

final draft

HISTORIC STRUCTURE REPORT

THE William Richards Building,

Bldg. No. 40, on Wager Lot No. 49.

Historical Data

Harpers Ferry National Historical Park,

West Virginia

Prepared by
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DENVER SERVICE CENTER
NATIONAL CAPITAL TEAM
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR
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PREFACE

The purpose of this report is to, update: "The Historic Structure Report: Part I [and II] for Building No. 40, The William Richards Bldg., Harpers Ferry National Monument, West Virginia," prepared by Charles W. Snell and dated June 9, 1958, by tracing the history of this structure from 1865 to 1953 and by also revising the original study on the basis of additional historical, archeological, and architectural evidence that has been discovered since 1958. This project is funded under Account No. 0529-402.

HFR133

Superintendent John Campbell and Chief of Interpretation Paul R. Lee, II, of Harpers Ferry National Historical Park greatly facilitated the preparation of this report. Architect Archie W. Franzen and Librarian Hilda E. Staubs, both of the Park staff were most helpful. Mr. Franzen provided much information and useful advice and Mrs. Staubs produced maps, photographs and documents from the Park's vast collection of historical material.

I am also indebted to Architects Tony Donald and Susan Shufflet of the Denver Service Center National Capital Team for valuable assistance and copies of plans.

Finally, it should be noted that the archeologists have not yet been able to excavate the cellar of Bldg. No. 40 so that this phase of the history of the William Richards Building still remains unknown.

Charles W. Snell

Washington, D.C.

October ,1979

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II. HISTORICAL DATA

A. Significance:

The William Richards Building, Bldg. No. 40, is a typical example of a mid-19th century mercantile and residential structure of the Third Order of Significance. Built in 1824 as a two-story stone store and residence, Bldg. No. 40 has formed an important part of the historic scene in the lower town of Harpers Ferry from 1824 to date. A fire burned out the interior of Bldg. No. 40 during the Civil War and the structure was rebuilt with a brick third story added in 1873.

As constructed by Daniel A. Weed in 1824, Bldg. No. 40 fronted 32 feet 9 inches on Shenandoah Street, was 34 feet 2 inches deep, had a cellar, a gable roof covered with wood shingles, was two-stories in height, and had walls of stone. A two-story wooden porch, with an exterior stairs adorned its street facade. The first floor had store room which was subdivided into three rooms fitted with shelves. The second story, intended for use as a dwelling, had two rooms plus a kitchen and its walls were lathed and plastered.

This structure was used as a store and dwelling from 1824 to 1861 and usually contained a ready-made clothing store. During the period of National Significance in the Park, 1859 to 1865, Frankel, Bro., Levitch, and Bernhard D. Hirsh's Ready Made Clothing Store occupied the first story, and William Richards, the owner of the property, resided on the second. The interior of Bldg. 40 was destroyed by fire in the period 1862-65 and the structure stood as an unoccupied ruin until 1873.

Edward Tearney purchased the property in 1873 and rebuilt the ruin as a three-story brick and stone store and residence. He retained the original-two story side and rear walls and built a new brick third story on top of them. The original first story stone wall was retained but the two windows widened. The second-story stone facade was demolished and rebuilt of brick, as was the new third story facade above. The second story front was adorned with an iron balcony. Bldg. No. 40 as it stands today, with three rooms on the second floor and four more on the third, reflects the 1873 rebuilding.

B. Chain Of Title for Wager Lot No. 49 in the Wager Six Acre Reservation, 1751 to 1953:

The land that was to include the future sites of the Lower Town at Harpers Ferry, Wager Lot No. 49, and the U.S. Armory, was acquired by Robert Harper, a mill-wright from Pennsylvania, on April 25, 1751, in a deed for 125 acres, from Lord Thomas Fairfax.¹

Robert Harper died at Harpers Ferry in October, 1782, and bequeathed this 125 acre estate to his niece, Sarah Harper, the daughter¹ of his brother Joseph Harper and the wife of John Wager, Senior, of Philadelphia.²

On June 15, 1796, with the exception of six acres retained in the "Six Acre Reservation" and an additional three-quarters of an acre situated in the "Berry Lot", John Wager, Sr. sold the balance of the estate, about 117 $\frac{1}{4}$ acres to the United States Government for \$ 7,016.66 to be used for the purpose of establishing a National Armory at Harpers Ferry to manufacture arms.³

Wager's inholdings in this sea of Federally owned land were located in the lower town of Harpers Ferry and these gave him a monopoly of all the possible sites for mercantile and commercial development in the growing town. John Wager, Sr. died on September 21, 1803 in Philadelphia, just as arms production^{got} underway at the new U.S. Armory at Harpers Ferry.

1. Fairfax Deed to Robert Harper, April 25, 1751, Northern Neck Grants, Book 6, p.496, for 125 acres, in Virginia State Library, Richmond, Va.

2. Last Will of Robert Harper of Berkeley County, Va., dated 26 September, 1782. Office of the Judge Advocate General, Military Reservation Division, Reservation File, West Virginia, Box 41, Harpers Ferry(ms). National Archives Record Group 153. Deed probated in Berkeley County, Va., Oct. 15, 1782.

3. Copy of Warranty Deed, John Wager, Sr. et ux, Berkeley County, Va., to the United States, June 15, 1796. National Archives, R.G., 121, Public Service Building, Harpers Ferry Laminated Material (MS).

John Wager, Jr., who inherited the two reserved tracts, was the first of the family to take up residence in Harpers Ferry, where he settled in 1803. On his death on October 22, 1813, the Six Acre Reservation and the Ferry Lot passed under his will in undivided ownership to his widow, Catherine Wager ^(who died 1829) and to their four minor children: James Bates Wager, John William Stein Wager (who died March 22, 1823), Gerard Bond Wager, and Sarah Ann Wager.⁴

The Wager heirs maintained their monopoly of privately owned land in Harpers Ferry from 1796 until 1834, when James Bates Wager suffered a "cash flow" problem and was forced to declare bankruptcy. Accordingly, 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."⁵

The Six Acre Reservation and the Ferry Lot, with the buildings and improvements upon them, were thus divided to 56 numbered lots and divided equally among the three surviving heirs.

On October 10, 1835, the Court awarded Wager Lot No. 49, which fronted 33 feet on the north side of Shenandoah Street, to Gerard B. Wager, together with Bldg. No. 40, which had been standing on that land since 1824.⁶

4. John Wager, Jr.'s Will is in Will Book No. 2 (1813-16), 92-94, Jefferson County Courthouse, Charles Town, W. Va.

5. Gibson and others, vrs. J. B. Wager, Decree, in Deed Book 29, 140-141. Jefferson County Courthouse, Charles Town, W. Va., Henceforth all deed books mentioned are located at Charles Town, unless otherwise specified. James B. Wager was thrown into prison for debt on July 7, 1834.

6. Deed Book 29, 140-141- See 1835 Plat, "The Wager Six Acre Reservation- Drawn by James M. Brown," in Deed Book 29 at p. 140- for location of Lot 49, The plat is reproduced on page 40 of this study.

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

"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 [public walk] leading past the Catholic Church. Said Lot being designated on the map or plat of the Lands of the heirs of John Wager decsd as No. 49 and is the same heretofore occupied [under a leasehold with the Wagers] by Daniel A. Weed..." 7

Hughes was unable to meet his payments on the property and on July 31, 1841, acting as trustee for Hughes, Gerard B. Wager sold Lot 49 and Bldg. No. 40 at public auction to William Chambers for \$ 2,350.⁸ Nine years later, on February 15, 1850, William Chambers and his wife, Amelia, in turn, sold the house and lot to William Richards for \$ 3,000.⁹ Richards owned this property for 23 years and because he owned and resided in Bldg. No. 40 during the 1859-65 period of greatest historical significance in the National Historical Park, the structure has been named the William Richards Building.

On July 15, 1873, William Richards, who had fled to Hall County, Georgia, during the Civil War, sold Lot 49 and Bldg. No. 40, the latter a burned-out structure with only the stone walls standing, to Edward Tearney of Harpers Ferry, for \$ 800.¹⁰ Tearney, a merchant, was the owner of adjacent Wager Lot 50, with Bldg. No. 38, which were located on the northeast or right side of Bldg. No. 40. Tearney rebuilt and added a third story to Bldg. No. 40

7. Deed of B. & S., March 1, 1837, Deed Book 21, pp. 428-429.
8. Deed of B. & S., July 31, 1841, Deed Book 25, pp. 215-216.
9. Deed of B. & S., February 15, 1850, Deed Book 31, p.109.
10. Deed of B & S., July 15, 1873, Deed Book A, p. 269.

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and held title to the property ^{from 1873} until his death in 1902.

Under his will, which was probated on April 2, 1902, he left

"the brick store house and dwelling and lot [No. 49] on Shenandoah Street in Harpers Ferry known as the Myers House..." to his daughter Mary Jane Tearney.¹¹ Eighteen years later, Mary J. Tearney sold Wager Lot 49 and Bldg. 40 to William W. Demory on July 1, 1920 for \$ 3,249. 99.¹²

On May 7, 1946, William W. Demory and his wife Effie sold Lot No. 49 and Bldg. 40 to Briscoe Smith.¹³ Six years later, on November 25, 1952, Briscoe E. Smith sold Lot No. 49 and Bldg. No. 40 to the State of West Virginia.¹⁴

This deed does not mention the sum actually paid for the property, but a survey of Harpers Ferry ^{Buildings} prepared by National Park Service personnel in 1955, ~~shows~~ suggests that the price may have been \$ 3,000. Finally, on December 19, 1953, the State of West Virginia donated Wager Lot 49 and Bldg. No. 40 to the United State Government to be made a part of Harpers Ferry National Monument.¹⁵

11. Will Book C, pp. 41-43, Jefferson County Courthouse, Charles Town, W. Va.

12. Deed Book 119, p. 201, Deed of B. & S., July 1, 1920.

13. Deed Book 166, p. 220, Deed of B. & S., May 7, 1946.

14. Deed Book 190, p. 289. Deed of B. & S., Nov. 25, 1952. The deed mentions the

15. Deed of B. & S., Dec. 19, 1953, Deed Book 199, p. 41. payment of \$ 10.00.

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C. Early Use of Wager Lot 49, 1803- 1824:

"Plan of the Proposed Junction of the Canal at the Lower Falls of Shenandoah with the Public Canal at Harpers Ferry and the Necessary Locks for descending into the Potomak River. Surveyed & Levelled by N. King and L. Harbaugh, Feb. 1803 for the Public & the Potomak Company" indicates that the future site of Wager Lot No. 49 in 1803 was (1) either unimproved land, or (2) contained a portion of the garden that was located on Wager Lots 50 and 51, extending westward from the west side of High Street at its junction with Shenandoah Street and along the north side of the latter street. This garden was probably used to provide vegetables for the guests staying at the Wager's Harpers Ferry Hotel, a large frame structure that stood on the northeast corner of Shenandoah and High Streets and the present sites of Bldgs. No. 11 and 12, and perhaps also for the Wager family, who took up residence in Harpers Ferry in 1803. (1)

Lot No. 49 had no structures on it when the Wager family leased the property to Daniel A. Weed in 1824.

D. Construction of Bldg. No. 40, 1824.

On February 5, 1824, Catherine Wager, the widow of John Wager, Jr. and guardian of three of their minor children, and John B. Wager, her eldest son, in consideration of \$ 250, entered into a leasehold and agreement with Daniel A. Weed, a Harpers Ferry merchant, regarding Wager Lot No. 49.

This document reads in part:

" ... the said Wager... agree that the said Weed shall have a lot of

1. 1803 map- National Archives, Washington, D.C., Office of the Chief of Engineers Record Group 77, Fortifications File, Drawer 150- a sheets. Sheet 1 is still in this record group. Sheet 2 has been moved Record Group 79- Records of the National Park Service. Sheet 1, which is reproduce on page 38 of this study has a scale of 4 p^{er}ches or 66 feet to one inch.

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" ground situated between Dr, Godfrey Weise's shop [a drug store in a stone house located on Wager Lot No. 48] and Jacob R. Thomas' stone stable[which was located on Wager Lot No. 50 and used in conjunction with the operations of the Harpers Ferry Hotel] about, thirty five feet in front and forty five extending backwards for the purpose of [erecting] a store house to be built thereon by said Weed said house to be thirty three feet[wide] in front having two two feet between the said store house and Dr. Weise's[on Lot 48] for a passage[to the rear of the lot], 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 fitted for a store house- the apartments of the understory are to be three in number and the upper floor to be divided into three apartments[for use as a residence]....

"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 [living quarters] rooms on the upper floor..."¹

"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 ^{Weed} 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.²

1. Articles of Agreement, Feb. 5, 1824, Weed Book 12, p.513.

2. Ibid.,

Daniel A. Weed completed the construction of Bldg. No. 40 in 1824 and on July 29, 1825 sold to Otis Dudley for \$ 1,400 one undivided moiety and equal share of the lease to "the lot of ground and the tenant, thereon, afterwards erected by the said Daniel A. Weed..."³ The general ground plan of his building, as it appeared in 1835 and ^{also} its relationship with the stone stable located on Wager Lot No. 50 and ^{with} Dr. Weise's Stone House on Wager Lot No. 48, is shown on "Map of Harpers Ferry Shewing the location of the Winchester and Potomac Railroad, Drawn by Lieut. White, Allen, and R. S. Smith, U. S. Army, under the direction of James Kearney, Lt. Col. and T. E. - Map 2- Approved by President Andrew Jackson, 27th January 1835. (for map see page 39 of this study)."⁴

The actual dimensions of Bldg. No. 40, as erected by Weed in 1824, are 32 feet nine inches on the Shenandoah Street front elevation by 34 feet two inches in depth.⁵ The two-story stone structure had a cellar, a wood-shingle roof, and an end chimney located in the northeast(or right) end wall. A large two-story frame porch extended across its Shenandoah Street elevation and projected out over the side walk. Exterior stairs lead from the sidewalk to the second floor of the porch. A sketch made in October 1862(Harpers Ferry NHP Negative HF-67) indicates that the gable roof ran from north to south and that its southern end, extending out over the portico, was treated as a pediment and had a semi-circular window located in its center.⁶ This same sketch also suggests that there were dormer windows in the east and west sides of the gable roof, which if accurate, would have made Bldg 40 a 2½ story

- 3. Bill of Sale, July 29, 1825, Deed Book 14, pp.29-30.
- 4. National Archives, Washington, D.C., Record Group No. 77, Records of the Office of the Chief of Engineers, Fortification Map File, Drawer 150- sheet 82 -part 2. Scale- 100 feet to once inch.
- 5. Dimensions from Historic American Buildings Survey: The William Richards Building, Bldg. No. 40, Harpers Ferry, Jefferson County, West Virginia." John E. Donahhey, Del., 13 sheet. Survey No. WVA-32. No date.
- 6. For Photo HF- 67, see page 31.

In his March 1843 advertisement stating that Bldg. No. 40 was for rent, William Chambers described the structure as a "large store House" with "two rooms and a kitchen over the store."⁷ Harpers Ferry NHP Negative No. HF-377, taken in May or June of 1865, reveals that the interior of Bldg. No. 40 had been destroyed by fire at some unknown date after October 1862 and prior to 1865.⁸ This same view also shows a portion of the two-story frame porch still in place, thus indicating that the portico depicted in the 1862 drawing (HF-67) was not purely a figment of the artist's imagination. Harpers Ferry NHP Negative No. HF-35, showing the burned out stone wall in the period 1865-73, before Bldg. 40 was rebuilt, reveals that the Shenandoah Street facade of the structure, on both floors, ^{was} divided into four bays.⁹ On the first story there were doorways in the first and third bays from the northeast (right) corner and windows in the second and third bays. The doorway in the first bay may have been a later revision in the original plan, as the 1824 specifications directed that an exterior stairway must provide access to the second floor of the portico. On the second story there ~~was~~ only one doorway, which is located in the ^{third} bay from the northeast (right) corner. The other three bays each have a window.

As completed by Weed in 1824, the first story should have contained three rooms which were shelved and fitted out to serve as a store. The second floor was also to contain three rooms and here the walls were to be lathed and plastered, so as to serve as a dwelling. The Civil War period Photographs, HF-377 and HF-35, reveal that the exterior of the stone walls of Bldg. No. 40 had been targeted prior to the beginning of that war.

The original cellar, which may after been filled up after the Civil War, may contain pre-Civil objects and building materials that fell into the basement during the fire. The basement has not yet been archeologically investigated.

7. Virginia Free Press, March 23, 1843, p. 3, c. 1.
8. . For Photo HF-377, see page 32 .
9. . For Photo HF-35, see page 33 .

E. Rebuilding Bldg. No. 40, 1873:

On July 15, 1873, as has been noted, Harpers Ferry merchant Edward Tearney, who owned adjacent Bldg. No. 38 on Wager Lot 50, purchased Wager Lot No. 49 and the ruins of Bldg. No. 40 from William Richards for \$ 800.¹ Tearney rebuilt Bldg. No. 40 as a three-story brick and stone structure ~~was~~ ^{with} a store room ~~and~~ ^{on} the first floor and with a three room residence on the second floor and with four more rooms on the third floor. The ~~three~~ ^{third} floor rooms all opened into halls and did not interconnect, suggesting that rooms on this floor were rented out on an individual basis for offices or living quarters.²

A ³comparison of Photographs HF- 35, taken 1865-73, with Photographs NHF- 45~~2~~ and 461, taken in 1956 and 1957,⁴ reveals precisely how Tearney remodelled the exterior of Bldg. 40. He retained the two-story high stone side and end walls and topped them with a new third story built entirely of brick. The new addition was crowned by a very low pitched gable roof. On the Shenandoah Street or front elevation, he retained the original ^{wide} four bay fenestration and the stone walls of the first story, with doorway located in the 1st and the 3rd bays from the ^hnortheast(right) corner, but greatly enlarged the size of the windows that had been located in the 2nd and 4th bays. On the second story he pulled down the original stone wall and rebuilt that facade and also the front of the new third story above entirely of brick. Tearney also revised the ^{original} four-bay width of the second story into three-bay wide format, with a doorway located in the 1st or right hand bay, adjacent to the northeast corner, and windows with six over six lights.

1. Deed of B. & S., June 15, 1873, Deed A, p. 269.
2. Detailed measured drawings of the building, as rebuilt in 1873 are in HAHS Drawing No. W WA -32, 13 sheets.
3. See Page. 33
4. See Pages 35 and 36

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occupying the other two bays. The third story had three windows, each with six over six lights. The second story facade was adorned with an iron balcony which was removed by the National Park Service in 1954 because of storm damage.⁵ The upper two floors and roof of Bldg No. 40 as it appeared existing in the 1892-96 period can be seen in Photo HF-99.⁶ The interior woodwork, ~~trai~~ trim, and plan, of course, all date from the 1873 rebuilding.

A provision of Mary J. Tearney's deed of B. & S. to William D. Demory, dated July 1, 1920 for Lot 49 provides that Demory shall also have "the use of the water in the cistern on the property which is next adjoining the above mentioned premises [that is, the cistern on adjacent Wager Lot 50 for Bldg. 38, which was owned by the heirs of Edward Tearney in 1920]- with the understanding that said party Demory shall not interfere in anyway whatsoever with the use of the same water by any and all tenant which may at any time occupy the same adjoining property."⁷ Demory paid \$ 3,249.99 for Bldg. No. 40 and Lot No. 49 in 1920.

The National Park Service 1955 Survey of buildings in the Monument described Bldg. No. 40 as a three-story store and dwelling; " Walls: brick; roof: sheet metal; other parts wood. Condition September 1955: " Relatively good; some flood damage and neglect."⁸

Harpers Ferry NHP Photograph Negative No. HF - 281, taken in 1936, reveals that the flood waters of the great 1936 flood invaded the the first story of Bldg. No. 40.

6. For Photo HF-99, see page 34. The roof on Bldg. No. 40 appears to be sheet metal.
5. Explanatory Sheet to Architectural Base Map of Harpers Ferry National Monument, Drawing No. NM-HF- 3055, sheet 4 of 5.
7. Deed of B. & S., July 1, 1920, Deed Book 119, 201.
8. Explanatory Sheets to Architectural Base Map, Sheet 4.

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F. Historical Uses of Bldg. 40, 1824-1865

In March 1824, ^{the} Harpers Ferry merchant Daniel A. Weed was operating a store located in a large 2½ story stone house situated on United States Armory property at Block C, Lot No. 1, on Shenandoah^{St.} William Graham had built this structure on U.S. land about 1818-20.¹ In this "stand" Weed sold "Sugar, Molasses, Rum, Oranges, Figs, Nails, Powder, Venison, Hams, and Salt."² (See 1835 Railroad Map-Weeds' store was located in the building labelled "Globe Inn," at the northwest corner of Globe Inn Alley and Shenandoah Street.)

On February 5, 1824, however, Daniel A. Weed signed an agreement with the heirs of John Wager, Jr. that gave him a 10 year leasehold to Wager Lot No. 49 in the Wagers' Six Acre Reservation for \$ 250 down in cash and for an annual ground rent of \$ 50 for the first five years. Weed also agreed to erect Bldg. No. 40 as two-story stone structure with a store on the first floor and a three-room residence on the second.³

Because the Wager heirs held a monopoly of all privately owned land in the lower town

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

1. Snell, Charles W., "Historic Building Site Survey Report: History of Lots Nos. 1 to 11, Block C, Shenandoah Street, 1796 to 1865, Harpers Ferry National Monument, Shenandoah Street Studies, No. 1," (Typescript, Harpers Ferry NM, W. Va., January 23, 1958-Harpers Ferry Research Project No. HF-27A, 118 pp), 4-27. The U.S. had leased this lot to the Potomac Company in 1811 and in 1818 the Canal Company had given part of their lot to William Graham, who proceeded to build on it without permission from the U.S. Government.

2. Harpers Ferry Free Press, March 31, 1824, p.3, ch.; December 1, 1824, p. 1, c. 2; available on microfilm, Harpers Ferry National Historical Park Library.

of Harpers Ferry where structures for conducting mercantile and commercial businesses could be built, from 1796 to 1835, Weed's leasehold represented an important opportunity and also a valuable asset. Weed constructed Bldg. No. 40 in 1824 and then moved into the new store.

On July 29, 1825, Weed sold to Otis Dudley for \$ 1,400, one undivided moiety in the lease and lot for the remainder of the ten year lease.

Their agreement read in part: "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..." 4

on February 28, 1827,

Two years later, partners Dudley and Weed sold to Isaac Newton Carter for \$ 1,100 their rights to the lease for the remaining seven years of agreement, " to have and to hold the said store and dwelling house" of the partners. 5

For four years, from February 1827 to October 1831, Isaac Newton Carter operated a store in Bldg. No. 40 which he called "Cheapside No. 1", and resided in the three-room dwelling above his shop. Carter sold dry goods, groceries, medicines, linseed oil, fish oil, sperm oil, tar, stoves, saddles, harness, books, bar iron, mould boards, steel, and window glass. 6

In October 1831 Carter sold the remaining three-year term of his leasehold to Henry Crampton. On November 24 of that year Crampton advertised that he "opened in Harpers Ferry a supply of Fall and Winter Goods in the well known store room lately occupied by I. N. Carter. 7

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

4. Bill of Sale, July 29, 1825, Deed Book 14, pp.29-30.
5. Deed of B. & S., February 28, 1827, Deed Book 14, pp. 419-420.
6. Advertisements in Virginia Free Press, August 28, 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, 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.1;

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Henry Crampton operated his dry goods store and resided over his stand from November 1831 to July 1835.⁸

In August 1835 Bushrod S. Pine informed the public:

"New Concern- Having taken the store room and purchased the stock of goods from Henry Crampton..."; Pine operated a Dry Goods Store on the first floor, apparently under a one year lease, until August 1836.⁹ During this same 1835-36 period, William Avis and Joseph Lemox ~~operated~~ ^{conducted} a "Boot and Shoe Making Establishment on the second floor of Bldg 40, until April of the latter year, when Avis announced:

"Dissolution of Partnership: William announces he will continue the BOOT AND SHOEMAKING AT HIS SHOP IMMEDIATELY OVER MR. PINE'S STORE ON MAIN STREET." 10

On September 1, 1836, Charles Staley advertised: "having purchased the stock of Goods of Bushrod S. Pine, [Staley] has opened a new [Dry Goods] Store" in Bldg. No. 40.¹¹ On the same date, Mrs. Martha A. Staley, his wife, also announced that she had "removed her Millinery and Fancy Store to the store room recently occupied by Bushrod S. Pine."¹² On March 1, 1837, Gerard B. Wager, one of Wager heirs who became the owner of this property on October 10, 1835, sold Bldg. No. 40 and Lot No. 49 to Thomas Hughes for \$ 3,000. The deed for this transaction states that Charles Staley is "now in the possession and Occupancy" of this property.¹³

8. 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.

9. Virginia Free Press, August 20, 1835, p.3, cl.

10. Ibid., April 21, 1836, p.3, cl.

11. Ibid. Sept. 1, 1836, p.3, c.5.

12. Ibid.

13. Deed of B. & S., March 1, 1837, Deed Book 21, p.428-429.

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Staley and his wife operated a dry goods store at Bldg. No. 40 from September 1836 to August 31, 1837, when their lease expired.¹⁴

In September 1837, Thomas Hughes, the new owner of Bldg. 40, notified the public 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 [the Andersons' store was located in a large two-and one-half story brick building on Lot 51, at the northwest corner of High and Shenandoah Street, and intervening Wager Lot No. 50 was then occupied by an old stone stable that was leased to the Anderson brothers]."¹⁵

Residing over his store from 1837 to July 1841, Hughes sold ready-made clothing and "cloths, Cassimeres, Hats, Boots, Shoes, Hardware, and China."¹⁶

By 1841, however, Hughes was in financial trouble and on July 31, 1841, acting as trustee, Gerard B. Wager sold Bldg. No. 40 and Wager Lot No. 49 at public auction to William Chambers, an Armory machinist, for \$ 2,350.¹⁷

From 1841 to early 1843, Chambers leased his new acquisition to Joseph L. Russell & Company, ready-made clothing merchants. This use is documented by William Chambers' notice that his property was available for renting in March 1843, stating: "The large Store House formerly occupied by Thomas Hughes, and more recently by . . . Jos. L. Russell & Co., situated on Shenandoah Street, opposite the [Armory] Pay Office . Also two rooms and a kitchen over the store."¹⁸

18. Virginia Free Press, March 23, 1843, p.3, cl. For the location of Bldg. No. 40 in relation to the Armory Paymaster's Pay Office, which was located on the south side of Shenandoah Street, see 1835 Railroad Map, page 39.

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

May 11, 1837, p.3, c.3.

15. Ibid., September 14, 1837, p. 3, c. 5.

16. Ibid., 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; April 1, 1841, p.2, c7; May 27, 1841, p.3, c.2, July 22, 1841, p.3, c.3; Also Harpers Ferry Constitutionalist, May 23, 1839, p. 3. Deed of Trust, March 1, 1841, Deed Book 24. p.507-509.

17. Deed of B. & S., July 31, 1841, Deed Book 25, p. 215-216.

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Just who rented Bldg. No. 40 from March 1843 to June 1846 cannot be definitely determined on the basis of available evidence. Righter Levering, who operated a dry goods and grocery store on Shenandoah Street in May 1843, in one of the Wager Lot stores fronting on the north side of Shenandoah, ^{or could} may have been located in Bldg. 40.¹⁹

From December 1844 to May 1846, Bldg. No. 40 was probably rented by David Koonce, who advertised "New & Cheap Cash Store, Harpers Ferry Opposite the Pay Office..."²⁰ Mr. Koonce sold "Dry Goods, Groceries, Hardware, Boots, Shoes, Hats, Caps, &c. &c."²¹ Koonce must almost certainly have been located in Bldg. 40, because the other two stores opposite the Pay Masters Pay Office, both located in the brand new Bldg. No. 38 on Lot 50, immediately to the northeast(right) of Bldg. 40, were occupied in 1844 by the Grocery Store of P. O. Littlejohn and the Tobacco Shop of Joseph W. L. Carty.²²

In June 1846, William Chamber^s, the owner of Bldg. 40, advised his friends that he had left the employment of the U.S. Army and was now "located on the west side of the well known stand last occupied by P. O. Littlejohn. I have not much of any thing, but a little of everything. DRY GOODS, GROCERIES."²³ During the period 1844 to 1846, Littlejohn's shop was located in Store No. 1 of Bldg. 38, immediately east of Bldg. 40.

William Chambers operated his store, and resided on the second floor of Bldg. No. 40 from June 1846 to April 1850. ²⁴

24. Virginia Free Press, May 5, 1848, p.2, c.7; also May 9, 1850, p.3, c.2.

19. Virginia Free Press, May 16, 1844, p.3, c.4.

20. Ibid., December 26, p. 4, c.2.

April 9, 1846, p.3, c. 1.

21. Ibid., May 15, 1845, p.3, c. 2; November 27, 1845, p.3, c.5; January 29, 1846, p.3, c.6

22. Snell, Charles W., "Historic Structure Report: The Edward Tearney Buildings, Bldgs. No. 38 and 39 on Wager Lot No. 50, Historical Data Section, Harpers Ferry National Historical Park, West Virginia," (Denver Service Center National Capital Team, National Park Service, Denver Colorado, October 1979), p. 18.

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

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On February 15, 1850, William Chambers sold Lot 49 and Bldg. No. 40 to William Richards for \$, 3,000.²⁵ On May 9, the new owner advertised: "For Rent- The store recently occupied by Wm. Chambers, on Shenandoah Street, opposite the Old Pay Office is for rent..."²⁶

William Richards was to own Bldg. No. 40 from 1850 to 1873 and from 1850 until sometime after October 1862 and prior to June 1865 resided on the second floor of his house. On July 17, 1855, Richards also became the owner of Bldg. No. 44 on Wager Lot No. 46, which he purchased (1st two stories) for \$ 1,830.²⁷ The U.S. Census of 1860 lists William Richards as " 52 years old, male, retired gentleman." He ~~was~~ ^{had been} born in Ohio ^{in 1808} the value of his Real Estate was estimated at \$ 7,675 and value of his Personal estate at \$ 700. His wife, Sarah Richards, was 42 years old and had been born in Pennsylvania. Also working or perhaps living with the Richards in Bldg. 40, was Sarah Griggs, born in Virginia, a 19 year old female domestic."²⁸

From 1850 to March 31, 1853, the evidence is again not sufficient to state exactly who rented Bldg. No. 40's store. The most ^{likely} candidate however, was John G. Ridenour, who operated a shop selling Dry Goods, Ready Made Clothing, Groceries, Boots, Shoes, Hats, Caps, Hardware, Queensware, Books, Stationary, Glass, and Paint, along the north side of Shenandoah in this vicinity and during that period.²⁹

28. National Archives Record Group No. 29, Records of the Bureau of the Census, Population Schedules of the Eighth Census of the United States, 1860. Virginia, Volume 13, Jefferson County (Part), p. 197, Washington, D.C. (Available on microfilm in Harpers Ferry NHP Library).

29. 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.5; February 10, 1853, p.3, c.2; and selling out and leaving county, August 18, 1853, p. 3, c.1.

25. Deed of B. & S., February 15, 1850, Deed Book 31, p.109.

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

27. Deed of B. & S., July 15, 1855, Philip Coons to Richards, Deed Book 35, p.9-10. The Masonic Lodge owned the third story of this 3p story stone building, which had two stores on the first floor and a five room dwelling on the second.

In April 1853, R. Walter and Brother occupied the first floor store of Bldg. No. 40, when they moved their Ready-Made Clothing Store from Store No. 1 in adjacent Bldg. No. 38 on Wager Lot No. 50, into Bldg. 40.

In August 1854 Moses Frank became a partner in the firm and they changed their name to Walter, Bro. & Company.³⁰ By October 1854, they advertised their location as the "Cheap Cothing Hall, Shenandoah Street."³¹ They continued in this business at the same stand until January 1856,³² when Moses Frank announced that he was planning to leave Harpers Ferry for Kansas-Nebraska by April 1, 1856. Hence whe was selling off his goods at cost and all people endebted to him should plan to settle their accounts by that date. "The business will still be continued on by R. Walter & Bro.," Frank remarked and invited "Come one, come all, come to Walter, Bro. & Co.'s Cheap Clothing Hall, at Harpers Ferry Va.... N. B. Look out for the large store with large Porch in front on Shenandoah Street opposite the old U.S. Arsenal."³³

On April 1, 1856, the firm of R. Walter, Bro. & Co., was dissolved by mutual consent; Mr. Nisan Frank became a new partner and the firm continued its business in Bldg Mo. 40 under the name of Walter, Bro. & Co.³⁴

Two years later, on April 1, 1858, the firm gave up their lease to the store in Bldg. No. 40, and removed their shop into Bldg. No. 10, on Wager Lot No. 15, subdivision 3, where they were still doing business at the time of the John Brown Raid in October 1859.³⁵ Their April 1858 notice of their

35. Virginia Free Press, April 1, 1858, p. 2, c. 7; Snell Charles W., "Historic Building Report: Part I [and II] for Buildings No. 10 and 10-A, The John C. Unseld Buildings, Harpers Ferry National Monument," (Typescript, Harper Ferry NM, May 28, 1958) p. 22-23.

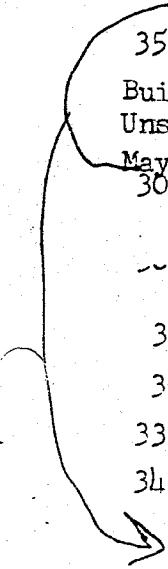
30. Virginia Free Press, April 11, 1853, p.3, c1; April 27, 1854, p. 2, c.7; August 31, 1854, p.2, c.7. ^{IN THIS} ~~It is~~ case the chain of evidence is very strong in the 1858-60 period and must be traced backwards to the 1853 period.

31. Ibid., October 5, 1854, p.3, c.3.

32. Ibid., March 29, 1855, p. 3, c.1; October 11, 1855, p. 3, c. 1.

33. Ibid., January 3, 1856, p.2.

34. Ibid., March 27, 1856, p.3, c.2- legal notice of change in partnerships.



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removal . . . stated that their "Great Southern Clothing Hall" was now located "Opposite the U.S. Arsenal," in the store "formerly occupied by Philip Coons," which definitely placed them in Bldg. No. 10. ³⁶

William Richards, however, was able to rent the store in Bldg. No. 40 to another Ready-Making Clothing Merchant before the end of April 1858.

On the 29th of that month "Frankel Bros., Levitoch and Hirsh Respectfully informed 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 postscript to their advertisement, they also informed their readers:

"Mr. Hirsh (now a partner in the above firm) who kept store in Bolivar, especially informs his friends and customer of his removal and promises them in the future, the best bargains they ever had." ³⁷

In their ^{fall 1858} notices, the firm reported that their store was located "opposite the new government buildings," that is, across Shenandoah Street from the Master Armorer's new residence, Bldg. No. 36, which was then being constructed on the former site of the Old Pay Office, and warned their readers: "Don't overlook the Store Sign: PHILIP FRANKEL & CO.," ³⁸

In October 1859 "Frankel, Bro., Levitoch & Co., with their store sign" PHILIP FRANKEL & CO., "were still leasing the store in Bldg. No. 40, "on Shenandoah Street, in the Store Room formerly Occupied by John Walter & Bro. opposite the new Government Buildings." ³⁹

36. Virginia Free Press, April 1, 1858, p. 2, c. 7.

37. Ibid., April 29, 1858, p. 2, c. 6; also July 22, 1858, p. 4.

38. Ibid., September 9, 1858, p. 3, c. 1; also October 14, 1858, p. 3.

39. Ibid., October 27, 1859, p. 3, c. 1.

On February 1, 1860, after two years in business, the partners dissolved their firm.⁴⁰ B. D. Hirsh, however, continued to lease the store in Bldg. No. 40 and to carry on his Ready-Made Clothing business at this site from February 1860 to April 1861, when the outbreak of the Civil War soon put an end to all business operations in Harpers Ferry for almost five years.⁴¹

The United States Census of 1860 reveals that Bernhard [D.] Hirsh was a 28 year old male who had been born in "Hepeconthe" [sic].

Also that he was a merchant and the value of his personal estate was estimated to be \$ 1,500. He did not own any real estate. His wife, Hetta Hirsh, also born in Hepeconthe, was 26 years old and the couple did not have any children.⁴² The Census record suggests that the Hirsh family may have been residing in one of the duplex residences over the stores in adjacent Bldg. No. 38 on Wager Lot No. 50 in 1860. William Richards, the owner of Bldg. 40, was apparently residing on the second floor of Bldg. 40 in 1860.

Photo HF- 67, a sketch of Shenandoah Street drawn October 16, 1862 and Photograph HF-377, taken in May or June 1865, reveal that the interior of Bldg. No. 40 was destroyed by fire at some undetermined date in this period. The roof and most of the large two-story wood porch on the front are gone; the interior appears gutted and only the stone walls still stood when the Civil War ended in 1865.

40. Virginia Free Press, January 12, 1860, p.3, 2.

41. Ibid., April 6, 1860, p.2, c.7; October 11, 1860, 2. c.2; October 25, 1860, p.3, c. 6.

42. National Archives Record Group 29, Records of the Bureau of the Census, Population Schedules of the Eighth Census of the United States 1860, Virginia, Volume 13, Jefferson County(Part), p. 197.

G. Historical Uses of Bldg. No. 40, 1865 to 1953:

Harpers Ferry National Historical Park is now in the process of acquiring 37 reels of microfilm of The Spirit of Jefferson, a weekly newspaper that was published at Charles Town, W. Va., during the years 1865 to 1955. When these are available and the money is also programmed to permit the reading through of 90 years of newspapers, it will be possible to reconstruct much of continuing game of musical mercantile chairs in Harpers Ferry that continued from 1865 to 1953, when the lower town of Harpers Ferry became a National Monument.

In the meantime, however, the documentary evidence that is available is quite sufficient to show that the first floor of Bldg. No. 40 continued to be used as a store and the two upper floors as a residence or residences from 1873 to 1952. ^{to serve}

Photographs HF- 377 and HF -35, together with William Richards Deed of B. & S., of Lot No. 49 to Edward Tearney for \$ 800 on July 15, 1873 are sufficient to show that Bldg. 40 stood as an unoccupied ruin

for nine years, from 1865 to 1873. Tearney rebuilt and enlarged Bldg. 40, probably in 1873, so that mercantile use of the structure probably began again 1874. Newspaper advertisements will probably document the exact date ^{was} and also who the first merchant to occupy the new store.

In his will, dated January 16, 1892, Edward Tearney described Bldg. No. 40 and Wager Lot No. 49 as "the brick store house and lot on Shenandoah Street in Harpers Ferry, known as the Myers House." ¹ This suggests that a merchant by the name of Myers ^{was} ~~who~~ apparently associated with Bldg. No. 40 during much of the 1874-1892 period.

The Sanborn-Perris Insurance Map of Harpers Ferry, dated November 1894, indicates that first story of Bldg. No. was occupied by a Clothing Store at that date.

1. Will Book C., p. 41, Jefferson County Courthouse, Charles Town, W. Va.

The Sanborn Insurance Map of Harpers Ferry, dated September 1907, indicates that the first floor of Bldg. No. 40 in 1907 contained a "vacant store." Six years later, the 1913 B. & O. R.R. "Plan Showing Right of Way, Buildings and Tracks, Harpers Ferry, W. Va., reveals that the first story of Bldg. 40 was occupied by a "store" but " provides no information on that nature of that store.

As has been noted Edward Tearney and his heirs held title to Bldg. No. 40 and Lot 49 from 1873 until 1920 .

The explanatory sheets to the Architectural Base Map of Harpers Ferry, Drawing No. NM-HF-3055, prepared in 1955, described Bldg. No. 40 as "Store & Dwelling", thus indicating that structure had continued to used for its ^{intended} designed purposes from 1913 to 1953.

H. SUMMARY OF HISTORICAL DATA

a. Chain of Title, 1751- 1953:

1. April 25, 1751 to October 15, 1782, owned by Robert Harper, who purchased the land from Lord Thomas Fairfax.
2. October 15, 1782 to October 10, 1835, owned by John Wager, Sr. and Jr., and by the heirs of John Wager, Jr. (1813-35).
3. October 10, 1835 to March 1, 1837, Gerard Bond Wager.
4. March 1, 1837-July 31, 1841- Thomas Hughes for \$ 3,000.
5. July 31, 1841- February 15, 1850- To William Chambers for \$ 2,350.
6. February 15, 1850 to July 15, 1873- To William Richards for \$ 3,000.
7. July 15, 1873 to April 2, 1902- To Edward Tearney for \$ 800.
8. April 2, 1902 to Mary Jane Tearney, his daughter by Will to July 1, 1920.
9. July 1, 1920 to May 7, 1946, to William W. Demory for \$ 3,249. 99.
10. May 7, 1946 to November 25, 1952, Briscoe Smith.
11. November 25, 1952 to December 19, 1953, to State of West Virginia. Purchase price may have been \$ 3,000.
12. December 19, 1953- to United States Government.

b. Early Use of Lot 49, 1803-1824:

Was either unimproved land or part of the Wager's vegetable garden that occupied Wager Lots 50 and 51 at the corner of High and Shenandoah Streets in 1803.

c. Construction of Bldg. No. 40, 1824:

Under a leasehold with the heirs of John Wager, Jr for the 10 year use of Wager Lot 49 and in exchange for a total of \$ 500 in ground rent, Daniel A. Weed, on February 5, 1824, was given the right to construct a store and dwelling on the leased land. The articles of agreement specified the plan of the structure that Weed^d was erect^{to}.

Built in 1824, Bldg. No. 40 was a two-story stone structure that fronted 32 feet 9 inches on Shenandoah Street, ~~having~~^{had} a four bay wide facade, and was 34 feet 2 inches deep. There was a cellar under the house. A large two-story wooden portico extended across the facade and out ^{OVER} ~~of~~ the sidewalk. The gable roof, covered by wooden shakes, ran from north to south and projected out over the front porch and side^{end} walk.

The southern ^{end} of the roof was apparently treated as pediment and had a semi-circular window in its center. Exterior stairs on the front led from the sidewalk level to the second floor of the porch.

The first story contain^{ed} a large store, which was subdivided into three rooms, and their walls were lined with shelves. The second floor, which was to serve as a dwelling, also contained three rooms, one of which was the kitchen. The walls and ceilings of the second floor rooms were lathed and plastered.

The exterior of the stone walls of Bldg. 40 were also targeted prior to 1861.

The roof, most of the exterior front porch, and all of the interior woodwork of Bldg. No. 40 were destroyed by a fire that took place during the Civil War in the period after October 1862 and before May or June 1865.

d. Rebuilding of Bldg. No. 40, 1873

Edward Tearney ^{purchased} Lot No. 49 and the ruins of Bldg. No. 40 on July 15, 1873 and probably rebuilt the structure during the same year. Tearney retained the original stone walls of the ^{two-story high} northeast and southwest sides walls and also of the rear wall and topped them with an entirely new brick third story. He covered Bldg. 40 with a very low pitched gable roof. On the Shenandoah Street facade he retained the original stone walls of the first story and also its original four bay wide fenestration, but widened the size of the two windows. He demolished the original stone facade of the second story and rebuilt it and also the facade of the new third story above entirely of brick. The original-four bay fenestration of the second story was also altered to a three bay facade, with the new doorway being located in the northeast or right hand bay. Three windows filled the three bays of the third floor facade. A iron balcony was added at the second floor level. In 1953 the structure was covered with a sheet metal roof.

The first story was designed for use as a large store and the upper floors for use as a residence. The second floor had three rooms and the ^{more} third floor four chambers.

e. Historical Uses of Bldg. No. 40, 1824-1865 (Period of National Significance in History of Park).

1. 1824- February 1827- Dry Goods and Grocery Store of Daniel A. Weed and his partner Otis Dudley.
2. April 1827 to October 1831- Dry Goods and Grocery Store of Isaac Newton Carter.
3. October 1831 to July 1835- Dry Goods Store of Henry Crampton.
(ten year leasehold from 1824 expired).
4. August 1835 to August 1836- Dry Goods Store of Bushrod S. Pine
on first floor: Shoe Maker's Shop of William Avis and Joseph Lemox
on second floor.

5. September 1836 to August 1837: Dry Goods and Clothing Store of Charles Staley and his wife Marthia A. Staley; she ran a millinery and fancy shop.
6. September 1837 to July 1841: Dry Goods, Grocery, and Ready Made Clothing Store of Thomas Hughes, who also owned the property.
7. ca. August 1841 to March 1843: Dry Goods and Clothing Store of Joseph L. Russell and Company.
8. March 1843 to Nov. 1844: Identity of business located in structure not certain. Possibility: Dry Goods and Grocery Store of Righter Levering.
9. Dec. 1844 to May 1846- Probably the Dry Goods and Grocery Store of David Koonce.
10. June 1846 to April 1850- The Dry Goods and Grocery Store of William Chambers, retired Armory machinist, who also owned Bldg. 40.
11. May 1850 to March 1853- Possibly the Dry Goods, Grocery, and Ready Made Clothing Store of John G. Ridenour.
12. April 1853 to March 1858: Ready Made Clothing Store of R. Walter and Brother; also known as R. Walter, Bro., and Co., and after 1856 as Walter, Bro. and Company.
13. April 1858 to January 1860: Ready Made Clothing Store of Frankel, Bro., Levitoch, and Bernard D. Hirsh. Their store sign: "PHILIP FRANKEL & CO." William Richards, the owner of Bldg. 40 and Lot 49, and his family resided on the second floor of Bldg. 40, 1850-1861.
14. January 1860 to April 1861: Ready-Made Clothing Store of Bernhard Hirsh.
15. In period after October 1862 and prior to May or June 1865, Bldg. No. 40's interior was destroyed by fire.

f. Historical Uses of Bldg. 40, 1865 to 1953:(Park's post historically significant period)

Uses not established in detail.

1. Unoccupied ruin, 1865 to July 1873.
2. Probably rebuilt in 1873, by new owner Edward Tearney.
3. First floor used as store; upper floors as residences.
4. Period ca. 1874-1892- apparently leased to merchant by name of Myers.
5. 1894- store first floor used as clothing store.
6. 1907- 1st floor a vacant store.
7. 1913- 1st floor occupied by a store, but nature not explained.
8. still be used as store and residence in period 1920-1950.

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- e. Snell, Charles W., "Historic Buildings Site Survey Report for Buildings No. 41 and 42, [Parts I and II] on the James McGraw Lot, Wager Lot No. 48, Harpers Ferry National Monument," (Harpers Ferry Research Project No. HF-36, Typescript produced in six copies, Harpers Ferry National Monument, W. Va., July 28, 1958), 31 ~~pages~~ ^{ed} , 4 maps and 8 photos. A detail physical history of Lot 48 and its building, 1751 to 1865. Lot 48 stands immediately ~~to~~ ^{ed} the southwest or left side of Bldg. No. 40.

HISTORICAL PRINTS AND PHOTOGRAPHS

Photograph No. 1

"The Main Street [Shenandoah St.] Harper's Ferry-- Zouaves [Union soldiers] on Mules -- Contrabands [blacks] Hauling Guns - Officers Lounging, &c., October 16' [1862], Sketched by our Special Artist, Mr. Edwin Forbes."

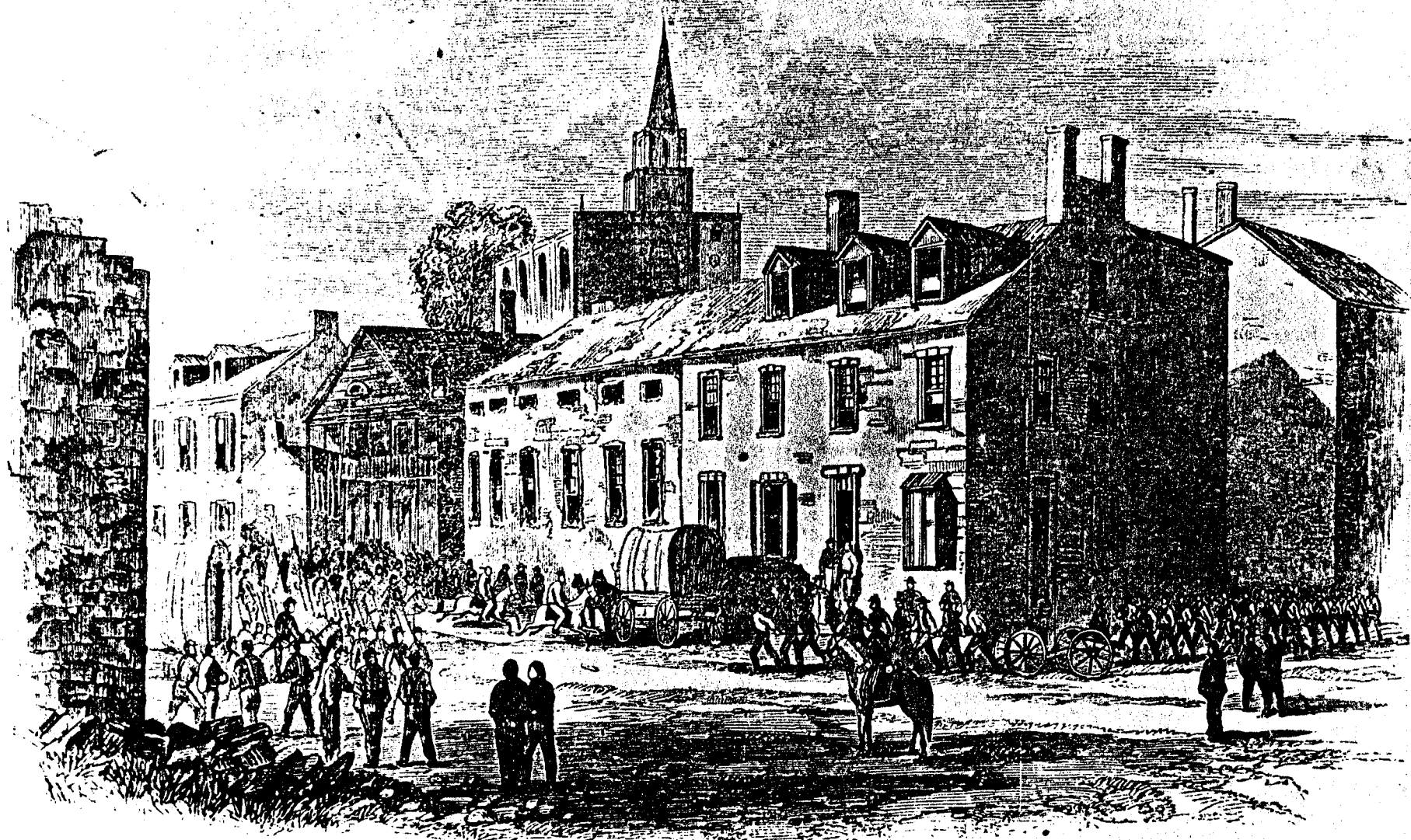
From Frank Leslie's Illustrated Newspaper, November 8, 1862, p. 109.

Harpers Ferry NHP Negative No. HF-67.

This, the earliest known view of the facades of Bldgs. Nos. 38, 40, and 43,

is not accurate in many of its details yet still manages to convey an overall impression of this section of Shenandoah Street that is generally accurate. Reading from left to right: Ruined brick wall and corner of burned out Small Arsenal; crossing to the north side of Shenandoah Street, the northeast half of Building No. 43 on Wager Lot 47; the small one and one-half story stone house that was located Wager Lot No. 48; then Wager Lot 49 with Bldg. No. 40; next Bldg. No. 38 on Lot 50, and the 2½ story brick house at the corner of Shenandoah and High Streets is situated on Wager Lot 51. At the extreme right, located on Wager Lot 52 and fronting on High Street, is a portion of Bldg. No. 37.

The house on Lot 48 is not correctly depicted- its gable end walls actually abutted on the end walls of Bldgs. No. 43 and 40. The general character of Bldgs. No. 40, 38, and the corner house on Lot 51, however are correctly portrayed, although not all of the details have been sketched in. One important use of this print, however, is the dating of subsequent photographs taken of this same scene during the Civil War. Bldg. No. 40 in this October 16, 1862 is intact and ^{Civil War} photographs showing the structure as a burned-out ruin ^{therefore must have} been taken after this 1862 date.



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

omit a wide view can be had of the Virginian scenery. On them 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.

Photograph No. 2

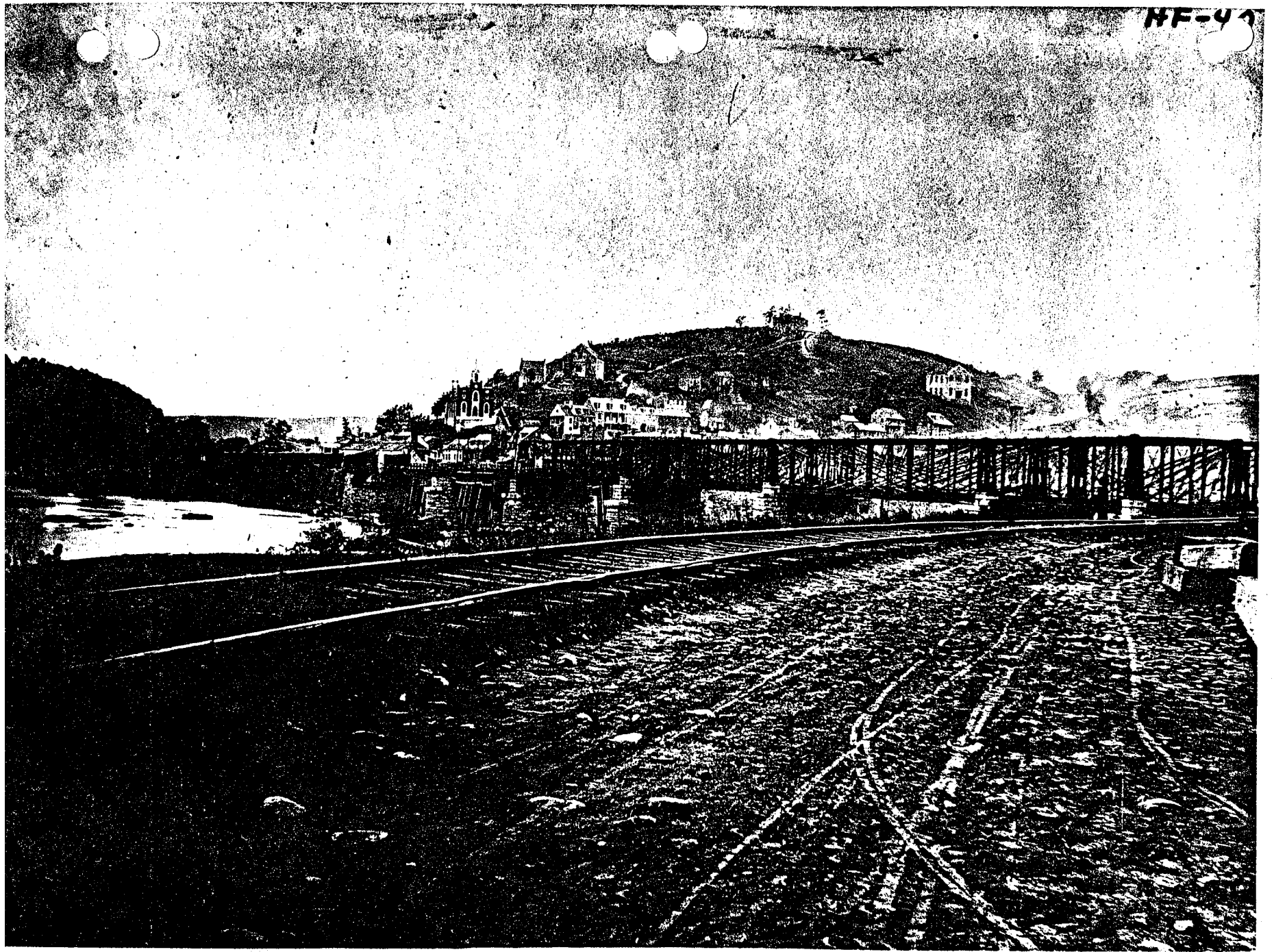
"Harpers Ferry and Potomac [Railroad] Bridge from Base of
Maryland Heights [in Maryland] below [east] of the Bridge." 1865

Original Glass Negative at Gettysburg N.M.P.- copied as Harpers
Ferry NHP Neg. No. HF- 40. This view was taken by the noted photographer
Brady and was probably made in May or June 1865, based on the state of
the B. & O. R.R. Company's great iron bridge across the Potomac.
The view reproduced here is an enlargement or blowup of the left-hand portion
HF- 40 and is numbered as HFNHP Negative No. HF- 377.

Reading from right to left, beginning at iron span at right: Portion of Burned-out interior of
Bldg. No. 11, then Bldg. No. 12. Crossing High Street, the High Street end and Shenandoah Street facade
of the 2½ story brick building on Wager Lot No. 51, next Bldg. No. 38 on Lot 50, then burned out Bldg.
No. 40, then to the west of Lot 48, the northeast end of Bldg. No. 43. The large brick structure with
a temporary roof on it, visible in the left-hand corner, is probably the old burned-out Large Arsenal,
located on Old Arsenal Square and reroofed by the Union Army to serve as a supply warehouse.
With regards to Bldg. No. 38, at the second floor level on the Shenandoah Street facade there appears
to a wooden trellis frame work for a porch to afford shelter to the windows of the first
story shops or shop. ^{note} Also that portion of the two-story wooden porch on the facade of burned-out
Bldg. No. 40 appears to have survived that fire. This photograph, HF- 40, ^{together} with HF 67, indicate
that the fire in Bldg. No. 40 took place after October 1862 and prior to June 1865.



HF-41



Photograph No. 3

Shenandoah Street, Harpers Ferry, Va.

[1865-1873].

Harpers Ferry NHP Negative No. HF- 35, made from the original glass negative at Gettysburg NHP.

This view was made after June 1865, because the remains of the two-story wooden porch on the front of Bldg. 40 -still visible in HF- 377) have been removed and prior to 1873, when Edward Tearney began rebuilding No. 40.

Reading from right to left: 2½ story brick building at right located on Wager Lot 51 and erected in 1832; next, Bldg. No. 38, located on Wager Lot No. 50 and erected by Edward Tearney, Peter Lytle, and Patrick Kelly in 1844. Bldg. No. 38 was owned by Tearney from 1860 to 1902. Next: the two-story stone walls of Bldg. No. 40, erected by Daniel A. Weed on Wager Lot 49 in 1824 and its interior destroyed by fire in the period 1862-65. Next, Wager Lot 48, with its stone house not visible, and at the extreme left, the high northeast gable end wall of Bldg. No. 43 on Wager Lot No. 47.

Note the original fenestration of the four-bay wide facade of Bldg. 40. with two doors and two windows on the first story and one door and three windows on the second. When Tearney^{ee} built Bldg. 40 in 1873, he retained the 1824 stone walls and four-bay fenestration of the first story, but widened the two windows. On the second story he torn down the old stone walls, rebuilt that facade and also of the new ~~third~~ story above, entirely of brick. He also reduced the four-bays of the original second-story facade to three and repeated the three-bay plan on the third story. A comparison of this photograph with Photos No. 5 and 6, will reveal the ^{most} changes made by Tearny^e in the exterior appearance of Bldg. 40 in 1873.



"Harpers Ferry from Loudoun Heights,"
1892-1896.

National Geographic File No. 110321-A.

Harpers Ferry NHP Negative No. HF- 99.

This view from Loudoun Height was taken after 1892, when the B. & O. R. R. tracks across the U.S. Armory site were relocated from their original to their present location, and prior 1896, when the Roman Catholic Church building was remodelled.

At the right High Street comes down the hill and intersects Shenandoah Street. Reading from that junction from right to left. North side of Shenandiah Street, on Wager Lot 51 at corner, 2½ story brick building erected by Andersons in 1832, next Bldg. No. 38, roof of Bldg. no. 39 in rear of 38; then Bldg. No. 40, with a third story added to the original two. Rebuilt in 1873, Bldg. No. 40 appears to have a metal roof. The gap is Wager Lot No. 48 with no building visible, then Bldg. No. 43 on Wager Lot 47, Bldg. No. 44 on Wager Lot 46, and Bldg. 45. Crossing to the south side of Shenandoah, there are a group of houses on U.S. Block C, Shenandoah Street. In the lower left hand corner, standing on Block C, Lot 11 and fronting on the Shenandoah River, can be seen the large stone "Jefferson Brewing Company" Building. Moving to the right and crossing Market Street, the long two-story brick structure with arches on the first story is the town market house which was erected in 1846-47. Moving north to the south side of Shenandoah Street, are the rear elevations of Bldg. No. 33, at the corner of Market and Shenandoah Street, then Bldgs. No. 34, 35 and 36. On the southwest corner of Shenandoah and High Streets is Bldg. No. 26, then Nos. 23 and 24. On the north side of Shenandoah Street, opposite the last two names structures, are Bldg. No. 12 at the corner and rebuilt Bldg. No. 11, with a fourth added to the old 3½ story structure.

Bldgs. No. 23, 24, and 25 were all erected after 1879 and stand on former U.S. Armory property and the Arsenal tract.



FLOOD WATERS REACH SECOND STORY AT HARPERS FERRY, MD



HF- 281 Harpers Ferry in 1936 Flood. Bldg. No. Three story structure in distance at far right center.

35

Photograph No. 5

Shenandoah Street Elevation of
the William Richards Bldg, Bldg. No. 40 in Feb.,
1956

Harpers Ferry NHP Negative No. NHF-452

Name of photographer not listed.

This view shows the facade of Bldg. No. 40 (center) in 1956 before the National Park Service did any stabilization work on the structure. To the right can be seen a portion of Bldg. 38, which was erected in 1844, and to left a section of the four-story Bldg. No. 41, which was erected by Abram and Victor Kaplon in 1900. Bldg. No. 41 was demolished by the National Park Service in 1956-57.

The William Richards Bldg, Bldg. No. 40, on Wager Lot No. 49, was built by Daniel A. Weed, a merchant, under a leasehold with the Wager heirs in 1824 as a two-story stone store and residence with a large two-story wooden porch on its front elevation. During the Civil War, after October 1862 and prior to June 1865, the interior of Bldg. No. 40 was destroyed by fire. Edward Tearney purchased the lot and ruin from the owner, William Richards in July 1873. Using the original stone walls of the sides and rear, he added a brick third story to the structure and the 2nd and third stories of the Shenandoah Street facade were also rebuilt in brick, as is visible in this photo. The 1824 four-bay wide fenestration of the second story facade was reduced to three and repeated on the new third story by Tearney in 1873. Tearney also adorned the second story facade with an iron balcony. The National Park Service took down the balcony because of storm damage in 1955. Compare this Photo with Photo No. 3, taken 1865-73, to see how Tearney altered the 1824 facade of Bldg. No. 40 in 1873.



Photograph No. 6

Southwest End Wall of Bldg. No., 40,

The William Richards Building, 1957.

Photo by Architect Archie W. Franzen,
Taken February 18, 1957.

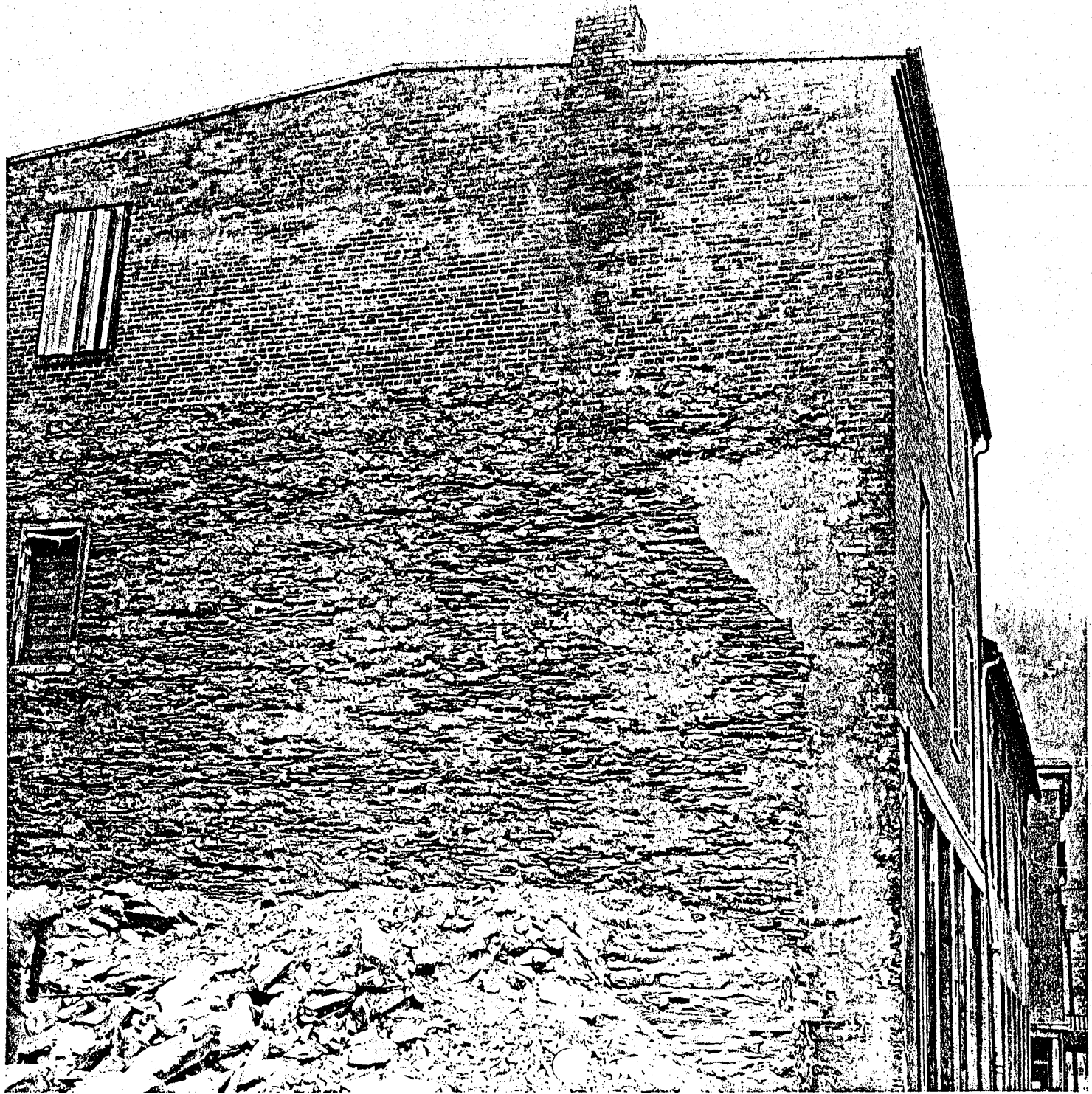
Harpers Ferry National HP Negative No. NHF - 461.

Bldg. 41, the Abram Kaplon Building, erected in 1900,

has been demolished. Debris from the four story structure can be seen in the foreground. The removal of the Kaplon Building opened up to view for the first time in 57 years the southwest end wall of the three-story William Richards Bldg. Built as a two-story stone store and residence in 1824, note that the first two story walls are still of stone and how a brick third story was added to the original walls.

This addition was made by Edward Tearney, who purchased Bldg. No. 40 in 1873, when the structure was still a burned-out ruin. At the right-center, ^(or street front) near the southwest corner of Bldg. No. 40 note the

"ghost outline" or "shadow of the ~~stone~~ pre-Civil War stone house that stood on Wager Lot 48 and whose northeast gable end wall abutted against the southwest end wall of Bldg. 40. Kaplon demolished the old house on Lot 48 in order to clear the land to erect his large Bldg. No. 41 in 1900. (Kaplon also blasted a huge amount of rock out of the cliffs at the rear of Lot 48 to enlarge his building site.) In 1824, when Bldg. 40 was constructed, the specifications in the leasehold stated that an alleyway at least two feet wide must be left between Bldg. 40 and the old stone house then standing on Lot 48. Two windows in the end wall of Bldg. 40, later closed up with stone, indicate that the 1824 specifications were implemented at that time. At some date after 1835 and prior to 1860, the old stone house on Lot 48 was enlarged by extending ~~it~~ to the northeast so that its new northeast end wall abutted against the southwest end wall of Bldg. 40, thus creating the shadow on the stone. A second story window ^{probably walled up} at that time.



HISTORICAL MAPS

(Six)

MAP NO. 1 - Drawer 150- . . . Sheet 1

"Plan of the Proposed Junction of the Canal at the Lower Falls of Shenandoah with the Public Canal at Harpers Ferry and the Necessary Locks for descending into the Potomack River. Surveyed & Levelled by N. King and L. Harbaugh, Feb. 1803 for the Public & Potomak Company." Sheet 1

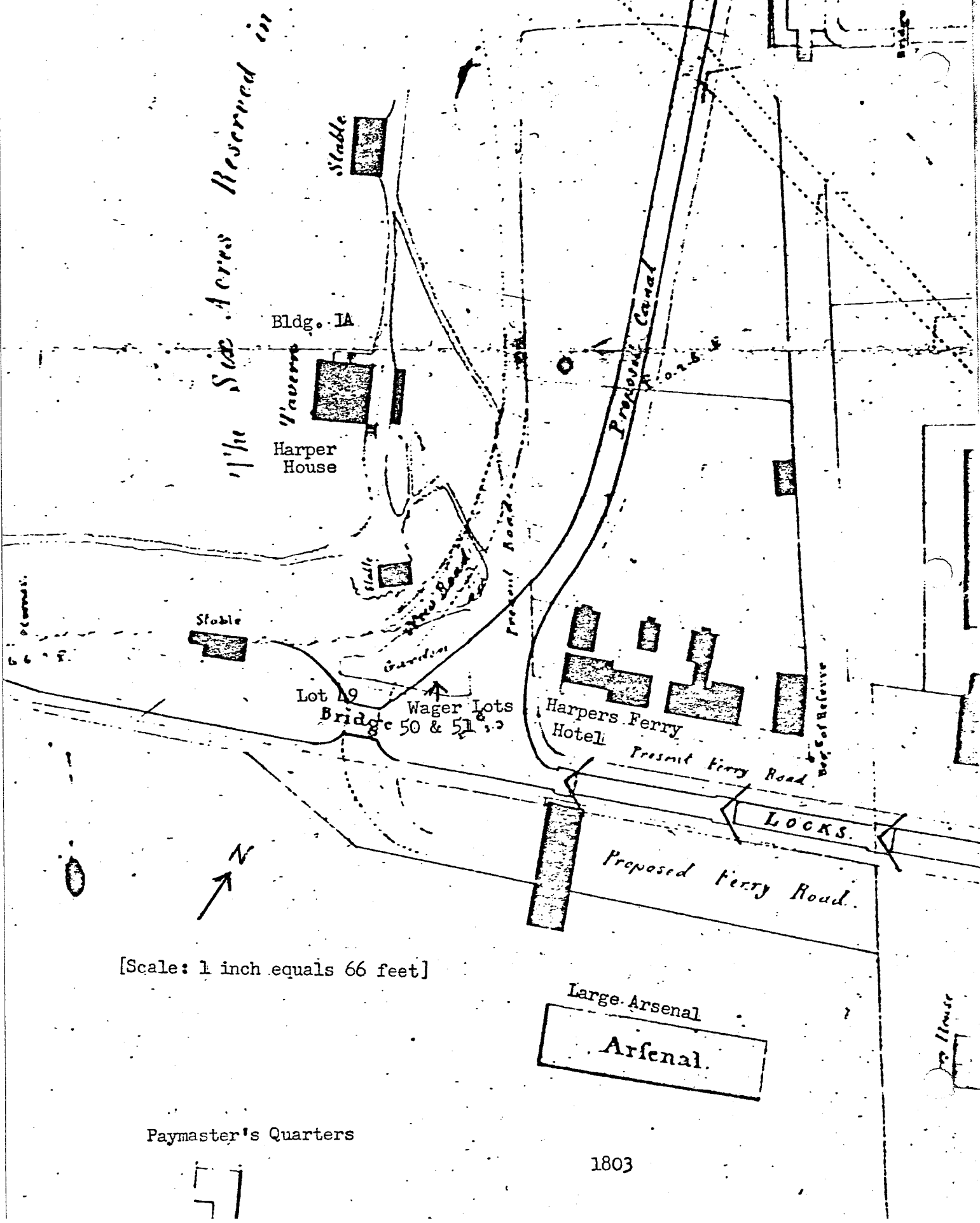
National Archives, Washington, D.C.- "Record Group 77- Office of the Chief of Engineers, Fortification File, drawer 150- two sheets.

Scale- four perches to one inch, for sheet 1

This map indicate that the area on the northwest corner of High and Shenandoah Streets, later known as Wager Lots No. 50 and 51, ^{and} including also the future site of Bldg. No. 38 on Lot 50, were being utilized as a garden in 1803. Wager Lot 49 lay immediately to the southwest(left) of Lot No. 40. If Wager's garden did not extend on to Lot 49, then that plot was unimproved land in 1803. No building appear to have been located on Lot 49, until Daniel A. Weed constructed Bldg. No. 40 on the lot in 1824.

Part of this 1803 Map has been reproduced as part of Harpers Ferry National Monument Master Plan as Drawing No. NM-HF- 3004.

1 1/2 Side Acres Reserved in



[Scale: 1 inch equals 66 feet]

Paymaster's Quarters

1803

37

MAP No. 2

"Map of Harpers Ferry Shewing the location of the Winchester and Potomac Railroad, Drawn by Lieut. White, Allen, and R. S. Smith, U.S. Army, under the direction of James Kearney, Lt. Col. and T. E.- Map No. 2. Scale 100 feet to one inch. Approved by President Andrew H Jackson, on 27th January 1835."

Record Group 77- Records of the Office of the Chief of Engineers, Fortification Map File, Drawer 150- sheet 82- part 2, National Archives, Washington, D.C.

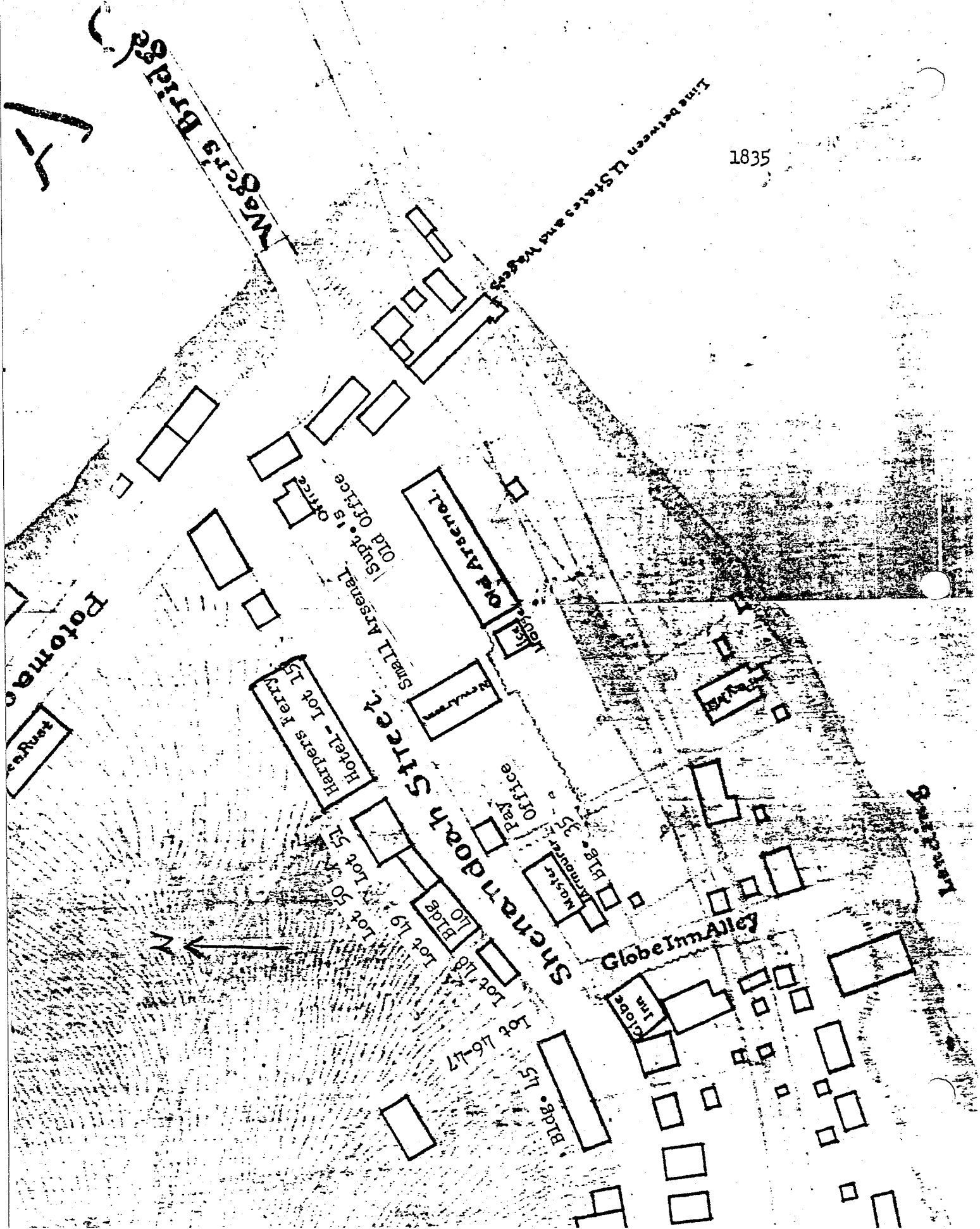
This map has been reproduced as part of Harpers Ferry National Monument Master Plan as Drawing No. NM-HF-3002.

On Wager Lot 51, across High Street to the left of the Harpers Ferry Hotel, ^{is} the 2½ story brick house erected by William and Samuel B. Anderson in 1832. This structure fronted 43 feet on Shenandoah Street and 35 feet on High Street. Next, moving left(west); the old stone stable on Wager Lot No. 50. This building was about 32 feet long and 17 feet. There was actually an eight-foot wide ^{alley} between the northeast ~~end~~ wall of the stable and the southwest end of the house on Lot 51. At the west end of the stable is Bldg. No. 40, located on Wager Lot No. 49. Bldg. 40 fronts 32 feet 9 inches on Shenandoah Street and is 34 feet 2 inches deep. Next, on Lot 48 is the stone drug store of Dr. Weise. Wager Lots 46 and 47 are vacant.

Note the location of the "Pay Office", on the south side of Shenandoah Street, across the street from the buildings on Lots 49 and 50. This was the office of the Paymaster of the U.S. Armory at Harpers Ferry. It stood on this site until 1857, when it was removed to make way for the construction of Bldg. No. 36-the Master Armorer's new house.

Many merchants renting stores in Bldgs. 38 and 40 often advertised that they were located directly, or nearly, opposite to the Pay Office.

1835

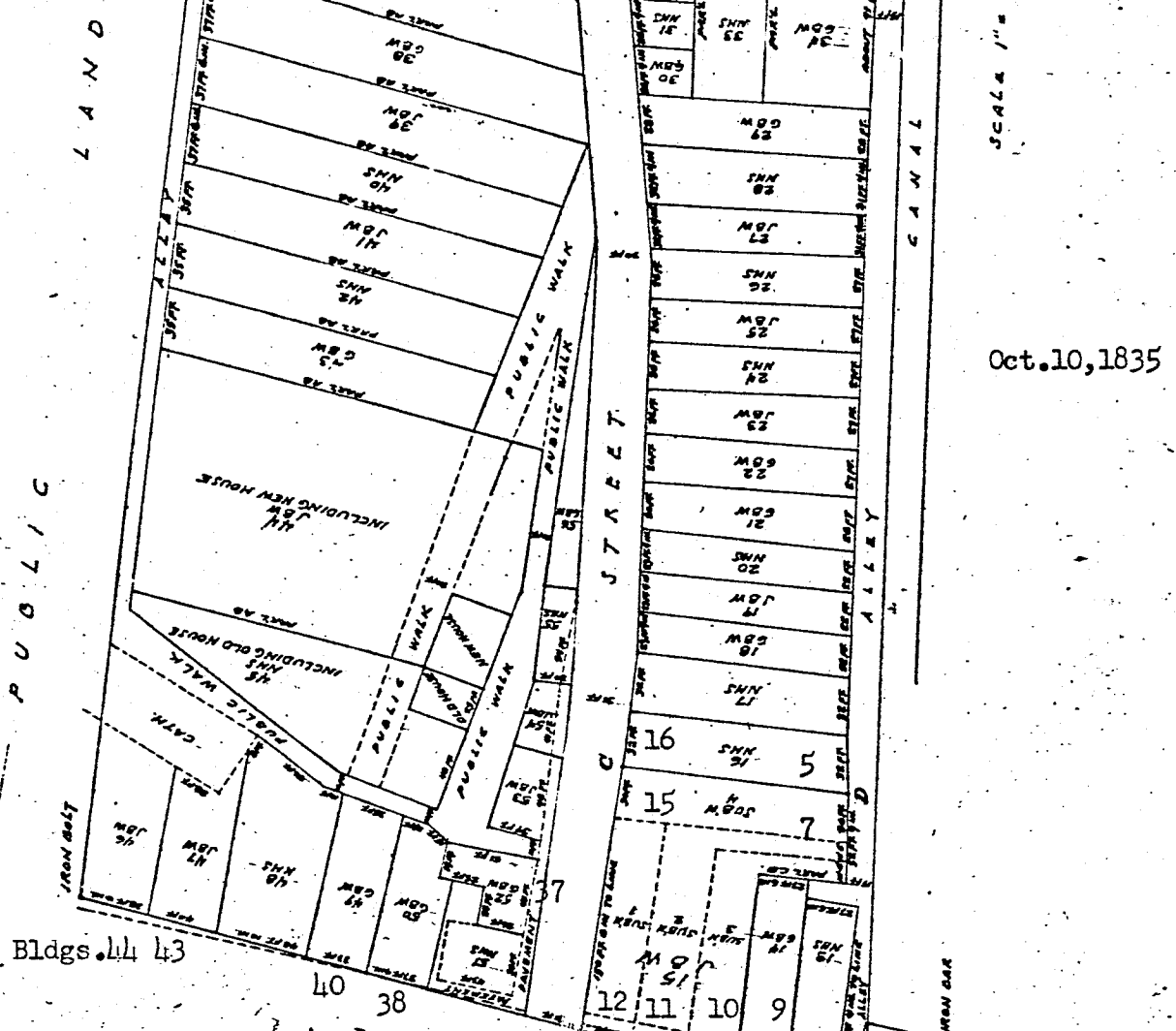


MAP No. 3

Plat of the Wager Six Acre Reservation and
the Three-fourth acre Ferry Lot Reservation , showing the
subdivision of this land of John Wager, Jr. among his
three heirs, October 10, 1835. Original drawing by
James M. Brown, S. G. C. Scale: ^{One} inch equals 60 feet.
Bock
Original plat in Deed No. 29, at Page 140, Jefferson
County Courthouse, Charles Town, W. Va.

Tracing made by Prof. Henry Edwards from original during
summer of 1955. Plat retraced from original
by Architect Archie W. Franzen, July 11, 1957 and numbered.
as Harpers Ferry National Monument Master Plan Drawing No.
NM- HF 3076.

Wager Lot No. 49, fronting 33 feet on the north side of
Shenandoah Street, became the property of Gerard B. Wager on October 10,
1835. At that date, Bldg. No. 40, erected by Daniel A. Weed in 1824 under
a ten-year leasehold with a total ground rent of \$ 500 for the period,
also became the property of G. B. Wager. Bldg. 40, a two story -stone store
and residence, fronted 32 feet 9 inches on Shenandoah Street and was 34 feet
2 inches deep. An old stone stable stood on Wager Lot 50 to the east of Lot 49,
which was also owned by Gerard B. Wager, and an old stone house, which served
as the drug store of Dr. Weise in 1824, was located on Wager Lot 48,
immediately to the west of Lot 49 in 1835. Lot No. 48 was owned by Noah
H. Swayne, a brother-in law of G. B. Wager, in 1835. The rear (north) portions
of Wager Lots 46 to 50 inclusive are comprised of high steep cliffs on which
it was impossible to built.

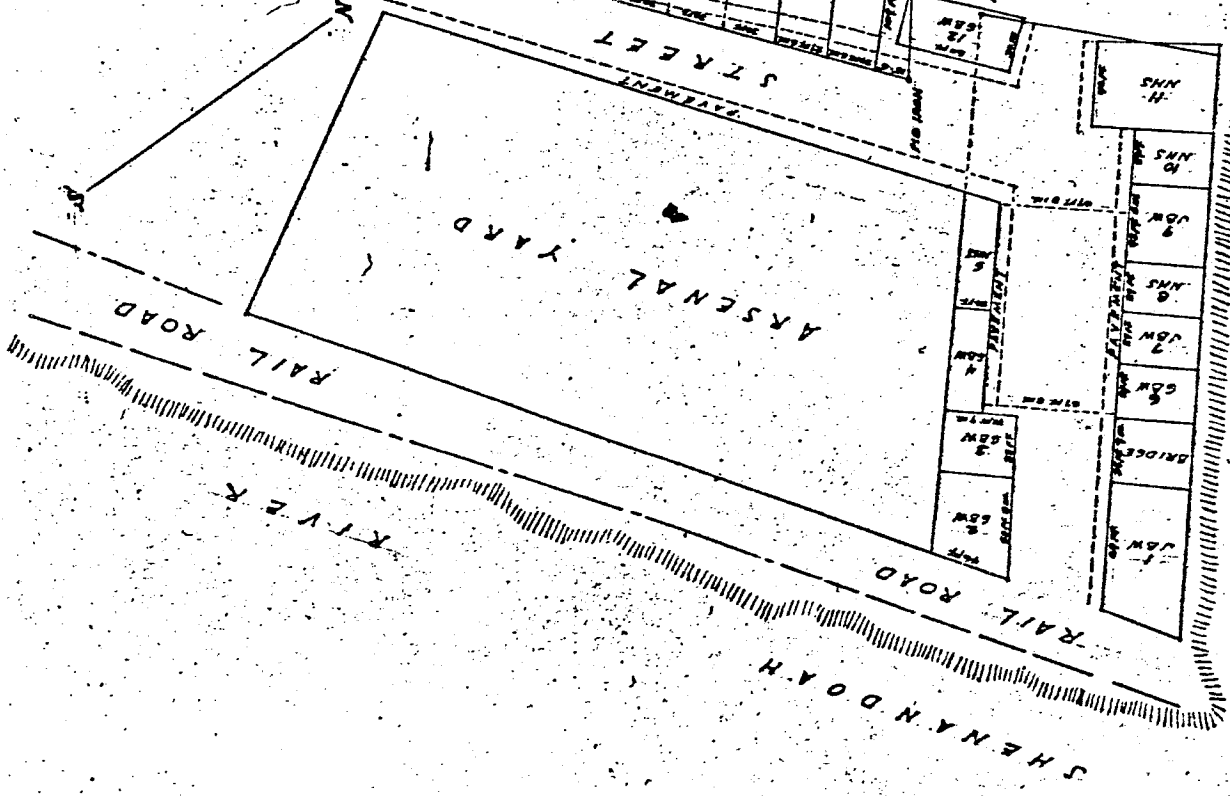


Oct. 10, 1835

SCALE 1/2" = 10'

Bldgs. 44 43

40 38



POTOMAC RIVER

PUBLIC LAND

Map No. 4:

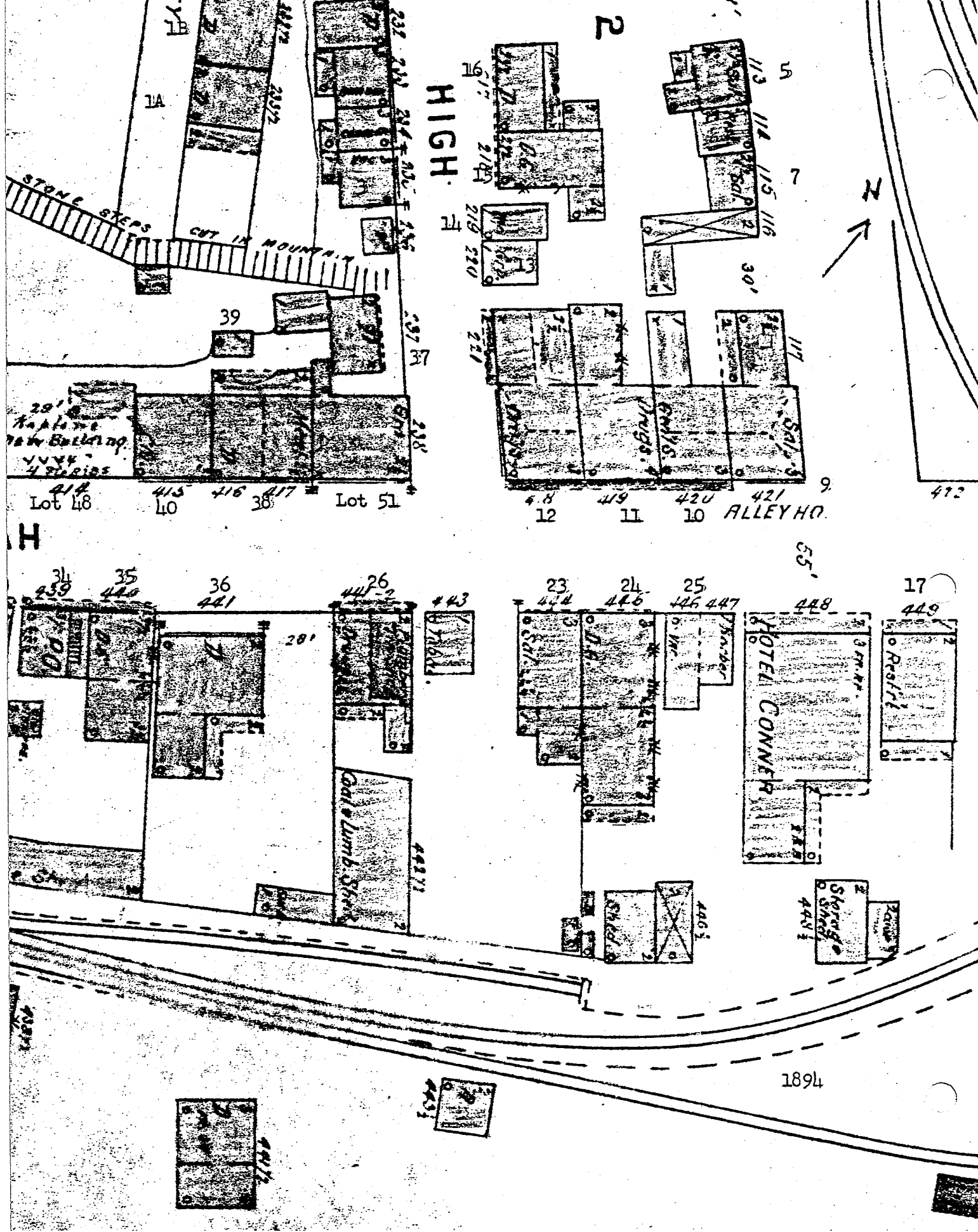
" The Sanborn-Perris Map of Harpers Ferry, Jefferson
County, West Virginia, November, 1894." Scale: 50 feet to one
inch .

edition of this set of
Original insurance maps in Map Collections of
Harpers Ferry National Historical Park , 1955 - 1973.

At some undetermined date after 1973 the sections
of the maps showing the lower town of Harpers Ferry have been
removed from the file case with no notice of borrowing.

(This copy made from an xerox of the original).

This maps documents the fact that Bldg. No.
40's first floor in 1894 was being utilized as a "clothing store."



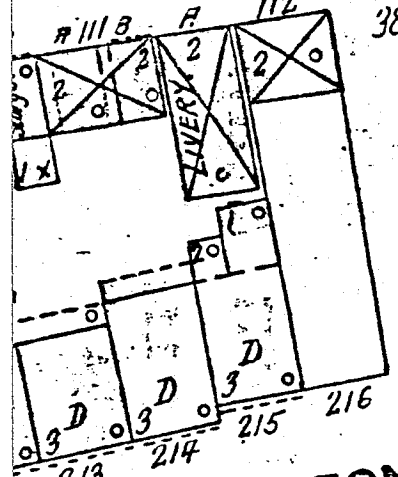
Map No. 5

42
"Sanborn Map of Harpers Ferry, W. Va.,
September 1907." Scale: 50 feet to one inch.

An original edition of these sets of insurance
maps are in the Map Collections of Harpers Ferry National
Historical Park.

This map shows that the first floor of Bldg. No. 40 in
September 1907 was a "vacant store".

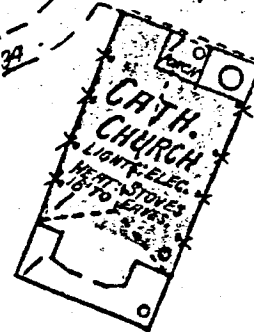
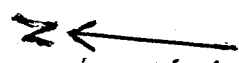
TOMAC



WASHINGTON

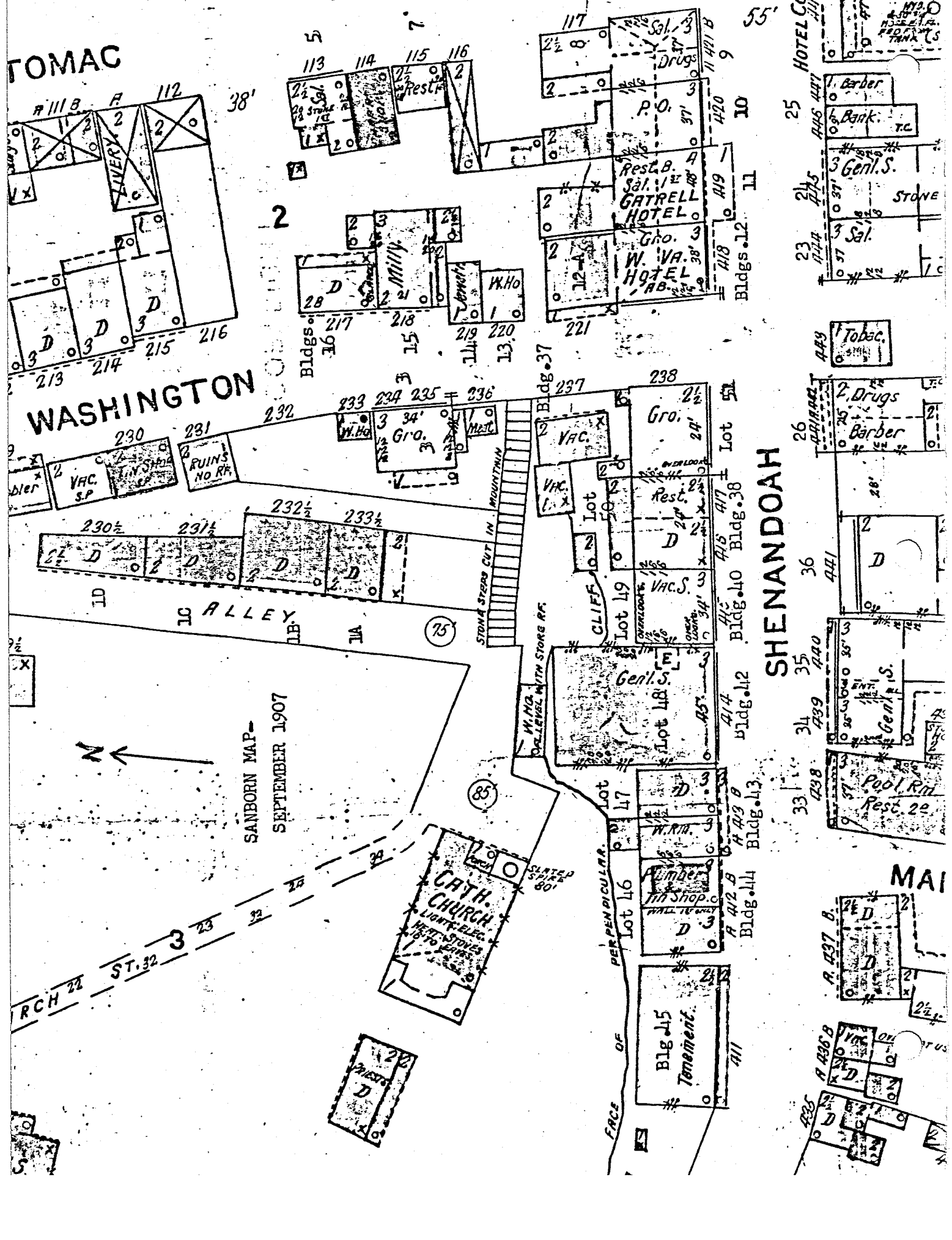
10 ALLEY

SANBORN MAP -
SEPTEMBER 1907



SHENANDOAH

MAI



43

MAP NO. 6

" B & O R.R. Main Line District

Shenandoah Division Main Line

PLAN SHOWING RIGHT OF WAY, BUILDING AND TRACKS

HARPERS FERRY, W. Va.

Office of Dist. Engr. M. of W. Baltimore, Md.

February 19, 1913

Note Books C- 31 & 35

1 - 7 - 5."

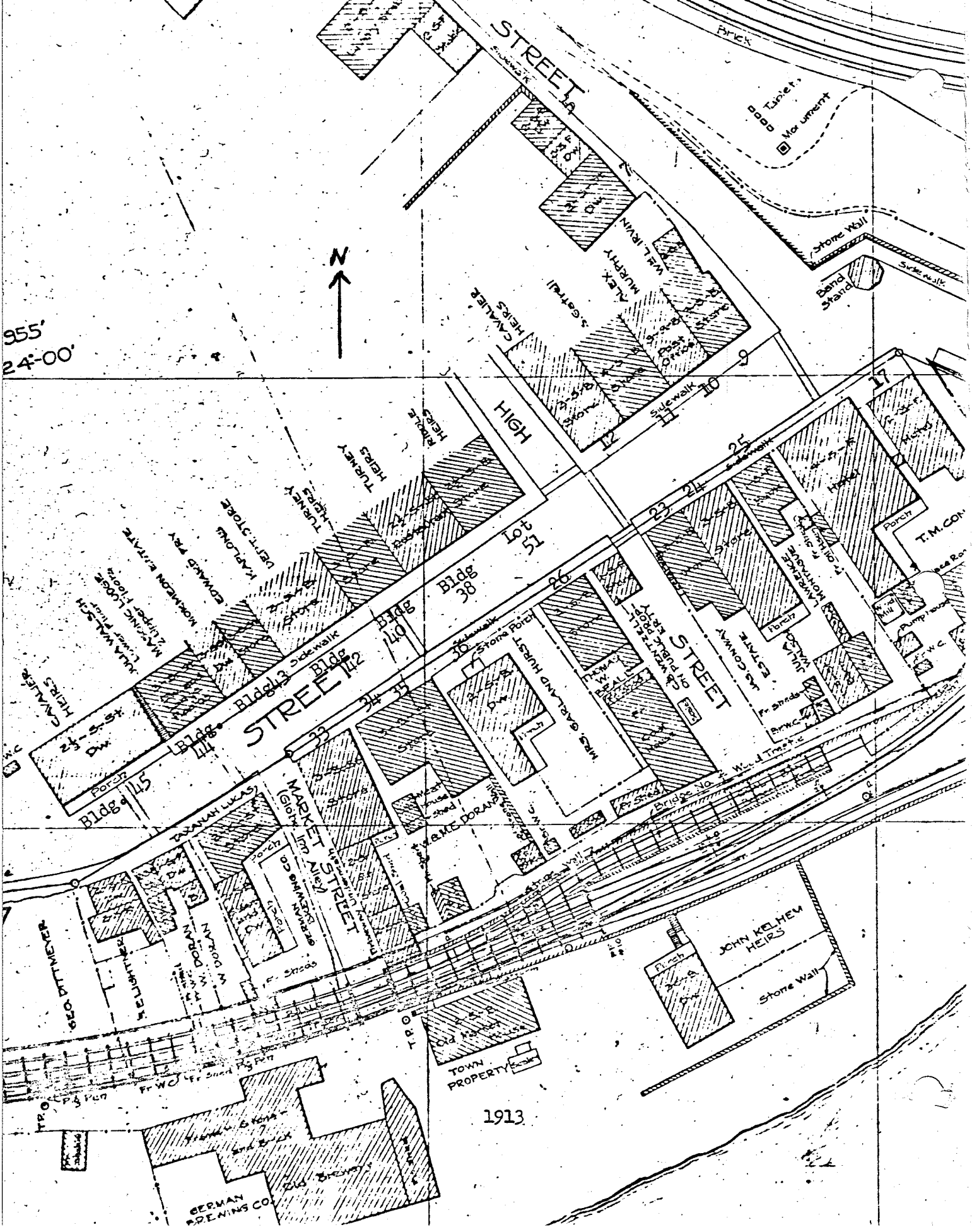
Scale 1 inch equals 50 feet [original scale]

Part of Harpers Ferry National Monument

Master Plan- Drawing No. NM - HF 9003

This map shows that the first floor of Bldg. No. 40 was being utilized as "store" in 1913, however, the nature of the business is not recorded on the map.

955'
24'-00'



1913