

Historic Structure Report
Architectural Data Section

Buildings 11 and 11A
William Anderson Buildings

Harpers Ferry National Historical Park

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List of Illustrations

Photographs

1. Existing Front and Rear Elevations
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Drawings

1. #385/28,003, 18 sheets, dated 6/74
2. HABS - Building 11, 7 sheets, dated 1959
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Administrative Data

Buildings 11 and 11A are part of project package 110, and are located in the Lower Town historic district of Harpers Ferry National Historical Park. Building 11 is in the middle of a block on Shenandoah Street, and building 11A is immediately to its rear. The entire Lower Town is an Historic District on the National Register. Buildings 11 and 11A have been submitted to the List of Classified Structures as First Order of Significance, with the proposed Level of Treatment being adaptive restoration. The exteriors of the buildings are to be restored to a mid-nineteenth century appearance and the interiors adapted for modern uses, including living history on the first and possibly second floors, and storage and/or quarters on the upper floors.

The structures will be operated and managed as a part of Harpers Ferry National Historical Park under the immediate supervision of a Superintendent. There are no cooperative agreements.

Historical Data

See Historic Building Report, Parts I and II, Historical Data Section, Buildings 11 and 11A, the Anderson Buildings, Harpers Ferry NM, by Charles W. Snell, Historian, 1957 and 1959.

Archeological Data

See "Excavation of the Sidewalk of Shenandoah Street," by David H. Hannah, Harpers Ferry NHP, 1968 and 1969, and "Excavation - Harpers Ferry," by William M. Gardner, Catholic University of America, 1973-74.

Architectural Data

Summary of Documentary Information

In 1837 William Anderson purchased the lot upon which buildings 11 and 11A now stand. In 1838 he razed the portion of the old frame Harpers Ferry Hotel standing on the lot, and, jointly with Mrs. Ann Stephenson who owned the adjacent lot, built buildings 11 and 12. Anderson and Mrs. Stephenson's son had advertised that they would "receive proposals until the 16th of December 1837, for the building of two brick houses, each 30 by 40 feet, three stories high, with cellars of stone.... To be commenced on the 1st of April next, and finished by the 1st of December following."¹

Building¹ 11A was added by Anderson between 1840 and 1845, as the upper floor was advertised in February 1846² as an additional kitchen and pantry attached to the dwelling portion of building 11.

The upper floors of building 11 were shelled out during the Civil War, and in 1865 Anderson sold the lot and ruined buildings to Daniel Ames. An additional fourth story, which has since been removed by the N.P.S., was constructed after this time.

¹Virginia Free Press, November 16, 1837, p. 3, c. 4.

²Virginia Free Press, February 12, 1846, p. 3, c. 2.

General Description

Building 11 is presently a rectangular, three and one half story brick structure with a full stone basement and a slate covered gable roof. The building is in the middle of a block on Shenandoah Street, and adjoins building 12 to the south and building 10 to the north, both of which are also three story brick structures. Building 11 was built as a companion to building 12, and the two are separated by a shared brick party wall. The brick parapet and two chimneys of the north gable end wall of building 11 match those in the opposite gable end (south) wall of building 12. In both buildings there is also a corbelled brick cornice with a sawtooth course at both the front and rear eaves.

In the front brick wall of building 11 there are three window openings at the third floor, presently containing wood louvres, and three doorways at the second floor, presently boarded up. Wood plates, bolted through the wall to plates on the interior, extend across the wall at the base of the third floor windows and near the center of the second floor doors. At the first floor is a wood storefront with two large windows and two double doorways, one of which is cemented in.

In the rear brick wall of building 11, there are also three window openings at the third floor containing wood louvres. At the second floor, north of building 11A, there are two windows with sash and frames

in place; and at the first floor there are two doors and one window, also with sash, doors and frames in place. There are two doorways and one window in the rear basement wall opening into an areaway, but no sash, doors or frames remain.

Building 11A is a rectangular, two story, brick structure attached to the rear of building 11 by a connecting short two story brick passageway; both the main section and passage have gable roofs covered with wood shingles. There is a window in each side of the second floor brick walls of the passageway, and enclosed brick vaults and a covered porch/walkway at the first floor. In the main section of the building, there are two windows at each floor in the north elevation (the first floor openings have wood louvres instead of sash), and one door at each floor in the west (rear) elevation. There is also one chimney near the center of the west elevation.

Existing Conditions - Building 11

Structure

The foundations of building 11 are local shale stone, with a central east-west stone partition in the basement and a stone retaining wall at the rear (west) forming an areaway. There is also an areaway along the front (east) elevation which is covered by the existing sidewalk. The stone walls appear to be sound, although the mortar has deteriorated.

In the north section of the basement the walls were once whitewashed and a brick ledge near the base of the foundation has pockets for floor joists which no longer exist. There are two openings in the front (east) wall, one window which is boarded up, and one large, newer doorway with one of two double doors remaining in place, and with modern concrete steps up to grade in the exterior areaway. There are also two openings in the rear wall, one door and one window, opening into the rear areaway. The door, window, and frames no longer exist. The stone lintel over the window opening is cracked. The two wood lintels over the doorway still appear to be sound.

The walls in the south section of the basement are unfinished. There are two openings, a doorway and a window, in the front wall with an 11" brick pier between them and brick around them. There is also a doorway in the rear wall with a stone lintel which is badly cracked. The doors and window sash no longer exist.

The first floor is made up of wood joists which set into the masonry at the gable end walls, extend north-south, and mortise and tenon into a central beam which is a foot and one half north of the central stone partition in the basement. A series of four pipes and one brick column on concrete pads support a new 2 x 5 placed under the original 8" x 10" central beam. To the north of the beam the original joists have been

replaced with new 2 x 10's, which are toenailed into the beam at 20" centers, and set on top of the stone at the gable end wall. These joists are in fair condition. The joists to the south of the central beam extend across the top of the central stone basement partition and set into brick pockets on top of the stone foundation at the south gable end wall. These joists are 2-3/4" by 10" deep at about 20" centers and are badly rotted and crippled throughout this section of the floor. A series of 8" by 8" wood posts on concrete pads support a 6" x 11-1/2" wood beam under the center of the older joists. Two 8" by 8" posts on concrete pads support an 8" by 8" beam under the joists near the south wall, forming a header for an added stair. The supports are in fair condition, but the floor system as a whole is in very poor condition. On top of the joists is a new diagonal subfloor, and on top of it are narrow 2-1/4" floorboards running east-west which are in fair condition.

The visible portion second floor appears to be in better condition. It is composed of 2" by 10" wood joists at 20" centers extending north to south from the gable end brick walls to a central beam. The beam is supported by a pipe which is near the center of the first floor. The floor is random width boards, 3" to 7" wide, which run east-west and are badly warped. Some floorboards are broken and most are beyond reuse.

The third floor wood joists are 2-3/4" by 9-1/2" and extend east-west from the front and rear brick walls to a central wood beam, 5" by 10" deep. The joists mortise, tenon and peg into the beam at 20" centers. The beam, which is supported by a central pipe column, is badly cracked just north of the column. The joists are being supported by two new 2 x 4 wood stud and plate systems, running north-south under the joists seven feet either side of the central beam, which rest on the second floor. The third floor still sags considerably and the random width 3" to 7" wide floorboards are badly warped and in poor condition.

The fourth floor is entirely new (built by the NPS in 1971). Modern 2 x 10 wood joists extend east to west from plates on top of the front and rear masonry walls to a central composite beam. Joist hangers are used to connect the joists to the central beam at 24" centers. There is a new 3/4" plywood subfloor. The whole system is in good condition.

The roof is also new. New rafters at 24" centers mortise and tenon and peg at the ridge and notch over a plate on top of the fourth floor joists at the eaves. Collar ties half dovetail into the rafters. The dormers are also new. Check boards are nailed to the inside face of rafters on either side of the dormers, and triangular 1" thick boards next to 2 x 4 rafters form the roof of each dormer. The solid sheathing and slate shingles covering the roof are also new and in good condition.

Exterior Walls

The exterior walls have been rebuilt above the middle of the third floor, (when the NPS removed the existing fourth floor and rebuilt the roof in 1971). There is a wide mortar joint visible at this point, near the middle of the third floor windows, above which the brick is new. There is a new corbelled brick cornice at both eaves, with a central sawtooth course. A 15" deep steel beam was installed in the masonry on the interior over the third floor window openings, front and rear. The new work is all in good condition.

The front wall below the new work is not in good condition. The brick is laid in Flemish bond up to the bottom of the third floor windows. The new brick is also laid in Flemish bond, but the section between the third floor windows is American bond. There is a vertical crack near building 12 between the first floor ceiling and the center of the third floor where the brick has sheared, apparently from building 11 settling. 2 x 12 wood plates on either side of the front wall are bolted together through the second and third floor openings to help keep the wall straight.

The wood storefront at the first floor is in fairly poor condition. The two large windows and central doorway are intact, but the south doorway has been filled in with concrete block to prevent further settling of the building. The wood on the exterior is in poor condition from lack of maintenance.

There are three doorways at the second floor; none of the doors remain and the openings are boarded-up. The frames and interior trim are intact and in fair condition. On the exterior it is evident that all three openings, and especially the south doorway, have racked; the arches over the doorways lean visibly. Two of the openings have been enlarged to doorways from earlier windows, as the brickwork at only the base of these two door jambs is unfinished, with odd sized brick.

The arches over the three third floor windows are within the new section of the wall and have been rebuilt. No sash or frames remain in these openings. The masonry itself at this point is in good condition.

The rear wall is all laid in American bond, both old and new sections, with headers every sixth course. There are a couple of small cracks and patchwork over the north second floor window, but otherwise the wall appears to be in good condition.

The rear third floor openings are identical to those on front, three windows with new brick arches and wood louvres, and no original sash or frames remaining. There are two windows at the second floor; the masonry openings and brick arches are in good condition. The existing frames are identical, but the north window has sash with two lights, and the south window earlier sash with six lights. The frames and sash are all in fair condition. There is also an interior doorway at the second floor, apparently cut in for access to building 11A when it was added.

There are three openings at the first floor of the rear wall, one window and two doorways. They are all in fair condition, with brick arches, wood frames, sash (two lights each) and doors intact. The arches and frames appear original, but the sash and doors are not.

Both gable end walls have also been rebuilt above the middle of the third floor. The new, larger chimneys in the north gable end corbell out from the existing smaller chimneys in this wall. The new chimneys match the size and location of those on the south end wall of building 12. The brick corbells out from the old chimneys in two directions and at the top of the corbelling a steel beam has been set into the masonry of the new large chimneys. The new east chimney is offset from the old east chimney (see floor plans). Both end walls appear sound, except that cracks are visible in the plaster on the wall at the southeast corner of the second floor, where the front wall has settled.

Interior

Most of the partitions on the first floor are plasterboard on modern wood studs. The exceptions are the walls forming the stair hall and the two small rooms behind it; these are plaster on sawn wood lath on larger wood studs. The ceiling throughout is also plaster on wood lath. The plaster on both the ceiling and stair walls is badly cracked and the paint peeling. The plasterboard walls are in fair condition.

The trim on the plasterboard walls is a late, narrow band, and the baseboard on these walls is a small 6" high composite base with a shoe mold. The door and window trim on the stair hall walls and on the rear exterior wall is simple, wide, tapered boards, and the baseboard on these walls is 9" high. The storefront trim is also different from the other first floor trim, being just plain rectangular boards.

All the second floor walls and ceilings are plaster and wood lath on either studs, joists, or on exterior masonry. The plaster on all the interior partitions is badly cracked, while that on the masonry is in fair condition except at the southeast corner. The ceiling (also plaster on wood lath) is cracked throughout the second floor and has been removed around the beam in the center of the third floor.

In the second floor stair hall, on the side of the doorways facing the stair, the trim is the same plain, tapered boards found in the stair hall walls on the first floor. On the other side of these doorways and throughout the remainder of the second floor, the trim is beaded and has a molded backband (see drawings). Throughout the second floor the baseboard is a plain 1" board, 9" high, with a bevelled top. Two simple wood mantels for the two chimneys in the north wall also remain on the second floor; a third mantel which is slightly different is also on the second floor and may have been removed from a third floor fireplace when the top part of the building was rebuilt.

The third floor masonry walls have been rebuilt at 5 feet above the existing floor. No interior partitions remain on this floor. Some plaster remains on the first five feet of the masonry walls, and outlines where earlier interior partitions intersected the exterior walls. These earlier partitions could not be original, at least at the front wall, as this section was rebuilt after the building was bombed out during the Civil War. The only trim remaining is a baseboard which matches that found in the second floor. Some extra 6 light window sash found in the second floor may have been removed from third floor windows.

The fourth floor and roof system is entirely new; the roof, chimneys and dormers, with windows and trim, were reproduced to match those in building 12. In the third floor there are extra holes for balusters which indicate the location of the stair continuing up to the fourth floor. This section of stair no longer exists. The rest of the stair is in good condition, except just above the second floor where a stringer has rotted. The railing and most of the turned balusters and newell posts are intact, although several balusters are loose at the base and several have fallen out.

Some plumbing still exists in the rooms behind the stair on the first, second and third floors (in the southwest corner of the building), but all the fixtures have been removed.

Existing Conditions - Building 11A

Exterior Walls

The main section of building 11A is about 20 feet square, a two story brick structure with a gable roof, and is about 12 feet from the rear wall of building 11. It is connected to building 11 by a brick passageway with a gable roof at the second floor, and by a porch and passageway at the first floor. (A wood porch of modern construction formerly extended across most of the width of the rear wall of building 11.) Under the second floor passageway are two brick and stone storage rooms, one of which is only reached through a trap door in the second floor. Between the storage rooms, the exterior walls of which are whitewashed, and the rear wall of building 11 is a three foot passageway which gives access to all the first floor doors in the rear wall of building 11. The brick and stone walls of the storage rooms are thick and in good condition. The only opening is one narrow doorway into the room closest to building 11; the original door and frame no longer exist.

The brick walls of the passageway at the second floor are in fair condition. They are not keyed into the rear wall of building 11 and have pulled away slightly at the second floor level. There is a window opening in each side, north and south, and a doorway at each end into building 11 (east) and 11A (west). The north window opening has racked very slightly from the wall settling; the south window opening has no brick arch and the lintel has failed.

The exterior brick walls of the main section of building 11A also are in only fair condition. There are cracks over openings in both the north and west walls. The west (rear) wall bows out visibly near the first floor ceiling and the two doors are slightly racked from the wall shifting. But the major portion of the north wall and all of the south wall (which has no openings) appear to be plumb and sound. All the existing brick arches over the windows in the north elevation and over the second floor door in the west elevation are in good condition.

The mortar has deteriorated in several places on the exterior walls. The lower portion of the north wall, up to the top of the first floor openings, is covered with cement plaster and its surface condition cannot be seen. The lower portion of the west wall still has cement on it in patches as well, which partially outlines a former back stairway to the second floor door. A joist end is set into the brick under the door for the early stoop.

Structure

The roof is covered with new wood shingles and is in good condition. New step flashing was also put around the existing chimney which is just offset from the peak of the roof at the west end of the building. The chimney has been reworked with a new cap added, and appears to be sound.

Much of the roof framing has also been replaced; most of the sheathing and rafters are new and in good condition. The attic joists were not replaced, are failing, and are supported by a 3" x 4" wood post in the center of the second floor.

The second floor system is composed of 2" by 9" wood joists at 24" centers which set on brick ledges in the north and south exterior walls. The floor is random width boards, some of which are warped. The floor system is failing and sagging in the center of the building. A composite beam of modern 2 x 8's supported by three 4 x 4 posts has been placed under the center of the second floor joists.

Nothing of the first floor system remains; there is now just a dirt floor about two feet below the original first floor level. A stair to the second floor against the south wall, which once rested on the first floor, is now falling. The risers, treads and stringers are intact and in good condition and are supported by a stone ledge at the exterior wall, but by nothing at the other side, and thus the whole system is sagging.

Interior

The interior walls of the first floor are whitewashed brick, except for the east wall which is unfinished stone. The ceiling no longer exists and now is open to the second floor joists. There is a brick fireplace in the west wall which appears sound and in good condition. There are two window openings with wood louvres in the north wall; no sash or frames exist, but the wood lintels over the openings are sound. There is a panel

door at the northeast corner with a stone sill. The frame is in fair condition; the door is in poor condition. The batten door in the west wall at the northwest corner is in fair condition, as is the frame except that the wood sill has rotted.

The second floor masonry walls are plastered, with interior partitions of a single thickness of tongue and groove, random width boards between the main section and passageway, around the stairway, and forming a small closet. The ceiling is plaster on wood lath and is badly cracked and off in patches. The plaster on the masonry walls is cracked at the joint with building 11, where the brick wall of 11A has pulled away, and under and above all the window openings which have apparently settled slightly. The board partitions are not plastered, and are in fair condition, except that the paint and wallpaper on them is peeling.

Window sash, doors and frames still exist in all the second floor openings. All the window sash are 6 lights each and in good condition. The interior trim is the same on all windows (except one) and on the door, that is beaded boards with a backband (see drawings). The exception is the later window in the south wall of the passageway, which has simple 1" x 4" boards on all four sides. The baseboard throughout the second floor is 5-1/4" beaded board; in the main section it has a shoe mold. The existing exterior door is a replacement and has a window sash in its top half. Two interior batten doors are in good condition with operating thumb latches.

There is a brick fireplace in the west wall with a brick hearth and wood mantel. Under the hearth is a wood sandbox in the second floor. The mantel is in good condition and has molding details similar to that around the interior doorway between the main section and passageway (but different than that around the exterior door and windows).

Historic Appearance

Building 11

Building 11 has undergone several major changes. As originally constructed it was a three and one half story building with a dormered, gable roof, similar to adjacent building 12 (see Summary of Documentary Information). After the Civil War, during which the top floors were shelled out, the building was raised to four full floors with a flat roof (see HABS drawings). In 1971 the National Park Service rebuilt the roof and upper walls and returned the building to its three and one half story form. This existing form is very close to the original, historic appearance as documented by historic photographs, except for a few details on the facades which are either missing or slightly changed.

Photograph HF-11 from 1862 and HF-66 from 1859 show the top portions of the front and rear facades, with the south gable end brick parapet wall and chimneys. The existing south parapet wall as rebuilt by the NPS matches that in the photographs (which matches the north gable end parapet wall of building 12). The present roof slope and dormers also match those in the historic photographs (HF-11 shows the front, and HF-66 the rear).

Photograph HF-11 also shows the third floor of the front (east) facade, but the openings do not show clearly. Most of this level of the wall was rebuilt, as evidenced by the change from Flemish to American bond at the sill of the third floor windows. The top portion of the wall, including the flat brick arches over the windows, has been rebuilt by the NPS in the original Flemish bond. These three window openings appear to be in their original locations, however, as they line up with the second floor openings, and sections of the original Flemish bond brickwork remain at the gable ends on either side of the openings. They are also probably their original size, as they match original masonry openings in building 12 which can be assumed to be very similar (refer to documentary information). Details of missing sash and frames can also be assumed to be similar to originals still existing in building 12.

The historic photographs show at the second floor level of the front wall of building 11 a porch, which no longer exists. Details of the porch are not visible in the photograph, but it most likely had a cast iron balcony railing matching that shown in slightly later historic photographs of the second floor balcony of building 12. And there also must have been cast iron balcony supports, as archeology uncovered no foundations for post supports. There appears to be a roof on the porch

in photograph HF-11, but no support posts for the roof are visible, and no evidence of any roof has shown up at this level on either building 11 or 12.

The second floor openings appear to be original, except that two of the three existing doorways have been lengthened to form doors from windows. In the north and central doors the lower portion of the opening has been cut into existing brickwork and is finished with odd sizes of brick from the level of the original window sill down to the present doorsill. But the openings seem to be their original width and in their original locations as no evidence exists in the brickwork to indicate otherwise.

The first floor of the front wall does not show in any existing photographs. The storefront at this level is not original (from the size of the masonry openings and window glass, and from the style of the trim). Originally, there were probably three smaller openings, most likely two windows and one door, which lined up with the openings on the upper floors.

Photograph HF-66 from 1859 shows only a portion of the rear roof, but much of the original rear wall appears to have remained intact. The entire wall, including the upper section rebuilt by the NPS, is laid in American bond. All the openings appear to be their original size and location, as there is no evidence in the brickwork of patching, cutting or other alteration, and the existing openings match the size of other original openings in nearby buildings. The only exception is the second

floor doorway which opens into building 11A and was probably cut into the wall when 11A was built (which was just after building 11 - see Summary of Documentary Information). The flat brick arches over the three third floor windows are part of the section rebuilt by the NPS; those over the two second floor windows and over the window and two doors at the first floor appear original. Only one window still has its original 6 light sash, but the others would have originally matched it.

The appearance of building 11 after the Civil War and before the work by the NPS is documented by photograph HF-113 from the 1880's and by HABS drawings done in the 1950's. HF-113 shows the roof and the top portion of the rear wall. The roof was flat, with a small chimney at each gable end; and the front and rear masonry walls were each one story higher with three windows in the front and rear face of the extra fourth floor. The existing storefront, with its two large shop windows and two double doorways, most likely dates from this period.

The existing interiors also date mainly from this period, except the first floor plasterboard partitions which were added in the early part of the twentieth century. There are no existing historic photographs of the interiors at any period.

Building 11A

Building 11A, although not well documented by historic photographs, appears to have mostly retained its original form. HF-113 from the 1880's is the only existing historic photograph in which 11A is visible; it shows the peak of the gable roof and top of the end chimney as they exist today, and as they were most likely originally constructed. The existing roof framing appears original, except for several rafters and the sheathing and shingles which the NPS has replaced.

The exterior masonry walls also appear original. With two exceptions, there is no evidence in the brickwork (change in bond pattern, patchwork, or cut brick) to indicate any change in the form of the walls or the openings. The exceptions are the south window in the second floor passageway and the first floor door in the west (rear) elevation. Both were cut in after original construction, as the openings are rough and finished with odd sizes of brick, and have no flat brick arch lintels as do the other openings.

A second floor wood stoop and the steps leading up to it no longer exist; a remaining section of wood joist set in the masonry and a partial trace of the steps on the brick indicate their former locations.

The only change to building 11A was the addition of a wood shed in the corner formed by the rear wall of building 11 and the first floor store-rooms of building 11A. This one story board shed covered the rear areaway

and entrances to building 11. The construction was obviously modern and poorly done; the inverted V, built-up roof had collapsed and funnelled rainwater into the areaway. The remains of the structure were removed by the NPS as it was a safety hazard and was contributing to further deterioration of historic work.

When the roof was removed, the cast iron pipe was found set into the brick at the intersection of buildings 11 and 11A just above the first floor openings. The pipe leads from the exterior wall, through the brick, and into the interior of one of the first floor storerooms in building 11A. The construction appears original and may have been a collecting point from exterior rain gutters to a former cistern in the storeroom.

The interior of building 11A also seems to have retained much of its original form, except that the first floor system has rotted and disappeared, and temporary supports have been added for the second and attic floors. The remaining floor systems and interior partitions appear original, as does most of the interior trim. The window in the south wall of the second floor passageway which was cut in later has different trim, which is just plain, flat, rectangular boards all around the opening. The other window and door trim is unusual, but doesn't appear to have been altered. The board partition forming a closet in the main section of the second floor butts up against and was built around the window trim, but from the type of construction and other evidence seems to have been built very early in the history of the building.

Recommendations

Building 11 - Exterior

All that it is reasonable to recommend is that the work already begun by the National Park Service in 1971 be completed. The major work required will be structural; only a few changes and additions to the exterior are required to finish the restoration to a mid-nineteenth century appearance.

Structural work is immediately necessary, even if the finishing work on the exterior is not undertaken. All the floor systems, except for the new fourth floor, are in extremely poor condition. Most of the first floor joists are rotted and failing and need replacing; the flooring is replacement material and in fair condition, and new flooring is required in only a few places. The second floor system is beginning to fail although most of the joists are sound; the central beam may need to be reinforced and/or supported by additional columns. The central beam in the third floor is completely cracked and should be replaced if possible. The joists are usable if they can be adequately connected to a new beam. The flooring on both the second and third floors is badly warped and most all of it will have to be replaced. All floor systems should be adequately tied into the exterior masonry walls to stabilize both systems.

The front masonry wall also requires some structural work, which is interconnected with both the structural work on the floor systems and the remaining restoration work. If the wall is to be restored, the first floor storefront should be removed and a brick masonry wall with three smaller openings, matching those on the floors above in size and location, should be built. Other masonry work includes filling the bottom of two of the second floor doorways to make windows, and replacing the two sections of American bond brick between the third floor windows with Flemish bond. The structural work involves tying the wall to the floor systems and perhaps placing long steel beams over the second and first floor openings (like those installed over the third floor windows) to keep the wall from shifting either vertically or laterally and to prevent the openings from racking.

The remaining work is finish work. Windows, doors and frames should be installed in the masonry openings. New sash and frames have already been built for the six third floor windows. New sash will be required to replace incorrect modern sash in one second floor rear window, and new sash, doors, and frames will be required for the basement, first, and second floor openings in the front wall, and for the basement and first floor doorways in the rear wall. New and existing exterior woodwork should be painted, and exterior brick cleaned and repointed where necessary.

Interior

It is recommended that work also be done on the interior to make the spaces usable. The new plasterboard partitions on the first floor should be removed, and existing lath and plaster walls at the stair and the entire ceiling patched as required. Existing woodwork and plaster walls can be cleaned, painted, and reused. Trim for the new front windows and door should be made to match existing interior trim.

All the plaster on the interior partitions on the second floor is badly cracked from the failure of the floor systems. It will have to be removed during structural work on the floors. If possible, existing wood stud partitions and wood trim should be reused, and the walls replastered.

No interior partitions remain on the third or fourth floors. It is recommended that this space be used for a modern apartment, as little historic fabric would be damaged and a separate rear entrance stair would fit nicely into the existing room arrangements. A possible alternative is that the area be left as an open area for storage.

Building 11A - Exterior

Some structural work is also necessary on building 11A. The rear (west) wall bows out at the second floor and should be plumbed and stabilized. Many of the second floor and attic joists are failing and should be replaced, both so the floor does not fall and so the building is tied together. The first floor system is gone entirely, and as a result the

interior stair which rested on it is hanging loose. Either the floor should be rebuilt, or the stair at least supported to prevent further damage.

Some maintenance should be done on the exterior walls. The brick should be cleaned and repointed where necessary. And the existing wood trim, doors and sash should be repaired where necessary, and cleaned and painted to prevent future deterioration.

The missing windows and later, badly deteriorated doors at the first floor should be replaced with new historic type sash and doors. It would also be reasonable to reconstruct the wood stair and stoop at the second floor door in the rear (west) wall, as ample evidence exists of its design. The roof, which has been reshingled, is in good condition as it stands.

Interior

Several possibilities are open for the interior of the building. It can be preserved as it is and used as an architectural exhibit. If it is opened to the public, the only additional interior work required, besides that on the second and attic floor systems, would be supporting the interior stairway in order to make it safe and usable.

A second and recommended possibility would be restoring the interior, and again using it for exhibit space of some type. Minimal work would be required, as much original fabric remains. The first floor would have to be reconstructed (and this would support the interior stair) and the structural work already mentioned for the second and attic floors undertaken. The only other interior work required would be patching and painting plaster walls and ceilings, and cleaning and painting interior woodwork (which would also prevent any further deterioration). The building could be used as an architectural exhibit; or since we know from documentary sources that both floors were used as kitchens and pantries for building 11,¹ the interior could be used as a living history exhibit.

A third possibility is renovating the interior for use as a small apartment. This would require rebuilding the first floor and installing modern utilities and necessary partitions. This alternate is not recommended for the reason that it would require cutting into existing historic fabric.

Recommendations for Future Study

A structural analysis by an engineer will be required to determine possible methods and feasibility of repairing existing floor systems and of plumbing existing exterior masonry walls where required.

Archeology should also be undertaken at the rear of building 11A to find possible foundations for supports for the steps to the second floor door in the rear wall.

¹Virginia Free Press, February 12, 1846, p. 3, c. 2.

CONSTRUCTION COST ESTIMATE

DR. BY:
PROJECT
Y LABOR

DRAWING NO. 373-35,007

PROJECT No 4290-5247-

DESCRIPTION OF PROJECT: ADAPTIVE RECONSTRUCTION - BALLARD HOUSE

CLIENT: NATIONAL H P PREPARED BY: A. WILLIAMS

PACKAGE NO. _____ DATE: JANUARY 16, 1975

PROGRAMMED _____ REVIEWED BY: _____

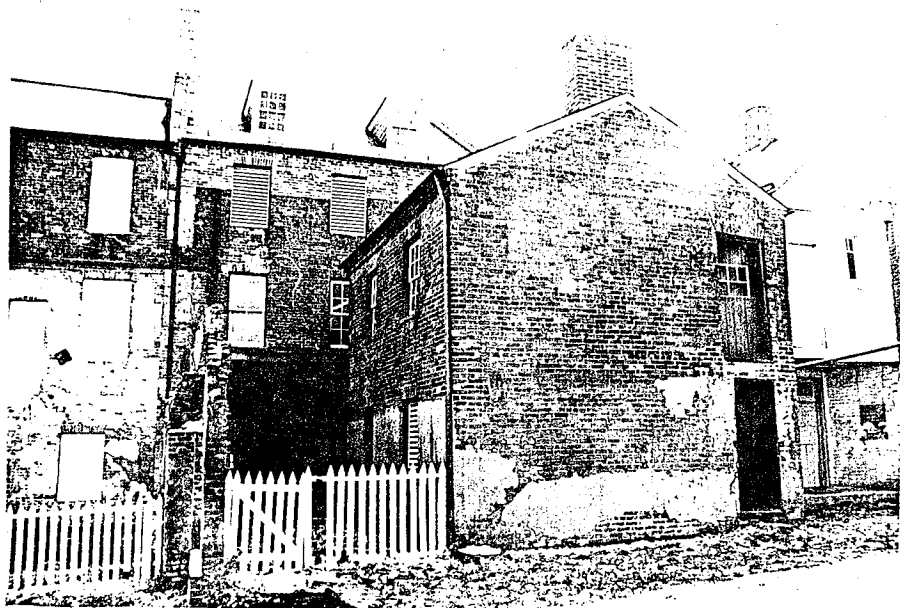
PROGRAMMED CONSTR. AMT. _____ APPROVED BY: _____

ITEM	ESTIMATED QUANTITY	ITEM	UNIT PRICE	TOTAL AMOUNT
1		MOBILIZATION		4,500
2		DEMOLITION		5,050
3		CONCRETE & MASONRY		14,220
		CARPENTRY		29,110
		INSULATION		1,100
		FINISHES		8,430
		METALS		2,130
		ROOFING		5,400
		MECHANICAL		42,000
		PLUMBING		16,780
		ELECTRICAL		14,000
		FIRE ALARM		3,500
		SUB-TOTAL		146,300
		FORCE ACCOUNT		5,000
		TOTAL		151,300

1. Existing Front Elevation - Building 11

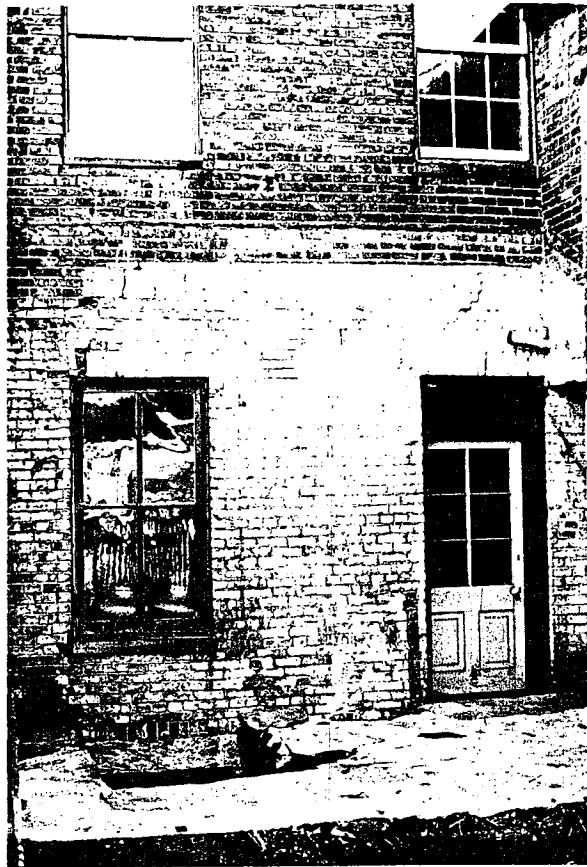
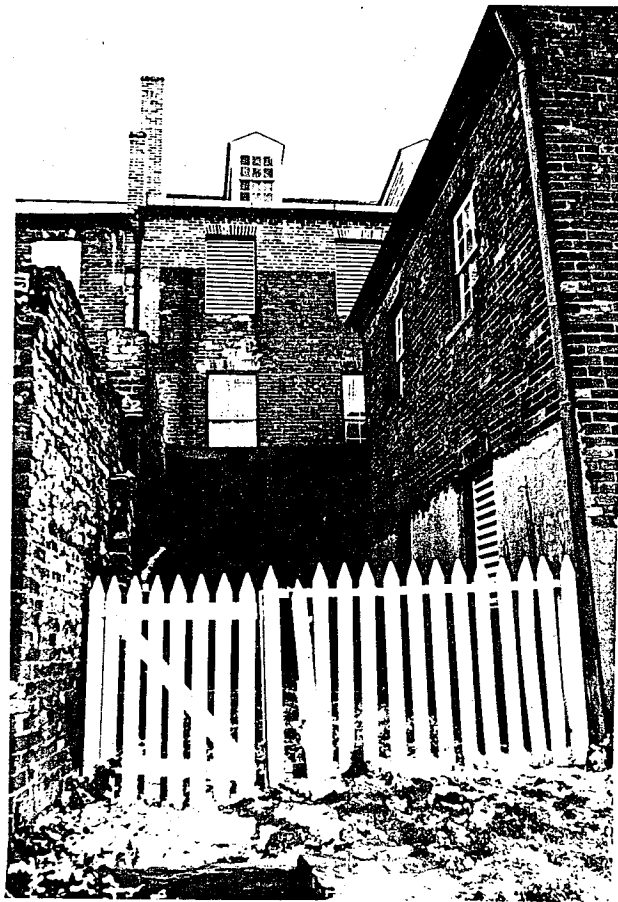
Existing Rear Elevations - Buildings 11 and 11A

(Building 10 to left, Building 12A to right)

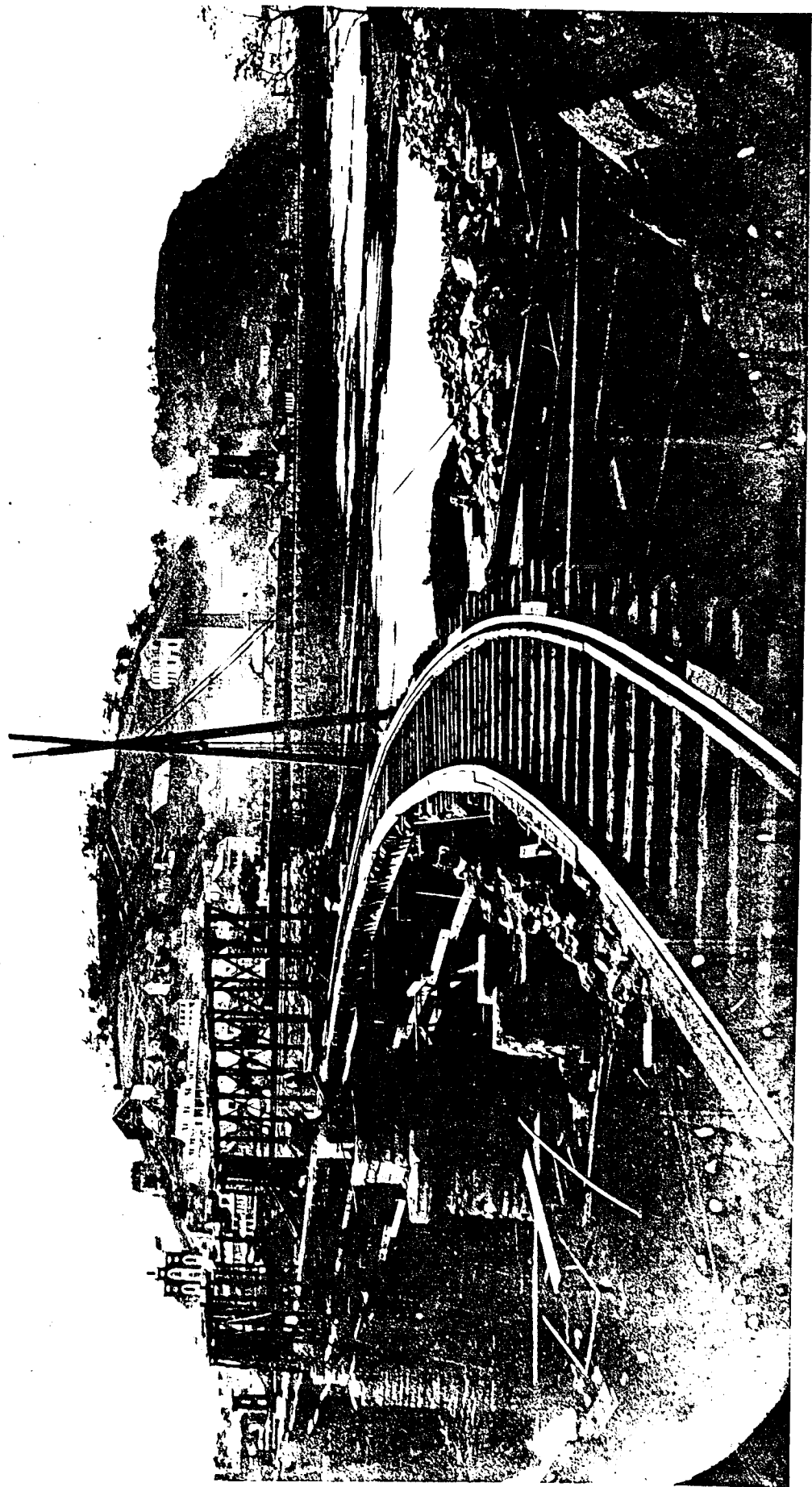


2. West (Rear) Wall of Building 11 and South Wall of Building 11A with one story wood porch at rear of Building 11

Area of rear wall of Building 11 formerly covered by wood porch (after porch removed). Note pipe in brick above 1st floor door.

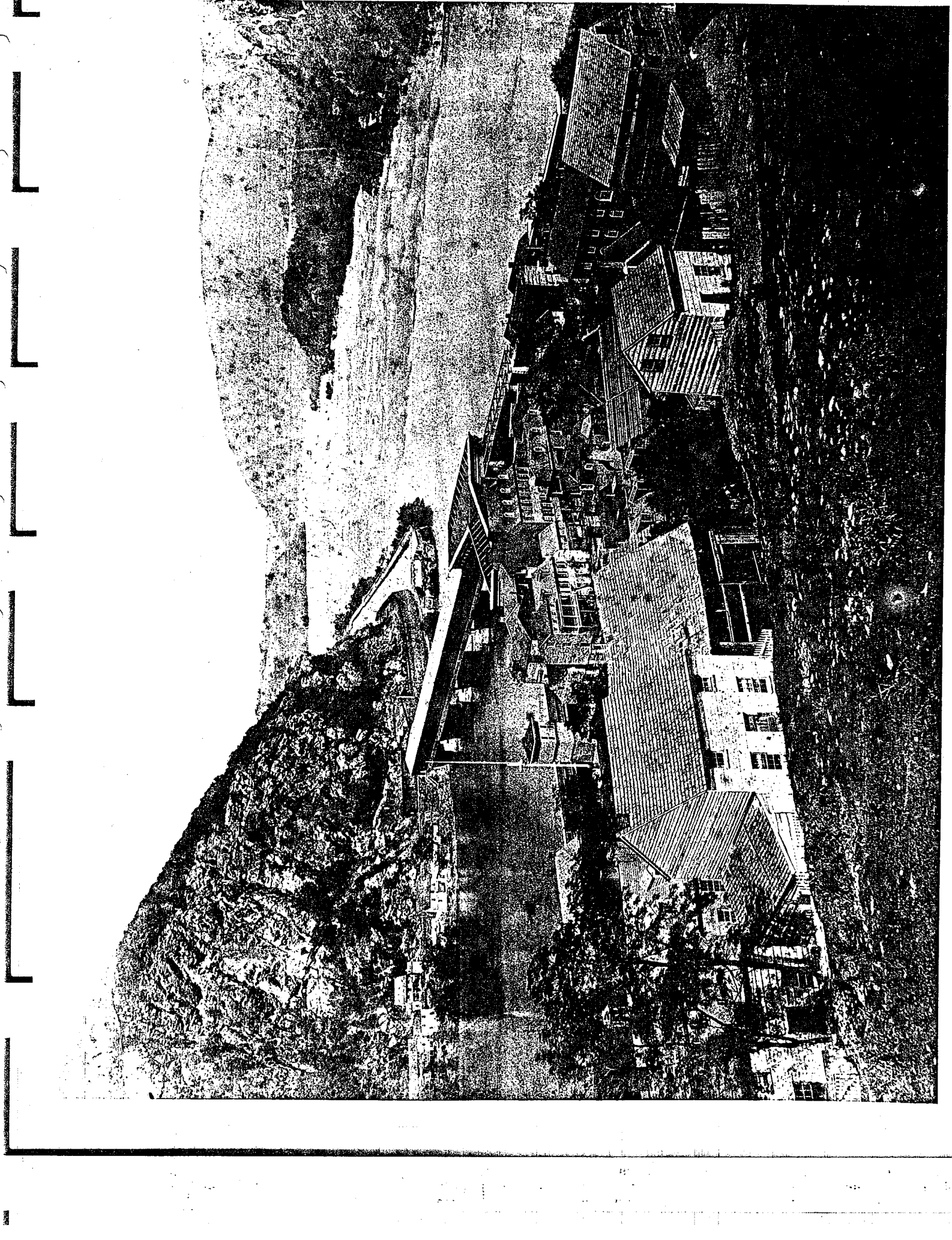


3. HF-11 Front of Building 11 in 1862 (through break in bridge)



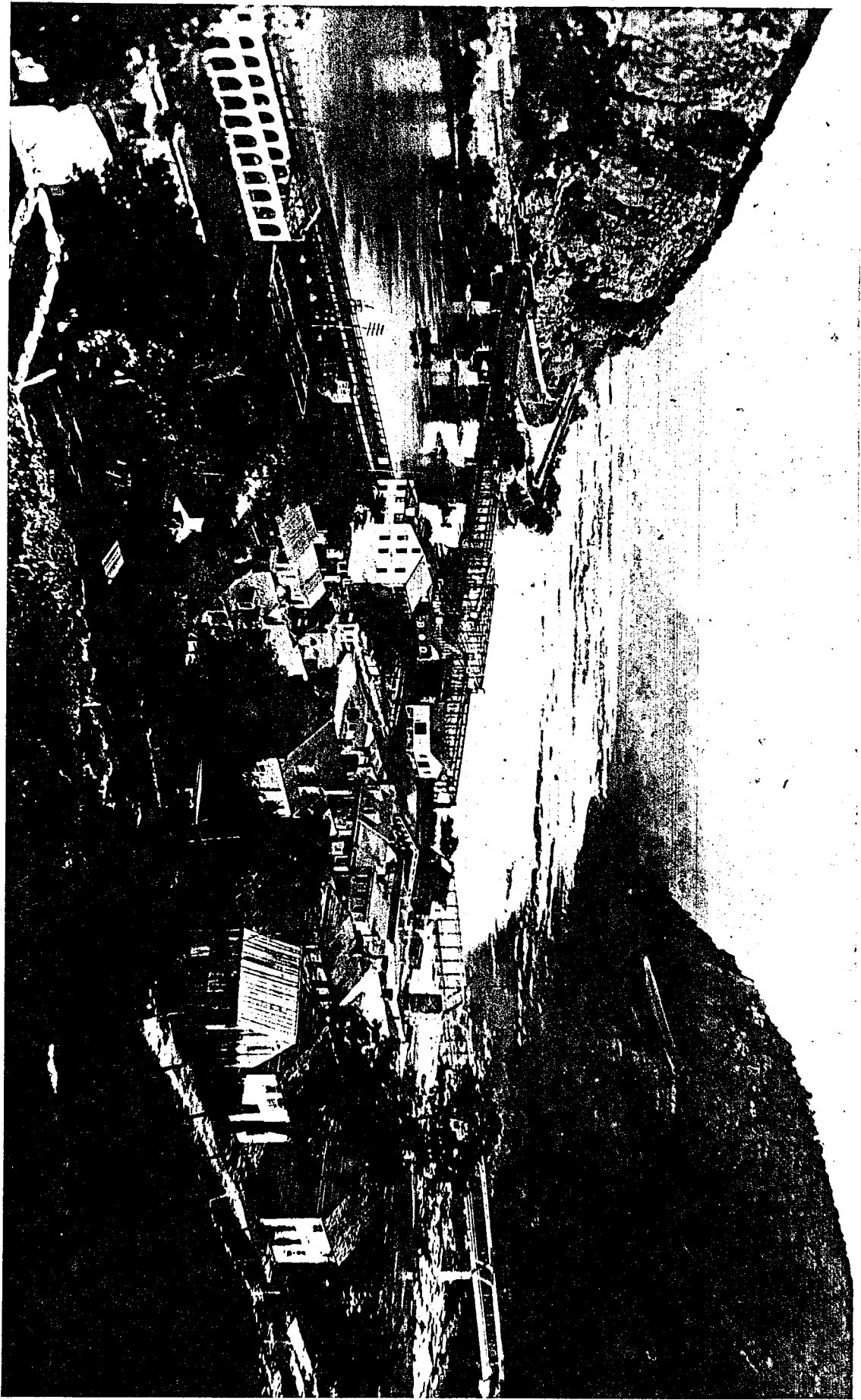
4. HF-66 Rear of Building 11 in 1859

(Roof only, near center right of photograph)



5. HF-113 Rear of Buildings 11 and 11A in the 1880's

(Bldg. 11 has flat roof; Bldg. 11A only chimney and roof visible)



6. HF-142 High Street circa 1900 showing balcony and cast iron work on Building 12 (twin to Bldg. 11)

(Far right of photograph)



HIGH STREET, HARPER'S FERRY, W. VA.