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Chief, E.O.D.C.

Approved: Frank H. Anderson
Superintendent

Harpers Ferry National Monument

HISTORIC BUILDING REPORT

PART I

for

BUILDING NO. 40,

THE WILLIAM RICHARDS BLDG.

Harpers Ferry National Monument

Prepared by:

Charles W. Snell,
Historian (Park Supervisory)

Dated June 9, 1958.

29 pages.

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SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Building:

Building No. 40, the "William Richards Building".

B. Proposed Use of Structure:

The exterior of Building No. 40 is to be restored to its appearance in the 1859-62 period and the 1859 store sign placed on the building. This will involve the removal of the existing brick third floor and the reopening of blocked up door and window openings on the first and second floors. Included also will be the removal of the second floor brick front and its replacement with stone as well as the reconstruction of a two-story front porch. No interior restoration except that the first floor store windows will be used for exhibits relating to the town history.

C. Provision for Operating the House: (None)

No funds have been programmed for the restoration of the exterior of this building.

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

The estimated cost of the restoration of the exterior and of interior stabilization of this building is \$30,000.

SECTION II - HISTORICAL 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 (Jr.), 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 ² on all sides by land owned by the United States Government.

On October 10, 1835 the three Commissioners reported to the Court: "To Gerard B. Wager we allot and assign the following lots as designated G.B.W. & numbered in the annexed plat, to wit; Lots no. 2-3-4-6-12-14-18-21-22-29-30-32-34-36-38-43-49-50-52 & 56." ³

Thus in 1835 Gerard B. Wager became the owner of Wager Lot No. 49 and it is upon Lot No. 49 that Bldg. No. 40 stands today. (See Plat on page 2 of this report.)

On March 1, 1837, for the sum of \$3,000, Gerard B. Wager and his wife Ellen Augusta, sold to Thomas Hughes the following Property:

1. Gibson, etc. vs. Wager, etc. Decree, Deed Book 29, pp. 140-141. Jefferson County Court House, Charles Town, West Virginia.
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 page 2 of this report.
3. Deed Book 29, pp. 140-141.

PUBLIC LAND



SCALE 1" = 60 FT.

Tracing of Portion of 1835
 Plat of Wager Lots. Traced
 from the Original in the
 Jefferson County Court
 House, Deed Book 29, by
 A. W. Franzen.

"...all that House and Lot at Harpers Ferry Va., now in the possession and Occupancy of Charles Staley, situated on Shenandoah Street, fronting thirty three feet on said street and extending back to the alley leading past the Catholic Church. Said Lot being designated on the map or plat of the Lands of the heirs of John Wager deced as No. 49 and is the same heretofore occupied by Daniel A. Weed..." 4

On July 31, 1841, Gerard B. Wager, as Trustee for Thomas Hughes, sold at public auction Lot No. 49 and the house thereon to William Chambers for the sum of \$2,350.⁵

On February 15, 1850, William Chambers and his wife Amelia, in turn, sold the house and lot to William Richards for \$3,000.

Thus Lot No. 49, with the house on it, belonged to Gerard B. Wager from 1835 to 1837. From 1837 to 1841, it was the property of Thomas Hughes; and from 1841 to 1850 it belonged to William Chambers. In 1850 the house and Lot No. 49 passed to William Richards, who still owned this property in 1865.

2. THE CONSTRUCTION OF BLDG. NO. 40. - 1824.

On February 5, 1824, Catherine Wager, the widow of John Wager, Jr. and guardian of Gerard B. Wager and Sarah Ann Wager, and John B. Wager, her eldest son, in consideration for the sum of \$250, entered into the following agreement with Daniel A. Weed, a merchant of Harpers Ferry:

"...the said Wagers...agree that the said Weed shall have a lot of ground situated between Dr. Godfrey Weise's shop and Jacob R. Thomas's stone stable (see map on page 5 of this report for the location of these two buildings) about thirty five feet in front and forty five feet extending backwards for the purpose of a store house to be built

4. Deed of B. & S., March 1, 1837, Deed Book 21, pp.428-429.
5. Deed of B. & S., July 31, 1841, Deed Book 25, pp.215-216.
6. Deed of B. & S., February 15, 1850, Deed Book 31, p.109.

"thereon by said Weed said house to be thirty three feet in front (having two two feet between said store house and Dr. Weise's for a passage, said Weed to have the use of said passage during the time of occupancy and thirty five feet extending backwards, the house to be built of stone, two story high and shelved and fitted for a store house the apartment of the understory are to be three in number and the upper floor to be divided into three apartments. - The said D. A. Weed doth covenant...agree to and with the said Wagers to erect the said house above mentioned which house he is to have the use of for ten years by paying the...Wagers...the sum of \$50 per annum for the first five years payable annually at the end of each year and the last five years of said term to be held by said Wager for the annual rent of one shilling if demanded...

The Wagers promised Weed the proper use and occupancy of the lot and house for 10 years without disturbance and Weed agreed at the end of ten years to deliver up the house and lot uninjured and in good order and repair, natural decay and fire excepted, to the Wagers.

"And D. A. Weed binds himself to erect a double portico or piazza, i.e., one opposite the lower story and the other opposite the upper story connected by a stair case on the outside. And he further binds himself... to dig a cellar underneath the house and he is also to lath and plaster the rooms on the upper floor..." 7

Eldg. No. 40 was therefore erected by Daniel A. Weed, probably completed in 1824 and certainly by July of 1825, as is shown in the evidence that follows. In a Bill of Sale, dated July 29, 1825, Daniel A. Weed sold to Otis Dudley for \$1,400 an undivided moiety and equal share of the lease to this lot and building. In the agreement Weed stated that he had leased "the lot of ground and the tenant, thereon, afterwards erected by the said Daniel A. Weed..."

A general plan of this building, as it appeared in 1835, see page 5 of this report, will be found on the map: "Harpers Ferry Shewing the

7. Articles of Agreement, February 5, 1824, Deed Book 12, p.513.

8. Bill of Sale, July 29, 1825, Deed Book 14, pp.29-30.



Tracing of Portion of
 1913 E. & O. RR. Map with 1835 Plan
 Superimposed upon it by A. W. Fran
 Hatched Buildings - 1913
 Red Colored Buildings - 1835

Scale 1" = 50' for both maps

"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 No.2."^{8a}

The actual dimensions of Bldg. No. 40, as erected by Weed, are a 32 foot eight inch front on Shenandoah Street by 34 feet four inches in depth. The building was originally constructed of stone and two stories in height. An excellent idea of the exterior appearance of Bldg. No. 40 in 1861-62 can be formed by examining photograph HF-67(see Appendix I), which appeared in Frank Leslie's Illustrated Newspaper in November of 1862. The structure was apparently burnt out in the summer or fall of 1862 (See Photograph HF-40) and the present second floor brick front and the present entire brick third floor were thus added after the Civil War.

The first floor of Bldg. No. 40, in 1824, was originally designed for use as a store and the second floor, containing three rooms, was intended to be utilized as living quarters. The first roof was probably made of wood shakes and there was a cellar under the structure.

3. THE USE OF BLDG. NO. 40, 1824 to 1861.

In March 1824, Daniel A. Weed's store was located on Block C, Lot No.1 on Shenandoah Street (see 1859 Preliminary Historical Base Map for location of this lot), and here he sold "Sugar, Molasses, Rum, Oranges, Figs, Nails, Powder, Venison Hams, and Salt." On February 5, 1824 Weed signed his lease with the Wager family and probably completed the construction of Bldg. No. 40 before the end of the year.

8a. 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 reproduced as part of Harpers Ferry N.M. Master Plan as Drawing No. NW-HF 3002, sheet two of three.

9. Harpers Ferry Free Press, March 31, 1824, p.3, c.4; December 1, 1824, p.1, c.2. For location of store also see: Virginia Free Press, August 29, 1827, p.4, c.5.

On July 29, 1825 Daniel A. Weed sold to Otis Dudley, for \$1,400, an undivided moiety in the lease to the house and lot for the remainder of the ten year lease, stating:

"The said Weed and Dudley, having formed a copartnership in the mercantile business - it is agreed between said parties, - that said leasehold building, during the term of said lease, shall not be disposed of - or otherwise appropriated, than as the store house of said copartnership, without the consent of both parties..." 10

On February 28, 1827, Weed and Dudley sold to Isaac Newton Carter, for the sum of \$1,100, their rights under the lease from the "ager family for the remaining seven years of the lease "to have and to hold the said store and dwelling house". 11

Isaac Newton Carter operated a store in Bldg. No. 40 from 1827 until October 1831. Here he sold at "Cheapside No. 1" dry goods, groceries, Medicines, linseed oil, fish oil, sperm oil, tar, stoves, saddles, harness, books, bar iron, mould boards, steel and window glass. Carter himself lived over the store. 12

In October 1831 Isaac N. Carter sold the $\frac{1}{2}$ remaining three year term of his leasehold to Henry Crampton; Crampton advertising in November that he had "opened in Harpers Ferry a supply of Fall and Winter Goods in the well known store room lately occupied by I.N. Carter." 13

10. Bill of Sale, July 29, 1825, Deed Book 14, pp.29-30.

11. Deed of B. & S., February 28, 1827, Deed Book 14, pp.419-420.

12. Virginia Free Press, August 29, 1827, p.4, c.4; December 3, 1828, p.4,c.1; June 24, 1829, p.4,c.1; and c.3; July 15, 1829, p.3,c.2 & c.3; December 2, 1829, p.4,c.2; June 2, 1830, p.3; June 16, 1830, p.3,c.5; July 7, 1830, p.3,c.3; July 14, 1830, p.4,c.2; October 6, 1830, p.4,c.1; October 13, 1830, p.3; October 20, 1830, p.4,c.6; December 8, 1830, p.4,c.5; January 19, 1831, p.4, c.4; May 12, 1831, p.3; October 20, 1831, p.3,c.4.

13. Virginia Free Press, November 24, 1831, p.3.

Henry Crampton operated a Dry Goods store in Bldg. No. 40 from
November 1831 until July of 1835.¹⁴

In August 1835, Bushrod S. Pine announced:

"NEW CONERN

"Having taken the store room and purchased the stock of goods
from Henry Crampton..."¹⁵ Pine operated a Dry Goods Store in Bldg.
No. 40, under a one year lease, until August of 1836.

During this same period the second floor of Bldg. No. 40 was
occupied as a Boot and Shoe Making Establishment, operated by William
Avis and Joseph Lemox. In April 1836, Avis advertised:

"Dissolution of Partnership. William Avis announces he will continue
the BOOT AND SHOEMAKING AT HIS SHOP IMMEDIATELY OVER MR. PINE'S STORE
ON MAIN STREET." 16

On September 1, 1836, Charles Staley announced: "having purchased
the stock of goods of Bushrod S. Pine, (he) has opened a new (Dry
Goods) Store" in Bldg. No. 40.¹⁷ On the same date, his wife, Mrs.
Martha A. Staley also advertised that she had "removed her Millinery
and Fancy Store to the store room recently occupied by Bushrod S.
Pine."¹⁸

14. Virginia Free Press, November 1, 1832, p.3; April 18, 1833, p.3, c.2;
October 17, 1833, p.3, c.3; October 30, 1834, p.3, c.3; May 8, 1834, p.3,
c.6; May 7, 1835, p.3, c.7;

15. Virginia Free Press, August 20, 1835, p.3, c.1.

16. Virginia Free Press, April 21, 1836, p.3, c.1.

17. Virginia Free Press, September 1, 1836, p.3, c.5.

18. Ibid.

On March 1, 1837 Gerard B. Wager sold Bldg. No. 40 and Wager Lot No. 49 to Thomas Hughes for \$3,000; the deed for this sale states that Charles Staley is "now in the possession and Occupancy" of this property (See the evidence quoted on page 3 of this report). The Staleys continued to operate their store in Bldg. No. 40 until their lease expired on August 31, 1837.

In September 1837, Thomas Hughes announced that he "has removed his store from Potomac Street, to the stand on Shenandoah Street, lately occupied by Mr. Charles Staley, next store West of Messrs. Wm. & S.B. Anderson (these latter two gentlemen were then located in a store on "Wager Lot No. 51")" Hughes ran a ready made clothing store and also sold "Cloths, Cassimeres, Groceries, Hats, Boots, Shoes, Hardware and China," until July 1841. Thomas Hughes resided during this period in the quarters located over his store.

On July 31, 1841, for the sum of \$2,350, Bldg. No. 40 and the lot were sold to William Chambers. From 1841 until early in 1843, Bldg. No. 40 was occupied under a lease by Joseph L. Russell & Co., ready made clothing merchants. In March 1843, William Chambers, the owner, advertised:

"FOR RENT

"The large Store House formerly occupied by Thomas Hughes, and more recently by Jos. L. Russell & Co., situated on Shenandoah Street, opposite the Pay Office (see map on page 5 of this report for location of Armory Pay Office). Also two rooms and a kitchen over the store." 22

19. Virginia Free Press, January 1, 1837, p.4,c.3; April 6, 1837, p.3,c.2; May 11, 1837, p.3,c.3.

20. Virginia Free Press, September 14, 1837, p.3,c.5.

21. Virginia Free Press, February 1, 1838, p.3,c.5; October 11, 1838, p.3,c.2; May 23, 1839, p.3,c.2; November 15, 1838, p.3,c.4. Harpers Ferry Constitutional-ist, May 23, 1839, p.3. Deed of Trust, March 1, 1841, Deed Book 24, pp.507-509. Virginia Free Press, April 1, 1841, p.2,c.7; May 27, 1841, p.3,c.2; July 22, 1841, p.3, c.3.

22. Virginia Free Press, March 23, 1843, p.3,c.1.

The use of Bldg. No. 40 from March 1843 to November 1844 has not yet been established.

In December 1844 David Koonce announced:

"NEW & CHEAP CASH STORE, HARPERS FERRY, OPPOSITE THE PAY OFFICE ON SHENANDOAH STREET. Dry Goods, Groceries, Hardware, Boots, Shoes, Hats, Caps, &c. &c..." 23

Mr. Koonce was probably located in Bldg. No. 40 (the other two stores opposite the Pay Office, in Bldg. No. 38, being already occupied at this date); here he operated his Dry Goods Store until May 1846.²⁴

In June 1846, Mr. William Chambers, the owner of Bldg. No. 40, informed the public that he had left the employment of the Armory and was now "located on the west side of the well known stand last occupied by P. O. Littlejohn (Littlejohn was then located in Bldg. No. 38). I have not much of any thing, but a little of everything. DRY GOODS, GROCERIES." 25

Chambers operated his store in this building until April of 1850.²⁶

On February 15, 1850, for the sum of \$3,000, William Chambers sold Bldg. No. 40 and Wager Lot No. 49 to William Richards. In May 1850 Richards advertised:

"FOR RENT

"The store recently occupied by Wm. Chambers, on Shenandoah Street, opposite the Old Pay Office is for rent..."²⁷ From 1850 until March 31, 1853, Bldg. No. 40 was apparently occupied by John G. Ridenour. Ridenour's stock consisted of Dry Goods, Ready Made Clothing, Groceries, Boots, Shoes,

23. Virginia Free Press, December 26, 1844, p.4, c.2.

24. Virginia Free Press, May 15, 1845, p.3, c.2; November 27, 1845, p3, c.5; January 29, 1846, p.3, c.6; April 9, 1846, p.3, c.1.

25. Virginia Free Press, June 4, 1846, p.3, c.3.

26. Virginia Free Press, May 5, 1848, p.2, c.7; Deed of B. & S., February 15, 1850, Deed Book 31, p.109.

27. Virginia Free Press, May 9, 1850, p.3, c.2.

Hats, Caps, Hardware, Queensware, Books, Stationary, Glass and Paint.

In April 1853, R. Walter and Brother occupied Bldg. No. 40, moving there from Wager Lot No. 11. In addition to Ready Made Clothing, they sold Trunks, Valiges and Carpet Bags. In August 1854 Mr. Moses Frank became a partner in the firm and the company changed its name to Walter, ²⁹ Bro. & Co. By October 1854, they were advertising their store as the ³⁰ "Cheap Clothing Hall, Shenandoah Street". The company continued their ³¹ operations under this name until January 1856, at which date they announced:

"HO FOR KANSAS-NEBRASKA

"Selling off at Cost, I close Business. The Undersigned intends going West next spring, will sell his entire stock of Ready made clothing and other goods too numerous to mention at cost. All persons indebted to Walter, Bro. & Co. will please to call and make settlement by note or otherwise as soon as possible, as I wish to leave on the first of April, 1856. The business will still be continued on by R. Walter & Bro. Now is the time for all persons that want great Bargains. Do not neglect to come before all the bargains are given away. Come one, come all, come to Walter, Bro. & Co.'s cheap Clothing Hall, at Harpers Ferry, Va.

Moses Frank
R. Walter & Bro.

"N.B. Look out for the large Store with large Porch in front on Shenandoah Street opposite the old U.S. Arsenal." 32

28. Virginia Free Press, February 21, 1851, p.3, c.1; April 25, 1851, p.3, c.3; October 30, 1851, p.3, c.1; January 15, 1852, p.3, c.2; May 6, 1852, p.3, c.4; January 20, 1853, p.3, c.3; February 10, 1853, p.3, c.2. Selling out and leaving county- August 18, 1853, p.3, c.1.

29. Virginia Free Press, April 14, 1853, p.3, c.1; April 27, 1854, p.2, c.7; August 31, 1854, p.2, c.7.

30. Virginia Free Press, October 5, 1854, p.3, c.3.

31. Virginia Free Press, March 29, 1855, p.3, c.1; October 11, 1855, p.3, c.1.

32. Virginia Free Press, January 3, 1856, p.2.

On April 1, 1856 the firm of R. Walter, Bro. & Co. was dissolved by mutual consent; Mr. Nisan Frank was selected as a new partner and the company continued business in Bldg. No. 40 under the name of Walter, Bro. & Co.³³ On April 1, 1858 the firm moved out of Bldg. No. 40 into Bldg. No. 10, where they were operating at the time of the John Brown Raid in 1859.³⁴

By the end of April 1858, a new store had opened in Bldg. No. 40:

"NEW STORE!

NEW GOODS, NEW PRICES!

"Frankel Bros., Levitoch and Hirsh Respectfully inform the public that they have just opened a splendid stock of New and Fashionable Spring and Summer

READY MADE CLOTHING

on Shenandoah Street, in the store room formerly occupied by Walter, Brother & Co., opposite the old Pay Office.

"In addition to their large and well-assorted stock of Ready-Made-Clothing, they offer also a large stock of

HATS, CAPS, BOOTS, SHOES, AND GENTLEMEN'S FURNISHING GOODS

Such as Fine White Linen and fancy Marseilles Shirts, Undershirts and Drawers, Overalls, Neck and Pocket Handkerchiefs, Hosiery, Suspenders, Gloves, with a wide variety of Fancy Goods such as Pocket Books, Combs, Brushes, etc.

"Having selected our goods with particular pains, and expressly for this market, by one of the partners, (Phillip Frankel) who formerly resided in this place, we are confident that we can undersell any other establishment here or in the vicinity. Purchasers would therefore find it greatly to their advantage to call upon us and examine our stock, which we are willing and ready to show at any time, before purchasing elsewhere.

N.B. Mr. Hirsh, (now a partner in the above firm) who kept store in Bolivar, especially informs his friends and customers of his removal, and promises them in the future, the best bargains they ever had." 35

33. Virginia Free Press, March 27, 1856, p.3,c.2.

34. Virginia Free Press, April 1, 1858, p.2, c.7. Historic Bldg. Report, Part I, for Bldg. No. 10 and 10-A, pp. 22-23.

35. Virginia Free Press, April 29, 1858, p.2,c.6; also July 22, 1858, p.4.

By October 1858 the firm advertised that they were located "opposite the new government buildings," that is, the Master Armorer's new house - now Bldg. No. 36, and warned "Don't overlook the Store Sign: PHILIP FRANKEL & CO."³⁶

In October 1859, just after the John Brown Raid, the company had the following advertisement in the newspaper:

"LOOK OUT FOR

BARGAINS

NEW GOODS AND NEW PRICES

"PHILIP FRANKEL & CO., respectfully informs his friends and the public generally, that they have lately opened a New Store, with a splendid and well selected stock

OF THE LATEST STYLES

FALL AND WINTER

READY-MADE CLOTHING

On Shenandoah Street, in the Store Room formerly occupied by John Walter & Brother opposite the new Government Buildings.

HARPERS-FERRY, VA.

"In addition to their large and well assorted stock of Men and Boys Clothing, they offer also a large stock of the latest styles

HATS, CAPS,

BOOTS, SHOES,

and GENTLEMEN'S FURNISHING GOODS such as fine white Linen and Marseilles Shirts, Under Shirts and Drawers, Overalls, Neck and Pocket ~~Hdk~~ Hdk's., Hosiery, Suspenders, Gloves, with a great variety of Jewelry and Perfumery - also a great variety of Fancy Goods, such as Pocket Books, Combs, Brushes, &c.

N.B. My friends and buyers would find it to their benefit to give us a call and examine our stock before purchasing elsewhere, as we are confident that we can undersell any establishment of the kind in this vicinity.

Don't overlook the Store Sign

PHILIP FRANKEL & CO.

Frankel, Bro., Levitoch & Co." 37

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On February 1, 1860, the firm was dissolved, but the business was continued by B. D. Hirsh in Bldg. No. 40 to at least April 1861.³⁹

36. Virginia Free Press, September 9, 1858, p.3, c.1; also October 14, 1858, p.3.

37. Virginia Free Press, October 27, 1859, p.3, c.1.

38. Virginia Free Press, January 12, 1860, p.3, c.2.

39. Virginia Free Press, April 6, 1860 p.2 c-7; October 11, 1860, p.2, c.2; October 25, 1860, p.3, c.6. - -13-

The census of 1860 indicates that William Richards, the owner, and his family were residing on the second floor of Bldg. No. 40 at that time. It also provides us with the following information on Richards and Hirsh:

"Bernhard Hirsh, 28 years old, male, merchant. Value of personal estate estimated at \$1,500. Born in Hepeconthe(?).

"Hetta Hirsh, 26 years old, female. Born in Hepeconthe (?).

" William Richards, 52 years old, male, retired gentleman. Value of Real Estate (would include Bldg. No. 40 and 44) estimated at \$7,675. Value of personal estate estimated at \$700. Born in Ohio.

"Sarah Richards, 42 years old, female. Born in Pennsylvania.

"Sarah Griggs, 19 years old, female, domestic. Born in Virginia." 40

4. HISTORICAL PRINTS AND PHOTOGRAPHS.

All historical prints and photographs, four in number, and two modern day photographs of Bldg. No. 40, will be found in Appendix I of this report.

5. HISTORICAL PLANS OF BLDG. NO. 40.

No historical plans of the building have been found and it is unlikely that any will ever be located. Modern measured drawings of Bldg. No. 40 have not yet been prepared. A preliminary floor plan of the first floor has been furnished for this report by Architect Archie W. Franzen. The writer has prepared a rough plan of the second floor; both plans will be found in the Architectural Data Section. There are no floor plans of any type for the third floor of Bldg. No. 40.

40. National Archives R.G. 29, "Records of the Bureau of the Census, Population Schedules of the Eighth Census of the U.S. 1860. Virginia, Volume 13, Jefferson County (Part), p.197.

6. SUMMARY OF THE HISTORICAL DATA

A. Ownership of the Land, 1835 - 1865:

1. October 1782 to October 9, 1835, owned by Wager family.
2. October 10, 1835 to February 28, 1837, owned by Gerard B. Wager.
3. March 1, 1837 to July 30, 1841, owned by Thomas Hughes,
purchase price: \$3,000.
4. July 31, 1841 to February 14, 1850, owned by William Chambers,
purchase price: \$2,350.
5. February 15, 1850 to after 1865, owned by William Richards,
purchase price: \$3,000.

B. Construction of Bldg. No. 40

Bldg. No. 40 was constructed in 1824 by Daniel A. Weed, a merchant, under a lease granted by the Wager family. The stone structure was two stories in height, had a cellar, and a large two story wooden porch on the front which extended out over the sidewalk. The original roof was probably composed of wooden shakes. The building was 32 feet 8 inches wide by 34 feet and four inches deep. The first floor contained a single large store and the second floor was divided into three rooms intended for use as living quarters. The rooms on the second floor were lathed and plastered.

The building apparently underwent little or no alteration g from 1824 to 1861. Sometime after February 1862, but before the winter of 1862-63, the interior of Bldg. No. 40, with the roof and front porch, were entirely destroyed by fire. The present brick third floor was

therefore added on, and the interior of the structure rebuilt after 1865
but before 1889.⁴¹

C. Historical Use of Bldg. No. 40, 1824 - 1861:

1. 1824 - February 1827, a Dry Goods and Grocery Store operated by Daniel A. Weed and Otis Dudley.
2. February 1827 to October 1831, a Dry Goods and Grocery Store operated by Isaac Newton Carter.
3. October 1831 to July 1835, a Dry Goods Store operated by Henry Crampton.
4. August 1835 to August 1836, a Dry Goods Store operated by Bushrod S. Pine. Second floor occupied by William Avis and Joseph Lemox as a shoe maker's shop.
5. September 1836 to August 1837, Dry Goods and Clothing Store operated by Charles Staley and wife.
6. September 1837 to July 1841, Dry Goods, Ready Made Clothing and Grocery Store operated by Thomas Hughes.
7. 1841 to March 1843, Dry Goods and Clothing Store, operated by Joseph L. Russell and Company.
8. March 1843 to November 1844, use not yet established.
9. December 1844 to May 1846, Dry Goods and Grocery Store, probably operated by David Koonce.
10. June 1846 to April 1850, a Dry Goods and Grocery Store, operated by William Chambers.
11. May 1850 to March 1853, Dry Goods, Ready Made Clothing and Grocery Store, probably operated by John G. Ridenour.

41. Harpers Ferry Negative No. HF-71, of the 1889 flood, clearly shows Bldg. No. 40 with the present brick third story on at that date.

12. April 1853 to March 1858, Ready Made Clothing Store, operated by the firm of R. Walter and Brother; R. Walter, Bro. and Company; and after 1856 by Walter, Bro. and Company.

13. April 1858 to January 1860, a Ready Made Clothing Store, operated by Frankel, Bro., Levitoch, B. D. Hirsh & Co. Store sign, time of the John Brown Raid, read "PHILIP FRANKEL & CO." William Richards and family resided on the second floor during this period.

14. February 1860 to Beginning of Civil War, 1861: a Ready Made Clothing Store, operated by Bernhard Hirsh.

7. CONCLUSIONS AND RECOMMENDATIONS:

It is believed that enough evidence from documentary and photographic sources has been presented in this report to permit the accurate restoration and reconstruction of the exterior of Bldg. No. 40 to its appearance in the 1859-1862 period. It is recommended that this work be carried out. Involved in this project would be the complete removal of the present brick third floor and the restoration of original, but now blocked up, door and window openings on the first and second floors. The present second floor brick front must also be removed and a stone front reconstructed as shown in Photograph HF-35. In addition a new roof and two story wooden front porch must be reconstructed as shown in Photograph HF-67, to complete the exterior work.

Insufficient documentary evidence has been found to permit interior restoration. It also seems probable that the 1862 fire, and later rebuilding, destroyed all or most of the interior structural evidence that might otherwise have provided enough information to permit interior

reconstruction. It is therefore recommended, unless actual architectural investigation of the structure proves otherwise, that no attempt be made to reconstruct the first and second floors of Bldg. No. 40 on the interior.

Under this suggested plan, the exterior would be restored and reconstructed, and the 1859 store sign placed on the building. The first floor store windows would be utilized to show exhibits relating to the general history of the town and the remainder of the first floor interior would merely be stabilized or rehabilitated. The second floor would be stripped to a shell and used for the storage of exhibits from the first floor in the event of a flood.

It is further recommended that Bldg. No. 40 be called the "William Richards Building", as it was here that Richards resided just before the Civil War. It is also suggested that Bldg. No. 44, which we have previously called the "Richards Building", being also owned by Richards in 1859, be renamed the "Philip Coons Building" in honor of the actual builder of Bldg. No. 44. (Coons also erected Bldg. No. 10 and 10-A, but lost control of his properties in 1855 due to financial difficulties.)

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

SECTION III - ARCHITECTURAL DATA

1. BLDG. NO. 40 TODAY:

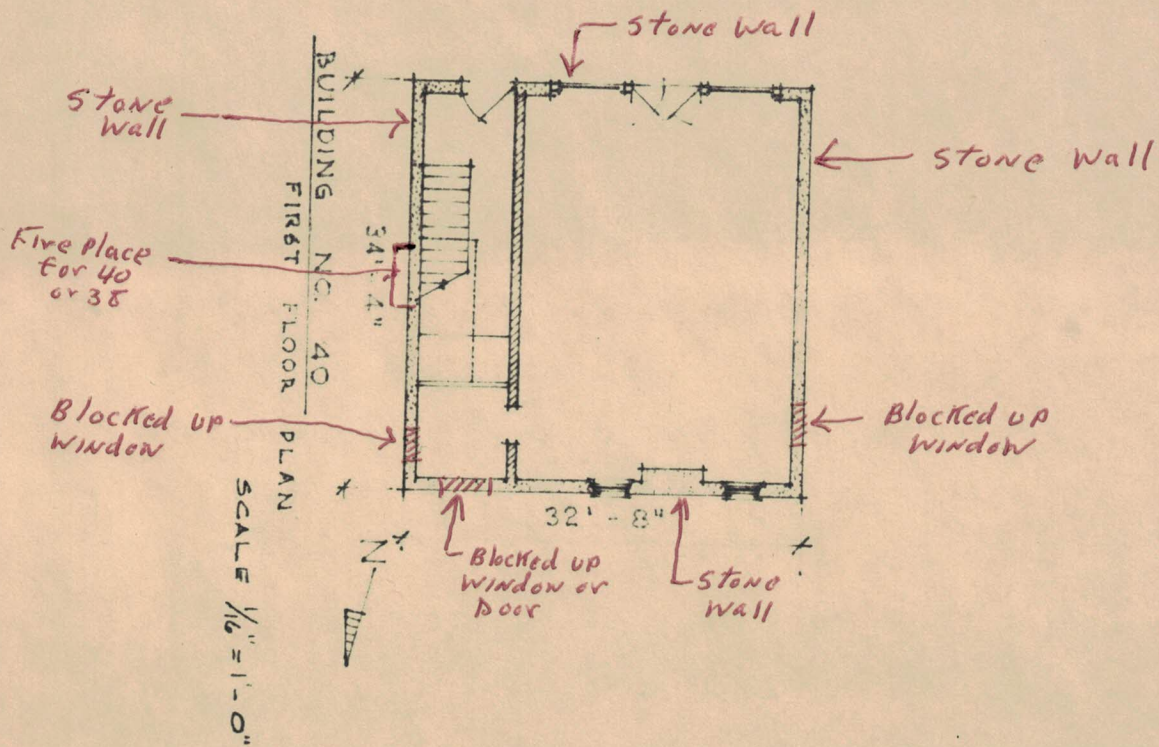
Bldg. No. 40 today is a three story building that fronts 32 feet eight inches on Shenandoah Street and is 34 feet four inches in depth. The two side and rear walls, first and second floors, are still built of the original (1824) stone. The first floor front wall is also still constructed of stone. The second floor front wall and all four walls of the third floor are constructed of brick and were added sometime after 1865 but before 1889. The roof also dates after 1865. On the next two pages of this report will be found preliminary floor plans of the first and second floors; on these, in red ink, I have indicated the approximate location of the original window or door opening, now blocked up, that I was able to observe by walking in and around Bldg. No. 40. In spite of fire, flood, and war, a surprising proportion of the original 1824 walls, in my opinion, are still standing.

Modern photographs of Bldg. No. 40, as it appears today, will be found in Appendix I of this report.

2. RESTORATION AND RECONSTRUCTION REQUIRED:

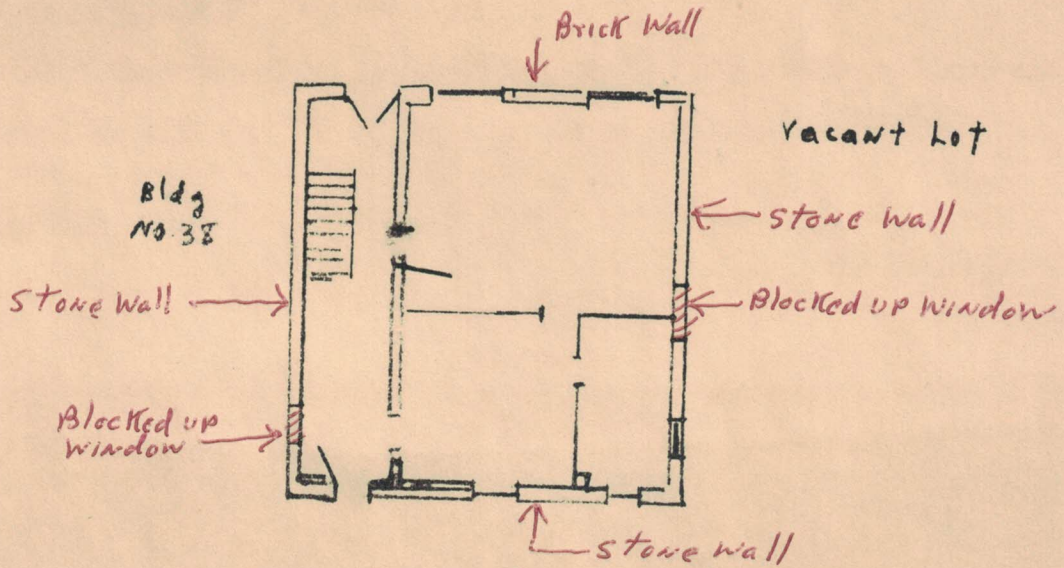
To restore the exterior of Bldg. No. 40 to its 1859-62 appearance, the entire brick third floor must be removed. Original door and window openings, now blocked up, must be restored in the first and second floor walls. The present second floor brick front wall must be removed and the wall reconstructed of stone, with door and window openings placed as shown in Photograph No. HF-35; similarly door and window openings on

SHENANDOAH ST.



First Floor
Bldg No. 40

SHENANDOAH ST



Bldg No. 40
Second Floor Plan

the first floor front should be restored on the basis of the same photograph. In addition the roof, probably wooden shakes, and a two story wooden porch on the front of the building must be reconstructed on the basis of the Photograph HF-67.

The interior of Bldg. No. 40 should be stabilized, but because of lack of evidence, both documentary and probably architectural, should not be reconstructed.

3. ESTIMATED COSTS:

The estimated cost of exterior restoration and reconstruction, and of interior stabilization of Bldg. No. 40 is \$30,000.

Charles W. Snell

Charles W. Snell,
Historian (Park Supervisory)

June 9, 1958

APPENDIX I

HISTORICAL AND MODERN PHOTOGRAPHS

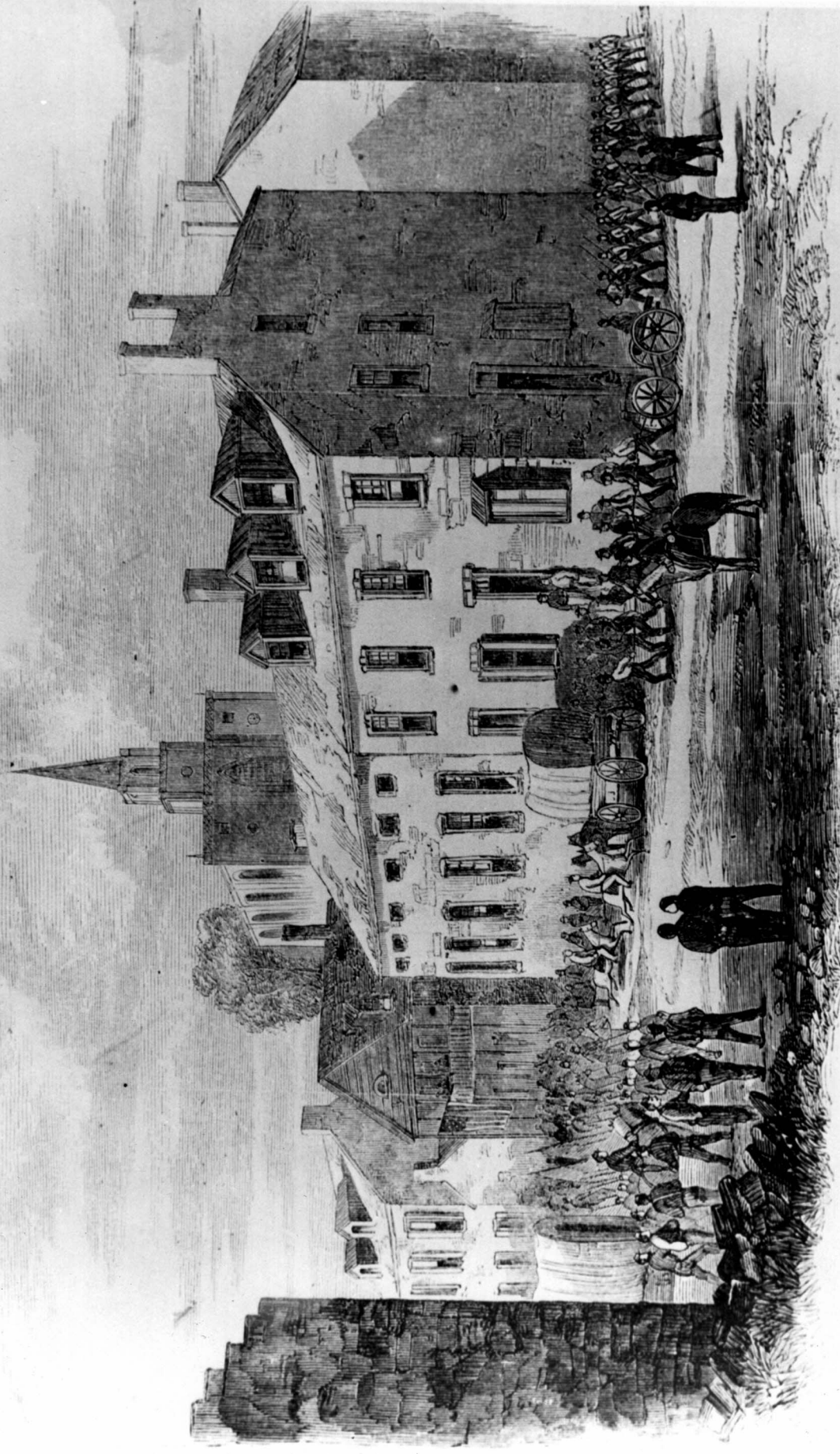
(six)

"The Main Street (Shenandoah Street), Harper's Ferry Va.- Zouaves on Mules - Contrabands Hauling Guns - Officers Lounging, &c., October 16 (1862), -Sketched by our Special Artist, Mr. Edwin Forbes.

From Frank Leslie's Illustrated Newspaper, November 8, 1862, p. 109

Harpers Ferry Negative No. HF-67.

Reading from right to left: Corner Building on Wager Lot No.51, with Bldg. No.37 in its rear; next Bldg. No. 38; then Eldg. No. 40, note roof and porch; then a Bldg. on Wager Lot No. 48, and last, Bldg. No.43



THE MAIN STREET, HARPER'S FERRY, VA.—ZOUAVES ON MULES—CONTEABANDS HAULING GUNS—OFFICERS LOUNGING, &c., OCTOBER 16.—SKETCHED BY OUR SPECIAL ARTIST, MR. EDWIN FORBES

summit a wide view can be had of the Virginian scenery. On them is situated the signal station communicating with the Federal signal station on Maryland Heights.

their work by the peculiar and not very musical cry of the tired mules, who kicked and baulked, and squealed to their hearts' content, making a very pandemonium. The inhabitants look like their

AURORA FLOYD.

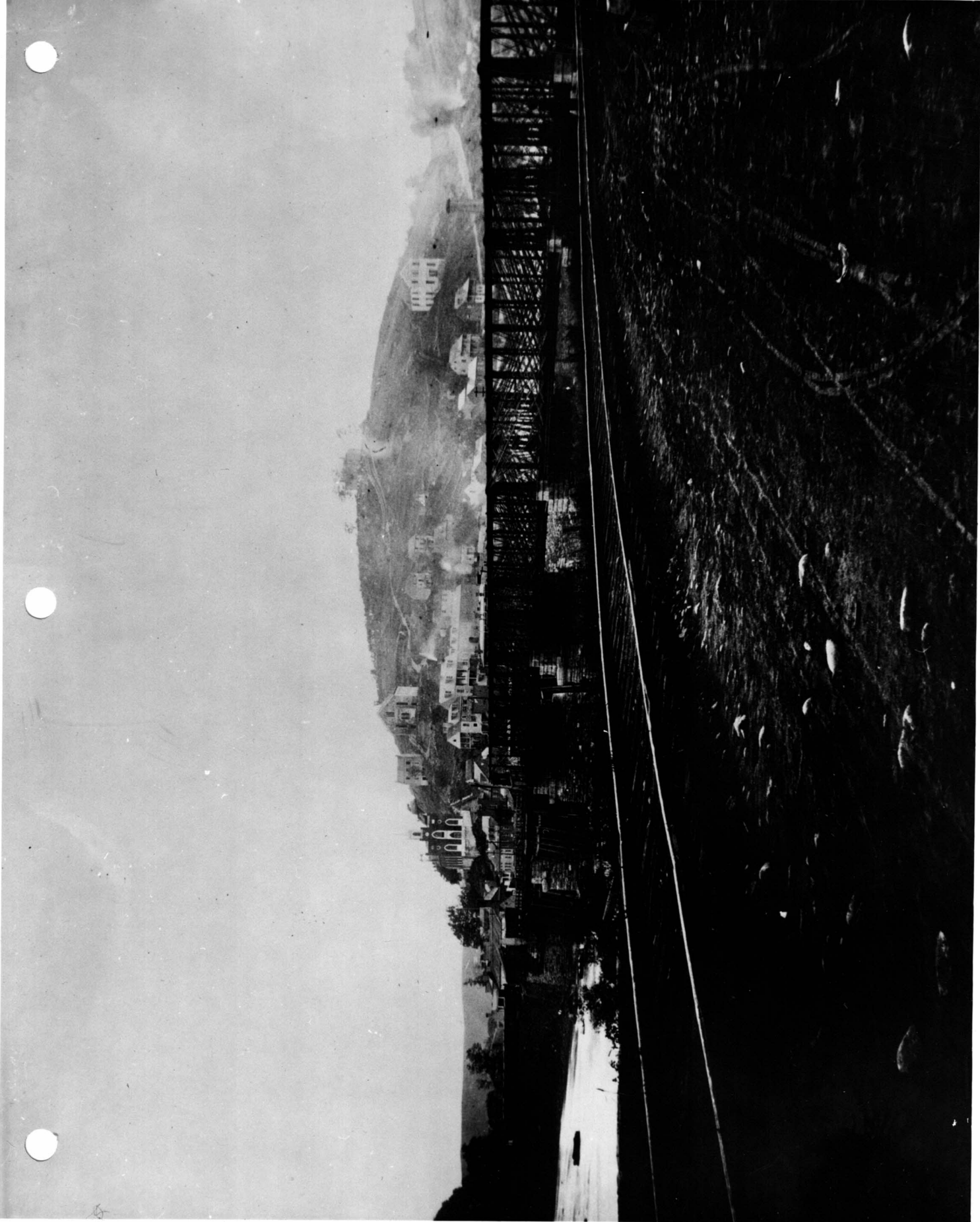
"Harpers Ferry and Potomac Bridge from Base
of Maryland Heights below (East) of Bridge."

Original Glass Negative at Gettysburg N. M. P.

Harpers Ferry Negative No. HF-40

This remarkable (and for us, fortunate) view
was made after February 1862, as the buildings
which occupied ~~the~~ the point were burned and destroyed
at that date, and are missing, thus opening up the
view of Shenandoah Street.

The first building visible at the end of the iron
bridge is Bldg. No. 12 (Bldg. No. 11 has apparently
been burned out), then across High Street is the large
brick bldg. on Wager Lot No. 51, next is Bldg. No. 38,
and then comes Bldg. No. 40 (white walls and part of
front porch) apparently burned out.

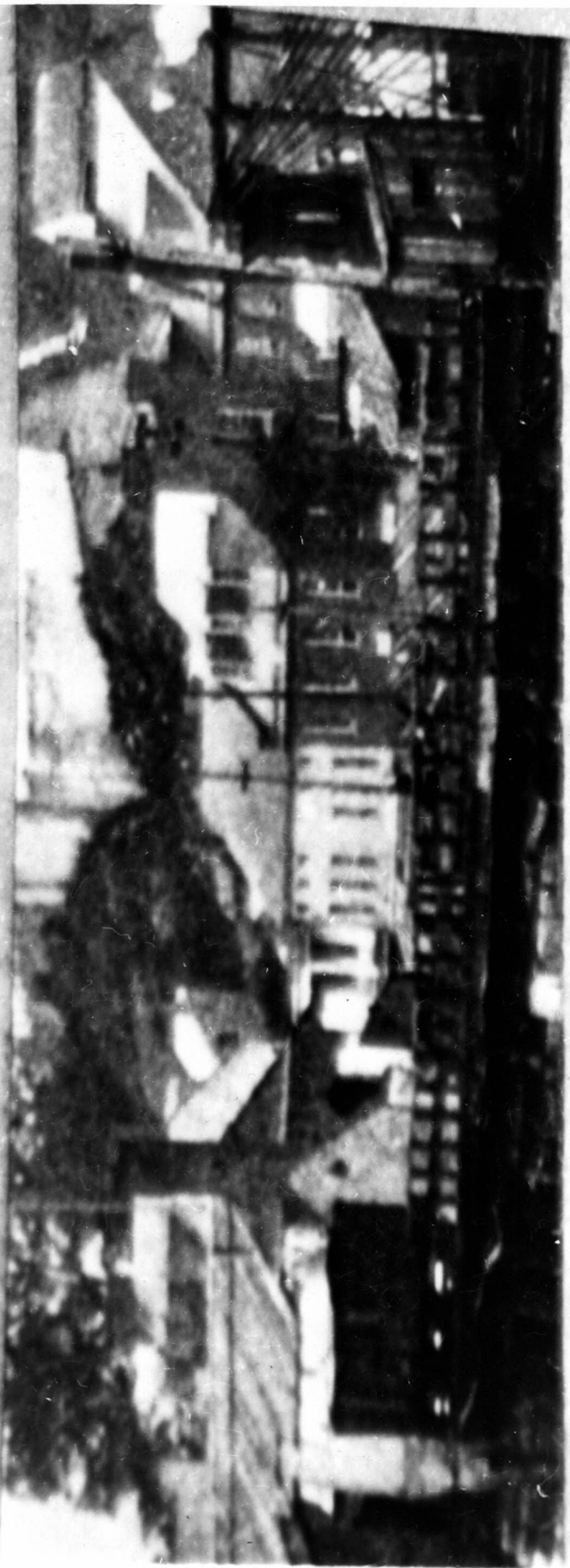


"Harpers Ferry and Potomac Bridge from Base of
Maryland Heights below(East) of the Bridge.

This is a blowup made from Negative HF-40, see page 25.

Harpers Ferry Negative No. HF-377

1862-1865. Bldg. No. 38, Bldg. No. 40-burned out
and Bldg. No. 43, right to left.



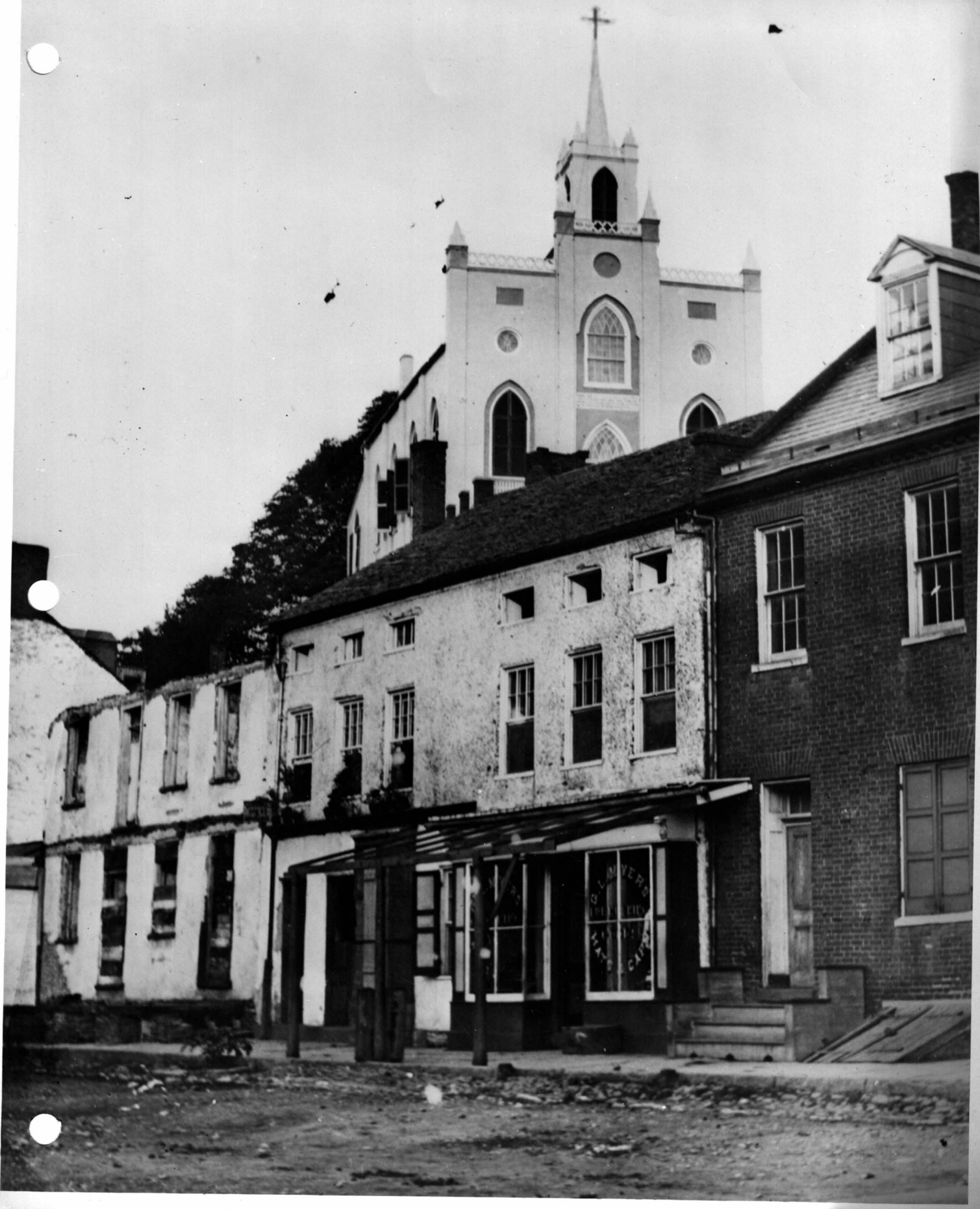
Shenandoah Street, Harpers Ferry, Va.

Original Glass Negative at Gettysburg N.M.P.

Harpers Ferry Negative No. HF-35

This photograph was made after February 1862 and before the 1889 flood. It was probably made 1862-65.

Reading from right to left: Large brick bldg on right stood on Wager No. 51, corner of High and Shenandoah Streets; next Bldg. No. 38; then ruined walls of Bldg. No. 40 - note original door and window openings; then a small bldg. on Wager Lot No. 48; and at the extreme left, the end wall of Bldg. No. 43.



Front of Bldg. No. 40 - 1956

Harpers Ferry Negative NHF-453

Reading from left to right:

Extreme left: Bldg. 41, non-historic and since removed. Center: Front of Bldg. No. 40, note first floor stone, second and third floor front of brick. Extreme right, part of Bldg. No. 38, an historic structure.



Exposed Wall of Bldg. No. 40, after Removal
of Bldg. No. 41 - Kaplan Bldg. February 18, 1957

Photograph by Architect Archie W. Franzen.
Harpers Ferry Negative No. NHF-461

Note that the first and second story walls of Bldg. No. 40 are build of stone. The brick third floor walls rest on top of the 1824 stone walls. Note also the "shadow" of the pre-Civil War (on right of Wall of Bldg. No. 40) house that stood on Wager Lot No.48 before it was removed to make way for the erection of Bldg. No. 41- the Kaplan Bldg.

