Civil War, other than by being a part of the scene in which those historic actions took place. It is therefore recommended that the front of Building No. 14, which has been preserved and is in storage, be restored to its original location and the remainder of the small building be reconstructed to its 1859 appearance. As is evident, the major portion of the work on Building No. 14 will involve reconstruction rather than restoration.

In the case of Building No. 13, which no longer exists, I recommend that the foundations and site of this building be preserved and that they be marked with an interpretive marker. I also suggest that no attempt be made to reconstruct this building.

Monument Use of Building No. 14:

It is recommended that Building No. 14 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. Exhibits should be made portable so that they can be relocated on the second floor of Building No. 15 for storage in the event of a flood. Under this plan, all work on the interior of Building No. 14 will also fall largely in the category of reconstruction rather than restoration.

Charles W. Snell
Charles W. Snell,
Historian (Park Supervisory)

February 3, 1958