



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Harpers Ferry National Monument
Harpers Ferry, West Virginia

June 4, 1959

Memorandum

To: Regional Director, Region Five
From: Superintendent, Harpers Ferry National Monument
Subject: Research Project No. HF-60, Bldg. No. 15 and 16A, Part II-
Historical Data Section

Historian Charles W. Snell 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. 15 and 16A.

1. 1848 Map, page 2. 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 1852.
2. Dearth of evidence on building detail. It will be noted in reviewing this report, that Mr. Snell 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. 15 was erected 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. Snell 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. 1870 photographs, HF-23; HF-145; HF-43. 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. 15. Mr. Snell, 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



HISTORIC BUILDING REPORT.

PART II.

HISTORICAL DATA SECTION.

BLDGS. NO. 16 AND 16A.

FREDERICK A. KOEDER'S HOUSE

Harpers Ferry National Monument

Prepared by:

Charles W. Snell
Historian (Park Supervisory)
April 3, 1959
11 Pages
Project No. HP-60

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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. Roeder on September 13, 1847, for \$1,166.66. On June 6, 1848, Mr. Roeder 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 Musket Factory shops situated on Armory property and the private buildings located on the Wager Six Acre Reservation.

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

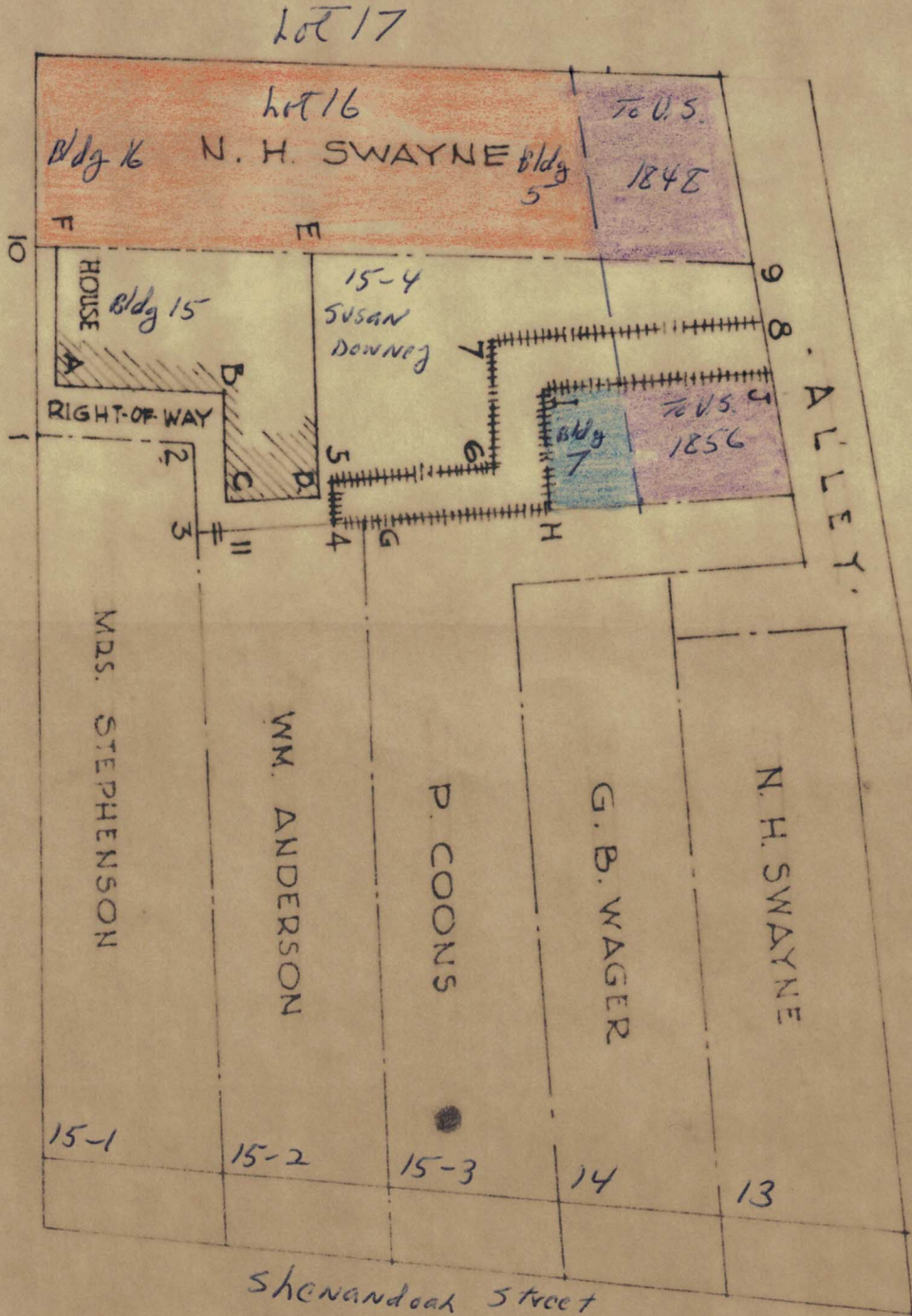
2. CONSTRUCTION OF BLDG. NO. 16

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 Roeder 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.

SCALE 1" = 30'

HIGH STREET.



Shenandoah Street
1848 plat

ANDERSON TO DOWNNEY PL
DEED BOOK 30, PAGE 306-30
JEFFERSON CO., W. VIRGINIA

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

"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 60 x 30 feet and left 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. 3

Prior to this, on January 29, 1844, with the consent of John G. Wilson, Noah H. Swayne 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, Swayne 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...⁴ and paid for by Swayne.

In September, 1847, Roeder purchased Lot No. 16 from Swayne for \$1,166.66. 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.⁵

On January 2, 1848, Roeder purchased Wager Lot No. 17 from Noah H. Swayne for \$1,166.66, thus increasing his original frontage on High Street from 32 feet to a total of 64 feet.⁶ Later the same month, Roeder secured a loan of \$2,000 from Abraham H. Herr, the miller on the Island of Virginius.⁷ Roeder was able to repay this money in February, 1850.⁸ 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. NM-NF 3059, "Building No. 16, The Burleigh House," dated August 10, 1856, 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.94-95.

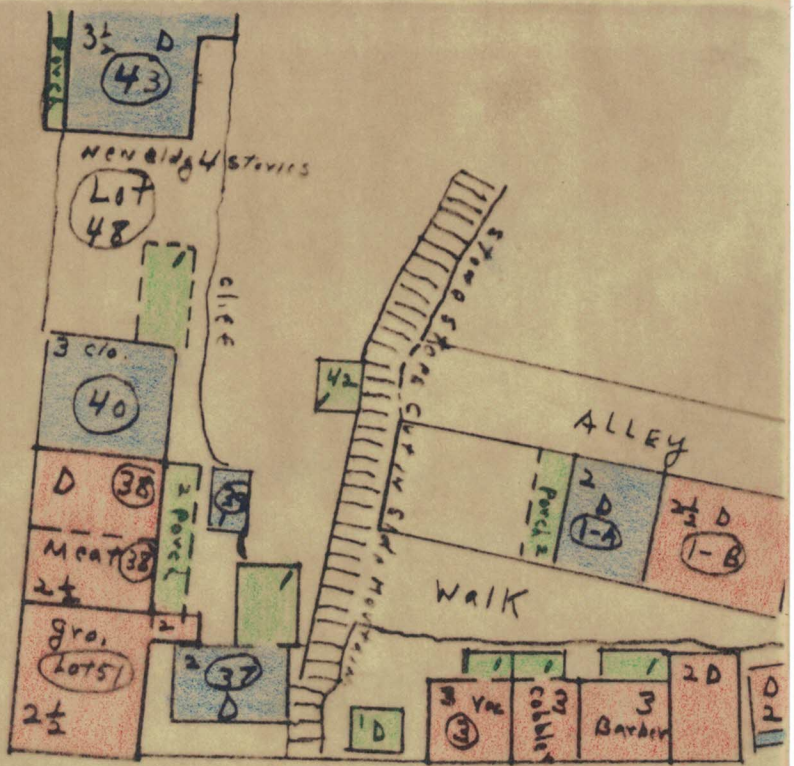
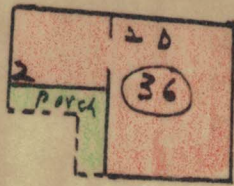
6 inches of this frontage to the United States, retaining for his own use three feet six inches of that frontage.⁹ The 3½ feet reserved from Lot No. 17 was added to the original 32 feet frontage of Lot No. 15, and gives us the present frontage of Bldg. No. 15 on High Street, namely 35 feet 2½ inches.

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 remodelling. 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 1859.¹⁰

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.

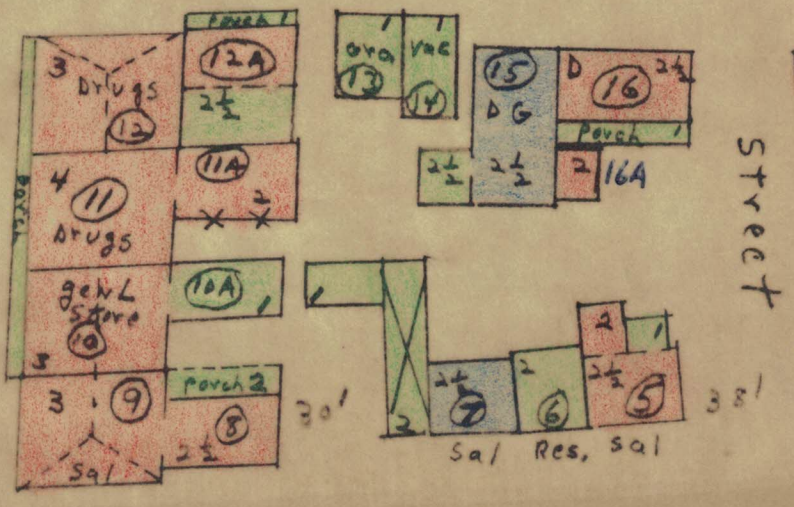
9. Deed of E. & S., Roeder to U. S., August 26, 1855, Deed Book 36, pp.135-136.

10. Photographs HF-64, HF-490, HF-46.



SHANDANAH STREET

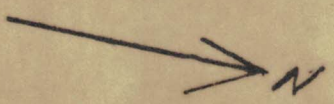
High street



POTOMAC STREET

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

- Brick
- Stone
- Frame



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. Roeder from 1845 to 1861. ¹¹ The Census of 1860 provides us with the following data on this family:

"Frederick A. Roeder, 50 years old, male, Confectioner. Value of Real Estate: \$2,000. Value of Personal Estate: \$1,850. Born in Saxony, Germany.
Anna M. Roeder, 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-NP-3059, "Bldg. No. 16-The Burreigh House," 12 sheets, dated August 10, 1956.

5. HISTORICAL PHOTOGRAPHS

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

1. 1859 photograph, NP-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, HP-451, on page 39 of same report. View of rear roof line of Bldg. No. 16.
3. 1870 photograph, HP-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, HP-145, in above report, page 16. View of porch on High Street of Bldg. No. 16.
5. 1865 photograph, HP-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. 1878 photograph, HP-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, HP-379, on page 18 of above report. View of rear of Bldg. No. 16.
8. 1896 photograph, HP-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, HP-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, HP-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
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-369.

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 1859-1865 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 22 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 35 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 1956

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. Documentary 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. Roeder, who was a confectioner by trade.

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

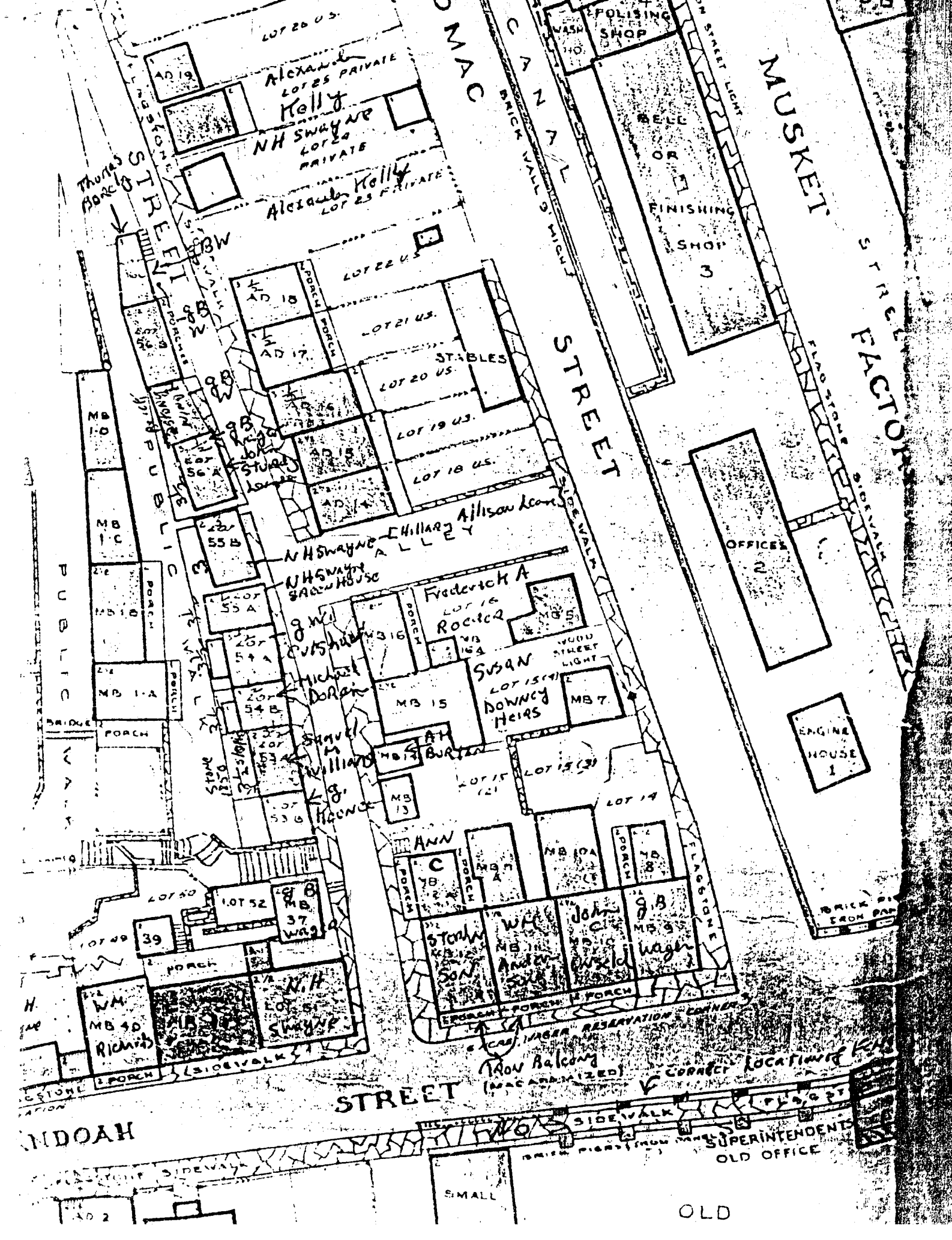
(Sgd) CHARLES W. SNELL

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



Heights of buildings on Wager Lots 53 to 56, High Street, revised.
General raised one-story in height, from that given on map as prepared
in 1959. This change based on more detailed studies and additional
historical photos acquired since 1959.

Charles W. Snell, April 15, 1980.



LOT 26 U.S.

Alexander
LOT 25 PRIVATE
Kelly
NH SWAYNE
LOT 24
PRIVATE
Alexander Kelly
LOT 23 PRIVATE

LOT 22 U.S.

LOT 21 U.S.

LOT 20 U.S. STABLES

LOT 19 U.S.

LOT 18 U.S.

CHILLIAR Allison Leon
ALLEY
NH SWAYNE
SACON HOUSE

Frederick A
LOT 16
ROCKER

SUSAN
LOT 15 (1)
DOWNEY
HEIRS

Michael
DORAN

Shavel
M
WILLIAMS

G.
HAGNICE

ANN
C

MB 10A

MB 10B

STONK
SON

W.C.

John
C

G.B.

Wagner

THOMAS
SHORE

STONE
STREET

PUBLIC
WALK

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CANNON
STREET

BACK WALL 9' HIGH

WASH SHOP

POLISHING SHOP

BELL OR FINISHING SHOP 3

WOOD STREET LIGHT

WOOD STREET LIGHT

WOOD STREET LIGHT

WOOD STREET LIGHT

WOOD STREET LIGHT

WOOD STREET LIGHT

MUSKELL
STREET

FACTOR
STREET

OFFICES 2

ENGINE HOUSE 1

BRICK PAVEMENT FROM PARK

STREET

IRON BALCONY
(MACADAMIZED)

LOCATION OF

SUPERINTENDENTS
OLD OFFICE

SMALL

OLD

INDOAH

Change in location of Arsenal fence along Shenandoah Street from inside edge to outside edge of side walk and the eliminating of the side walk, as shown on the 1959 edition of the map, base on archeological studies done since 1959.

New Change on 1859 map: This based on Major John Symington's Map of Harper's Ferry, prepared in November 1844, and just recently discovered in the National Archives.

Arsenal gate location, as shown on the 1959 edition of the historical base map is correct for the period 1799 to about 1837. Symington's map, however, reveals that at some undetermined date after 1837 and prior to 1844, the arsenal gate as shown was closed up by a stone wall and the new gate opened out on Shenandoah Street, being centered between the Small Arsenal and the Superintendent's Old Office.

Charles W. Snell, April 19, 1980.

