HFR-37

Historic Furnishings Study for White Hall Tavern (Bldg. No. 7) and Frederick A. Roeder's Store (Bldg. No. 5), and A History of Harpers Ferry Taverns, 1782-1862

HARPERS FERRY NATIONAL HISTORICAL PARK,

WEST VIRGINIA

by

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13 pp
8 Maps
4 Photos

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PREFACE

This report has been prepared to satisfy the historical research needs as outlined in Development/ Study Package Proposal No. 108, requesting the preparation of a furnishing study for White Hall Tavern (Bldg. No. 7) and Frederick A. Roeder's Store (Bldg. No. 5). The purpose of this study is to facilitate the preparation of furnishing plans for these two tavern (and/or warehouse) structures during their period of greatest historical significance, 1859-65.

The report is divided into six chapters or sections. Chapter I provides background data on the economic development of Harpers Ferry from 1782 to 1861. Chapter II presents a Brief history of the 15 in Harpers Ferry Hotels, Inns, Saloons, and Taverns that functioned between 1782 and 1861. Extensive research established the fact that the documents necessary to determine furnishings of Bldgs. No. 16, 16B, 7 and 5 were and the ~~Roeder's will, inventory of personal and real property~~ Re 1859-64 period have been never written. Roeder died in 1861 without leaving a will and his personal belongings and furniture were stolen in 1861 before an inventory could be prepared. It thus became necessary to undertake a comparative study of similar Harpers Ferry taverns of the same period. The results of this research are presented in Chapters III through VI.

Chapter III details what is known of the life of Frederick A. Roeder, 1810-61, of his estate, 1861 to 1916, of his buildings, and of his business operations. It documents the fact that direct evidence on the original (1861) furnishings of Roeder's houses does not exist. Chapter IV presents data on the life of Thomas Boerly, 1818-59, a High Street tavern owner. Again, due a quirk of history, the findings, as regards to the furnishings of Boerly's tavern in 1859, are negative.

The positive findings, with regards to tavern furnishings are presented in Chapters V and VI. Chapter V has data on the life of Captain John A. Gibson and on the furnishings of his residence and High Tavern, "The Green House," which was in business from 1848 to 1855. Chapter VI presents similar information on the life and furnishings of Martin Grace's High Street tavern and residence, which was active during the 1847 to 1853 period.

It should also be mentioned that in the course of this extensive research, the direct evidence was found and much of it was collected that would permit the preparation of a historic furnishings study for the James McGraw Grocery and Liquor Store, as well as a Fish Market, that was probably located in Store No. 1, the southwest half of Bldg. No. 43, in the 1857-1861 period. Limitations of time and space, however, have precluded the writer from including this material in the tavern study.

I wish to thank Superintendent Martin F. Conway of Harpers Ferry National Historic Park for his cooperation in this project. The park staff was also most helpful. I am indebted to Museum Technician Hilda E. Staubs for providing copies of the four photographs used in this report; I am especially indebted to Architect Archie W. Franzen for providing copies of the Bldg. No. 7 plans, checking out several "leads" for me, and for offering several helpful suggestions; Mr. William Heeb was also most helpful in our discussion of furnishing studies.

Charles W. Snell

August 22, 1975

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CHAPTER I

Background: Development of Harpers Ferry, 1751-1861

Robert Harper, a builder and millwright from Philadelphia, acquired a deed from Lord Thomas Fairfax on April 25, 1751 for the 125 acres of land that was to comprise the futmre sites of the town and United States Armory at Harpers Ferry. Harper established and operated a ferry across the Potomac River and received title to the ferry rights from the Virginia Colonial Legislature in March 1761.[1] He also built a saw mill on an island in the Shenandoah River that later became known as the "Tower Hall Island" and in 1775-82 constructed a stone tavern, which still standing and known as the Harper House, Bldg. 1A, on the side of hill overlooking the junction of the Potomac and Shenandoah Rivers. Aside from a public ferry house, this stone tavern was Harpers Ferry's first commerical structure.

On Harper's death in October 1782, his land and buildings at the junction of the two rivers passed to his niece, Sarah Harper, the wife of John Wager, Sr. The grandson of a German who had emigrated to America from the city of Worms in Hesse Darnstadts many years earlier, a well-established Philadelphia merchant, John Wager Sr. and his wife never left that city to take up life at Harpers Ferry, but managed the Potomac Ferry and the stone tavern from 1782 to 1803 as absentee landlords under leasing agreements. On June 15, 1796, John Wager, Sr. achieved what proved to be a major coup for the future of his family when he

1. Hening, William Waller, Laws of Virginia (1832), Vol. VII, 401-402.

sold 118¼ acres of his inherited 125 acre tract at Harpers Ferry to the United States Government for the sum of $ 7,016.66. The Federal Government acquired this vacant land for the purpose of erecting a large armory or musket manufacturing factory, which was to be powered by water, on the banks of the Potomac River. Wager retained title to two tracts known as the "Wager Six Acre Reservation" and the "Wager Ferry Lot", the latter plot containing 3/4th of an acre. These were the only two privately owned inholdings located in this great sea of Federally-owned land. Situated near the confluence of the two rivers and including a considerable amount of the limited level space available, the two Wager tracts were the only areas where businessmen and merchants could erect commerical structures which to conduct their businesses. As the U.S. Armory expanded, the two Wager-owned tracts were certain to become the business center of the town of Harpers Ferry.

Control over these two pieces of land allowed the Wager family to guide and dominate the commerical development of Harpers Ferry in their own interest from 1796 to 1835. As a matter of deliberate policy, therefore, from 1796 to 1835, the Wager family refused sell any land in their two inholdings to private individuals. Instead, they granted leaseholds for lots to businessmen for a stated number of years at high rates of ground rent. As a condition of obtaining such leases, the leaseholders agreed to construct buildings on their lots. The leasing contracts spelled out the size, number of stories, and materials that these structures must have and further specified what type of business the leaseholder could engage in while occupying his building. By this lease system the Wagers effectively controlled the number of drug stores, hotels, taverns, dry goods stores, and other businesses that could operate in the center of Harpers Ferry. Competition was thus eliminated. By charging

the Armory workmen high prices, the fortunate merchants holding Wager leases were able to pay the high ground rents to the Wagers and also make a good profit for themselves.[2]

In 1834, James Bates Wager, one of the three Wager heirs, was declared bankrupt. On October 10, 1835, the Circuit Superior Court of Jefferson County, Virginia, subdivided the Six Acre Reservation, the Wager Ferry Lot, with 25 Buildings, into three equal portions and awarded 20 lots and eight buildings to each of the three heirs. (See Historical Plan C) On June 18, 1836, acting on order of the Court, public auction was begun of James B. Wager's property. This sale was the first opportunity since 1796 for any individual to acquire legal title to land located in the business district of Harpers Ferry. ~~The 28 lots of land and buildings put on the market were appraised at high prices and brought a total of about [illegible]~~ The age of effective commerical competition in Harpers Ferry may this be said to date from after the June 18, 1836 sale.[3]

Returning to the last decade of the 18th century, construction on the U.S. Armory at Harpers Ferry began in 1798 and was largely completed by 1801. Built at a cost of $ 75,214.98 were five Armory brick workshops, a frame barracks to house the armsmakers, one large brick arsenal building in which to store the finished weapons, a dam across the Potomac River, and a canal to convey the water from the river to power the machinery in the workshops. Sustained production of arms began in 1802. In 1808-10 the physical plant

2. Snell, Charles W., "The Business Enterprises and Commerical Development of Harpers Ferry's Lower Town Area, 1803-1861," (H.F.S. typescript, Denver Service Center, Colorado, April 9, 1973), 1-2, 5-7. From 1801 to 1821 the average cost of producing a musket at Harpers Ferry was about $ 15.78 per weapon, as against $ 12.06 at the Springfield Armory in Massachusetts. The difference was largely attributed to the high rate of wages that the government had to pay the workmen at the Harpers Ferry Armory to keep the Employees could survive there.

3. Ibid., 1-2, 5, 8.

and work force of the U.S. Armory were doubled in size and numbers.

At an additional expenditure of $92,079.48, the number of brick workshops was increased from five to 12, the arsenal(storage) buildings from one to two, and 14 dwellings were also erected on U.S. land to serve as residences for the Armory workmen. Similarly the armory work force was enlarged from 87 men in 1806 to 197 by 1810.[4] The census of 1810 reveals that Harpers Ferry had achieved a total population of 751 souls by that date.[5] This figure included 661 whites and 90 Black slaves. There were 100 families. The census indicates that Harpers Ferry had 15 houses. This figure is probably exclusive of the 14 U.S. Armory dwellings located on Government land. In any event, the housing shortage was so accute in 1810 that many of the workmen and their families had to live in the armory barracks and the workshops.[5]

The total population of Harpers Ferry, including the Island of Virginius[6], and the adjacent town of Bolivar, grew as follows:

	1810	1820	1830	1840	1850	1860
Harpers Ferry	751	1,377	1,474	1,801	1,747	1,251
Bolivar	0	0	269	515	1,054	1,103
Total:	751	1,377	1,743	2,316	2,801	2,354[7]

4. Snell, C.W., "The Business Enterprises...", 3-4.

5. Ibid., p.10A-Chart III.

6. Ibid., p.10-b Chart IV. The 1860 figures do not include slaves. In the period 1850-60 a considerable number of Harpers Ferry people emigrated to the mid-West(Ohio) and many took part in the gold rush to California. The island of

CHAPTER II

A History of Harpers Ferry

Hotels, Inns, Saloons, and Taverns, 1782-1861

a. The Wager Family Hotels and Taverns, 1782-1838:

John Wager, Sr., died at Philadelphia, on September 21, 1803; John Wager, Jr., who inherited the Wager Six Acre Reservation and Wager Ferry Lot Reservation, moved to Harpers Ferry in the same year and was the first of the family to take up residence in the tiny town. As has been mentioned, John Wager, Sr., an absentee landowner, operated his Potomac Ferry and his stone tavern, Bldg. No. 1-A, under a leasing arrangement from 1782 to 1803. The tavern was a two and one-half story stone structure over a one-story stone basement, measured 25 feet by 34 feet 11 inches in size, and contained a total of six rooms. The tavern provided food, drink, and shelter to travelers utilizing the ferry and its most famous visitor was George Washington, who stayed at "Morris' Tavern" at Harpers Ferry from August 6 to 9, 1785 while he visited and inspected the Harpers Ferry area.[8] John Wager, Jr. took up reside in the stone tavern, probably in 1803.

About 1802, with the U.S. Armory in production and the population growing, the Wagers expanded their facilities by erected a new hotel in the center of Harpers Ferry. One of the first travelers to probably stay in this large frame structure (See Historic Map A- Harpers Ferry in 1803) was Captain Meriwether Lewis, who spent about a month at the U.S. Armory in March 1803, procuring U.S. Rifles, knives, tomahawks, and a specially designed iron boat for use on the forthcoming Lewis and Clark Expedition across the continent to the Pacific.

The "Harpers Ferry Hotel" and its related frame outbuildings were located on a lot that fronted 90 feet on Shenandoah Street and extended along 150 feet along High Street. (This lot later became Wager Lot No. 15, subdivisions 1, 2, 3, and 4, see Map C and Maps No. 1 and 2). By 1824 the

8. Fitzpatrick, John C. editor, The Diaries of George Washington, 1748-

spacious Harpers Ferry Hotel had a total of 22 rooms and one of these was a 40 by 20 foot parlor. The Wager family owned the Harpers Ferry Hotel from 1802-03 to October 28, 1837, leasing the structure to various hotel and tavern keepers during this era. On October 28, 1837, Lot No. 15, which had been awarded by the Jefferson County Court to the bankrupt James B. Wager and then further subdivided into four lots, was sold at public auction. For the first time since 1782 the Wager family was not directly involved in the Harpers Ferry hotel business.

On March 31, 1838, the lease of the last hotel keeper to the venerable Harpers Ferry Hotel expired and, in April 1838, the old frame structure was demolished by the new owners of Lot No. 15. The former site of the hotel was then occupied by extant Bldgs. No. 11 and 12, erected in 1838-39, and Bldg. No. 10, constructed in 1846-47.

From 1782 to 1830, first with the Harper House and then with Harpers Ferry Hotel, the Wager family possessed a complete monopoly of the hotel, inn, and tavern business in Harpers Ferry. In addition to these operations the Wager family also apparently controlled several small drinking houses that were erected to cater to the needs of the Armory workmen. These small frame saloons appeared on the north side of the Wager Six Acre Reservation property and fronted on the narrow (15-foot wide) alley which lay between the Wager land and the U.S. Canal and Musket Factory land along the Potomac. A visitor to Harpers Ferry in 1816 reported that the town had one hotel, two stores, and five " Grog Shops".[9]

9. Snell, Charles W., "Business Enterprises... of Harpers Ferry...", 2.

By April 1828 the Superintendent of the U.S. Armory had reached the conclusion that these taverns represented a threat to the good work habits of his employees and the frame structures also were a fire threat to the safety of the Musket Factory workshops. Both of these hazards could be eliminated, Superintendent James Stubblefield explained, by the United States purchasing title to one acre of Wager family land that lay along the north side of the Wager Six Acre Reservation.

" The acre of land referred to, has been laid off and will stretch along the lower section of the Potomac (Armory) Canal and immediately opposite the water shops about 140 yards." Among the reasons advanced to justify this purchase, Stubblefield informed the Ordnance Department (1) It would be the means of excluding " several miserable tippling shops erected along the (Six Acre Reservation Line) nearest the work shops- which operated detrimentally to the morals and industrious habits of the Armory employees." (2). These frame tippling houses, "within a few paces of the work shops, would in case of fire, endanger the entire Armory." (3). The boundary line separating the Armory Canal from the Six Acre Reservation ran so close along the marign of the Canal that it was hardly possible to make the necessary repairs on the canal without tresspassing on Wager property."

If the United States owned this land, Stubblefield continued, the wooden grog shops and stables lining the alley could be torn down and the narrow lane widened into a broad firelane or street, thus solving both problems. The Wager family, which needed money to finish construction of their 750 foot-long wooden toll bridge across the Potomac (Construction had started on this bridge in 1824), were willing to sell the one acre of land and the buildings standing on it for $ 5,000. The

Ordnance Department, however, made what proved to be the very foolish mistake of declining the offer, stating that the price of $ 5,000 was far too high above the real value of the land.[10] (See Map No. 3 for the numerous buildings that lined Armory Alley by 1844) : This problem was not to be resolved until 1847-48.

Because these frame drinking houses were located on Wager property, their bartenders must have paid tribute to the Wager family for this privilege. These agreements or leaseholds, however, were never recorded in the legal records of Jefferson County so that the exact location and number of such trippling houses can not be determined prior to 1836.

B. The Stage Coach Inns and Taverns, 1830-1837.

Between 1829 and 1837, with the improvements of roads by turnpiking and the construction of bridges, Harpers Ferry enjoyed a brief era of staging coaching and also witnessed the end of Wager family monopoly of the hotel business in that town of 1,474 people. The stages ran three days a week

from Winchester, Virginia, via Charles Town and Harpers Ferry, to Frederick, Maryland, where the passengers could take the B.& O. Railroad to Baltimore. In November 1833 the Chesapeake and Ohio Canal reached the Maryland shore opposite to Harpers Ferry and henceforth stage passengers could also get off at Harpers Ferry and catch an canal packet boat from that point to Washington, D.C. These stages stopped at Harpers Ferry to allow passengers to eat, drink, and sleep. This traffic had an important effect on Harpers Ferry hotel

10. Sullivan, Arthur L., "Historic Building Site Survey Report for Wager Lots No. 17 to 34, 1782-1869, High Street Studies Series No. 1," (N.p.S. Typescript, Harpers Ferry National Monument, Revised May 15, 1959), 8-12.

and tavern operations: In April 1830, Major James Stephenson opened the first non-Wager hotel and tavern in Harpers Ferry's history, announcing in the Virginia Free Press: "Entertainment. The undersigned avails himself of this method of informing the public, that he has opened a House of Entertainment, at Harpers Ferry, a short distance from, but in sight of the Old Stand (the Harpers Ferry Hotel, located on Wager Lot No. 15, subdivisions 1,2,3, and 4, which Stephenson had operated under a lease with the Wager Family from 1824 to March 1830)." [10] Stephenson's Hotel, Harpers Ferry first independent inn, was located in extant Bldg. No. 45, and situated on the west side of Harpers Ferry on U.S. Lot No. 1 on Shenandoah Street. His hotel, in 1830, was a two and one-half story stone structure which fronted 50 feet 7 inches on the North side of Shenandoah Street and was 35 feet 4 inches deep. It contained a total of 10 rooms, one of which was used as a store and nine rooms were other (See Map B) a part of the tavern operation. Stephenson had acquired a semi-legal leasehold title to the land on which the building stood, which was owned by the United States. The location of the office on U.S. land prevented the Wagers from closing down his competing tavern on March 20, 1764. Major James Stephenson, born at Gettysburg, Pa., served as a volunteer rifleman under General Arthur St. Clair in his 1791 expedition against the Indians in the Ohio and in the Whiskey Rebellion campaign of 1794 in Western Pennsylvania. He moved to Virginia and served in the Virginia house of delegates in 1800-1803 and again in 1806-07. After he was elected to a Federalist, he was elected and served in the U.S. House of Representatives from 1803 to 1805, from 1809 to 1811, and from 1822 to March 3, 1825. As has been noted, he and his wife, Ann C. Stephenson, managed the Wagers' Harpers Ferry Hotel under a leasing contract from 1824 to 1830, under a lease with the Wagers. [12]

10. Virginia Free Press, April 7, 1830, p.3, c.5. -Charles Town, Va./newspaper. weekly

12. Ibid., August 29, 1833, p.3; Biographical Directory of the American Congress, 1774-1961 (Washington, D.C., 1961), p. 1651.

Stephenson

~~The~~ Major died at Harpers Ferry after a lingering illness at the age of of 69, on August 3, 1833. His widow carried on the business ~~made~~ and (in 1833?) ~~must of have been good, because in 1833-34~~ she had a 16 by 35 foot, ~~two~~ 2½ story stone wing containing five rooms added to the east end of the original building. Bldg. No. 45 ~~in 1833-34~~. Stephenson's Hotel, in Bldg. 45, closed its doors forever on March 25, 1837, when Mrs. Ann Stephenson sold her rights to the building and the "lease" to the United States Government for $ 3,000. She used this money to purchase Wager family property which was being sold under bankruptcy proceedings in 1837 and erected a fine commerical building on her newly acquired land.[13]

The second independent (non-Wager) inn to open its doors in Harpers Ferry was the Globe Inn, also located on the west side of Harpers Ferry, just across the street from Major Stephenson's Hotel, and situated on U.S. land, Block C, Lot No. 1, House No. 3, Shenandoah Street. (See Map B) In April 1832 John Fitzsimmons informed the public that he had " opened a Public House at Harpers Ferry (nearly Opposite Mj. Jas. Stephenson's Hotel) in the building formerly occupied by Wm. Graham, AT THE SIGN OF THE GLOBE." Continuing, Mr. Fitzsimmons assured his readers that " His bar will be supplied with the best liquors..." and " His stabling is large and commodious."[14] Fiztzsimmon's Hotel and Tavern closed its doors on March 31, 1835.[15] The Globe Inn was located in a large 2½ story

[15]. The Globe Inn, located in Bldg. No. 3, stood on U.S. land. William Graham had constructed the house between 1818-1820. Wm. Graham held an illegal "lease" to the lot from 1818 to 1837, when the United States purchased the two buildings on the lot and his "lease" for $ 4,000.

[13]. Bldg. No. 45 had been constructed by John G. Wilson in 1825-26. Mrs. Stephenson purchased Wager Lot No. 15, subdivision No. 1 on October 28, 1837 for about $ 1,700. In April 1838 the old (1802-03) Harpers Ferry Hotel, which occupied Wager Lot 15, was demolished. In 1838-39, Mrs. Stephenson erected Bldgs. No. 12 and 12A, 3½ story brick structures on Lot 15, subdivision 1. This building contained a store on the first floor, which Mrs. Stephenson leased, and a dwelling on the upper floors.

[14]. Virginia Free Press, April 5, 1832, p.3, c.1.

brick structure which fronted on Globe Inn alley approximately 50 feet wide and 20 feet deep. It was It apparently had numerous rooms, for the structure was used prior and after the tavern period as a boarding house.

The next, and fifth tavern in Harpers Ferry history to open its doors was the "National Hotel", located on the east side of town in the Wager Ferry Lot Reservation (See Map B). on Wager Lot No. 5. This tavern was built with Wager blessings: they granted Samuel Gibson a six year lease, apparently dating from February 1,1833, and permission to build and operate a store and tavern, ~~building~~. The "National Hotel", a 3½ story brick structure with hipped roof, about 59 feet wide and 20 feet deep, was completed in August 1834. Gibson, the owner of the building, renewed his lease with Noah H. Swayne, the husband of Sarah A. Wager, a wage earner, on February 1,1839 and was granted a 995-year lease at an annual ground rent of $ 160.00 per year.[16] This hotel, functioning under the several names of the "National Hotel" and "Virginia House," was leased by Gibson to various tavern keepers.

The Wager Lot 5 building was utilized as a hotel from 1834 to 1846.

C. The Railroad Hotels and Saloons, 1838-1861.

While the arrival of stage and canal had had a stimulating effect on the hotel business in Harpers Ferry, the coming of the railroads in 1836-1842 was to have an even more decisive impact.

Three large brick hotels, all located in the Wager Ferry Lot Reservation, were to open their doors for rail passengers.

The Winchester & Potomac Railroad Company received a right-of-way through Armory land along the north bank of the Shenandoah River from the United States in 1835. (The right of way granted is shown on Map B). The new railroad was opened its full distance, about 32 miles from

16. The 1833 Wager-Gibson lease was not recorded; the Swayne-Gibson

Winchester, Va., to Harpers Ferry, in March 1836. The completion of the W. & P. Railroad, however, was the death knell for the stage lines. In like manner, the two Harpers Ferry hotels located on the west side of town, the Globe Inn, on Block C, Lot E, Shenandoah Street, and Major Stephenson's Hotel, across the street in Bldg. No. 45, on US. Lot 1, were doomed as hotels because they relocated too far away from the new railroad stations. The Baltimore and Ohio Railroad reached the Maryland shore opposite to Harpers Ferry in December 1834, but was not able to construct a wooden bridge across the Potomac and get its locomotives and cars into the town of Harpers Ferry until 1837.

The stragetic site for hotels, restaurants, and taverns after 1837 was to be at the junction of the B.&O. and W.&P. Railroad lines and their depots, now relocated in the Wager Ferry Lot Reservation, on the east side of town. Samuel Gibson's "National Hotel," located on Wager Lot No. 5, was situated near the station and hence flourished until 1846. In November 1842, the B & O. Railroad finally completed its main line from Baltimore as far west as Cumberland, Md. Harpers Ferry, beginning in 1842, hence became a regular stopping place for B.&O. passangers to dine and this development ushered in what can be called a golden age of hotels at Harpers Ferry, which lasted until 1861.

But to return to 1836, On June 18,1836, acting on orders of the Jefferson County Circuit Court, the real property of the bankrupt James Bates Wager, as has been noted, was offered at public auction. This sale was the first opportunity since 1796 for any individual to acquire legal title to land located in the business district of Harpers Ferry. John B. Wager's share of the Six Acre Reservation and Ferry Reservation, consisting of about 2¼ acres containing nine buildings, (including the old 1803 Harpers Ferry Hotel) were put on the market and disposed of at high prices between 1836 and 1841. The total collected, including his share of the Potomac bridge, came to about $28,179.16.

First into the field to obtain Wager land and erect a hotel in the Ferry Lot Reservation near the railroad depot was Samuel Gibson, leaser of Wager Lot No. 5 and the owner of the National Hotel. At the June 18, 1836 auction of J.B. Wager's property, Samuel Gibson purchased Wager Lot No. 9, which included a 2½ story stone house, for $ 2,150. In 1837 he erected a large three story brick building about 43 by 45 feet in the rear of the stone house. The new structure fronted on the tracks of the B.&. O. Railroad and in 1838 Gisbnn leased his brick building to Eli H. Carrell..

In April 1838 Mr. Carrell ran the following advisrtisement:

THE VIRGINIA HOUSE
HARPER'S FERRY

The undersigned respectfully informs the public that he has taken that large, new, and commodius three-story brick building, situated on Potomac Street, a short distance from the bridges, and opposite the (National) hotel of Mr. Samuel Gibson..." [17]

This hotel was connected to the B.&.O. platform in 1846 to provide easier access for rail passengers. The hotel was used in business until the coming of the civil war. The structure was acquired by the B.&.O. R. R. in 1857 and utilized by that company as an " eating-house", under the name of the Potomac Restaurant, for their passengers.

The second of the large railroad hotels to open was the structure located on Wager Lot No. 13, at the corner of Shenandoah Street and the narrow alley that later became Potomac Street. On July 1,1837 Noah H. Swayne, one of the Wager family, leased Lot No. 13 to John W. Wilson, a Harpers Ferry merchant, for 10 years at an annual ground rent of $ 120.00 per year. In 1837-38 Wilson constructed a 3½ story brick structure on his lot. Designed as a hotel, the building fronted

17. Virginia Free Press, April 26,1838,p.3, c.4,

27½ feet on the north side of Shenandoah Street and was about 40 feet deep. It had a cellar with four rooms and 17 rooms in the upper portion. In 1840 a two-story brick annex containing three rooms was added to the rear. Wilson's building was finished in 1838 and on July 12, 1838 Isabella Fitzsimmons advertised:

"Fitzsimmons's Hotel

Isabella Fitzsimmons respecfully announces to her friends and the public, that she has opened a
HOUSE OF ENTERTAINMENT
in the brick building recently erected by Mr. J. G. Wilson, immediately opposite the Arsenal, where every attention will be afforded to persons favoring her with their custom." 18

This hotel and tavern continued in business under various names and managers from 1838 to 1843, when like the National Hotel building on Wager Lot No. 5, it was henceforth used for stores. ~~The hotels on Wager Lots 5 and 12 were probably too far removed from the railroad depots to compete successfully with the closer hotels for railroad passenger patronage.~~

In April 1838 the old (1802-03) frame Wager "Harpers Ferry Hotel", located on Wager Lot No. 15, was demolished, when the last leasehold to that structure (which had been held by Nicholas and Isabella Fitzsimmons) expired. (From 1835 to 1838) 19

The third and grandest of the railroad hotels was the United States Hotel, or Wager House, which was erected on Wager Ferry Lots 6, 7, and part of 8, directly adjacent to the B.&.O. R.R. Depot, in 1838-39. James Foley, a builder purchased Wager Lot No. 7, which contained an old frame warehouse, for $ 1,850 at the June 18, 1836 sale of J.B. Wager's property; ~~he also secured a 15-year leasehold on Wager Lot No. 8 from Noah H. Swayne on September 1, 1839 at a annual ground rent of $ 120.00 per year.~~ Working with Gerard B. Wager, the owner of Wager Lot No. 7, Foley erected the United States

18. Virginia Free Press, July 12, 1838, p. 3, 5.

19. Wager Lot 15, which was subdivided into four lots, was sold at public auction on October 27-28, 1837 to three persons 13 for a total of $ 5,672.50

(See Map C)

Hotel on Lots 6 and 7 in 1838-39 and purchased title to the entire structure from Gerard Wager for $ 7,200 on July 9, 1840. The new U.S. Hotel was a 3½ story brick double house divided in the center by a common brick party wall. The structure fronted about 60 feet on Potomac Street, ~~[illegible]~~ on September 1, 1839 Foley next secured a 15 year leasehold to Wager Lot ~~[illegible]~~ and was about 45 feet deep. In 1839-40 Foley added a rectangular ~~[illegible]~~ Noah H. Swayne at an annual ground rent of $120 per year three-story wing to the north or rear half of the hotel. The addition, Lots 6-7 about 32 feet deep and 58 feet wide, covered the rear facade of the structure on Wager Lot 7 and ran north across the width of the eastern half of Wager Lot No. 8, so as to abut on the large adjacent brick hotel and restaurant (known variously as the Virginia House, Western Exchange Hotel and Potomac Restaurant) that stood on Wager Lot No. 9. ~~This~~ The addition to the United States Hotel opened directly out on to the B. & O. Railroad platform at track level. (See map no. 5) By 1840 the United ~~States~~ States Hotel contained a bar, a public parlor, a private parlor, a dining room, 28 bedrooms, ~~and~~ additional chambers were located in the garret.

On September 26, 1839, James Foley announced:

United States Hotel At Harpers Ferry, Virginia

"The undersigned has opened for the reception of his friends and the travelling public, his NEW HOTEL NEAR THE RAIL-ROAD DEPOT, affording a fine view of the adjacent Mountains and Rivers, and convenient to the Public Works (the U.S. Armory). The house is entirely new, and has been erected expressly for a Hotel of the best order. The rooms are neat and comfortable; and the Bar and Table will always be supplied with every thing of the best quality. The servants, attentive and obliging. The friends of the proprietor, and the travelling public, may rely upon on finding every exertion made to render their sojourn at this Hotel agreeable and pleasant." ~~18~~ 20

The furnishings of this 32-Room hotel were sold to a new leaser of the structure in March 1850 for $ 2,941.38. ~~$~~ 21 Gerard B. Wager purchased Wagers Lots 6 and 7 and their hotel building in 1842 and 1843 from the estate of James ~~Foley~~ Foley for a total of $ 8,500. In 1846 Wager next acquired Wager Lot No. 8 from Noah H. Swayne for $ 3,000. Gerard B. Wager and his ~~Estate~~ Estate (he died in 1848) remained the owner of the United States Hotel from 1842 to 1862. Wage-Managed & ~~operated the~~

20 ~~18~~. Virginia Free Press, September 26, 1839, p.3, c.4.

~~19~~. Deed of Trust, March 6, 1850, Deed Book 31:67~~6~~-70; Sale of Property,

property by leasing the hotel to various hotel keepers. From June 1842 to March 1845, and again from April 1850 to March 1856, the United States Hotel and the adjacent "Western Exchange Hotel", located on Lot No. 9, were leased and operated as one hotel by Eli B. Carnell and his wife Margaret Carnell. This arrangement would account for the decrease in the number of competing Ferry Lot hotels from four to three during these periods of joint operation. John G. Wilson's hotel on Wager Lot 13, ceased its operations in 1843 and Samuel Gibson's "National Hotel", located on Wager Lot No. 5, closed its doors in March 1846. Both of these hotels were probably too far removed from the B.&.O. platform and depot to compete successfully with the Western Exchange Hotel on Lot 9 and United States Hotel on Lots 7 and 8 for the railroad passenger patronage.

The 4th and Last tavern to be erected on the Harpers Ferry Wager Ferry Lot Reservation was the Gault House Saloon. On August 31, 1840 and March 1, 1841, Gerard B. Wager leased two adjacent vacant lots, part of the lot South of the Winchester & Potomac Railroad Tracks, to John A. Gibson under a ten year lease at a total rent of $ 70.00 per year. (See Map C) Gibson erected two two-story adjoining frame houses with gable roofs. Each structure fronted approximately 30 feet on the W. & P. Railroad tracks and was about 20 feet deep. (See Map No. 5) [illegible] A common chimney, located in the center at the junction, served both houses. Gibson and his sister, Virginia Gibson, operated a eating and drinking houses in these structures from 1841 to 1846. On April 7, 1846, they sold their leasehold and their rights to these buildings to Carey Thompson for $ 650. Thompson named the structures the "Gault House" and leased them to various tavern keepers. An advertisement of Joseph Brittain and his partner Hartshorn in 1849 indicates the nature of their business:

"GAULT HOUSE

The undersigned having taken possession of the "Gault House", near the Rail Road Depot and renovated the same, are prepared to give their friends and the public generally, a cordial welcome. They have fitted up their Oyster Room in the most comfortable manner, and are ready to serve OYSTERS in any manner suited to the tastes of the customers. Their BAR is supplied with the choice brands of LIQUORS, so that the most fastidious be catered to, either in eating or drinking. They respectfully ask a call from the thirsty or hungery." [22]

By 1857 the establishment added a "Soda Fountain" to its list of inducements.

Probably because of its favorable location by the Railroad depot and adjacent to the also situation entry to the Potomac River toll bridge, the modest-sized Gault House Saloon remained in business from 1841 to 1861. On February 7, 1862, Union soldiers burned and destroyed the Gault House, the United States Hotel, the Potomac Restaurant, and all other structures on the Wager Ferry lot Reservation to prevent Confederate snipers from utilizing these buildings as cover.

D. The High Street Taverns and Eating Houses, 1839-1861.

In the period 1839-1861 four tavern-eating houses were to open their doors along High or Washington Street, which led to the residential areas on top of Camp Hill, then in Bolivar, and on to Charles Town. The first in this series was Hayman's Tavern, located in Bldg. No. 15, on Wager Lot No. 15, subdivision 4 (See Maps 1 and 2). Leasing the building from William Andrew at an annual rent of $ 325, James H. Hayman kept a tavern in Bldg. No. 15 from September 1839 to March 31, 1841.[23] Constructed by Anderson in 1838-39, Bldg No. 15 was a 2½ story over-full-basement stone house and contained about 13 rooms, exclusive of the kitchen wing. The main house fronted about 24 feet on High Street and was 40½ feet deep. The one-and one-half story stone kitchen wing, which adjoined the main tavern at the south (rear) corner was about 15 feet square.

22. Virginia Free Press, January 25, 1849, p.3, c.2/.

23. Harpers Ferry Constitutionalist, September 11, 1839. Hayman was also the editor of this short-lived Harpers Ferry newspaper. Deed of Trust Hayman to Edward Lucas, Jr., March 6, 1840, Deed Book 24, pp.131-132, lists the furnishing in Hayman's Bldg. No. 15 tavern.

The second of the High Street taverns appeared in October 1847, when Martin Grace's Tavern opened its doors in a building located on Wager lot No. 30 (See Map No. 3). Grace purchased the lot and structure from Samuel Breitenbaugh for $ 1,630 on October 9, 1847.[24] Grace's tavern, which also served as his residence, was operated by his wife Mary, and it remained in business from 1847 to 1853. Grace's tavern was located in a two-story over-full-basement brick building that measured 25 by 22 feet in size and was " well finished". (Additional data on Martin and Mary Grace and their High Street Tavern will be found in Chapter VI of this study).

The third in the series of four High Street Taverns, John A. Gibson's tavern "The Green House," located on Wager Lot No. 55A, opened its doors in November 1848 and remained in business to 1856. Gibson, the 1841-1846 proprietor of the Gault House Saloon, which was located down in the Wager Ferry Lot Reservation, purchased a leasehold to vacant Wager Lot No. 55A on July 1, 1847. (See Maps 3, 4, and 5). Lot 55A, which fronted about 22 feet on High Street and was approximately 28 feet deep, was owned by Noah H. Swayne, who collected an annual ground rent of $ 20.00 for the use of the land. In 1847-48 Gibson constructed a 3½ story brick house containing seven or eight rooms on Lot 55A, which served as his tavern and residence. (Additional information on John A. Gibson, his wife, Ann Amelia, and their tavern will be found in Chapter V of this report).

On November 23, 1848, John A. Gibson announced in the newspaper:

"THE GREEN HOUSE"

e undersigned looking to the comfort of the citizens of Harpers-Ferry, and ose visiting the place, has fitted up an EATING HOUSE in the most comfortable

24. Breitenbaugh had purchased vacant Wager Lot No. 30 from Gerard B. Wager on June 12, 1840 for $ 400 and constructed the brick house in the period 1840 to April 1843.

"and genteel style, on High Street, next door to Mr. G. W. Cutshaw's (a tailor who operated a shop located on adjacent Wager Lot No. 54B), where he will serve to order,

OYSTERS IN EVERY VARIETY

Either fried, roasted, or stewed-together with every other article in season. His bar is supplied with the choicest kinds of LIQUORS. Those wishing to enjoy themselves in his line, can do so in great comfort, as every effort will be used to make the "GREEN HOUSE," an agreeable resort." 25

The fourth and last of the High Street tavern's was Boerly's Tavern, located on adjacent Wager Lot No. 56C. (See Maps, 3,4,and 5) At some date prior to February 1853 and probably about 1850, Thomas Boerly obtained a lease from the Gerard B. Wager Estate to Lot 56C and the house standing on it. This structure, build by Gerard B. Wager sometime in the period period 1842 to 1850, was a three-story stone and brick house. The main house was four bays or about 30 feet wide, 17 feet deep at the south gable end, and 12 feet deep at the north end. A two-story, two-bay wide stone wing adjoined the main house on the main axis at the north end,.

In a Deed of Trust made in 1854 Thomas Boerly noted that Bridget Boerly, his wife, had been keeping a " tavern boarding house out of which from her excellent care and labor considerable money was made" and he put into trust " all the household stuff and furniture and bar and bar fixtures now in the dwelling house and tavern on High Street where said Boerly lives..." 26 Boerly's Tavern remained in business on High Street from ca. 1850 to 1861. (Additional information on Thomas and Bridget Boerly and their tavern will be found in Chapter Iv of this study).

E. The Potomac Street(or Armory Alley) Taverns and Drinking Houses,1810-1861:

From perhaps as early as 1810, the ends of the Wager Six Acre Reservation

25. Virginia Free Press, November 23,1848, p.3,c.3.

26. Deed of Trust, July 8, 1854, Deed Book 34,pp.134-136.

lots that fronted on the narrow alley that separate Wager property from the U.S. Musket Factory land, had been adorned with several " Grog Shops" and "miserable tippling shops", which catered to the needs of the Armory employees. Because the workmen passed them every day on their way to and from work, these bar keepers had no need to advertise for customers, hence making it very difficult to determine who were operating these saloons and exactly where these structures were located.

By 1828, as has been noted, Armory superintendents regarded these wooden taverns as not only detrimental to the morals and industrious their work habits of workmen, but, because of their close proximity to the Musket Factory buildings, also as a serious fire hazard. The superintendents recommended One acre of Wager land along the Armory Alley should be purchased, one acre the structures located near the alley should be demolished, and the 15-foot wide alley should be widened into a broad street or firelane. The Wager family was willing to sell the land and buildings to the United States for $ 5,000.00 in 1828, but their offer was rejected by the Ordnance Department because these officers believed the price to be far too high. But the problem continued and subsequent superintendents also continued to urge the necessity of acquiring the land. Finally, on July 2,1836, Congress appropriated $ 5,000 to purchase the one acre of Wager land, but satisfaction was about two years too late. James B. Wager had been declared bankrupt; on October 10,1835, the Jefferson County Court had the Wager family land and buildings divided into three equal shares. James B. Wager's portion passed out of his control, and he and the other two Wager heirs, his brother, Gerard B. Wager, and his sister, Sarah Ann, the wife of Noah H. Swayne, were no longer able to sell the one acre of land as had first been proposed. (See Map C, for subdivision of Wager land).

Beginning in June 1836 the 2¼ acres of land and nine buildings assigned to James B. Wager were sold under order of the Court at public

to the highest bidders. Thus sections in the acre of land along the Armory Alley changed ownership at high prices and their new owners proceeded to erect numbrous buildings, which were located at both ends of their lots (Wager Lots 16 to 34)(See Map No. 3 for these buildings), so as to front on the Armory Alley and/or High Street. The $ 5,000 appropriated on July 2, 1836 could not begin to cover the increased value of the land and improvements made thereon, so that the U.S. land acquisition program was dropped until 1844. During this period, however, the grog shops along the alley continued to function. Their location is not certain, but they may have been located in one or more of the houses located on Wager Lot No. 34 (See Map 3), or Lots 31 and 33, land controlled or owned by Martin Grace from September 1837 to October 1847.

In December 1844, Major John Symington, the newly-appointed Superintendent of the Harpers Ferry Armory, reviewed the land acquisition project. One and half years later, on August 8, 1846, Congress appropriated sum of $ 50,261 that was believed necessary to acquire this acre of land and other property to safeguard the Armory. In the period June 1, 1847 to May 28, 1849, the United States Government spent a total of $ 27,481.00 to purchase portions of Wager Lots No. 15, subdivsion 4 to Lot 34 and the 26 buildings standing on this land; this was the same property that could have been purchased for $ 5,000 in 1828.[27] In 1847-48 an additional $ 9,999.[illegible] was spent by the United States to purchase title to Wager Lot No. 12 and the large brick building standing on it.[28]

27. Snell, Charles W., "The Musket Factory Buildings and Grounds, Harpers Ferry Armory, 1859-1860," (N.P.S. typescript, Harpers Ferry National Monument, April 27, 1959), 29-31; Also Sullivan, Arthur L., "Historic Building Site Survey Report for Wager Lots No. 17 to 34," pp. 13-15.

28. The Armory Gates were situated between Wager Lots No. 12 and 11. The building on Lot 12 was demolished in 1848 and replaced in 1849 by a iron fence which was supported by brick piers.

In the period 1847-49, the U.S. Armory proceeded to demolish most of the buildings fronting the Armory Alley, including, apparently, all of the earlier "Grog Shops," thus ending a fire hazard and a drinking problem. The 15-foot wide Armory Alley was widened by adding 25 feet to its width, thus creating a new 40-foot wide street which was named Potomac Street or North Cliff Street. (See Map No. 4)

The sole representatives, or replacements, of the earlier Armory Alley drinking houses after 1847 were and are Bldgs. No. 7 (1848) and Bldg. No. 5 (1856). On November 2, 1847, Frederick A. Roeder, a baker and owner of Bldg. No. 16 and Wager Lots 16 and 17, purchased Bldg. No. 7 and the land it occupied (Part of Wager Lot No. 15, subdivision 4) (see Map No. 1 for location and plan of Bldg. 7), for $ 1,000. Bldg. No. 7 at that time was a one-story stone warehouse with cellar that fronted 24 feet on the Armory Alley and was about 40 feet deep. With the destruction of all the earlier Armory Alley grog houses by the United States in 1847-48, Roeder saw an opportunity. Bldg. No. 7 was located just around the corner from the main gate of the Armory and hence could be conveniently reached by Armory employees. Between 1848 and 1852, and probably in 1848, Roeder added a second story and a half to his Bldg. No. 7. This enlarged structure he leased out to an unknown tavern keeper (again because of the location the saloon keeper had no need to advertise), which operated from about 1848 to 1855 as "the Drinking House known as White Hall."

In the period 1847-49, the Armory widened Armory Alley into a 40 foot wide street from Wager Lot No. 34 on the North as far as Wager Lot No. 16 (See Map 4), but the remainder of the lane, from Lot 16 south to Shenandoah Street was left a narrow alley varying from 10 to 15 feet in width (See Map No. 2). In 1856 the Armory decided complete the street widening program by making the last southern portion of the alley into a 40 foot wide street.

For this purpose the United States Government purchased 25 foot deep portions of the alley ends of Wager Lot No. 15, subdivisions No. 2, 3, and 4, and all of Wager Lot No. 13, together with the buildings standing on these sections, for a total of $ 8,972.08½.[29] Another $ 1,466.66 was also expended in 1856 to purchase most of Wager Lot No. 17 and the structures on that land. The acquired buildings were demolished and the purchased land was made into street. (See Maps No. 2, 3 and 5)

Frederick A. Roeder cooperated with this program by selling all of Wager Lot 17 and the alley portion, a 24 foot wide by 20 feet deep section of Bldg. No. 7, to the United States, receiving $ 1,700 for Bldg. 7. The Armory, as noted, demolished its portion of Bldg. 7, thus leaving White Hall Tavern reduced from a 24 by 40 foot to a 24 by 20 foot building. Bldg. 7, in its final form, had five rooms, plus a cellar.

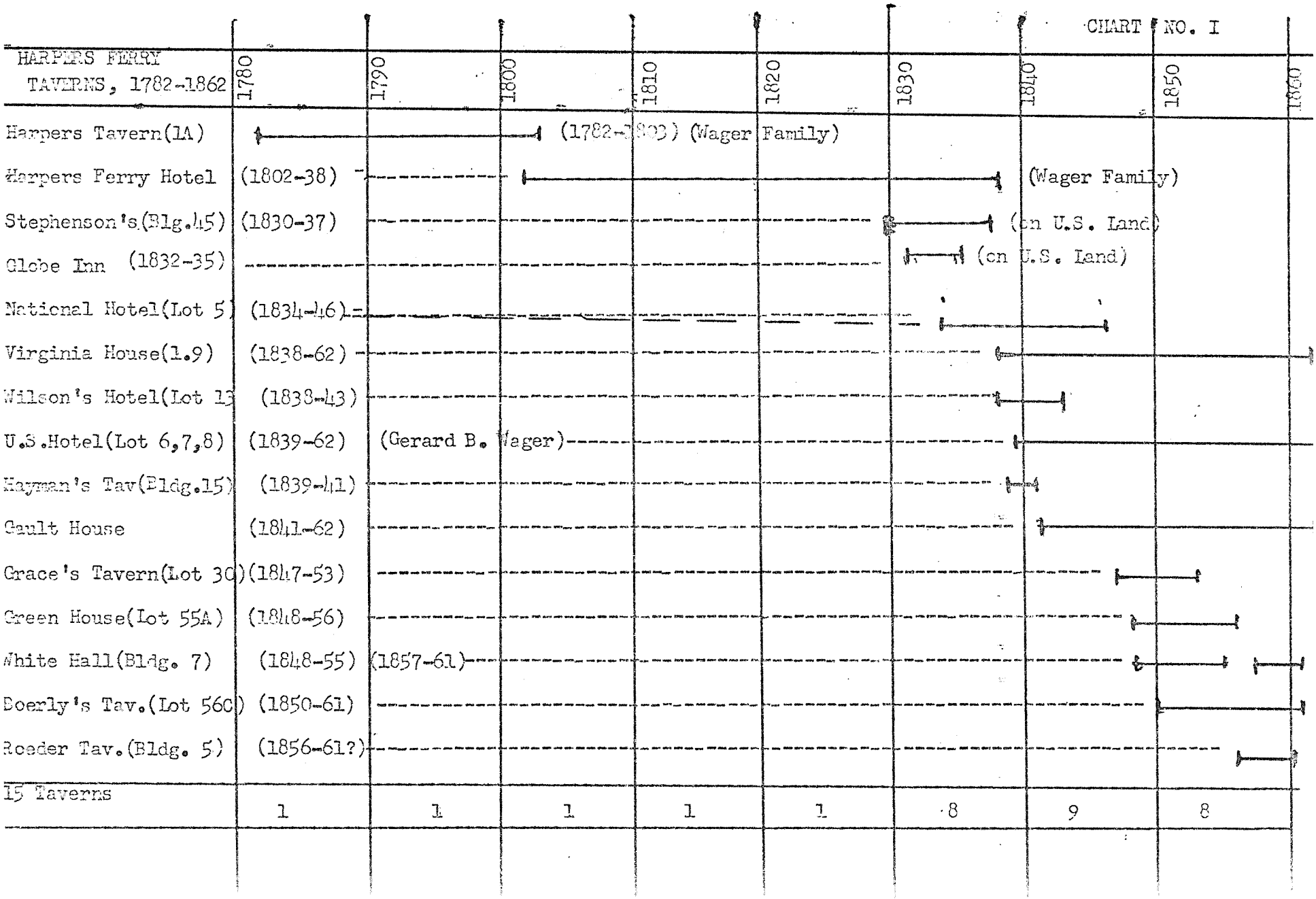
Bldg. No. 5, Roeder's Store, 24 feet wide and 20 feet deep, was constructed by Roeder in 1856 to replace the space lost in the demolished portion of Bldg. No. 7. Located on the Potomac Street end of Lot No. 16, Bldg. No. 5 is a two-and one-half story brick and stone structure, with two story brick wing 12½ by 13 feet in rear adjoining the main building at the southwest (rear) corner (see Map No. 5). It had a total of seven rooms when completed in 1856 and was designed for use as a warehouse or tavern on the first floor and as a dwelling on the upper floors. One or both of these two Roeder buildings were probably used as taverns, catering to Armory workmen, during the 1856-1861 period, but the lack of any need to advertise and the destruction of the Roeder business records makes its impossible to determine who the tavern keepers were and when they occupied these structures. (Additional data on Frederick A. Roeder will be found in Chapter III of this study.).

29. The United States also spent $ 7,000 in 1854 to purchase Wager Lot No. 11 11 and then demolished the large commercial building on that land so that

Summary Chart No. I, which follows, indicates (1) that from 1782 to 1830 there was one hotel or tavern, aside from the small Grog Shops catering to Armory workmen, functioning at all times in Harpers Ferry; (2) that with the coming of stage coach, canal, and railroad and with the breakup of the Wager family land monopoly, eight hotels, inns and taverns were operating in Harpers Ferry during the decade of the 1830's; (3), that the number of functioning hotels and taverns increased to nine in the 1840's and then (4) fell again to eight during the decade of the 1850's, and (5), that there were usually about six taverns in business during any single year from 1850 to 1861.

Summary Chart No. II, which also follows, presents in concise form information on the locations of and various names of the taverns; their years of operation, the names of the land owners and owners of the buildings; and the names of some 38 people who kept taverns in Harpers Ferry from 1782 to 1862. A study of the list of tavern keepers suggests that this was an excellent way for young men to accumulate capital. A number of the inn keepers, apparently utilizing money made in this trade, became people of means and property in their own right after 1836, when the Wager family land monopoly in Harpers Ferry began to disintegrate.

CHART NO. I


HARPERS FERRY TAVERNS, 1782-1862
1780
1790
1800
1810
1820
1830
1840
1850
1860
Harpers Tavern(1A)
(1782-1803) (Wager Family)
Harpers Ferry Hotel
(1802-38)
(Wager Family)
Stephenson's(Blg.45)
(1830-37)
(on U.S. Land)
Globe Inn (1832-35)
(on U.S. Land)
National Hotel(Lot 5)
(1834-46)
Virginia House(1.9)
(1838-62)
Wilson's Hotel(Lot 13
(1838-43)
U.S.Hotel(Lot 6,7,8)
(1839-62)
(Gerard B. Wager)
Hayman's Tav(Bldg.15)
(1839-41)
Gault House
(1841-62)
Grace's Tavern(Lot 30)
(1847-53)
Green House(Lot 55A)
(1848-56)
White Hall(Bldg. 7)
(1848-55)
(1857-61)
Boerly's Tav.(Lot 560)
(1850-61)
Roeder Tav.(Bldg. 5)
(1856-61?)
15 Taverns
1
1
1
1
1
8
9
8

Wager Lot No.	Bldg No.	Name of Tavern	Dates of Operation	Owner of Land	Owner of Building	Tavern Keeper	Street
1. 45	1A Stone	Harpers Ferry Tavern 2½ story over basement, 6 rooms.	1782-1803	John Wager Sr., & John Wager, Jr.	John Wager, Sr. & Jr.	Morris(?) 1785	Public Walk
2. 15, sub-divisions No, 1, 2, 3, 4	-	Harpers Ferry Hotel Large, 22 rooms, frame building.	1803 - 1838 1803-1814	Wager Family: Catherine (Widow), James B., Gerard B, and Sarah Ann Wager (children of):	Wager Family	[redacted] ?	Shenandoah St. at High St.
			Oct. 1814-Oct. 1817			Basil Williamson	
			Nov. 1817-March 1823			William Graham	
			April 1824-April 1830			Major James Stephenson	
			1830-1834			Captain Meriwether Thompson	
			1835-March 31, 1838 (Hotel demolished April, 1838).			Nicolas and Isabella Fitzsimmons.	
3. U.S. Lot No. 1, Shenandoah St.	45	Major Stephenson's Tavern (Stage Coach Inn) & Hotel	April 1830-Dec. 1837 (2½ story, stone.)	U.S. Govt.	James and Ann C. Stephenson, 9 rooms, enlarged to 14 rooms.)	Major James & Ann C. Stephenson.	Shenandoah Street, West side town.
4. U.S. Block C, Lot No. 1, Bldg. No. 3, Shenandoah Street.	-	Globe INN 2½ story, brick.	April 1832- March 31, 1835	U.S. Govt.	William Graham Estate	John Fitzsimmons	Shenandoa St., West si of town.

Wager Lot No.	Bldg. No.	Name of Tavern	Dates of Operation	Owner of Land	Owner of Building	Tavern Keeper	Street
5. No.5	-	National Hotel	1834-1846	Noah H.Swayne	Samuel Gibson		Wager Ferry Lot
		National Hotel	Aug.1834-Dec.1841	" " "	" "	Samuel Gibson	" "
		The Virginia House	Jan.1842-July 1843	" " "	William J. Stephens	William Gorrell	" "
(3½ story, brick.)		The Virginia House	July 1843-March 1846 (Bldg.	" " "	" " destroyed Feb. 7,1862)	James Walling	" " Potomac St.
6. No.9	-	The Virginia House	1838-1862	Samuel Gibson 1836-1840	Samuel Gibson		Wager Ferry Lot
		The Virginia House Hotel *	April 1838- March 1845	----------	----------	Eli H. Carrell	
		Western Exchange Hotel	April 1845- August 1850	Margaret Gibson 1840-45.	----------	Eli H. Carrell	
		Western Exchange Hotel *	Aug.1850-March 1856	Saml Gibson 1845-56.	----------	Mrs. Margaret Carrell (widow).	
		Carrell's Hotel	April 1856-March 1857	B & O. R.R. 1857-62	B.&. O.R.R. 1857-62.	Mrs. Margaret Carrell	
(3 story, brick.)		(Large Hotel)	April 1857- April 1859	- - -	- - -	?(operated by B & O. R.R.)	Potomac St.
		Potomac Restaurant. Building destroyed February 7,1862.	May 1859- 1862.	- - -	- - -	J. B. Brown	

* Western Exchange Hotel operated jointly with the United States Hotel on Wager Lots 6,7 and part of 8, from June 1842 to March 1845 and again from April 1850 to March 1856 by Eli H. Carrell and his wife, Margaret Carrell.

Wager Lot No.	Bldg. No.	Name of Tavern	Dates of Operation	Owner of Land	Owner of Building	Tavern Keeper	Street
Lot 13	-	Fitzsimmon's Hotel	1838-1843	Noah H. Swayne	John G. Wilson		Shenandoah St, at Armory Alley.
		Fitzsimmons' Hotel	July 1838--April 1839			Mrs. Isabella Fitzsimmons ?	
		Harpers Ferry Hotel	May 1839-Jan. 1840				
		Clarke' Tavern	Dec. 1840- 1841			William Clarke	
(3½ story, brick. 17 rooms)		Thompson's Hotel	June 1842-June 1843 (Bldg. demolished April 1856).			William H. Thompson	
S. Lots 6, 7, and part of 8.		U.S. Hotel (Large, 28 bedrooms, parlor, dining room.)	1839-1862	Gerard B. Wager (1836-62) James Foley (1836-1843),	Gerard B. Wager & James Foley to 1843.		Wager Ferry Lot
		United States Hotel	Sept. 1839-Nov. 1841.	Noah H. Swayne (Lot 8-1836-46)	Gerard B. Wager, 1843-1862.	James Foley	
		United States Hotel	Nov. 1841-June 1842			Turner A. Milton. John J. Abell & James N. Manning.	
(3½ story, brick)		United States Hotel	June 1842-March 1845 (in conjunction with Lot 9 Hotel)			Eli H. Carrell	
		United States Hotel	April 1845-March 1850			John Bates Wager	
		United States Hotel	April 1850-March 1856 (in junction with Lot 9 Hotel)			Eli H. & Margaret Carrell	
		United States Hotel	April 1856-March 1857			William J. Maxwell	
		Wager House Hotel	April 1857-March 1859.			J.P.A. Entler	
		Wager House Hotel	April 1859-March 1861.			Isaac Fouke	Potomac Street
		(Building destroyed February 7, 1862)					

Wager Lot No.	Bldg. No.	Name of Tavern	Dates of Operation	Owner of Land	Owner of Building	Tavern Keeper	Street
10. Lot South of Winchester & Potomac R.R. Tracks	-	Gault House (tavern & eating house, 2 story, frame).	1841-1862	Gerard B. Wager, 1840-62	John A. Gibson 1840-46.		Wager Ferry Lot
		Drinking & Eating House	1841-March 1846		Carey Thompson 1846-1862	John A. Gibson	
		Gault House	April 1846-Dec. 1848			Carey Thompson	
		Gault House	Jan. 1849-1850			Joseph Brittain & Hartshorn	
		Gault House	1851 - 1855			Jacob Brown & Chambers	
		Gault House	1856-57			John F. Smith	Potomac Street
		Gault House	May 1857-1862			George W. Chambers	
		(Building destroyed February 7, 1862)					
9. No. 15, subdivision No. 4.	15	Hayman's Tavern (2½ story over basement, stone. ca. 13 rooms)	Sept. 1839- March 31, 1841	William Anderson	William Anderson	James H. Hayman	High Street
11. Lot 30	-	Grace's Tavern & residence (2 story over basement, brick).	Oct. 1847- 1853	Martin Grace	Martin Grace	Martin and Mary Grace	High Street
12. Lot 55A	-	The Green House (Eating and drinking House) (3½ story, brick)	Nov. 1848- 1856	Noah H. Swayne	John A. Gibson	John A. Gibson	High Street

Wager Lot No.	Bldg. No.	Name of Tavern	Dates of Operation	Owner of Land	Owner of Building	Tavern Keeper	Street
13. Lot 15-subdivision No. 4	7 5 rooms	White Hall Tavern White Hall Tavern (2½ story, stone).	1848-1855 ca.1857-61 (Drinking House)	Frederick A. Roeder (Warehouse & dwelling)	Frederick A. Roeder	? ?	Armory alley (Potomac S
14. Lot 56C	-	Boerly's Tavern (tavern & boarding house)(3 stories, brick and stone).	ca.1850-61	Gerard B. Wager	Gerard B. Wager	Bridget & Thomas Boerly	High Stre
15. Lot 16	5	Tavern @ (2½ story, brick & stone). (Drinking House) (Warehouse and dwelling) 7 rooms.	1856-61 ca.	Frederick A. Roeder	Frederick A. Roeder	? ?	rmory Alley- otomac Street.

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Congressional Jurisdiction

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4. Globe Inn, House No. 3, Block C, Lot 1, Shenandoah Street: HF-99(1892-96); HF- 78 (1866)

5. The Gault House Saloon, Lot South of W.&.P. R.R. Track: HF-HF-66 and HF-451(1859); HF- 46, 47, 240, and 450(1861), HF-349(1861).

6. Major Stephenson's Hotel, Bldg. No. 45, U.S. Lot 1: HF-249(1857), HF-361(1865), HF-68(1879-73), HF-446(ca. 1884), HF-82(1889), HF-99(1892-96).

7. Harper House Tavern, Bldg. 1A, Lot 45: HF-21(1803-06), HF-22(1835-39), HF-64(1859). HF-46 and HF-451(1861), HF-236(1862). HF- 55 (1865).

8. John G. Wilson Hotel Bldg. on Lot 13, 1838-56.: No known view of bldg., which was demolished in 1856.

9. Thomas Boerly's Tavern, Wager Lot 56C, High Street: HF-33(ca.1870-73); HF-79(1880), HF-99,1892-96, HF-96(1896), HF-283(1910), HF-670).

10. Martin Grace's Tavern, Wager Lot 30, High Street: HF-492(1861), HF-96(1896).

11. John A. Gibson's Green House, Lot 55A, High Street.: HF-64(1859), HF-49(1861), HF-648(1882), HF-787 (1882), HF-79(1880), HF-99(1892-96), HF-92 (1896).

Part II

Biographical Sketches of Four Harpers Ferry Tavern Owners of the 1850's, Together With Data on their Tavern Buildings and Furnishings

CHAPTER III

FREDERICK A. ROEDER, BAKER, TAVERN OWNER, AND TANNER, 1810-1861

The business records, personal papers, and the family Bible of Frederick A. Roeder, the owner and builder of extant Harpers Ferry Buildings Nos. 5, 7, 16, and 16A, were destroyed during the Civil War.[1] Despite this loss of records, the surviving documentary and structural architectural evidence clearly indicate that Roeder was an industrious and enterprising businessman whose rise from modest means to relative affluence was rapid and steady until his life and career were abruptly terminated on July 4, 1861 by a sniper's bullet during the first year of the Civil War.

Life of Roeder, 1810 to 1860.

Frederick Augustus Roeder and his wife, Anna Maria, were both born in Saxony, Germany: he on September 12, 1810 and she on November 13, 1820.[2] Their seven children, four girls and three boys, all born in Harpers Ferry, were as follows:

1. Mary L. (Kern), eldest child, born Harpers Ferry in 1843.[3] Died at Harpers Ferry after 1916.

1. National Archives Record Group No. 123- U.S. Court of Claims, Claim CJ (Congressional Jurisdiction) 11803-"Estate of Frederick A. Roeder, decd. vs. The United States, Claimants Brif on Loyalty and Merits, Request for finding of Fact, and Abstract of Evidence, Filed May 4, 1906, p.5-testimony of Mary L. Kern, oldest daughter of Roeder re destruction of family bible and records. (Hereafter referred to as JC 11803-Abstract of Evidence). Also interview with Mrs. Mae Kern Ramey, June 17, 1975, great grandaughter of F.A. Roeder: There are no extant Roeder or John J. Kern family papers.

2. Birth dates are from their grave stones in the Bolivar Cemetery, courtesy of Mrs. Mae Kern Ramsey. Also National Archives Record Group No. 29, Records of the Bureau of the Census, Population Schedules of the Eighth (1860) Census of the United States, Vol. 13, Jefferson County, Va., on Harpers Ferry NHP Microfilm Reel No. 10, Vol. 2, p.170. Roeder gave his age as 50 in 1860 and she as 39. (Hereafter referred to as Census of 1860).

3. Census of 1860 indicates Mary was born in "Virginia" in 1843; also JC-11803, Abstract of Evidence, p.5. Mary L. Kern, the daughter, says she was born in 1843.

, Matilda E.(Sutton),born 1845. Died ca. 1905-15,Baltimore,Md.

. Augustus Herman Roeder,born 1847. Died ca. 1905-15, Brunswick ,Md.

, James R. Roeder, born 1849. Died after 1916, Harpers Ferry.

5. Amelia A.(or Emma A.)(Shewbridge),born 1852. Died Ca. 1905-15, Sandy Hook, Md.

, Albert T.Roeder,born 1857. Died ca. 1890-93, Brunswick, Md.

, Julie A.(Cole), born in 1859. Died after 1916, Sandy Hook,Md.

Frederick A. Roeder and his wife came to Virginia from Europe as early as 1843 because, as has been mentioned, their first child was born in that State during that year. [illegible] the [illegible]. He had arrived in Harpers Ferry at a favorable time. The Wager family land monopoly had begun to crumble in 1836-37, an age of effective competition has commenced, and it was now possible for a individual to acquire land in the business heart of Harpers Ferry, provided that one had the money,-for the lots were not cheap. On January 29,1844, Roeder entered into a 24 year lease for Wager Lot No. 16 in the Wager Six Acre Reservation with Noah H. Swayne, the husband of Sarah Ann Wager, an absentee landlord and a wager heir.

The annual ground rent was to be $ 70 per year and the lease provided that upon the termination of the contract " improvements now on said premises & those hereafter placed on the premises by the party of the second part (Roeder), shall be appraised..." and paid for by Swayne.[5] Lot # 16, 32 feet wide and about 120 feet deep, fronted on High or

4. Census of 1860, Harpers Ferry Microfilm Reel No. 10, Volume 2, p.170; JC 11803-Abstract of Evidence, pp.3,5,7, statements of James R. Roeder and Mary L. Kern in 1902.

5. Lease, Swayne to Roeder, January 29,1844 in Deed Book No. 27, 102-103, Jefferson County Courthouse, Charles Town, W. Va.

on one end
Washington Street in ~~the northwest~~ and opened on the rear on a the 15-foot wide Armory Alley that later became known as Potomac Street. ~~Lot No. 16 was occupied by~~ " A small wooden House, 16 x 14 feet, 1 story" was located on Lot No. 16 in 1844-45.

In the period ~~1844-45~~ Roeder constructed a two-story three-room stone house for his family of four on the High Street end of Wager Lot No. 16. The initial portion of Bldg. No. 16 fronted 22 feet 3 inches on High Street and was 17 feet 7 inches deep. (See Map No. 1) Because it was built on a sloping site on the southwest side of High Street ~~[illegible]~~ only one story, the second, fronted at ground level on the High Street side. An areaway across the street front provided light, ventilation and access to the first or basement story. Bldg. 16 was built up against Bldg. No. 15, employing the latter stone structure as its southeast gable end wall. The other three walls of Bldg. No. 16 were of local rubblestone and capped with a brick sawtooth cornice. (See sketches in Appendix No. III, B, illustrattions A and D).

The basement level was divided into two rooms of unequal size by a partition wall. The larger of the two rooms had a large deep fireplace and may have been the kitchen. The smaller room had no fireplace. Access from the basement to the first floor was by means of an outside stair. The first story level consisted of one large room which was heated by a single fireplace. The structural evidence found during the architectural examination of the house indicates that Roeder was " a man of frugal or moderate means" in 1844-46. Bricks and timbers "reclaimed from other construction was incorporated in the building; and the often unorthodox, sometimes crude method of construction and workmanship indicate a certain lack of experience or knowledge of building techinques on the part of the ~~workmen~~ workers."[7]

(Footnotes 6 and 7 for nos

Business in the baking industry must have been good during this period because on December 12, 1846, Roeder was able to loan Christopher Schuster of Bolivar $ 350.00, the loan being secured by placing his house and lot in Bolivar in trust.[8] In a five month period in 1847-48 Roeder spent a total of $ 3,333.32 acquiring title to three pieces of land in the Wager Six Acre Reservation. In the first transaction, on September 29, 1847, he purchased Wager Lot No. 16, on which his new stone residence stood, from Noah H. Swayne for $ 1,166.66.[9] Next, on November 2, 1848, Roeder bought Bldg. No. 7, a " certain warehouse Property" located on the Armory Alley end of Wager Lot No. 15, subdivision 4, from William Anderson for $ 1,000.00.[10]

6. "Schedule A, of Lots and Improvements thereon owned by individuals, adjoining the Public Buildings at Harpers Ferry Armory, with description of the improvements on each lot, and the price for which the whole can be purchased," prepared by Major John Symington, dated Dec. 12, 1844. Harpers Ferry NHP Mircroflim Reel 23, Vol. 3, p.271. Symington was superintendent of the U.S. Armory and wished to purchase this land, or part of it, for armory use. He estimated the value of the house to be $ 18 and that of the land on which it stood at $ 182.

7 Walmer, Alan M., "Historic Structures Report, Part II Architectural Data Section on The Roeder House (Building No. 16), Harpers Ferry National Historical Park," N.P.S. typescript, Eastern Office of Design and Construction, Philadelphia, September 1964), 2.

8. Deed Book No. 6, p.109-110, Deed of April 3, 1871, recounts the history of this loan, made December 12, 1846, which was ~~originally due January 1, 1847~~.

9. Deed of Bargin and Sale, Swayne to Roeder, September 13, 1847, Deed Book No. 29, pp.303-304.

10. Deed of B & S. Anderson to Roeder, November 2, 1847, Deed Book No. 29, p.240.

Constructed by Anderson in 1838-39, Bldg. No. 7 was then a one-story stone warehouse with a cellar. The structure fronted 24 feet on the Armory alley and was forty feet deep. (See Map No. 1).

The third of Roeder real estate transactions occurred on January 2,1848,when he purchased the title to adjacent Wager Lot No. 17 from Noah H. Swayne for $ 1,166.66.[11] (See Map No. 2) John G. Wilson, a Harpers Ferry merchant, held a leasehold for the use of Lot 17 and was required to pay an annual ground rent of $ 70 per year. Wilson had taken out a ten year lease with Swayne for the use of Lot 17, effective April 1, 1838 and about 1841 had constructed " A large wooden stable 60 x 30 feet and loft above," with stone side walls on the High Street end of the lot.[12] On January 19,1848, Roeder borrowed $ 2,000.00 for two years from Abraham H. Herr, the proprietor of the large merchant flour mill located on the Island of Virginius. Roeder secured this loan by putting his newly purchased Wager Lots 16 and 17 into trust. Roeder continued to prosper for he was able to repay this loan on Feb.15, 1850.[13]

12. Continued: Description of stable from "Schedule A, of Lots and Improvements thereon, owned by Individuals, adjoining the Public Buildings at Harpers Ferry, with description of the improvements on each lot, and the price for which the whole can be purchased," December 12, 1844, by Major John Symington, Harpers Ferry Microfilm Reel No. 23,Vol. 3,p.271. The Superintendent of the Armory estimated the value of the stable to be $ 218 and that of the land at $ 182, or a total of $ 400.

13.Deed of Trust,Roeder to Isaac Fouke, trustee for Herr,January 19,1848, Deed Book 30,p.83; Release of Trust, Fouke to Roeder, February 15,1850, Deed Book No. 31, p. 94-95. Roeder repaid the loan several months early, as it was not due until May 15,1850.

12. "Schedule A, of Lots and Improvements thereon, owned by Individuals,

11.Deed of B. & S., Swayne to Roeder, January 2,1848, Deed Book No.29, pp. 304-305.

12. Lease, Swayne to Wilson, September 7,1837, Deed Book No. 22,p.340-341. John G. Wilson had leased Wager Lot No. 13 from Swayne July 1,1837 and in1837-38 erected a large three and one half story brick hotel and tavern building on Lot No. 13. His stable on Lot 17 apparently serviced the hotel operations.

On June 6, 1848, Roeder received a total of $ 474 from the United States Government by selling to the Government two plots of vacant lands, each 32 feet wide and 25 feet deep, from Armory Alley ends of Wager Lots No. 16 and 17.[14] The U.S. Armory, between June 1847 and May 1849, purchased portions of Wager Lots No. 16 to 34, together with the 26 buildings standing on this land (See Maps Nos. 2 and 3). The Government then demolished many of the buildings fronting on the Armory Alley, newly created widened that lane from 15 to 40 feet, and named the broad fireplane "Potomac Street." (Compare Map No. 3 with Map No. 4)

With money from this sale and perhaps also from his loan, Roeder made extensive improvements to his warehouse, Bldg. No. 7, and also to his residence, Bldg. No. 16, in 1848-49. He added a story and a half stone to one-story his warehouse and leased out the enlarged building, which was apparently white painted during the period 1848-55 as a tavern or "Drinking House, known as the 'White Hall.'"[15] Bldg. No. 7 remained probably. ranged from $ 12 to $15 a month, thus bringing Roeder from $ 144 to $ 180 a year in additional income.

Roeder also enlarged his residence by adding a two-story stone 13 feet 3 inches long extension to the northwest end of the original house, increasing the frontage on High Street from 22 feet 3 inches to 35 feet 6 inches, the present dimension of Bldg. No. 16. He used the southeast stone side

14. Two deeds of B.&O. R.R., Roeder to the United States, dated June 6, 1848, Deed Book No. 30, p. 230-231. The United States paid $ 237 for each of Roeder's lots.

15. Armory Superintendent Henry W. Clowe to Col. Henry K. Craig, Ordnance Dept., July 24, 1855, Harpers Ferry Microfilm Reel No. 25, Vol. 8, p. 748. By July 1855 Roeder was using the first floor of Bldg. 7 as a warehouse again and renting out the upper two floors as a dwelling.

wall
of John G. Wilson's stable on Lot No. 17 as the northwest gable end of
(See Plans, Appendix III, B, Illustrations B and D).
his new addition. The different sizes and detail of the doors and
the
windows in the two room addition indicates that frugal Mr. Roeder was
still using reclaimed material from earlier construction, perhaps
from the structures the Armory was then demolishing on Wager Lots 16 to 21.
There was one room on each floor in the new addition, thus giving Roeder
a total of five rooms for his family, which by 1849 consisted of
four children, his wife, and himself.
The new basement room in the addition, which contained a
large fireplace set back to back with the fireplace in the adjacent
older room, was probably Roeder's place of business or bakery shop, as
there was no interior passage leading from this room to the rest of
the residence.

built
Roeder also apparently/Bldg. 16A, a detached two-story brick
structure, measuring 14 feet 6 inches by 11 feet 3 inches, which stands
in 16 has
in the rear of Bldg. No. 16, 1848-49. Bldg. 16A/one room
on each floor and although its contains no fireplaces, recently discovered
17
documentary evidence suggests that this building was Roeder's bakery.
With this 1848-49 construction, Roeder had a total of seven rooms in
Bldg. No. 16 and 16A and three of these were apparently used for
his baking business.

17. Continued: Statement of John J. Kern, Roeder's son-in-law, Sept. 5, 1902. "The main building (Bldg. No. 16) with the bakery in back..." from Abstract of Evidence, p.3, 5. See Appendix No. III, Part A.

16. Walmer, Alan M., "Historic Structures Report...on the Roeder House," p.7-9. The architectural details of the doors and windows suggest that Bldg. No. 16A was also constructed in 1848-48.

17. U.S. Court of Claims, JC 11803. Statement of James R. Roeder, Roeder's son on Sept. 5, 1902; "They (the Union Army) used the bakery to bake bread in. There was (also) a wood house and shed connected with this (Bldg. No. 16). It adjoined the main building (Bldg. No. 16) "

In 1856 Roeder received a total of $ 2,866.66 from the United States Government by selling it two more portions of his lots and also a part of Bldg. No. 7. That year the Armory revived its project of widening Potomac Street to a 40 foot width along its entire length and undertook to purchase parts of Wagers Lots No. 15, subdivisions 2 and 4, and all of Wager Lots No. 13 and 17 (See Map No. 2) to accomplish this end.

On February 13,1856, Roeder was paid $ 1,700 ($ 700 for the land (part of Lot 17, Subdivision 4) front and $1000 for the 24 foot wide by 25 foot deep portion of Bldg. No. 7 that stood on that plot.[18] ~~for part of Wager Lot 15, subdivision No. 4.~~

The United States demolished their purchased section of Bldg. 7 in 1856 and made the land a part of Potomac Street.

Six months later, on August 26,1856, Roeder sold most of Wager Lot No. 17 to the United States for $ 1,166.66.[19] On the same day the United States paid John G. Wilson $ 300 for his lease and rights to Lot 17 to the 30 by 60 foot stable.[20] Regarded as a great fire hazard, the Armory demolished Wilson's wood and stone stable and made Wager Lot 17 into an alley or street later in 1856.

With the money realized from these two real estate transactions Roeder, in 1856-57, built a new facade on White Hall, Bldg. No. 7, erected Bldg. No. 5 to replace the space lost by the reduction of Bldg. No. 7, and also

19. Continued of the Lot 17 frontage. Roeder therefore retained title to that 3½ foot wide by 95 foot deep portion of Lot 17.

20. Assignment of Lease, Wilson to U.S., August 26,1856, Deed Book No. 36, pp. 133-134. Armory Superintendent Clowe, February 26,1856, described Wilson's stable as "filled with Hay & Straw, under careless attendance day and night,- a mine of danger..." to adjacent U.S. Musket Factory buildings. Harpers Ferry Microflim Reel No. 25, Vol. 8,p.803.

18. Deed of B & S., Roeder to U.S., February 13,1856, Deed Book 35, p.299-330.

19. Deed of B.&. S., Roeder to U.S. August 26,1856,Deed Book 36,p.135-136. Wager Lot 17 fronted 32 feet on High Street and Roeder sold 28 feet 6 inches of this frontage to the U.S. The stone side wall of Wilson's stable , which was incorporated into Bldg. 16, occupied 3½ feet

added a brick story and a half to his residence, Bldg. No. 16, ~~in 1856~~

The reduced portion of Bldg. No. 7, which required a new facade in 1856, fronted 24 feet on Potomac Street and was 20 feet deep. The two and one-half story structure contained a total of five rooms in its final form. White Hall was probably leased out by Roeder as a tavern or ~~warehouse~~ warehouse, with a dwelling on the upper floors, for about $ 10 a month or about $ 120 per year during the 1856-1861 Period. 21

To replace the space lost by the demolition of part of Bldg. 7, Roeder constructed Bldg. No. 5 on the Potomac Street end of Wager Lot 16 in 1856. Bldg. No. 5 was a two-and-one-half story brick and stone structure, with first story walls of stone, perhaps salvaged material from White Hall, and second story walls of brick. The main house fronted 24 feet 2 inches on Potomac Street and was 20 feet 2 inches deep. A two-story brick wing, 13 feet by 12 feet 7 inches in size and containing one room on each floor, adjoined Bldg. No. 5 at its southeast (rear) corner. The newly completed Bldg. No. 5, including its wing, contained a total of seven rooms and was probably leased out by Roeder as a tavern or warehouse, with a dwelling on the upper floors, for about $ 15 per month or ~~$ 180~~ $ 180 a year during the period 1856-1861. 22

The brick story and a half addition to his residence, Bldg. No. 16, contained a total of four new rooms, two on each floor, thus giving Roeder ~~him~~ a total of nine rooms in the main house and two more in Bldg. 16A. His ~~Roeder's~~ family in 1857 was comprised of eight people: six children, his wife, and himself

21. U.S. Court of Claims, Claim No. JC-11803-Abstract of Evidence, p. 3,4,5.

22. Ibid.,

Architectural study of the 1856-57 addition to Bldg. 16 indicates that Frederick A. Roeder had become a well-to-do businessman by this date. Architect Alan M. Walmer has written in this regard: "The woodwork of the 1856-57 addition (to Bldg. No. 16) is of much finer quality, workmanship, and uniformity that than found on the floorsbelow. Mouldings and joinery are more intrucate, and fitted more neatly. Evidence of the use of reclaimed materials, found on the first floor and basement, is not to be found on the second floor and attic levels."[23] (See Appendix No. III, Part B, Illustrations C and D for 1857 plans of house).

Documentary evidence also supports the conclusion that Roeder was well off by 1856: On November 10, 1856 Roeder granted John and Mary Hofer a loan of $ 400 which was secured by their house and land (Lot No. 4, Block E) on Camp Hill.[24] Similarly, on February 24,1857, Roeder also loaned $ 500 to John C. Schustz,[25] which was secured by land that Schustz owned in Bolivar.

In 1860 Roeder was 50 years old, his wife Anna Maria, 40, and their seven children, three boys and four girls, ranged in age from one to 17.[26] During this period Roeder employed his two oldest sons, Augustus H., 13, and James R., 11, to help him operate his bakery and also occasionally hired other boys to assist him in this task.[27] His eldest child, Mary L. Roeder, was married, either late in 1860 or early 1861, to 24-year old John J. Kern of Harpers Ferry.[28]

25. Story in Deed Book A, p. 336, deed of October 22,1873. Also see Deed Book No. 36, p.434.

26. Census of 1860, Harpers Ferry Microfilm Reel No. 10, Vol. 2,p.170.

27 JC-11803- Abstract of Evidence, Statement of James R. Roeder,p.4.

23. Walmer, Alan M., "Historic Structures Reportm Part II, Architectural Data Section...on the Roeder House," p.11.

24. Story of loan narrated in Deed Book B, p. 161, Feb. 28,1873. Hofer put his property into trust with William H. Truk, Nov. 10,1856, see Deed Book 36,p.276.

Frederick A. Roeder informed the 1860 census taker that his occupation was that of a "confectioner" and estimated that the value of his real estate came to $ 2,000 and that the value of his personal estate amounted to $ 1,850, making a grand total of $ 3,850.[29]

B. The Civil War: Disaster strikes the Roeder Family, 1861-1865.

Tragedy twice struck the Roeder family in 1861: The mother, Anna Maria, died on March 23,1861, in her 41st year; Frederick, in his 51st year, was killed by a sniper's bullet on July 4, 1861; 18-year old Mary L. Roeder and her husband, 25 year old John J. Kern, assumed responsibility for the six orphened Roeder children, whose ages ranged from two to 16. As the contending armies occupied Harpers Ferry during the summer of 1861, the Kerns took the Roeder children with them and fled for safety to Maryland, staying at Middletown and Frederick the remainder of that year.[30] With the family gone, citizens of Harpers Ferry and soldiers looted Roeder's residence, bakery, White Hall Tavern, and Building No. 5, carrying off all of his personal property and furnishings. On or about July 25,1861 to March 25,1862, the Union Army occupied Roeder's buildings; they used his residence, Bldg. No. 16, as a post office, headquarters, and officers' quarters; Bldg. 16A, his bakery, was utilized as a bakery; and the first floors of Bldgs No. 5 and 7 served as stables for horses and the uppers floors to store hay and for other warehouse purposes.[31]

28. J.C. -11803- Abstract of Evidence, p. 4. Mary was married after the Census of 1860 had been taken and before the summer of 1861. See Statement of John J. Kern, Roeder's son-in law, Sept, 5,1902: "I lived in the main building (Bldg. No. 16) at the beginning of the (Civil) war..."

29. Census of 1860, Harpers Ferry Microfilm Reel No.10, Vol. 2,p.170.

30. CJ-11802, Abstract of Evidence, John J. Kern,p. 4, James R. Roeder,p. 31.

31. Claim of J.J. Kern, Admr. E(sic). A. Roeder Estate, Court of Claims, Cong.J. 10537-, Oct. 8,1873.

Like his deceased father-in-law, John J. Kern was also a strong Union man and he returned to Harpers Ferry in March 1862 with his wife and the Roeder children.[32] Kern resided in Harpers Ferry during the remainder of the war, but fled into Maryland during the brief periods when Confederate troops again occupied the town.[33] Roeder left no will and all of his personal property was stolen.[34] In 1863 the Circuit Court of Jefferson County formally appointed Kern as the administrator of the "Estate of Frederick A. Roeder."[35] Augustus H. Roeder, Frederick's oldest son, aged 16 in 1863, enlisted in the Union Army and served three years during the war as a member of the Independent Loudoun Ranger Company.[36] This, in brief, is the tale of the disasters that occurred to members of the Roeder family during the Civil War.

We will now consider some points in this story in more detail.

Anna Maria Roeder, as has been noted, died on March 23,1861. Cause of her death is unknown and she left no will or personal estate.[37] On April 18, 1861, about Harpers Ferry had its first taste of war. At 10 p.m. that evening, Lieutenant Roger Jones of the U.S. Mounted Rifles and his command of 44 Federal soldiers set fire to the two U.S. Arsenal buildings in which were stored about 15,000 muskets and rifles. They also set fire to some of the U.S. Musket Factory buildings

32. JC-11802- James R. Roeder, p.3, John J. Kern,p.4, Abstract of Evidence.

33. JC 11802 Abstract of Evidence, John J. Kern,p.4.

34. JC-11803, Abstract of Evidence, p.6- James R. Roeder, on Nov.21, 1905, made a statement giving the dates of death of both parents but nothing on the cause of his mother's death. Her name and cause of death are not included in the 1861 Jefferson County list of death and birth book. Similary a check of the Jefferson County Will Book reveals that no personal or real estate for Anna Maria Roeder was recorded or probated.

35. JC-11802-Abstract of Evidence, James R. Roeder,p.6; Also there is no will on file for Frederick A. Roeder in records of Jefferson County, Charles Town,W.Va.

36. JC-11803 Claim of J.J. Kern, Admr E.(sic) A. Roeder Estate for Rent under Act. July 4,1864, filed Sept.25,1873. Kern says he had qualified and filed the necessary bond in the Circuit Court of said County" Judge Balsch Presiding" during the year 1863." A search of the Circuit Court records at Charles Town W.Va., failed to locate this record, probably because they were never recorded due to the war. There are no records for the period 1862-1865.

6. JC 11802-Abstract of Evidence, p.3, also Sworn Statement of John J. Kern 25 Sept 1873

to prevent the weapons from falling into the hands of approaching Confederate militia. The 45 U.S. soldiers then crossed the Potomac River and retreated northward across Maryland into Pennsylvania, reaching safety at Carlisle on the afternoon of April 19.

During the early morning hours of April 19 the Virginia militia under the command of Major General Kenton Harper poured into Harpers Ferry. The national standard was lowered from the flagstaff in the Arsenal yard and replaced with the State flag of Virginia. The Confederate Army was to occupy Harpers Ferry from April 19 to June 15,1861. During this period all U.S. Armory property at Harpers Ferry, including 78 public buildings and the arms manufacturing machinery, was seized and the many families who rented Armory Dwelling Houses from the United States were obliged to vacate their homes at great inconvenience to themselves and forced to procure shelter whereever they could. In addition, "Many, quiet, inoffensive citizens," noted the historian Joseph Barry, who witnessed these events," were dragged from their homes and confined in filthy guard houses, a prey to vermin and objects of insult to the [Confederate] rabble that guarded them."[38] Townspeople who were suspected of being Union sympathizers were not only thrown in jail without a hearing or trial, but their property was destroyed or carried off, and their homes occupied as barracks for the Southern troops.[39] At least one of Harpers Ferry's churches was also utilized as a barracks for

38. Barry, Joseph, The Strange Story of Harper's Ferry (Martainsburg, W.Va.,1903, reprint, Shepardstown, W.Va.,1974),p.101. - 102.

39. Ibid., 103-104.

Confederate artillerymen.

On June 13th 1861 the commanding Confederate general, Brigadier General Joseph E. Johnston, ordered the evacuation of Harpers Ferry. During that day and the 14th, the heavy baggage and remaining captured Armory property and machinery were sent to Winchester, Va., via the Winchester and Potomac Railroad, and the rolling stock and engines of that Company was then sent south. About 6:30 A.M. on the morning of June 14, the great wooden B & O. Railroad bridge and Toll Bridge across the Potomac River at Harpers Ferry was burned by the Confederates. The seven wooden spans went up in flames and the bridge span on the Virginia shore, adjacent to the Wager House Hotel (on Wager Lots 6, 7, and 8) was blown up to avoid setting fire to the privately-owned buildings in the Wager Ferry Lot Reservation. The Musket Factory Shops along the Potomac were fired by the Confederates, as was the trestle work of the B. & O. Railroad as it ran west through the Armory yard. (See Map No. 5) Fourteen Musket Factory buildings were burned. Having completed this destruction, the Confederate Army then left Harpers Ferry on the morning of the 15th. Little did the Southern soldiers dream as they left town that during the next four years of the Civil War their army was to hold Harpers Ferry again for a total of only 34 days. 40

On June 28 another Confederate force returned briefly to town and burned the wooden toll bridge over the Shenandoah River and set fire to the nine 9/50 stone and brick factory shops comprising the

40. Snell, Charles W., "The Fortifications at Harpers Ferry, Va., in 1861 and Jackson's Attack, May 1862," (N.P.S. typescript, Harpers Ferry National Monument, February 9, 1960), 5-26.

the U.S. Rifle Factory, which was located on the Lower Hall Island in the Shenandoah River.

On July 3,1861, Federal troops, under the command of Colonel Charles P. Stone, 14th U.S. Infantry, of the Department of Washington, occupied Sandy Hook and Maryland Heights, in Maryland, just across the Potomac River from Harpers Ferry. On July 4th a few Confederates reappeared in Harpers Ferry and skirmishing took place across the Potomac between the opposing forces. Frederick A. Roeder's death was one result of this skirminish. Joseph Barry, historian and a friend of Roeder, has left the following account of Roeder's death.

"On the 4th of July(1861) a lively skirmish took place between Captain John Henderson's company of confederate cavalry and a part of the 9th New York regiment of militia, which a few days before had occupied Sandy Hook in Maryland -one mile east of Harper's Ferry.... the federal soldiers being on the Maryland side and the confederates on the Virginia shore of the river, the games was at "long taw" and comparatively little damage was done. Two men were killed on the Maryland bank and at least one wounded on the Virginia side.... The skirmish, of course, effected little beyond putting the few old people who still clung to their homes at the place into a most incomfortable state of alarm.[41]

[41] Joseph Barry, the Strange Story of Harpers Ferry,106-107. Also
Sullivan, Arthur L. Sullivan, "Harpers Ferry, April 18-December 31,1861,
Casualty of War(N.P.S.typescript, Harpers Ferry N.M., Feb.17,1960), 61-
, for a fuller account
and maps of this skirmish.

Continuing, Barry wrote:

In the evening when the fight was over a sad occurrence took place whereby the community lost one of its very best citizens. When the confederates had retired Mr. F. A. Roeder walked towards the railroad office and, while he was sauntering about, a shot was fired from the Maryland side of the Potomac, which inflicted a mortal wound on him, of which he died in half an hour. It is known that the bullet was discharged at Mr. Ambrose Cross who, also, was on the railroad at the time. The man who thus deprived the place of a valuable citizen was an old bummer belonging to a Pennsylvania regiment, who had straggled from his command in Pleasant Valley and had become drunk, celebrating the "glorious Fourth" at Sandy Hook. Hearing of the skirmish at Harper's Ferry, he staggered towards that place and arrived after the end of the fight, and, when the enemy had retired. Seeing Mr. Cross on the railroad he fired off his gun at him, swearing that he would kill some d— rebel anyway. The shot missed the object at which it was directed and, striking the end of Fouke's hotel, it glanced and hit Mr. Roeder, who, unfortunately, happened to be then coming 'round the corner of that building. The bullet tore a ghastly hole in his groin through which his intestines protruded. He managed to reach his home unassisted—for there was scarcely an able-bodied man then at the place—when death soon released him from his sufferings. Little did the slayer know and little, perhaps, would he care if he knew—that the man he shot at—Mr. Cross—was one of the sternest Union men in the whole land and that his bullet proved fatal to one of the first men in the State of Virginia who dared to express sympathy with the Republican party. Mr. Roeder was a native of Saxony, but he had resided for many years at Harper's Ferry, where he was very much respected and where by industry he had accumulated a considerable property. He was very much opposed to slavery and his death, especially under the circumstances, was very much deplored. It is singular that the first man killed by John Brown's party was a negro and that the first who lost his life at Harper's Ferry at the hands of the union army was a warm friend to the government and one who would have sacrificed, if necessary, all the property he possessed to preserve the union of the states. Who knows what design an all-wise Providence had in permitting these mistakes, or what good purposes the death of these men may have subserved. Mr. Roeder appeared to have a presentiment of his fate. On the 14th of June, when the confederates retreated, he called the author of these pages into his house and invited him to partake of a cup of "Schnapps," for a similarity of tastes and sentiments on many subjects had bound them for several years in the closest friendship.

> When they were seated Mr. Roeder remarked: "Well, we have got rid of that lot and have escaped at least with our lives, but what will the next party that comes do with us?" He appeared to be in very low spirits and to look forward to the next party with apprehension. His fears were prophetic for, in a few days, he met his fate at the hands of the first body of federal troops that made its appearance at the place after the evacuation by
>
> by Lieutenant (Roger) Jones (on April 18,1861). [42]

In a claim filed against the United States on behalf of Frederick A. Roeder's Estate on September 5,1873, John J. Kern signed a sworn statement in which it was recorded "That the said Frederick A. Roeder was accidently killed by One of the Members of the 9th Regiment of New York Volunteer Infantry, ' Colonel Stone Commanding' on the 4th day of July 1861..." [43] In a second sworn statement taken on ~~September 5, 1902~~ May 4,1906, Roeder's son-in-law Curtis remarked: "The Roeder children were all Union. Their father was a strong Union man and he heard that the Stars and Stripes had been raised on Maryland Heights and he wanted to see the Stars and Stripes up again and when he went out to see them a stray shot hit and killed him." [44]

[44] CJ-11802- Abstract of Evidence, p.5

42. Barry, Joseph, Strange Story of Harpers Ferry, 107-109.

43. Claim of J.J. Kern, E.A. Roeder Estate , Jefferson Co., W.Va., U.S. Court of Claims, Cong. 10537, under Act July 4,1864.

Joseph Barry, who witnessed these events, provides us with a vivid description of conditions in Harpers Ferry during the 4th of July until July 21,1861, when a Union Army under the command of Major General Robert Patterson finally occupied the town:

> It was sad to see the rapid demorilization of the people at this time and the various phases of corrupt human nature suddenly brought to light by the war. Not only were the government buildings ransacked for plunder, but the abandoned houses of the citizens shared the same fate. Even women and children could be encountered at all hours of the day and night loaded with booty or trundling wheelbarrows freighted with all imaginable kinds of portable goods and household furniture. In many instances their shamelessness was astounding and it appeared as if they considered that a state of war gave unlimited privilege for plunder. Citizens who recognized their property in the hands of those marauders and claimed it, were abused and sometimes beaten and, sadder yet to be related, women were in many instances. most prominent in those disgraceful scenes. Spies were constantly crossing and recrossing the Potomac to give information to their friends on either side, and it frequently happened that the same parties were or pretended to be working in the interests of both armies and, as the phrase goes, "carried water on both shoulders." In the country horse-stealing was prosecuted on a gigantic scale and quite a brisk business was carried on by certain parties pursuing the theives and capturing runaway negroes, for slavery had not yet been abolished by law and many slaves were taking advantage of the unsettled state of affairs to make their escape to freedom.[45]

Even the arrival of the Union Army, however, did not bring an end to the looting of private and publicly owned property in Harpers Ferry. Barry describes this situation as follows:

> Patterson's army occupied Harper's Ferry for several days and helped themselves to most of what was left by the rebels. Whatever may be said of their exploits on the field of battle their

45. Barry, Joseph, Strange Story of Harpers Ferry, 109,

achievements in the foraging line are certainly worthy of mention in this and all other impartial histories of that period. The United States army at that time was composed of "three month's men" and certainly, it must be said that if they were not thieves before their enlistment their proficiency in the art of stealing was extraordinary, considering the short time they were learning this accomplishment so necessary or at least so necessary or at least so becoming in a thorough campaigner, especially while in an enemy's country. Hen's teeth are articles the scarcity of which is proverbial in all countries, but it can be safely averred that, when this army left Harper's Ferry, the teeth of those useful fowls were as plentiful at that place as any other part of them, and Saint Columbkill himself could not desire more utter destruction to the race of cocks than was inflicted on them at Harper's Ferry by General Patterson's army. Indeed, every thing movable disappeared before them and, at the risk of not being believed, the author will declare that he learned of their carrying off a tombstone from the Methodist cemetery. What they wanted with it he will not venture to guess, but a regard for the truth of history compels him to relate the fact. It may have been that some company cook wanted it for a hearthstone or it may have been that some pious warrior desired to set it up in his tent as an aid to his devotions, but certain it is that six or eight soldiers of this army were seen by many of the citizens conveying it between them from the cemetery to their bivouac in the armory yard. LOS July 25, 1861

When Patterson's men crossed into Maryland on their way home—their three month's term of service having expired—quiet again, and for a comparatively long time, reigned at Harper's Ferry.

46

During the interval of July 4, 1861, the day of Roeders death to July 25, 1861 or shortly thereafter, all of Frederick A. Roeder's personal property in Bldgs. No. 5, 7, 16, and 16A was apparently stolen. He left no will; no inventory was ever made or filed of his real or personal property in court and the only accounting ever made of his estate to the court did not take place until 1916.

47

47. A detailed search of the Will Books and probate records of Jefferson County, 1861-1900 failed turn up any evidence that Roeder's estate was probated:; See Account Fiduciaries Book O, p. 155-156 for April 28 1916 court accounting for a small part of Roeder's Estate

46. Barry, Joseph, Strange Story of Harpers Ferry, 109-110.

On July 25,1861 Major General Nathaniel P. Banks took command of the Union Army at Harpers Ferry, holding the town until August 17, with one regiment. Two more regiments were posted on Maryland Heights and the remainder of his command, which totaled about 12,000 men, were camped in Pleasant Valley, Md., to the east of Maryland Heights. From August 18,1861 to February 25,1862, neither army made any real effort to hold Harpers Ferry. Union troops were close by , but Confederate and Federal patrols, each in their turn, moved through the desolated town.

C Evidence on use of the Roeder Buildings during the Civil War:

In October 1873, acting as the administrator of the Frederick A. Roeder Estate, John J. Kern presented a claim against the United States in the total amount of $ 504,00 for the rent of three buildings in the town of Harpers Ferry, W. Va., that were occupied by Federal troops under the command of Colonel Baxter of the 72nd Pennsylvania Fire Zouaves, and others, for militiary purposes on or about July 25,1861 until on or about March 25,1862. The rent claim was calculated as follows:

" For Rent of Brick House(Bldg. No. 16) on Main (High) Street from July 25, 1861 to March 25,1862 (nine monthes) at $ 18.00 per Month.....$ 162.00

" For Rent of Bakery (Bldg. 16A?) on Main (High) Street from July 25,1861 to March 25,1862 at $ 20.00 per Month..... 180.00

(Subtotal, Bldgs., 16 and 16A..... $ 342.00)

"For Rent of two-story Brick House(Bldg. No. 5, with seven rooms) on Potomac Street from July 25, 1861 to March 25,1862 at $ 12.00 per month..... $ 108.00

For Rent of two-story Brick House (Bldg. No. 7, with five rooms) on Potomac Street from July 25,1861 to March 25,1862 at $ 6.00 per Month..... $ 54.00

Total. $ 504.00

The sworn statements of John J. and Mary L. Kern, and James R. Roeder, taken on September 5,1902, indicates that Bldg. No. 16 was used by the Union Army during the 1861-62 period as a post office, headquarters, and quarters for the officers; Roeder's bakery, Bldg. 16A, was utilized by the army to bake bread; and the first floors of Bldgs. No. 5 and 7 served as stables for army horses and the upper floors were used to store hay and as warehouses for military purposes.[49]

D. Settlement of the Frederick A. Roeder Estate, 1866-1916

In the 1870's John J. Kern, acting as administrator of the Roeder Estate began selling off the real property so that money this realized could be divided among the seven heirs.

Roeder's property was liquidated as follows:

Date	Property	Price Received
1. April 3,1871	Christopher Schuster's land in Boliver, 15 perches and house, on which F.A. Roeder loaned $ 350 on December 12,1846. Sold to William H. Wentzell. (50)	$ 376.43
2. February 28,1873	John and Mary Hofer's land and house, Lot No. 4, Block E, Camp Hill, on which Roeder loaned $ 400 on Nov. 10, 1856. Sold to Joshua Cavalier. (51)	$ 266.21
3. October 23,1873	John C. Schustz's land in Bolivar on which Roeder loaned $ 500 on February 24,1857. Sold to A.L. and C.L. Hopewood. (52)	$ 500.00
4. May 12,1874	Bldg. No. 7(still known as "White Hall), on Wager Lot 15, part of subdividion 4, sold to Charles L. Hopewood. (53)	$ 321.43

9. JC 11803, U.S. Court of Claims, Abstract of Evidence, p. 3,4,5,6.

.Claim of J.J. Kern for Rent,504, Power of Attorney, Dated October 8,1873, to N.M. Macrae, National Archives Record Group No. 123.

Date	Property	Price Received
5. January 3,1881:	Wager Lot 16, with Bldgs. No. 5, 16, and 16A, sold to Bridget Burleigh and Thomas J. Burleigh. (54)	$ 1,000.00
Total: (1871-1881)		$ 2,464.07 320.00

On October 8,1873, acting as administrator of the Frederick A. Roeder Estate, John J. Kern also pressed a claim against the United States Government in the amount of $ 504.00 for the rent of Bldg. 16, 16A, 7 and 5 by Union troops during the period July 25,1861 to March 25,1862 The claim was presented to the U.S. Quartermaster General under terms of the Act of July 4,1864 and was disallowed by the Third Auditor of the U.S. Treasury Department on June 1,1880, (seven years later) for want of jurisdiction, the auditor giving as the reason for rejection, "that this property was in Jefferson Co., West Va., one of the counties declared in insurrection, and settlement of the claim is therefore barred by Act of Feb, 21st 1867 (Section 300 "R" Appendix Rev. Stats. U.S.) which denies settlement of claims for occupation of real estate in a State or part of State declared in insurrection, during the rebellion."

Kern, 20 years later, took the same claim to Congress. On March 11,1902, the U.S. House of Representatives Committee on War Claims referred the Roeder Estate claim to the U.S. Court of Claims to be considered under the Bowman Act of March 3,1883. The Court dismissed the claim in January 1904, again for want of jurisdiction. But Kern persisted.

50. Deed Book No. 6, p.109-110, J.J. Kern to Wentzell, April 3,1871
51. Kern to Cavalier, February 28,1873, Deed Book B, p.161.
52. Kern to Hopwood, October 23,1873, Deed Book A, p.336.
53. Kern to Hopwood, May 12,1874, Deed Book B, p. 153-154.
54. Kern to Burleigh, January 3,1881, Deed Book I, p.104-105.

On March 3, 1905, a resolution of the U.S. Senate again referred the Roeder Estate claim to the U.S. Court of Claims, this time to be considered under the terms of the Tucker Act of March 3,1887. The case was brought to hearing on loyalty and merits on May 28, 1906. G. W. Hott appeared as attorney for the Roeder Estate and assistant attorney general F. De6. Faust represented the interests of the United States. The Court of Claims made the following findings of fact on June 8, 1906:

I. "It appears from the evidence that the claimant's decedent (Frederick A. Roeder) was loyal to the Government of the United States during the late war of the rebellion.

II. "During the war for the suppression of the rebellion, the military forces of the United States, by proper authority, took possession of and occupied, for military purposes, certain buildings belonging to the claimants' decedent, situate at Harper's Ferry, State of West Virginia. That the reasonable rental value of said buildings during the period of said occupancy, together with the repairs incident to such occupation, was the sum of Three hundred and twenty dollars ($320) for which no payment appears to have been made."

The U.S. attorney had recommended that the $ 504.00 Roeder rent claim be reduced to $ 200.00. The U.S. Court of Claims apparently split the difference.

55

2. All of the Frederick A. Roeder Estate Claim papers from 1873 to 1906 are now filed in National Archive Record Group No. 123, at Suitland, Md., under U.S. Court of Claims JC (Congressional Jurisdiction) No. 11803.

(1906)

Kern, now in his 70th year, had won his point, or at least half a point, but 10 more years were to pass before the heirs actually received any of the money. Public Law No. 289, approved March 4, 1915; appropriated $ 320 to pay the Frederick A. Roeder claim.[56] This money was received from the Government by J.W. Gardner, acting as administrator of the Roeder, in June 1915. Of the $ 320.00, $ 114.32 went to pay the fees of the lawyer and administrators, leaving a total of $ 205.68 to be divided among the seven Roeder heirs. On January 1,1916 each of the heirs received a equal share of $ 29.38. Four of the seven Roeder children were still alive, namely, Mary L. Kern, Augustus Herman Roeder, James R. Roeder, and Julia A. Cole; the shares of the three deceased children, Albert T. Roeder, Matilda E. Sutton, and Amelia A. Shewbridge, were divided among 11 their children.[57]

A grand total of $ 2,669.75 was salvaged from the Frederick A. Roeder's rent claim and real estate from 1871 to 1915, thus indicating that each of his seven children inherited about $ 381.39 from his estate.

CHART No. III, which follows, summarizes Frederick A. Roeder's Real Estate transactions, from 1847 to 1861.

205.68
2464.07
2669.75

56. U.S.Statutes at Large, Vol. 38, Part I, p.994.

57. Account Fiduciaries Book O (1915), p.Jefferson County Courthouse, Charles Town, W. Va., p.155-156.

		Purchase	Price	Made	value, 1860	date	price
1. Wager Lot 16 (Leased Lot 16 on Jan. 29, 1844)	Lot 32 feet by 120 feet, vacant ~~lot~~.	Sept. 7, 1847	$1,166.66	1844-45 erects 2-story house, Bldg. No. 16.	$ 2,000	35½ feet by 95 feet with 3½ story Bldg. 16 in 1860	See Item 7 -
2. Wager Lot 17 J. G. Wilson.	Lot 32 feet by 120 ft., occupied by a stable owned by	Jan. 2, 1848	$1,166.66	0	0	0	See items 5 and 6
3. Wager Lot 15-4	24 by 40 feet, Bldg. 7, 1 story	Nov. 2, 1847	$1,000.00	1848-49 1½ story added to Bldg. 7	0	0	see item 8
4. Wager Lot 16	Piece of Lot 32 by 25 foot, vacant ~~pieces~~ to U.S.	Sold -	-	none	0	June 6, 1848	$ 237.00
5. Wager Lot 17	Piece of Lot 32 by 25 foot, vacant ~~piece~~, to U.S.	Sold -	-	none	0	June 6, 1848	$ 237.00
6. Wager Lot 17	95 feet by 28½ feet, balance of lot to U.S.	Sold -	-	none	0	August 26, 1856	$ 1,166.66
7. Wager Lot 16	On Potomac Street end of lot:	-	-	1856 erects Bldg No. 5, 2½ story, 24 by 20 feet-new.	$ 500.00	(January 3, 1881)	($ 1,000.00)
8. Wager Lot 15-4	24 by 25 piece of Lot including that portion of Bldg 7 to U.S.		Bldg. 7, 2½ story, 24 by 20 feet. (reduced in size) -		$ 500.00	Feb. 13, 1856 (May 12, 1871)	$ 1,700.00 ($ 321.43)
TOTALS: 1860	Lots 16 and 15-4	1860	$ 3,333.32	3 Buildings	$ 3,000.00		$ 3,340.66

26

IV. Furnishings of White Hall, Bldg. No. 7, and Roeder's Store, Bldg. No. 5, 1859-1861

Roeder died on July 4,1861 without leaving a will. All of his personal property in Bldgs. No. 16, 16A, 5 and 7, was apparently stolen during July and August 1861, when the Roeder family fled for safety to Maryland and the Roeder building were occupied and used by the Union Army. It is certain that no inventory of personal property was ever taken of Roeder's belonging and filed for probate, as was required by the laws of Virginia at that time. Because of the lack of a will and inventory, or any other such documents, it is impossible to provide a list of the actual items of furniture that were in any of Frederick A. Roeder's four buildings during the period 1847 to 1861.

To assist the planners in preparing the Furnishing Plans for Buildings No. 7 and No.5, the following data has been included in the appendixes of this report:

Appendix I: A. New data on the use and number of rooms in Bldg. No. 7, White Hall Tavern, in 1861 and 1862, and B. measured drawings of the building, 8 sheets.

Appendix II: A. New Data on the use and number of rooms in Bldg. No. 5, Roeder's Store, in 1861-62, and B. measured drawings of the building, five sheets.

Appendix III: a. New Data on the use and number of rooms in Bldgs. No. 16 and 16A, Roeder's Residence and Bakery.

Detailed lists of furnishings of from two similiar Harpers Ferry taverns of the 1849-1859 period will be found in Chapters V and VI, that follow.

CHAPTIR IV

THOMAS and BRIDGET BOERLY, HARPERS FERRY TAVERN KEEPERS, 1850-59

In an effort to provide data on the furnishings of a comparable Five Harpers Ferry tavern of the same type, size, period, and general location of Frederick A. Roeder's Bldgs. No. 5 and 7, a study was made of Thomas and Bridget Boerly (or Burley's) High Street Tavern, which was located situated on Wager 56, Section C, from about 1850 to 1861 and only a short distance removed from Roeder's establishments.

Boerly was chosen because he was killed by the John Brown raiders on October 17,1859 and in time of peace, so that his ~~estate~~ estate should have been inventoried and, ~~his~~ will probated in a normal manner (which had been impossible with his with the war situation) with Roeder in July 1861). Boerly's case therefore should have afforded us with a detailed list of the furniture in his High Street tavern. But the evidence did not developed as planned: Boerly did leave a will and his personal estate was appraised and probated as required by law in Jefferson County, Virginia, during the November tern of that Court.[1] The documents, however, failed to yield the desired data on " household stuff," and "bar fixtures" because, as it turned out, on July 8,1854 he had transferred title on that day to "all household stuff and furniture and bar and bar fixtures now in the dwelling house and tavern on High Street where said Boerly ..." to his wife, Bridget,[2] ~~on Charles Inn.~~

1. Will Book No. 16, p.162-163, Jefferson County Courthouse, Charles Town, W.Va.

2. See Deed Book No. 34, pp.134-136, Jefferson County Court House, Charles Town, W.Va.

The 1859 Appraisement of his personal estate totaled $ 455.00, but did Not include any furnishings.

There follows, a. a biographical sketch of Thomas and Bridget Boerly, and b. the 1859 "List of Appraisement of the Personal Estate of Thomas Boerly."

A. Biographical Sketch: Thomas Boerly, 1818-1859.

Thomas Boerly and his wife, Bridget, were both born in Ireland in year 1818.[3] The history by Joseph Barry informs us that Thomas was " a native of the County of Roscommon in Ireland."[4] They had arrived in this country by 1844, for their eldest child, Mary, was born in Harpers Ferry.[5] Barry described Boerly as follows: " he was a man of reat physical strength and he was noted for courage. He measured about six eet in height and weighed about two hundred pounds. He was a blunt, straight-rward man in his dealing and he was very popular on account of his love for fun i from that unreasonable tendency of human nature to pay respect to the ely accidental quality of personal prowess. Many years before [1859] he encountered fisticuffs an equally powerful man named Joseph Graff, who, at that time, ided at Harper's Ferry. The fight was conducted in the old border style rought and tumble, including biting and gouging. Night alone terminated the unter and the combatants parted with their mutual respect greatly ented and with a great accession of glory to both. The admirers ch party claimed a victory for their champion, but the principals themselves

3. Census of 1850, Harpers Ferry Microfilm Reel No.12, p. 415. They both stated they were 32 years old and born in Ireland.

4. The Strange Story of Harper's Ferry, 84.

5. Census of 1850. Mary Boerly, aged 6 in 1850 apparently died before 1860, because she is not listed in the 1860 Census.

"wisely divided the laurels and never again jeopardized their reputation by renewing the contest." 6

In the census of 1850 Boerly listed his occupation as "laborer" and he was probably employed at the U.S. Armory. He had three children, two girls and a boy ranging in age from two to six. Between 1850 and 1853, Thomas Boerly opened a tavern on Wager Lot 56, Section C. Surviving evidence suggests the Bridget Boerly instituted this development and operated the tavern. In event, any Boerly had made enough money by 1853 she purchased Wager Lot No. 28 and Lot No. 36 from the Estate of Martin Grace for a total of $ 676 on September 17 of that year.7

Boerly's High Street tavern was located in a three-story brick and stone house located on Wager Lot 56C; building and lot were owned by the estate of Gerard B, Wager and leased by Boerly. Boerly needed money in 1854 and on July 8 of that year received the loan from his wife and put Wager Lots 28 and 36, and his "household stuff and furniture and bar and bar fixtures", as has been noted, into trust with Michael Doran, as security for the loan. In the deed of trust, Thomas Boerly stated Bridget Boerly,

7. Andrew Hunter, special commissioner for estate of Martin Grace to Thomas Boerly, Nov. 1853, Deed Book 39, p.477. Lot No. 28 had a frame building 30 by 24 on it which had been built in 1844 under a leasehold arrangement by Richard Doran. Doran still held the lease and title to the building. Lot No. 36 had "an old stone house" on it which fronted on High Street.

6. Barry, Stranger Story of Harper's Ferry, p.83/ 84.

his wife, had been keeping a " tavern boarding house out of which from her excellent care and labor considerable money was made."[8]

B. Architectural Description of Boerly's Tavern.

Boerly's tavern was located on National Park Land along High Street but is no longer extant, having been demolished in the 1930's. The Boerly residence and tavern was a three story stone and brick structure with a gable roof and a chimney centered at each gable end. A two-story uncovered wood porch extended across the High Street(front) elevation. The front and rear walls and the south(left) gable wall appear to have been constructed of brick, while the north end wall was of stone. The house was about 30 feet or four bays wide, 17 feet deep at the south end and 12 feet deep at the north(right) end. (See Map No. 5.) Two doors in the second story level were located in the first and fourth bays and the steps from the upper porch to the street level were located at the southern(left) end. A two-story, two-bay-wide stone wing adjoined the main house on the main axis on the north side.[9]

C. Boerly's Death, October 17,1859.

Thomas Boerly met his end in the John Brown Raid of 1859. Joseph Barry again tells the story:

8. Deed of Trust, July 8,1854, Deed Book 34,pp.134-136.

9. For a 1873 photo of the Boerly Tavern bldg. on Lot 56C, see Snell, Charles W., "The Business Enterprises...of Harpers Ferry Lower Town Area...",p. 197, Plate X. (HF-33).

"A little before 7 o'clock, a.m. (on October 17, 1859), Mr. Alexander Kelly (a blacksmith, who resided in a brick house on Wager Lot No. 25, High Street) approached the corner of High and Shenandoah Streets (by Bldg. No. 12, located on Wager Lot No. 15, subdivision No. 1) armed with a shotgun, for the purpose of discharging it at the invaders. No sooner did he turn the corner than two shots were fired at him and a bullet was sent through his hat. Immediately afterwards, Mr. Thomas Boerly approached the same corner with the same purpose. He was a man of herculean strength and great personal courage. He discharged his gun at some of the enemy who was standing at the arsenal gate, when a shot was fired at him by one of the party who was crouching behind the arsenal fence. The bullet penetrated his (Boerly's) groin, inflicting a ghastly wound, of which he died in a few hours."[9] (See Map No. 5).

The census of 1860 reveals that Boerly left three children, two boys and a girl: Charles, 14; Elizabeth, 11; and Thomas, Jr., 8 years old. Bridget, his widow, listed her occupation as "Merchant". The value of the Real Estate owned (Wager Lots 28 and 36) at $ 1,500 and value of her personal estate at $ 600,[10] $ 2,100 total value.

Historian Barry once again provides us with our final look at the Boerly family in the period following the John Brown raid.

9. Jospeh Barry, The Strange Story of Harper's Ferry, 51-52. Kelly owned Wager Lots 23, 24, and 25 in 1859.
10. Census of 1860, Vol. 12, Va., p.195.

11

Mr. Boerly's age (in 1859) was about forty-
hree years. He was married and he left three children. His youngest child
homas, junior, still resides at Harper's Ferry and is quite a prominent citizen.
He was mayor of Harpers Ferry in 1896). He has inherited the great bodily powers
nd the many genial characteristics of his father. The State of Virginia
anted a small pension to the widow but, the war breaking out shortly afterwards,
e received no benefit from the annuity until at the restoration of peace, her
im was brought to the notice of the state authorities. From that time, until
death a few years ago, she was paid punctually. Mr. Boerly kept a grocery
re and was in very comfortable circumstances (in 1859)." 11

). Documents relating to "A List of the Appraisement of the personal Estate of Thomas Boerly, decs., made, December 1, 1859: 12

In the County Court
Nov. Term 1859

ginia
erson County

Ordered that William McSherry, 13 Israel 14 Russell, and Thomas Gallaher, 15 first
rn, appraise the personal estate of Thomas Boerly, deceased, and make
ort thereof according to Law....

ginia
ferson County to wit:

I, Joseph L. Russell, Justice of the Peace in and for the County
Jefferson, in the State of Virginia, do certify that Israel Russell and
. McSherry, two of the persons named in the annexed order of Court,
rsonally appeared before me, in my County aforesaid and made oath,

rry, Strange Story of Harpers Ferry, p.84-85. In 1869 Bridget Boerly purchased Wager Lot 18($ 2600) and 29($ 80) from the U.S.
L Book No. 16, p.162-163, Jefferson County, Charles Town, W. Va.

ccording to Law, to appraise the personal estate of Thomas Boerly, decs.
hown to them by the Admix B. M. Boerly and make a true return thereof,
n pursuance of the law, in such cases made and provided.

Given under my hand the 1st December 1859 · Jos. L. Russell.

3. William McSherry was the "Supervisor" of the Public Woodlands" for the U.S. Armory at Harpers Ferry. He was in charge of the 1,455 acres of U.S. forest land located on Loudoun Heights. His job, which paid $ 100 a year, was to keep pilfers of wood and trespassers or squatters off the U.S. woodlands.

4. Israel Russell was a Harpers Ferry Merchant. He had operated a fish market and also two boats on the Chesepeahe and Ohio Canal in the 1850's. His store was from 1852 to June 1857 located in Bldg. No. 43.

5. Thomas Gallahar was a Harpers Ferry "Liquor Grocer."

Will Book No. 16, p.162-163
Jefferson County Court House,
Charles Town, W.Va.

A List of the Appraisement of the personal Estate of Thomas Boerly decs. present therefore by B.M. Boerly, Admix and made by us 1st day of December 1859, in compliance with the annexed order of the County Court of Jefferson County, Virginia, at its November Term 1859:

1 small carriage:	$ 50.00
1 grey horse	20.00
1 saddle & briddle	10.00
	$ 80.00
Amount brought forward (to Page 163)	$ 80.00
1 gold watch —	75.00
1 note of James & William Boerly dated May 3,1859 for $ 100.00	100.00
1 note dated 2 March 185 (?) payable 3 years after date for $ 300:	300.00
	$ 455.00

We the undersigned being duly sworn to appraise the personal estate of Thos Boerly make the following return to the Courtm and believe it to be Correct. Israel Russell, William McSherry

Witness to W.M. McSherry
A.M. Kitzmiller

Virginia
Jefferson County. Test. Clerks Office of County Court.
On the 13th day of January 1860, the foregoing appraisement of the personal estate of Thos. Boerly decs. was returned to the said officer & admitted to record.....

(17) Archibald M. Kitzmiller was employed at the U.S. Armory as the Superintendent's Clerk (Chief Clerk).

16. Will Book No. 16, p.162-163. Jefferson County Court, Charles Town, W.Va.

CHAPTER V

CAPTAIN JOHN A. GIBSON'S "GREEN HOUSE" TAVERN, High Street, 1848-1856.

In this comparable study of Harpers Ferry taverns, data is presented on the actual furnishings of the Green House Tavern, which was located on Wager Lot 55A, only a short distance from Roeder's Bldgs. No. 5 and 7, and which functioned during the period 1848-1856. This chapter is divided into five parts: 1st a biographical sketch of the life of Captain Gibson, 2nd a brief architectural description of the Green House Tavern building; 3rd a copy of Gibson's will; 4th the Appraisement of the Slaves and Personal Property of John A. Gibson, decd, made August 18,1853; and the List of 5th the Property of his estate sold on September 8,1853.

A. Biographical Sketch: Captain John A. Gibson, Canal Boatman Harpers Ferry Tavern Keeper, 1815 - 1853

Captain John A. Gibson was born in Delaware in 1815 and from about 1839 to 1853 operated several boats on the Chesapeake and Ohio Canal from Harpers Ferry.[1] His two boats of the 1839-45 period were the Hugh Smith and Andrew Jackson.[2] His first Harpers Ferry advertisements appeared in the newspapers during the spring of 1839 and one reads as follows: "FISH, OYSTERS & POTATOES.- The subscriber takes this opportunity of informing the public, that he has on hand a large quantity of Fish. Oysters and potatoes, which he will sell low for cash, if immediately called for. He will also make weekly trips to Washington, and furnish the citizens of Harpers-Ferry with all the delicacies of the season, fresh and in good order. "[3]

2. Deed of B & S., Gibson to his sister Virginia Gibson, Nov.7,1845, Deed Book 27, p.419-420
3. Harpers Ferry Constitutionalist, May 1,139,p.4; also Virginia Free Press, April 18, 1839, p.3, c.4.

1. Place and year of birth from National Archives Record Group 29. Records of the Bureau of the Census, Population Schedules of the 7th Census of the United States, 1850, Vol. 12, Virginia,p. 145.

In 1840 Gibson decided to expand his business. On August 31 of that year he leased a 30 foot wide by 20 foot deep portion of the Lot South (section B - see map C) of the Winchester/[redacted] and Potomac Railroad Track from Gerard B. Wager.[1] The ten-year lease began September 1,1840; Gibson agreed to pay an annual ground rent of $ 40.00 per year,[redacted] to erect a building on the vacant lot within two years, and to pay all taxes and assessments on the property.[4] Gibson next entered into a second lease, effective March 1,1841, for an adjoining 30 by 20 foot portion (section C) of the Lot South of the W. & P. R.R., Track with C. B. Wager.[1] Gibson agreed to pay $ 30.00 a year in ground rent on this section and also to erect a house on the lot.[5] In the period 1841-43 Gibson constructed[1] a double frame house, two stories, about 60 feet long and 20 feet deep, which covered both of his leased lots. Captain Gibson apparently operated this place as a eating and drinking house, perhaps under the care of his sister, Virginia Gibson. On November 7,1845, he assigned his lease to one-half of lot C (section B see map C) and houses[1] to Virginia in return for $ 120,[6] and on April 7,1846 the brother and sister sold their leaseholds and rights to the two houses on those lots for $ 650 to Carey Thompson, a Harpers Ferry tavern keeper.[7]

The Gibsons[1] were not going out of business but apparently merely changing their place of business. On July 1,1847, James A. Gibson purchased William C. Kirhart's[1] leasehold (vacant) to Wager Lot 55A,[8] which fronted about 22 feet on High Street , for $ 35.00. The annual ground rent of $ 20.00 a year went to Noah H. Swayne, owner of the lot. The lot had originally been leased for 10 years,[9] effective from July 1,1840.

4. Deed Book 24, pp.318-319, Lease, August 31, 1840.

5. Deed Book 28, p.143-144.

6. Assignment of Lease, Deed Book 27, p.419-420.

7. Deed Book 28,p. 143-144, Deed of B.&S., April 7,1846; Also Deed Book 29, pp.485-487, Lease, September 1,1847.

8. Assignment of Lease, July 1,[redacted] 1847. Deed Book 29,p.114-115.

During the fall of 1847 and spring of 1848, Captain Gibson constructed a three and one-half story brick house on leased Wager Lot 55A, on which, as we have seen (see page 17) in November 1848, he opened his new eating and drinking house, which he called "the Green House,"[10] (See maps No. 3, 4, and 5)

While the "Green House" building was under construction, Gibson's place of business from 1847 to 1848 was situated in the basement of the large two and one-half story brick structure on Wager Lot No. 51,[11] at the corner of High and Shenandoah Streets. The first floor of the Lot 51 building was occupied by the dry goods store of R. S. Littlejohn and in April 18, 1847, after listing the goods to be found in his store, Mr. Littlejohn informed his readers: "...in addition to the above, the basement of his store room is appropriated to the use of Capt. J. Gibson, where will be found for sale, at his usual low prices, Herring, Shad, Salt, Plaster, Tar, and all other articles in his line in their season."[12]

Gibson's "Green House" on Wager Lot 55A continued to function as a tavern from 1848 to 1855 or 1856. By 1850 Gibson had married a Virginia girl, Ann Amelia Gibson (nee Keeman), probably of Winchester,[13] then only 17 years of age. They owned one slave, a girl. During the period 1851-53, Gibson may have been semi-retired from his boating business, for Israel Russell was acting as Gibson's retail agent and operating a fish market which was located on Wager Lot 47, in the Basement of Store No 2 in Bldg. No. 43, which was[14] owned by the Estate of Martin Grace.

10. Virginia Free Press, November 23, 1848, p.3, c.3.
11. Ibid., March 18, 1847, p.3, c.4. The Lot 51 building was owned by Noah H. Swayne.
12. Ibid., April 29, 1847, p.3, c.3.; also May 11, 1848, p.3, c.1.

Captain John A. Gibson died at Harpers Ferry, probably in his residence located above the "Green Room" tavern, on August 3,1853 in his 38th year.[15] The total value of his Virginia property(which did not include the two canal boats in Maryland) was put at $ 1,598.72½. This figure included $ 348.72 for the value of the furnishings of his residence and "Green House", $ 150.00 for the slave girl, and $ 1,100.00 the value of his 3½ story brick building on Wager Lot 55A.[16] In his will Gibson left all of his estate to his 20-year old wife " so long as she may remain single after my death." In the event she remarried, Gibson then directed that all remaining property should go to Mrs. Rhedia A. Keenan," my mother in law."[17] The public auction of James A. Gibson's personal belongings and furniture, which was held at Harpers Ferry on September 8, 1853,[18] realized a total of $ 301.86½. The Executors Accounting for the John A. Gibson Estate, which covers the period 1853 to 1857, can be found in Will Book No. 15, pages 315 to 324 inclusive.

b. Architectural Description of the"Green House"Tavern Building, Wager 55A:

Built in 1847-48 by John A. Gibson, the "Green House" was a three-and one-half story brick structure with a gable roof. A single dormer pierced the front(High Street) roof slope and the third story rose above the cliff in the rear and opened out on the public walk. There was no cellar. Fronting on High Street, the building was about 22 feet or three bays wide and 28 feet deep. The doors in the first and second stories of the front elevation were located in the northernmost(right-hand) bays and there was an iron ornamental balcony one-bay wide set before the second story door. Windows had six over six lights and were

15. Virginia Free Press, August 11,1853, p. 2, c.7.

16. Will Book No. 14, p.74-77, Jefferson County Court, Charles Town, W. Va.

17. Will Book No. 14, p.8.

topped by flat brick arches. There was a large pair of end chimneys located in ~~its~~ the south (left-hand) wall. (It is possible that these chimneys may also have been shared in common with the ~~Bldg.~~ Structure on Wager Lot 54 A). The inventory of goods made August 18,1853, suggests that the Green House tavern occupied the entire first floor as one large room; above were a kitchen, dining room, parlor, and three bedrooms, and for a total of about seven rooms on four levels. The upper 2½ stories had been utilized as Gibson's residence. Located on National Park land, the Wager Lot 55A building is no longer extant, having been demolished as a ruin in the 1930's.[19]

c. THE WILL OF JOHN A. GIBSON, November 30,1852, with Codicil of August 3,1853

19. For a ca. 1882 view of Gibson's "Green House Tavern" building on Wager Lot 55A, see Snell, Charles W., "The Business Enterprises.... of Harpers Ferry's Lower Town Area...", p. 196, Plate IX(HF-648).

19. For a 1873 photograph of Boerly's Tavern building, Wager Lot 56, see Plate X, Snell, Charles W., "The Business Enterprises and Commerical Development,... of Harpers Ferry's Lower Town Area...", p.197.

20

C. WILL OF JOHN A. GIBSON.

I, JOHN A. GIBSON, of the Town of Harpers Ferry, in the County of Jefferson and State of Virginia do hereby make this my last will & testament revoking all other last wills and testaments by me heretofore made

Impremis (?) - I desire that all just debts be paid.

Men.- I desire & bequeath unto my wife Ann Amelia Gibson all the rest & residue of my property real personal or mixed which I now own or may hereafter acquire so long as she may remain single after my death.

Men. 2nd If my sd wife should marry again, I devised & bequeath the property above mentioned, or so much thereof as may thereof as may then may remain, to Mrs. Redia Keenan, my mother in law, for her sole & separate use, to be disposed of as she may wish & desire, & in order more fully to effect this purpose, I devise & bequeath the same to my Executor hereinafter named for the benefit & use of my sd mother in law, Mrs. Redia Keenan, as above mentioned.

Mon. 3rd. I hereby appoint Joseph Duckwall of the County of Morgan, in the State of Virginia, the Executor of this my last will & testament.

Witness my hand and seal this 30th day of November 1852.
John A. Gibson (seal)

The persons who at his request witness the same- Henry Brown, J.P. Starry, Wm. J. Daugherty.

Codicil to the Will of John A. Gibson: Whereas since the Execution of the within will I have purchased a lot of land in Winchester Va. on Braddock Street, with a brick dwelling thereon, formerly belonging to James Keenan, on which I have paid one third of the purchase money & given my bonds for the balance. Now my will is & I devise sd property to my mother in law Rheda A. Keenan to hold for her sole & separate use, free from the debts or control, of her husband, & I will that the same be fully paid for out of my Estate & then request the trustees, Messrs Conrad & Tucker, who now hold the legal title, to settle and convey the same as above devised.
Aug. 3, 1853 John A. Gibson.

20. Will Book No. 14, pp.8-9, Jefferson County Court House, Charles Town, W.Va.

Virginia
Jefferson County

In the County Court

At a court held for said County, on the 15th day of August 1853, the foregoing last will & Testament of John A. Gibson, deceased was proved by the Oaths of John A. Starry and William T. Daugherty, two of the subscribing witnesses thereto and on the same day the foregoing Codicel to the said will, was proved by the oath of Samuel Hartley & L. A. Miller, two of the subscribing witness thereto and the said will & Codicel ordered to be recorded and afterward, to wit, at a court continued & held for the said County, on the 16th day of August 1853, on motion of Joseph L Duckwall, the Exector named in said Will, who made Oath, according to Law and with James Lloyd Edward Carr, Andrew Michael Jr., Peter _____. James Bayley, & Anne A, Gibson, his Securities (the same Security by Andrew Hunter, then attorney in fact, entered into & acknowledged a Bond on the penalty of Ten thousand Dollars, with condition .....)

Will Book No. D, p 71-73
Jefferson County Court,
Charles Town, W. Va.
21

D. Appraisement of John A. Gibson's Estate, August 18, 1853:

Virginia
Jefferson County

In the County Court
August Term 1853

It is ordered that Jeremiah Fuss (Master builder at the U.S. Armory at Harpers Ferry and the first mayor of Harpers Ferry), George Mauzy (Agent for the Shenandoah Canal River Company at Harpers Ferry), John Lanaugh (a Harpers Ferry lot owner), Israel Russell (a Harpers Ferry merchant), and Charles Johnson (a Harpers Ferry dry goods merchant),, on any three of them, being first sworn, appraise in current money, the slaves, if any & other personal Estate of John A. Gibson deed. & make report thereof to the Court.

A copy Test. F. A. Moore, Clerk.

Virginia, Jefferson County

I, William T. Daugherty, Notary Public in and for the County of aforesaid hereby certify that Jeremiah Fuss, Israel Russell, and Charles Johnson, three of the approved appointees by the foregoing order of Court to appraise the personal estate of John A. Gibson, deceased personally appeared before me (Page 75).....

APPRAISEMENT OF THE SLAVES AND PERSONAL PROPERTY OF JOHN A. GIBSON, DECD. MADE THIS 18th DAY OF AUGUST, 1853

	$	cts.
one Lot of tin ware	2	50
" Brass kettle	1	00
" Lifter (?)		6½
" Pair Patent Balances		.25
" Glass Lantern		.25
" Preserving kettle (Porcelain)	1.	00
" Sauce Pan		.75
3 Flat Irons at 12½		.37½
One Lot of Earthern & Glass ware	1.	50
2 Coffee mills, One rolling pin and Brush		.00
3 Waiters		.25
1 Wash bowl		.25
One pair shovel & tongs		.50
One cooking stove & contents	12.	50

21. Will Book D, p. 71-73.

APPRAISEMENT OF THE STAVES AND PERSONAL PROPERTY OF JOHN A. GIBSON, August 18, 1853 (Continued, p. 75)

	$	cts.
One cherry table & cover	3	00
One kitchen table		75
" Lot of Oil Cloth (kitchen)		50
3 chairs at 25 cents		75
clothe line & cake Board		12½
One Parlour stove & pipe	9	00
2 Barrels, anthracite coal	1	00
Bench, barrels & boxes		25
10 Earthen & stone jars (passage closet)	1	25
One wood Saw		50
One Demijohn & contents (Whiskey)	1.	00
One Demijohn " " (Brandy)	2	00
Tin Can & Barrel cover		25
One Lot of clothes pins		12½
One Walnut Table	2	00
One Eight Day clock	5	00
One Looking Glass	1.	00
One mahogany sideboard	7	00
2 carpets, Parlor & Dining Rooms- 36 yds at 40 cts.	14	40
One Rug		25
2 Stools at 12½ per piece		25
One Rocking Chair		75
one basket		12½
One Fire screen		12½
One cork screw		12½
One Dozen Caine seat chairs	9	00
One pair Mahogany side tables (End of page 75)	15	00

APPRAISEMENT OF THE SLAVES AND PERSONAL PROPERTY OF JOHN A. GIBSON, August 18,1853 (Continued, p. 76)

	$	Cts.
One Marble Top centre Table	10	00
One Spring seat sofa (Mahogany)	18	00
One Etherial oil lamp	1.	50
One Pair venetian Blinds (Parlour)	5.	00
3 pair embroidered [illegible] curtains	6	00
One carpet rug (Parlor)	2	50
One pair Brass hand irons & fender	12	50
One pair spittoons		50
One fire screen		12½
10 yrds Passage Oil cloth at 50 ct pr yd	5	00
One stair carpet 21 yards at 30 cts per yard	7	00
8 yards of crash [?] at 5 cts		40
12 Brass stair Rods at 12½ per piece	1	50
One mahogany table	5	00
one pair maple Bedsteads No. 1 (Bed Room)	8.	00
One sack & bottom	2	00
One straw bed	1	50
One Feather Bed Bolster & Pillow	16	00
Sheets, pillow cases & bolster case	2	00
One Marsales quilt	2	00
One piece bleached cotton. 44 yds at 10 cts.	4	40
One lot of Glass lamps		25
One lot of preserved Ginger		25
Twp glass Jars of Tea, 4 lbs at 75 cents	3	00
One glass Jar of Preserves		50
One Earthen Jar of preserves		25
2 pieces Oil Cloth		25

APPRAISEMENT OF THE SLAVES AND PERSONAL PROPERTY OF JOHN A. GIBSON, August 18,1853 (Continued P. 76)

	$	cts
One carpet-upstairs,13 yds at 25 cts per yard	3	25
2 pair Brass curtain hooks at 50	1	00
one pair calico curtains		12½
2 glass Dishes		25
One Britania tea pot		50
One curtain round bed No. 1		50
One little box		12
One wash stand	1	00
One wash bowl, pitcher, soap tray & Brush tray	1	50
3 picture frames at 12½ pr piece		37½
One lot of Books		50
One Toilet stand & cover		25
One carpet, 12 yds at 18 3/4 per yard	2	25
One maple Bedstead (Room No. 3)	10	00
One hair matrass	12	50
Feather Bed, Pillers & Bolster 40 lbs at 40 cts	16	00
2 Sheets & pillow slips	2	00
one cotton spread	1	25
one work stand & cover	1	00
one wash stand	1	50
? (End of page 76)	1	25

Page 77:

4 yds Straw matting		18
One lot of mantel ornaments		37½
One half dozen chairs	5	00
One odd chair		50
18 yds of carpet at 25 cts per yard.	4.	50

APPRAISEMENT OF THE SLAVES AND PERSONAL PROPERTY OF JOHN A. GIBSON, DECD. August 18,1853 (page 77 continued). 5

	$	cts
2 pair venetian blinds at $ 2.50	5	00
One dressing Bureau (Mahogany)	12	50
One cracker case		50
One clothe brush		18
Curtain round Bed		50
One fire screen		12½
three Bottle of Hamilton's vegetable tincture at 50	1	50
One hamper Basket		50
Bucket of Ginger		50
Bedsted(sic) in the Garret	3	00
Bedding for same, with sack & bottom	5	00
One lot of carpet	3	00
4 corn brooms at 10 cents		40
One stove & DORIA (?)	5	00
One Lot of Bottles		25
One Fire screen		12½
One wash stand		75
2 wash bowls & Pitchers at 50 cts per pair	1	00
One Lot of clothes pins		50
One white Chambee (?)		25
2 Small Boxes		25
One hamper with soap		75
one Box with silver sand		75
9 Brass rods at 12½ pr piece	1	08
2 half barrels at 12		25

APPRAISEMENT OF THE SLAVES AND PERSONAL PROPERTY OF JOHN A. GIBSON, August 18,1853 (Continued, p. 77)

GREEN HOUSE PROPERTY (Tavern, located on Wager Lot 55-A, Harpers Ferry)

		$	cts.
One half Dozen pint Glass Decanters at	4.50	2	25
3½ Do Quart " " at	6.00	4	00
One 24 hour clock		2	50
6 arm chairs at $ 1		6	00
One coal stove		6	00
2 large spittoons at 25			50
One settee		3	00
Three story brick house (on Wager Lot 55½)		1,100	00
One molotto negro girl (slave)		150	00
(TOTAL)		$	(1,550,72½)

We the undersigned, appointed by the County Court of Jefferson, State of Virginia, at its August Term, 1853, to appraise the personal estate of John A. Gibson, dece., have in compliance with said order, appraised the said property of ded as listed in the foregoing, is a correct list.

Signed J. Furs
Israel Rundell
Charles Johnson

(list recorded March 21,1854)

(	Furnishings:	$ 348.72)
(	Building	1,100.00)
(	Slaves	150.00)
(	Total:	$ 1,598.72)

W. Darnell, U.S. Master builder or chief carpenter of the U.S. Armory, erected as first owner [illegible] in Government House No. 11[illegible] of Lot 12, Block 5, Camp Hill, which he purchased in August 1852.

Will Book No. 14, pp. 67-68
Jefferson County Court
Charles Town, W.Va.

E. List of the Property of the Estate of John A. Gibson dcsd lying and being in the County of Jefferson State of Virginia sold by Joseph L. Duckwall Executor on the 8th day of September 1853: 22

Purbhaser	Item	$	Cts
Joseph Manuel	2 Barrels of stone cole 50 cts		50
Dr. Stephens	One lot of Barrels & contents		50
" "	2 Baskets & one half Bushel		50
" "	One table land can & bucket	1	10
" "	Boxes- barrels & Chests		43
Dr. Stephenson	One lot of tin ware	1	37½
Josp Dowling	One watering pot & Seifter		18
" "	One Bell metal kettle		50
John Sexton	One sauce Pan Paid		57½
Henry Rule	3 flat Irons at 38 cts. Paid	1	14
Robt Lyns	2 pans		45
Dr. Stephenson	One wood saw		60
Dowling	Table & Contents	2	37
John Sexton	One Caster Paid.		12
J. B. Young	One Cooking Stove	15	50
Dowling	One piece Oil Cloth		50
Mrs. Young	One Tin Boiler		27
Robt Sims	Tubs & buckets	1	40
Jas. Watson	One Bucket		35
Wm Daugherty(?)	One Clothes Basket		65
Robt Hoffman	4 Baskets & one barrel cover		62
Wm Daugherty	One pair Venetian Blinds	4	60
Dr. Stephenson	One Mahogany Table	9	00
Jno Savin	One half dozen Classes		50

List of Property of Estate of John A. Gibson sold 8th Sept. 1853
(p. 67 continued)

Purchaser	Item	$	cts.
Jno Russell	2 Glass Dishes Paid		50
Jno Savin	One waiter (Decanter & c)		55
Dr. Stephenson	?		?
end of page 67:			
?	1 picture & 2 frames. Cash		16
?	One wash bowl & pitcher	1	00
Dr. Hammond	4 saucers & 2 cups		35
Wm. Dent	One coffee pot	1	10
Wm Daugherty	2 Glass Jars		37½
Dr. Hammond	One Puter Ladle		25
" "	2 Pitchers		37½
Benja Hobbs	One Walnut table	3	37½
" "	One Stone Jar		60
Wm. Hobbs	Two " "		60
Dr. Hammond	2 stone Juggs		30
" "	2 " "		25
Wm Dent	One Oil can		37
A.J. Wright	One half dozen cain chairs at $ 1.25	7	50
J.H. Kenington	1/2 dozen cain chairs at $ 1.25	7	50
Dr. Hammond	One Sugar Can		37½
" "	3 lamps		25
Dr. Stephenson	3 stone Jars		59
Wm.Dent	4 stone jars		90
Dr. Stephenson	One Cherry Table	2	50
Jas Watson	One → Lot of Carpet	2	75

List of Property of Estate of John A Gibson sold 8th Sept. 1853
(continued p. 68)

Purchaser	Item	$	cts.
Wm Daugherty	One Eight day clock	7	00
Dr. Hammond	One egg boiler & bottle		67½
Dr. Stephenson	Carpet on both rooms down stairs	22	50
" "	One pair card tables	20	00
Wm. Dent	One pair Hand Irons	9	00
" "	One Fender	4	00
Wm. Dowling	Shovel & Tongs		50
Dr. Hammond	One hearth rug	3	87½
Wm. Daugherty	One pair V. & Blinds	7	25
Dr. Stephenson	¼ Curtain holders	1	50
Wm Dent	One spittoon		80
Dr. Stephenson	One Parlor lamp	1	25
Dr. Hammond	One marble top table	10	62½
" "	One Sofa	25	50
Philip Engle	One Carriage whip		80
Jos Dowling	Passage oil cloth	4	75
Mrs. Carrell	2 Head Chairs 55 a piece	1	10
Wm. Dangerfield	One Passage Lamp	3	10
Mr. Herrington	One Wash stand	2	50
Wm. Dent	One Wash bowl & Pitcher	1	25
" "	" " " " "	1	25
Mr. Herrington	One Stand		87½
Dr/ Stephenson	One half doz chair 56 piece	3	36
Dr. Stephenson	One carpet	5	00
Wm. Herrington	One Bed stead	8	50
Ruben Bayless	One Feather Bed & (sic) 20 pr lbs. Paid	16	05

List of Property of Estate of John A. Gibson sold 8th Sept. 1853
(continued p. 68)

Purchaser	Item	$	cts.
Wm Dowling	One straw Bead(sic)		45
" "	One bowl		25
(End of Page 68)			
Wm. Dowling	One Box Clothes Pins		60(?)
" "	Two Chambers 30 piece		60
Dr. Stephenson	One stand	1	05
" "	One bureau	9	25
Joseph L Ducknall	One Rocking Chair	1	00
Benj. Hobbs	One Bead(sic) stead	2	23
Philip Roher	One Feather Brad 50 c per lb	20	00
Wm. Dowling	One straw bead(bed)		37½
Benjn Hobbs	One Straw Mattrass Paid	3	00
Ruben Bayliss	One crib & bolster 23d per bl	2	64
r. Stephenson	One Toilett stand & cover		25
rs. Carrell	One Wash Stand		57
Dr. Stephenson	2 Small Stools		50
Mrs. Carrell	One Wash Stand		95
Dowling	One Wash Stand & Pitcher		40
Dr. Stephenson	One Looking Glass & Chamber		28
" "	One Carpet	2	50
" "	Stair Carpet 25 c per yard	3	75
"	One sett stair rods 6¼ piece	1	31
Mrs. Carrell	One stove & Fire Board	4	00
Dr. Stephenson	One Fancy Fire Board		50
" "	One Bead(sic) Stead	4	00
Mrs. Dent	1 pr quitt frames		75

List of Property of Estate of John A. Gibson sold 8th Sept, 1853
(p. 69 of Will Book No. 14, continued)

Purchaser	Item	$	cts.
J. Miller	1 piece matting Paid		65
J. W. Keenan	One D. John		75
(TOTAL)		($ 301.86½)	

The undersigned Executor of John A. Gibson decd returns the annexed as the sale bill and Inventory of the property of the deceased lying and being in the State of Virginia for administration & which was sold by him on the 8th of Sep. 1853.

Joseph L. Duckwall
Executor

Sep. 30th 1853.

Virginia
Jefferson County

Clerk's Office of the County Court

On the 18th day of February 1854, the foregoing account of Sales of the Estate of John A. Gibson, decd was returned to the said office & admitted to record. Teste T. A. Moore, Clerk.

CHAPTER VI

MARTIN GRACE'S HIGH STREET TAVERN, 1847-1853

In this study of comparative Harpers Ferry tavern data is presented on the actual furnishings of Martin Grace's High Street Tavern, which functioned during the period 1847-1853 as his residence and tavern, and was located on Wager Lot No. 30. This chapter is divided into five sections: a. a brief biographical sketch of Martin Grace and his wife Mary; b. a brief architectural description of the tavern building; c. a copy of Grace's will is presented, as is d. the inventory of real and personal property of Martin Grace, made August 7. 1849, and finally, e., the list of Grace's property sold on September 13, 1849.

A. Martin Grace, Landowner, Landlord, Builder, and Tavern Keeper

The few surviving documents indicate the Martin Grace was a man of more than average economic ambition, who departed this life before he could accomplish all of his goals.[1] In the period 1836-1847, when it first became possible to purchase land in Harpers Ferry, Grace became the owner of six lots in the Wager Six Acre Reservation. Five of these gave him a solid block of land controlled much of High Street and the sixth lot provided him with an excellent site for a commerical structure on Shenandoah Street, the business heart of Harpers Ferry. Grace improved his properties by constructing buildings on them and then rented out these structures.[2] Much of the capital necessary for these operations was apparently provided by a tavern that was operated by Mrs. Mary Grace, Martin's wife.

1. See Will of Martin Grace, April 21, 1849, Will Book No. 12, pp. 99-100, in which he directs his executors to finish improving all his properties so that all are in excellent condition and then, when market conditions are most favorable, they are to liquidate his holdings.

2. Will Book No. 12, pp. 99-100, Grace's instructions to his administrators: "to building upon and improving my said real estate," also the large quantities building materials listed in the inventory of his real and personal property

his
. His estate, most respectable for the time and community,
mounted $ 9,677.10 in 1849 and of this total $ 8,026.00 was in real estate.
he accounting for the administration of his estate for during the
eriod July 1,1851 to July 1,1852, indicates that rents produced
$ 336.43 during that period and his stock in the Shenandoah Bridge Company an
tional
1.00 in dividends, giving the estate an annual income of about$377.00, exclusive
3
any income from the operations of a tavern.

Martin Grace first appears in the business annuals of Harpers
a was
rry on November 1, 1836, when public auction held of James
Wager's Harpers Ferry property. On that day, bidding in partnership
th Dr. Nicholas Marmion, a young Harper's Ferry physician, the two men
on Shenandoah Street
rchased Wager Lot No. 47, then a vacant lot largely occupied by a high
1
c cliff, and located on Shenandoah Street. The purchase price was probably
4 5 (See map C)
it $ 600. Grace and Marmion were to remain friends for life.

They split the 40 foot wide lot between them, Grace taking the northeast
f and Marmion the southwest portion. In 1844-45, after first hewing considerable
quantities of rock out of the cliff in order to create level space on which
rect a structure, the two partners constructed Bldg. No. 43, a 3½ story
ne building. Fronting 40 feet on Shenandoah and 31 feet feet deep, Bldg. No.
was divided into two equal sections. Each half contained a large store on the
st floor and above was a dwelling. Grace's role as a builder and his long
addition to Bldg 43,
sonal relationship with Dr. Marmion suggests the possibility that Grace may
1
e constructed Bldgs. No. 1C and 1D , the First and Second Marmion Tenant Houses,

. Will Book No. 13, p.330-331. The stock was valued at $450.
. Both Grace and Marmion had the delightful habit of failing to legally record
eeds of property they purchased. This was the case with Lot 47. Later deeds,
however, indicate that they must have jointly purchsed the lot on November 1,
836. The price listed is estimated from what is known for the amounts paid
or similar vacant lots in 1836.
5. In 1847-48 they acted as the joint administrator of the William McGraw
state(McGraw, a butcher, died November 1,1847 and held the leaseholds,
o Wager Lots No. 22 and 35, High Street), see Deed Book No.30,p.235-236).
rtin Grace also made Dr. Marmion one of his executors in his will.

En Harrison
at some date after 1840.

however,
Prior to the construction of the 1840's, a study of Chart IV will reveal that between 1837 and 1847, first by means of leaseholds
Grace
and then by outright purchase, Martin obtained control of a solid block of Wager Six Acre Reservation Lands (Wager lots No. 28 to 34 inclusive) that was situated between the Armory Alley on the lower level and High Street at the upper end. On the opposite side of High Street he also controlled the use of Wager Lots No. 36 and 40. Grace's interest in the Armory Alley-High Street area suggests the possibility that Grace may have had something to do with the operation of the pre-1836 grog shops and tippling houses that were located along that alley.[6] (See Map No. 3 for location of Grace Lots). ~~He/did/not/own/a/tavern and/lease/land/from/October/1837/to/1847,/where/he/operated/a/tavern/house/situated/on/Wager/Lot/No./30/from/October/18~~

On October 2,1847, Grace sold his leasehold and title to Wager
Nos
Lots 29, 33, and 34 for a total of $ 4,790 to the United States Government, which was acquiring the land to widen the 15-foot-wide Armory Alley into a 40 foot wide street and firelane (See Chart IV and Maps 3 and 4). Using approximately $ 2,330 of this money in the period September 25 to October 9,1847, Grace purchased Wager 28, 30, 31, which made h e the master of Wager Lots Nos. 29 to 32 inclusive (See Map No. 4).

Grace's earlier tavern may have been located in one of the four housessituated on Lot No. 34, but from October 1847 to 1853 his residence and

6. Wager Lot No. 34, which was purchased by Grace from Gerard B. Wager on August 8,1839, apparently contained two wooden one-story houses, one 25 by 20 feet in size, and the other 20 by 12 feet, at that date. These may have been the pre-1836 drinking houses that catered to Armory workmen.

Wager Lot No., Location	Description	Date of Purchase	Purchase Price	Improvements Made	Estimated Value in 1849	Date Sold	Sale Price	Leased
1. No. 47, east(right) half of lot Shenandoah Street.	vacant lot of J.B. Wager, Grace purchases lot with Dr. Nicholas Marmion, who took west half of lot.	November 1, 1836 from James B. Wager holding.	ca. $ 300 ($600 for whole lot) Deed not Recorded.	Bldg. 43, 3½ story stone bldg., erected in 1845 by Grace and Marmion.	$ 3000.00	Sept. 17, 1853 as Lot No. 6 of Estate.	$ 1,577.50 to Francis McCabe.	------
2. No. 31, High Street	In 1844, An old wood building and some walling.	Leased for Sept. 7, 1837 from Noah H. Swayne	15 years	(see item 9, Grace purchases lot in 1847).	-	-	-	Leased 1837 to 1847
3. No. 33, ~~His Stroad~~ Armory alley	1844, one story wooden bldg. of little value	Leased for Oct. 1, 1837 from Noah H. Swayne	15 years,		~~$ 100.00~~ -	Leasehold sold Oct. 2, 1847 to U.S.	$ 40.00	Leased 1837 to 1847
5. No. 34, ~~Wagner~~ Armory Alley	1844, 2 story stone house, 30 x 18 ft. 2 story stone house, 20 x 18, both partially new. 1 story wooden house, 25 x 20 ft ; 1 story wood bldg. 20x 12 The wood houses of little value.	Aug. 8, 1839 from Gerard B. Wager	$1900 (including Lot 36)	1839-44-apparently erected the two stone houses.	-	Oct. 2, 1847 to U.S.	$3,000	-
6. Lot No. 36	Old stone house in 1853	Aug. 8 1839, from Gerard B. Wager	see item 5, Lot 34	None	$600.00	Sept. 17, 1853 to Thomas ~~Beerly~~.	~~$ 676,~~ $ (including Lot No. 28)	-
4. Lot 40, High Street	vacant lot	Leased for Feb. 1, 1839 Rent $ 42 per year	15 years from N.H. Swayne.	erects a stable	$ 1.00	Jan. 27, 1858	$700.00 Swayne to Grace Estate, lease & lot.	Leased 1839-58

Wager Lot No.,Location	Description	Date of Purchase	Purchase Price	Improvements Made	Estimated Value in 1847	Date Sold	Sale Price	Leased
7. Lot No.29 High Street	1844, Vacant on High Street end. 2 story stone hse, 28 x 20 feet, with 1 story stone kitchen, 18 x 15 ft, both with slate roofs on Armory alley	April 1, 1842, from Michael Foley	$ 1,500.00	sells Armory alley portion of lot, 28 feet wide and 63 feet 3 inches deep, including stone house to the U.S. House built 1838-39.	-	Oct. 2, 1847 to U.S.	$1,750	-
	High Street portion of lot 28 feet wide by 62 ft 9 inches deep retained by Grace	on of Oct. 2, 1847	-	Small log tenament, built 1844-1853.	$ 400.00	Sept, 17, 1853 to Mary(Grace)	Deck	-
8. Lot No.32 High Street	1844, 1 story wooden bldg of little value, a good stone foundation.	1835-44 from Gerard B. Wager	?— deed not recorded.	One story brick building standing by 1861	included with Lot 31.	Sept.17, 1853 to Mary(Grace)	Deck.	-
9. Lot No. 31, High Street	1844, an old wooden bldg., and some walling	Purchased fromN.H. Swayne Sept.25,1847	$ 350.00	Two story brick house erected 1844-1847. 1849	$1,700.00	Sept.17, 1853 to Mary(Grace) Deck		See item 2, had lease lot from 1837-to 184
10. Lot No. 30 High Street	1844, a 2-story brick house with basement, 25 x 22 ft, well finished. Built 1841-43.	Oct.9, 1847 from Samuel Breitenbaugh.	$ 1,630	2-story brick house over basement maintained. Tavern & residence of Grace, 1847-53.	$1,350.00	Sept. 17, 1853 to Mary(Grace) Deck		-
11. Lot 28 , High Street	1844, 1 frame bldg, 30 x 25 feet, blt.1844 by Doran.	After June 8,1847 from N.H.Swayne	? (350.00) deed not recorded	House built under leasehold by Richard D.Dorp 12 yrs from 1838. ground rent $50 per year.	$ 800.00	Sept.17, 1853 to Thomas Beerly	with Lot 36, see item 5).	- ($ 676)

Wager Lot No.,Location	Description	Date of Purchase	Purchase Price	Improvements Made	Estimated Value in 1849	Date Sold	Sale Price	Leased
Harpers Ferry	From Inventory of the Real & Personal Estate of Martin Grace, Decd, Taken August 7, 1849							
(Lot 40)....	1 stable & leasehold.....				$ 1.00			
Lot 36	1 House & Lot(.....				600.00			
Lot 28....	1 Frame House & Lot.....				800.00			
Lot 30.....	1 new Brick House & Lot.....				1,350.00			
Lots 31&.32.	1 new Brick House & Lot.....				1,700.00			
Lot 29.....	1 log house & Lot.....				400.00			
(Lot 47)..	1 House(½ of Bldg. 43) and Lot on Shenandoah Street.....				3,000.00			
	1. lot of ground in Bolivar,Va.....				25.00			
	1 House & Lot in Loudoun County,Va.....				150.00			
	Totals:				$ 8,026.00			

Footnotes for Martin Graces's Real Estate Holdings, 1836-53.

1. Lot No. 47, see Snell, Charles, "Historic Building Report for Bldg. No. 43...," 1-4. Sold July 6,1857, Deed Book 37, pp.151-152. (1836 deed not recorded).

2. Lot No. 31- Lease, Noah H. Swayne to Martin Grace, September 7,1837, Deed Book 22, pp. 238-239.

3. Lot No. 33- Lease, Noah H. Swayne to Martin Grace, September 7,1837, Deed Book 22, pp. 238-239.

4. Lot 40- Lease, Noah H. Swayne to Martin Grace, February 1,1839, Deed Book 23, pp. 241-242.

5. Lot No. 34, Deed of B.& S., Gerard B. Wager to Martin Grace, August 8, 1839, Deed Book 23, pp.411-412. Sold Oct.2,1847, Deed Book No. 28, pp. 364-365.

6. Lot No. 36, Deed of B.&.S., Gerard B. Wager to Martin Grace, August 8, 1839, Deed Book No. 23, pp.411-412. Sold Nov.1853, Deed Book No. 39, p.477.

7. Lot No.29- Deed of B.&.S., Michael Foley to Martin Grace, April 1,1842, Deed BookNo. 26, p.43. Part of Lot sold to U.S., October 2,1847, deed Book No. 29, p. 380. Balance of Lot sold Sept. 17,1853.

8. Lot No. 32- Sold by Gerard B. Wager to Martin Grace, 1836 to December 12,1844- deed not recorded. Martin Grace estate to Mary (Grace) Deck, January 15,1855, Deed Book 34, pp.339-341.

9. Lot No. 31- Deed of B.& S., Noah H. Swayne to Martin Grace, September 25,1847, Deed Book 29, pp.234-235. Sold Sept. 15,1853:

10. Lot No. 30- Deed of B.&.S., Samuel Breitenbaugh to Martin Grace, October 9,1847, Deed Book No. 29, pp._____. Sold Sept. 17,1853:

11. Lot No. 28- Purchased after June 8,1847 from Noah H. Swayne by Martin Grace. Deed not recorded. Sold Nov. 1853, Deed Book No. 39, p.477.

Sale of Lot 40. Lease, Noah H. Swayne to Commissioner Andrew Hunter for heirs of Martin Grace, January 27,1858, Deed Book 38, pp. 108-109.

tavern, operated by his wife Mary, were located in the brick house on Wager Lot No. 30, High Street.[7]

Martin Grace died in late April 1849 and left an unusual will.[8] There were no children. He left all of his personal property, his two slaves, (the woman Prudence and the boy John Lewis,) and one-third of all his real property to his wife. He instructed her to free the black boy when he reached the age of 28. The remaining two-thirds of his real property was to be divided into two equal portions; a share was to be given to the three children of his brother John and the other half to the six children of his sister Mary, the wife of Thomas Sexton. Grace instructed his executors, Mary Grace and Dr. Nicholas Marmion, " to rent out my real property in Harper's Ferry, and apply the rents... to building upon and improving my said real estate according to their best judgement." Only after his properties had thus been improved and when market conditions seemed favorable, were his executors to liquidate his holdings and divide the proceeds from this sale among the three groups of heirs.[9]

Martin Grace's Estate was appraised and valued on August 7, 1849 as follows:[10]

Value of Land and Buildings.....	$	8,026.00
Value of stock in Shenandoah Bridge Company.....		450.00
Total Value of Real Property	$	8,476.00
Value of Personal Property		976.10
Value of two slaves		225.00
Grand Total Value:	$	9,677.10

8. Virginia Free Press, May 3, 1849, p.3,c.1.

9. Will of Martin Grace, dated April 21,1849, Will Book No. 12,pp.99-100.

10. "Inventory of the Real & Personal Estate of Martin Grace, Decd, Taken 7th August 1849, Will Book No. 12, pp. 224-228.

7. Virginia Free Press, August 11,1853, p.3, c.1. notice of proposed September 17,1853 sold of Martin Grace lots and buildings, including a description of the properties.

Under the will, Mary Grace's share of the estate would thus amount to about $ 4,050.43 and approximately would be $ 5,650.67 be divided equally between the children of John Grace and Thomas Sexton

A portion of Grace's personal property was sold at a public auction held at Harper's Ferry on September 13, 1849 and this sale produced a total of $ 312.28 in cash.[11]

Acting as executrix, Mary Grace managed the estate from 1849 to 1852 the collecting rents, renting the properties,[12] and having new buildings erected or finished. At some date after July 1, 1852 and prior to August 1853, the widow Mary Grace remarried to a Mr. Joseph Deck.[13] In the period July 1852 to August 1853, the other Grace heirs, Thomas Sexton and John Grace, brought suit in the Circuit Court of Jefferson County to force the executors, Mary (Grace) Deck and Dr. Nicolas Marmion, to sell off Grace's six lots and divide up the proceeds as instructed in Martin Grace's will. The widow apparently countered by calling the attention of the court to the fact that the will failed to make any provision for her dower rights.[14]

Andrew Hunter, a special commissioner appointed by and acting under a decree of the Circuit Court, offered the six Grace Harper's Ferry Lots and buildings for sale at public auction on September 17, 1853.[15] Mrs. Deck

13. In Accounting for July 1852, Will Book No. 13, p. 329-331, she is referred to as Mary Grace. By 1853 she is listed as Mrs. Joseph(or Mary) Deck, see Virginia Free Press, August 11, 1853, p. 3, c.1.

14. This law suit has not been researched in any detail, but the general outline is described in a deed for one of the lots in DEED Book 37, p.151-152.

11. Sale Book of Mrs. Mary Grace, Exx, of M. Grace. Deced., Sept. 13, 1849, Will Book No. 12, p.342-346.

12. For her accounting to the Jefferson County Court for the Martin Grace Estate see Will Book No. 13, pp. 135-142 and 329-331.

1849-July 1852

apparently purchased Wager Lots No. 29, to 32, which embaced the enlarged brick tavern and residence on High Street. Thomas Boerly, another Harpers Ferry tavern keeper, purchased Wager Lots No. 28 and 30 for a total of $ 676.00 at the September 17, 1853 sale,[15] and one half of Wager Lot 47, together with one-half of Bldg. No. 43, was sold to agents of Francis McCabe for $ 1,577.50 on the same day.[16] The case apparently not completely settled until some time in in 1858.[17]

B. Brief Architectural Desecription of Grace's Tavern :

Grace's Tavern is an extant building, privately owned, standing on Wager Lot No. 30 on the north side of High Street. Constructed by Samuel Breitenbaugh in 1841-42, the building was described in 1844 as " a two-story brick house with basement 25 x 22 ft., well finished."[18] The building had a gable roof and end chimney located in the northwest (left) side wall. A similiar brick house, two stories over a full basement and located on Wager Lot 31, adjoins the Lot 30 tavern. Fronting 25 feet on High Street and also 22 feet deep, the Lot 31 house was built by Martin Grace in the period 1847-1849. The one-story over basement brick house on Wager Lot No. 32 was also constructed by Martin and /or Mary Grace at some date after December 1844, probably circa 1849-1850.

The rear elevations of the brick houses on Wagers Lots 30,31, and 32 can be seen the 1861 photographs HF-240 and HF-492.

18. Armory Superintendent John Symington to Col. Talcott, Dec. 12, 1844, Harpers Ferry Microfilm Reel 23, Vol. 3, p.271.

15. Deed of B.&.S., Andrew Hunter to Boerly, dated Nov. 1853, Deed Book No. 39, p.477.

16. Deed of B.&.S., Andrew Hunter to heirs of Francis McCabe, dated July 6,1857, Deed Book 37, p.151-152

17. Grace's leasehold to Lot 40 and his right to the stable on that lot were offered for sale in January 1857, see Virginia Free Press, December 25,1856, p. 2. In 1858 the Court ordered Noah H. Swayne to sell the lease to Commissioner Andrew Hunter for $ 700 on behalf of the heirs of Martin Grace; Swayne to Hunter, Sale of Lease,

Will Book No. 12, p. 99-100
Jefferson County Court,
Charles Town, W. Va.

19

C. Martin Grace's Will

In the name of God, Amen ! I Martin Grace, of Harper's Ferry, Jefferson County, Virginia, being of sound and disposing mind and memory, do hereby make and ordain this my last will and testament, in manner and form following, to wit: First, I will and direct that all my just debts and funeral expenses be paid; and for this purpose it is my will that my lot of land in Loudoun County, Va., my lot in Bolivar, and my lease of a lot from N.H. Swayne (probably Wager Lot No. 40) , be sold.

Second, I give to my beloved wife, Mary Grace, one third of my real estate, during her natural life, also all my personal property of every description, my negro woman Prudence, and my negro boy, John Lewis, until he arrives at the age of twenty eight years, at which time it is my will he shall be free.

(page 100): Third, I will and direct my executors hereinafter named, to rent out my real property in Harper's Ferry, and apply the rents in the first place to the payment of my debts, should the fund above appropriated for that purpose prove inadequate, and in the next place, to building upon and improving my said real estate according to their best judgement; after my estate has been thus improved, it is my will that my executors shall sell the same at such time and upon such terms as may be judged most proper by them, and most to the interest of the parties claiming under this will, and after the sale of my said estate, it is my will that the proceeds be divided according to the following order:

I give to Edmund, Anastasia and Mary, the children of my brother John Grace, one part of said fund to be equally divided between them.

I give to Thomas, Martin, John, Edmund, Patrick and Lawrence, the children of my sister Mary Sexton, the other part of said fund to be equally divided

between them.

It is my will that whatever portion of the rent of my property which is due to my wife, that shall be applied to the improvement of my estate, shall be refunded to her with interest, after the sale of my property, and I do hereby charge my estate with the payment of the same.

Fourth, I direct my Exector to place over my remains ~~such~~ such monument as may seem appropriate. (There is no fifth article listed)

Sixth, I give to James Grace, of Zanesville, Ohio, a watch and a rifle as a mark of my regard and affection for him.

Seventh, I give to my friend Joseph H. Plunkett, [the Reverend Joseph H. Plunkett was the Pastor of West Point Roman Catholic Church of Harpers Ferry] One hundred dollars.

Eighth, all the residue of my property I give to my brother's children and my sister's children, according to the order in which they are heretofore named, that is, one part to my brother's children, and the other part to my sister's children.

And Lastly, I constitute and appoint my wife, Mary Grace, Executrix, and Dr. Nicholas Marmion, Executor of this my last Will and Testament, hereby revoking all former wills by me heretofore made. In witness whereof, I hereunto set my hand and affixed my seal this 21st day of April 1849.

Martin ~~his~~ his x Grace (seal)
Mark

Signed, sealed, published and declared as and for the last will and testament of the above named Martin Grace, in presence of Us. James McSherry,
William J. Stephens

Virginia,
Jefferson County, Set.

At a Court held for said County on the 21st day of May 1849, the foregoing last Will and Testament of Martin Grace, decd, was proved by the oaths of James McSherry and William J. Stephens, subscribing witnesses thereto, & ordered to be recorded. And afterwards, to wit, At a Court held for said County on the 16th day of July 1849, on motion of Mary Grace, the Executrix, named in said Will, who made oath thereto, according to Law, and with James Roper, Samuel W. Strider, and Abraham Fleming, her Securties, entered into and acknowledged a Bond in the penalty of $ 25,000.00, with condition according to Law, certificate is granted her for obtaining Letters Testamentary in due form. Teste.

T. A. Moore, Clerk.

WILL BOOK NO. 12, p.224-228.

D. 20

Jefferson County Court,
Charles Town, W.Va.

INVENTORY OF THE REAL & PERSONAL ESTATE OF MARTIN GRACE DECD. TAKEN THIS 7th Day of August 1849

	$	cts
1 Carriage & Harness $ 125, 1 Stable & lease hold $ 1	126	00
2 horse Wagon $ 35, 1 Cutting Box & Shovel Plough $ 2.00	37	00
2 old tires (?) $ 1, 1 ox yoke & cart saddle 25 cts.	1	25
2 spades, hoe, digging iron, gate & braces 1.50, cart Gear $ 2.00	3	50
1 Lot old guns Locks (?) 1.25, 1 Iron axle $1.50	2	75
1 old carriage $ 15, 1 cut Stone Sill 50 c	15	50
1 Lot of Stones, posts, 1 Cart Bed $1.50, Lot Lime & Soired(?) $ 2.50	4	00
1 Chain, drag, posts, old cart, plow &c $ 3.00, 1 Still & 3 Bbls $ 12.00	15	00
1 lot Lime $ 1.00, grind stone, shovel &c. $ 1.00, 1 Stove $ 2.00.	4	00
10 Frames & 4 Bbl $ 7.00 Mantles, Shutters, & wheel barrows $ 1.00.	8	00
Brick 25 c, 6 Spout hooks $ 1.00, 1 Stove & Doors $ 4.00	5	25
2 Coal Stoves & pipe, 3 bed steads, 1 Copper Kettle	19	00
1 Still & 2 worms $ 8.00, 1 Lot sash $ 20	28	00
3 bedsteads at 3 11 Shutters at 2, Sledges, boxes, Iron $ 30.00.	35	00
Carpenters Tools $ 1.50 1 Cubboard & iron pot $ 2.25	3	75
1 House & Lot (CLAR) at 600, 1 frame house & lot at 800	$1400	00
1 new Brick house & Lot $ 1350, 1 new Brick House & lot $ 1700.	3050	00
1 Lot house & Lot $ 400 Door, Stove, Burreau, Chest &c 6.00	406	00
1 post 50 c 2, Bbls vinigar $ 4.50, 1 Book Case $ 5.00	10	00
1 Small desk & Table $ 1.50 2 Locks, tools $ 4.50 1 stand & steel yard (?) $ 1.00	7	00
1 Bbl of salt 50 c, 7 old chairs $ 1.00, 25 yrds carpet 62/2 equals $ 15.63	17	13

20. Will Book No. 12, pp.224-226.

Inventory of the Real & Personal Estate of Martin Grace, Decd,
Taken 7th August 1849 (Continund p. 224)

	$	cts.
2 Cane Bottom & rocking chair at 20	20	00
nd Irons fender, bushes & bellows at $5.00, 1 Brass 8 day clock $10.	15	00
pr Candle Sticks $ 1.00, 1 bell 2. Curtains & 2 spittons 2.00	3	00
set curtains $ 10 1 pr linen Sheets $ 2.75	12	75
1 Sheet $ 2.00, 1 Large Basket 50 ct, 5 frames & lot books 1.	3	50
1 Life Christ $ 1.00, 5 pistols & flasks &c 1.50	2	50
1 clock & 7 coats $ 16, 5 pr Panttoons $ 3.75	19	75
1 vests Clothes, hats, shirts, drawers & etc.	4	00
1 Bed Tick, 2 pr saddle bags 1.25, boots shoes basket $2	3	25
pr. (?) Tick 1 china stand, bowl & pitcher	1	75
2 Chamber buckets, 1 chamber $ 2, 1 Trunk & China $ 3.50	5	50
1 Walnut Bureau $ 8.00 2 Cooking Gasses (sic) ($ 3.00 (short $ 8.00 for bureau)	3	00(sic)
	$ 5292	13
Amt. Brot over	52	92
10 picture frames $ 2.50, 6 curtains at 2	4	50
1 Bed & bedstead $ 10, 80 lb feathers at $ 16.00	26	00
(End of Page 224)		
(Page 225 starts)		
2 old Bedsteads $ 1.00, 1 lot (?) Carpet $ 2.50	2	50
6 pillows $ 4.50 2 bolsters $ 2.50 2 pillow $ 1.50	8	50
1 Tick, 1 quilt 1, Basket $ 1.75, 1 coverlid $ 3.50, 11 comfortz $ 11.00	16	25
7 Quitz $ 3.50, 1 Dining Table $ 3.50 35 yards flannel $ 14.25	21	25
1 parlor stove & pipe, 1 sofa $ 5.25 1 Screen 25 c	5	50
1 Bedstead & feather bed $ 12.50 Chest for spittose &c $ 4.00	16	50
1 Bureau $ 1.00 10 glass, Carpet $ 1.05	2	05
6 Chairs $ 1.00 4 Beds & Bedsteads $20.00	21	00
1 bedstead, spitton, looking glass $ 1.50, stand trunk &c $ 1.00	2	50
4 feather beds, bolsters, 1 comfort $ 32.00 1 large gold watch $ 25.00	57	00

Inventory of the Real & Personal Estate of Martin Grace, taken 7th August 1849 (. 225 continued)

	$	cts
Lancets 75 c, 7 Silver & brass watches $ 17.50	18	25
Shot guns, 2 Rifles $ 12.00	12	00
arpet $ 5.00, 1 Table $ 2.50, 15 Chairs $ 3.75	11	25
ine Tables $ 3.50, 1 breakfast table $ 2.00	5	50
Mahogany side board $ 15.00, Looking Glass 25 c	15	25
Clock $ 1.50 10 Waiters 1.25 4 spittoons set Delf $ 8.40	11	15
Set Queensware $ 5.00, 1 Lot knives & forks $ 2.00	7	00
Lot G. Silver spoons & bottle stands	6	00
Lot glass Queens & Britainica wares	15	00
Blankets $ 12, 1 pr Rope ware $ 2.00	14	00
2 Quilts $ 8.00, 3 Counterpanes $ 6.50	14	50
2 Rugs $ 1.50, 1 Coverlid $ 3.00	4	50
3 Quilts $ 2.25, 4 Ticks $ 3.00	5	25
6 Blankets $ 3.00, 2 Small pillows 10 c	3	10
1 nest boxes 25 c, Jar, Box 50 c		75
Safe, Benches, Table, jars, Trunk & stove	4	50
2 sheets, Quilts & Basket $ 1.25	1	25
Shovel, Tongs & and 50 c, Coffeemill, sieve, salt, $ 1.50	2	00
16 Sheets $ 8.00, 35 pillow Cases $ 2.00	10	00
2 Spades, 2 pillow ticks	2	00
12 Table Cloths at $ 6.00, 10 Towls @ 50c, Bridle & Martingale $2	8	50
5 Bedcords 63c, 4 Blinds 12 c		75
2 Lamps, 2 bushes lot razors	1	75
Amt Carried over	$ 5,650	93

A List of debts due to Martin Grace late of Jefferson County ceased, April 23, 1849.

eo. Zoger on Note due Jany. 1st 42 & int. to Sept.15 1849	1	06

Will Book No. 12, pp.225-226

Inventory of the Real and Personal Estate of Martin Grace, decd., taken 7th August 1849 (p. 225 continued).

	$.	$.	cts
fred Beal on note due May 2,47 & int to Sept. 15,1849		3	80
J. Wright on note due April 1st 49 & int, to Sept. 15,1849		5	08
rick Byrne on note due April 1 40 Feb 16th & int fo Sept. 15,1849		208	00
James Young on Acct		22	66
Patrick Bryan on lease		11	67
" " on acct		16	52
Elizabeth Douglas		6	.00
William McCormmick		9	60
W.			
Page 226):			
old A. Carrell		4	20
Daniel Moran			50
Patsey Gallagher			89
Redmund Burke		7	00
Wm McSherry			25
George Caldwell(?)		3	56
ote The foregoing debts are believed to be all good except me few of the debter Claim credits. Mary Grace, Exr.			
ages 226-227)			
A List of Debts to Martin Grace decd Disperate Insolvent Swore Out of Jail before Mr. Grace death.			
ios Kinwin on note due Nov. 14 41 amt To Sep. 15,1849 Left the State & Insolvent.		166	11
evi Stichcomb on note due May 27 44 " " Nov. 27,45 & int to Sept.15,1849 Run off—residence unknown.		31	74
Seth Prince on due bill Oct. 17 38 & int to Sept. 15,1849 Run off, residence unknown.		24	60
Im. Clark on due bill Jany 26th 41 & int to Sept. 15,1849 un off to Maryland, no property.		6	82
, T. Wright on notes due April & May 49 & int to Sept. 15,1849 Run off to Maryland, no property.		9	98

Inventory of the Real and Personal Estate of Martin Grace, decd. ken 7th August 1849 (Pages 226-227 continued)	$	cts.
T. Wright on Acct In Maryland disputed.	3	21
ohn McDermot on note due May 11th 1840 & int. to Sept. 15,1849 Negro-Slave	92	72
avid Long on note due May 29th 1836 & interest due to Sept.15,49 Insolvent-/[illegible]/	89	87
homas Grove [illegible]:) 13.43 & int. due to Sept. 15,49 June Grove says the debt is paid and is borrowed & he will not pay it. [illegible]d Disputed.	2	10
oseph Curry on note due 35 & int. due to Sept. 15,1849	40	37
due bill of Sept. 4,35 & int. due to Sept. 15,1849	30	32
[illegible]. Left the State & denies acct- Left the State in California and (no) property		
atrick Donohoe on Acct Ran off & no property.	32	99
ers Townsend Telegraph Ran off, Enlisted & no property.	26	00
omas Graham on acct In solvent.	13	41
mothy Brady(?) on acct Gone to Rappahamock and no property.	39	08
m. Skinner Gone off, Residence unknown and no property.	2	75
atrick Dorn - Insolvent.	4	17
homas Norton (?) Ran off and no property.	18	97
ames Caton-Ran off and in Ohio	4	81
Reily Hugh [illegible] residence unknown & no property	7	60
James Brown-Gone off & no property	6	00
Peter Walsh - Insolvent	5	77
Wm. A. Moling Gone off & no property	4	65
Old Gilpin No property	2	24
Timothy Riley Disputed	7	00
John Ranahorn on note dur Aug. 1st 48 & int. to Sept. 15,1849	16	84
John Britener on Care (?)	18	00

Inventory of the Real and Personal Estate of Martin Grace, decd., taken 7th August 1849 (Pp. 225-227, Will Book 12, continued)

Note 2: The debts the page or non of them Sperate but it was deemed the duty of the Executrix to Inventory them with.....

(botton of page 226 not completely copied).

Continued on Bottom of Page 227:

	$	cts.
AMOUNT BROUGHT OVER	$ 5,650.93	
	5,650	93
2 baskets 37 cts, 1 common cupboard & contents $ 3.00	3	37
1 Cooking stove & apparatis $ 20, 2 pine Tables $ 1	21	00
Pots, ~~kettles~~ vens, pans, tubs, &c,	10	00
3 Saddles $ 10; 1 Negro Boy (Jack- $ 125.00)	135	00
Page 228:		
1 Negro Woman (Prudence)	100	00
1 House & Lot on Shen(a)ndoah) Street	3000	00
1 Lot of ground (1/8? acre) in Bolivar	25	00
1 Cow , $ 6, 10 Hogs $ 25 1 Cradle, Pots, Tick 50 c	31.	50
1 Mortar & 3 razors, ~~[illegible]~~ Larntern (sic) 2 baskets, bushes&C	1	00
15 Shares Shen(a)ndoah)Bridge (Company)stock at $ 30	450	00
1 House & Lot (in Loudoun County	150	00
4 Snuff Boxes, 2 Gold rings	1	12
1 Spread & Curtain 63 c, Cash on hand $89.05	89	68
3 Chambers & Bracket		50
$	9, 669	10
Error on first Page (add)	8	00
Total: $	9,677	10

~~R[illegible]~~ Pursnant to the annexed Order of the County Court of Jefferson County, We the undersigned have appraised all the real & personal Estate of Martin Grace Decd. as it was exhibited to us by the Executrix.

Will Book No. 12 p.228

Inventory of the Real & Personal estate of Martin Grace, decd., taken 7th August 1849 (Continued, p.228)

I Mary Grace Exectrix of Martin Grace decd have signed this appraisement and the annexed list of debts and return the same as a true & perfect Inventory. Signed Geo. Mauzy, Philip Coons, Geo. Koonce.

Signed Mary Grace, Exr.

Virginia
Jefferson County, Set.

In the County Court
July Term 1849

It is ordered that Philip Coons (Harpers Ferry butcher, landowner, and owner of commerical structures, President of the Shenandoah Bridge Company), Geo. Mauzy (River Agent at Harpers Ferry of the Shenandoah River Canal Comapny), George Koons (George W. Koonce- Harpers Ferry town constable and landowner), & Rigbter Levering (Harpers Ferry Dry goods merchant), or any three of them being first sworn appraise in current money the real & personal Estate of Martin Grace decd and make report thereof to the Court A Copy Teste T. A. Moore Clerk.

Jefferson County to Witt

George Mauzy, George Koons, Philip Coons personally appeared before me the subscriber a Justice of the peace for said County, and were duly sworn on the holy evengitical of almighty God in complyance with the above order of Court Given under my hand this 6th day of August 1849. F. Beckham.

Appraisement recorded November 19, 1849)

Share in Shenandoah Bridge Co.	$ 450.00
Value of Real Estate -------	8,026.00
Value of Slaves(2).....	225.00
Value of personal property	976.10
Total:	$ 9,677.10

$8,026.00

Will Book No. 12, p. 342-346
Jefferson County Court,
Charles Town, W. Va.

E. SALE BOOK OF MRS. MARY GRACE, Exx of M. Grace, deced.
Septer 13, 1849 (p[illegible]342) (21)

Purchaser	Item	$	cts.
no. Phillips	One small Chair		18 3/4
W. Cox	" " "		81
[illegible] Myers	3 Sugar Boxes 13 c each		39
dw Gill	4 Cans Coffee pot		15
. D. Browne	Coffee Boiler		56¼
Dennis Snook	Copper Kettle		20
's. Hurdle	" "		67½
	2 candlesticks 20 c		40
ios Dilloe	2 " " 8 c		16
) Phillips	2 " tall		40
Zimmerman	teapot		75
Denis Snook	Coffee pot and tea pot		12½
" "	pitcher and basin		15
's. Hurdle	pewter dish		32
" "	" "		27
ios. Sturdy	Oyster lamps 3 6¼		18 3/4
. Cridler	Strainer and funnels		12½
Cash	lamp		06¼
m. Zimmerman	Candle moulds		06¼
frs. Hurdle	Coffee Pot &c		05¼
. Allison	Coffee Measure 1/2 gall		90
	" " 1/4 gal		55
	" " 1 pint		37½
"	" " 1/2 pint		18 3/4
J. Nisswanner	" " 1 gall		75

Purchaser	Item	$	cts
no Mathews	Kitchen Table		.35
. Cridler	2 Medin Knives		07
Mrs. Hurdle	Gridiron		40
Jno Coleman	3 Socks		06½
G.H. Forteney	Crock		16
" "	"		
[illegible]			06½
	Carried over	9	91 3/4
Bt. forward	Amt bt. foward	9	91 3/4
Cash	lamp		06½
"	2 vials		18 3/4
Edwd Gill	Names (Hames?)		62 ½
Mr. Baldwin	"		40
Mrs. Myers	Trace chain		65
H. Dun	rolling pin		03
Mr. Baldwin	bridle and martingale	1	05
W. H. Brown	Stone jug		10
Cash	3 Crocks 8		24
"	1 large Crock		09
Begin page 343:			
. Byrnes	1 " "		25
. Foster	1 " "		12½
Joseph Manuel	1 pistol	1	55
D. Waters	1 " Small	"	37½
Cash	1 " "	"	37½
"	2 " "	"	45
J. Byrnes	Collar dog	"	40
W. Dilloe	Life of Christ	1	27½

Sale Book of M.Grace Estate, Sept. 13,1849
(Page 342 343 continued)

Purchaser	Item	$	cts.
rs. Little	One Stove	5	00
. Cridler	Parlour stove	4	00
Mr, O'Hara	Settee	"	28
Jno Coleman	Saddle	1	62½
Joseph Byrnes	Saddle Good	5	25
.D. Doran	[illegible] bedsteads	5	62½
Isaac Fouke [Real Estate]	Lot No. 2 in Bolivar	45	00
Larkin	One Shot Gun	4	50
A. Link	On " "	2	75
.W. Cox	One rifle (Hall)	1	40
Mrs. Hurdle	One silver watch	5	00
Noah Callon	One " "	2	75
Edwd Cill	One " "	4	00
Bt. Forward	Carried over	106	59 3/4
	Amt. Bt forwd		
Mrs. Hurdle	One pair glass pitchers	31	1/4
C. Cridler	Side Board	15	50
[illegible] Mr. O'Brien	Bureau	5	00
.W.Cox	Table	3	18 3/4
ner	1 Keg	0	30
Barnhart	1 "		40
e Jacob Niswner	1 "		40
G. Lynch	1 "		25
Thos Noaks	1 "		30
P.P.W. Stevenson	Settee		24

Sale Book of M. Grace Estate, Sep. 13, 1849
(p. 343 continued)

Purchaser	Item	$	cts
ıo Coleman	Gears in full	2	87½
·. O'Brien	Cart gears	1	00
·. Baldwin	breast straps	"	15
tephen Nisewaner	Corner cupboard	21	00
r. Baldwin	1 Wagon	35	00
P.H.Kelly	1 Cutting Box	1	25
r. Baldwin	One ox yoke		50
dwd Bell	2 Wagon tun - 142 lb at 2 c per lb	2	84
"	lot of old iron (16 c per lb)		
"	" 736½ (16 at 1 c per lb	7	36½
Mcgee	2 log chains 80 lb at 4 C per lb	3	20
"	1 " 68 3/4 lb ay 3 c per lb	2	06 1/4
Mr. Bell	Grate	"	20
Cash	Scales		15
M. Bell	1 Grate		15
tart Page 344)			
"	" 29 lbs at 4¼ per lb.	12	53
nry Bootham	1 box & axe & iron		40
·. Nisewamer Jr.	1 Lot old iron ¼ c per lb. 100 lbs		25
·. Baxter	Choppers		25
Roher	Shovels and axe		35
Jospeh Byrnes	Schythe		35
Mr. Watson	Axe, shovel, &c		31 1/4
Cash	2 Mattocks		60
	CARRIED OVER	$219	34
Mr. Lambough	2 Mattocks		75

Sale Book of Estate of M. Grace, Sept. 13, 1849
(P. 344 continued).

Purchaser	Item	$	cts,
P. Coons	Wedges		24
"	Sledge		25
P.H.Kelly	" Small		37½
P. Coons	" "		36½
"	Hammer		16
"	Sledge		15
"	" & hammer		16 ¼
Mr. Lambaugh	2 hammers		16
r. O'Mara	" "		04
. Lynch	D/ Stone hammer		06¼
Mr. Lambaugh	Mason hammer		31¼
Edwd Bell	Old Iron ?// cts. per X lb	1	00
P. Coons	forks		13
"	5 shingle(?) trees		12½
P.H.Kelly	Jack screws		10
Mr. O' Mara	Coffee Mill		06½
N. Marnion	breast chains		30
P. Coons	" "		10
Thos Noaks	Axe		12½
Jno D. Rooney	Axe		10
Henry Bootham	Axe		06½
Mr. O'Mara	2 axes		07
Mr.Bell	2 axiel trees iron 195 llb at ½c		97½
P. Coons	1 lot Cast Iron		12½
" "	" "		12½
Thos Noaks	Desk and Gear(?)		16

Sale Book of Estate of M. Grace, Sept. 13, 1849
(Page 344 continued)

Purchaser	Item	$	cts.
Mr. O. Mara	Wheel		25
Jos. Nisewamer	Measure		02
J. Byrnes	Saddle (side)		14
Mr. Bell	Wrought iron 40½ lb 2 c per LB		81
J.W. Deener	One pot		14
Mr, Baldwin	dinner pot		12½
	Amt Brot forward	226	30 3/4
Thomas Noaks	Dinner pot		12½
"	" "		12½
"	Skillet & lid		10½
Mr. Watson	Kettle		10½
" "	Pot & lid		35
(START P. 345)			
P. Coons	frying pan		12½
" "	" "		30
" "	" "		15
Wash Cox	" " new		33
P. Coons	bake oven		10
Thos Noaks	Skillet		07
" "	"		15
" "	dinner pot and lid		25
P. Coons	" " "		06¼
G.W.Cox	pot		12½
P.H.Kelly	2 Auger		12½
" "	2 "		27
" "	2 "		10

Will Book No.12

Sale Book of M. Grace Estate, Sept, 13, 1849
(Page 345 continued)

Purchaser	Item	$	cts.
Mr. O'Mara	2 Auger		06¼
Cash	One Lock		06¼
J.W.Deener	2 Demijohn 12 c		25
Mr. O'Mara	lasts and funell		06¼
P. Coons	Keg		06¼
"	"		14
Jno. D. Rooney	"		04
P. Coons	"		06 ¼
"	"		10
Jno Coleman	running gears	14	75
P. Coons	Cart body	1	05
" "	Axel and sled		35
M. O'Mara	bedstead		12½
"	" green		30
"	Spinning Wheel		12½
	Amt Brot forwd:	246	81
M. Nisewamer	Tongue and plough		03
P. Coons	Cart Shafts		35
Jno D. Rooney	cupboard		30
" "	Stove	1	60
MR. STIPOS	One Gun	1	00
Mr. O'Mara	Cream jug		07
Mr. Lowman	" "		07
Joseph Byrnes	Lot of old iron	2	50
Thos Noaks	One basket		12½
" "	2 pr Bedsteads c $ 5	10	00

Will Book No. 12

Sale Book of M. Grace Estate, Sept.13,1849
(Page 345 continued)

Purchaser	Item	$	cts.
oseph Soman	1 Keg 25 1 Bedstead 37½		62½
ohn Phillips	1 Keg		25
Whaley	1 old Candlestand		05
Cash	36 lights of old ~~sash~~ sash at 10 c	3	60
Patrick McKanna	2 copper stills, Cars & Worms	22	00
Samuel Strider	1 Lot of Hogs	16	00
Mary Grace	1 Cow	6	00
Mary Grace	1 Sheep		75
Jpseh Biller	1 Lot of Straw		25
	TOTAL	$312	28

(Page 345)

N.B. Of the above articles, there were ~~[illegible]~~ returned, ~~[illegible]~~ terms of sales not being complied with,

From Edward Gill One Silver watch $ 4.00

Thomas Sturdy 3 Oyster lamps 40 .18 3/4.

I return the above Sale account of the estate of M. Grace decd according to law. Mary Grace Exc. of Martain Grace dec.

Jefferson County Set.

At a Court held for said County on the 20th day of May 1850 the foregoing account of sale made by Mary Grace Executrix of the last will & testament of Martin Grace, decd was returned to Court & ordered to be recorded. Teste

T.A. Moore, Clerk

APPENDIX NO. I

A, Architectural Description of and Plans of Building No. 7, White Hall Tavern, 1859-61; B

B, New Data on the use of and nature of the structure in 1861-62.

C, Copies of Measured Drawings for Bldg. No. 7, courtesy of Architect Archie W. Franzen, Harpers Ferry National Historic Park.

a. Architectural Description of White Hall Tavern, Bldg. No. 7

In 1859-61, Bldg. No. 7, was a two-and-a half story stone structure, with a cellar, slate-covered gable roof and a small chimney centered in each gable end. Set with the east gable end fronting on Potomac Street, the building was 24 feet or three bays wide and 20 feet deep. On the first story there was one window located in the right-hand (or north) bay and this was adorned by an exterior louvered shutters. A wide door in the center bay led into the large tavern or drinking room that occupied the first floor. In the left-hand bay was an taller door topped by a rectangular transom, which provided access to the interior stairs that led to the living quarters on the upper floors. The second story of the front elevation had three windows and one more window was centered in the attic story. All of these windows had six over six lights. The first exterior story stone walls of Bldg. No. 7 were painted white, thus probably resulting in the name "White Hall". In 1861 the building had a total of five rooms and these were probably distributed as follows: first floor, one large room; 2nd floor, two rooms; three floor or garret, 2 rooms. Built in 1838-39, Building No. 7 was remodelled in 1848 and a second time in 1856.

No Architectural Data Historic Structure study has ever been prepared for White Hall Tavern.

1. See Harpers Ferry Photo No. 1, Negative No. HF-55, taken in 1865, and Photo No. 2) Negative No. HF-379, taken ca. 1882-86.

C. New evidence on the nature and use of Bldg. No. 7, White Hall, in 1861-62.

B. White Hall Tavern, Building No. 7.

a. John J. Kern's claim, October 4, 1873, for rent on behalf of the Estate of F. A. Roeder from the U.S. Government:

for Rent of two story Brick House on Potomac Street from July 25, 1861 to March 25, 1862 at $ 6.00 per Month - $ 54.00.

rented to Col. Baxter Commanding Baxter Philadelphia Fire Zouaves.

b. John J. Kern, 66 years old, statement of Sept. 5, 1902:

"There was one building (No. 16) on Washington (or High) Street and two (Bldgs. No. 5 and 7) on Potomac Street.

"They were all used by Col. Baxter's Zouaves... The two brick buildings on Potomac Street were used for stables and other purposes.

They took possession shortly after Mr. Roeder was killed...

They (the Union Army) held it continuously until Baxter left and they used them off and on during the entire war. I think Baxter left sometime in the spring of 1862... The other two (buildings) on Potomac street were worth $ 10.00 each (in rent per month) and did bring $ 15.00 at one time.

The buildings were in good condition when the U.S. first took possession, and he (Roeder) always kept them in good repair. They were in a bad condition when the U.S. left them. The windows had been taken out and removed to Camp Hill to build quarters with. I guess it would have cost $ 1,000.00 at that time to restore the (three) buildings to the condition in which they were before the U.S. authorities used the same.

Cross-examination of Kern:

"...One of the buildings on Potomac Street had five rooms (Bldg. No. 5) and the other (Bldg. No. 7) three.... I can't say who (what Union officers) used the buildings on Potomac Street. They were in and out all the time... The other two (buildings) on Potomac Street (were worth) about one thousand dollars (at the time the army occupancy commenced)."

c. Mary L. Kern, 59 years old, oldest child of Frederick A. Roeder, statement of Sept. 5, 1902:

"I know the U.S. authorities occupied buildings belonging to my father's estate during the war, -- our home place (Bldg. No. 16) and two (Bldgs. No. 5 and 7) on Potomac street..... One (Bldg. No. 5) on Potomac Street (contained) seven (rooms) and the other (Bldg. No. 5) five (rooms).

Our father was killed July 4, 1861, and the troops took possession of the house (Bldg. No. 16) that month. They gave up the home building (16) and we took possession in March, 1862. The other two they used after that at different times during the war. They were brick buildings. (The Union Army occupied) The Potomac street buildings for stables and warehouses for storing feed, etc.

Cross-examination of Mary L. Kern:

The two buildings on Potomac Street were two and one-half stories high. I think it was Col. Baxter who had control of the home house (Bldg. 16) and it was the same troops had the other two."

Building No. 7 Continued:

d. James R. Roeder, 54 years old, second eldest son of Frederick A. Roeder's three sons, statement of Sept. 5,1902:

"The Union army used three houses (Bldgs. No. 5,7, and 16) and a bakery (Bldg. No. 16A) belonging to my father's estate...
The other two buildings were on Potomac Street. They were built of brick. One (Bldg. No. 5) had seven rooms and the other (Bldg. No. 7) five. They used the lower part for horses and had forage in the upper part. The larger building (No. 5) was worth $ 10 per month (in rent) and the other (Bldg. No. 7) $ 6.00.

They (the Union Army) took possession not quite a month after my father died, July 4,1861. I could not say for sure but I think they (Col. Baxter of the 72 Penn. Fire Zouaves) remained there that winter.

Cross-examination of James R. Roeder:

The same officers (Mr. Baxter and his staff) had control of the buildings on Potomac Street."

e. Thomas J. Burleigh, past 50 years of age, owner in 1902 of Bldg. No. 16, statement of Sept. 5,1902:
"I dont remember about them (the Union Army) occupying the two buildings (Nos. 5 and 7) on Potomac street, but I remember they were very much damaged by some one."

f. Summary of evidence by Attorney G.W. Hott, May 4,1906:

"One (building No. 5) contained seven rooms and one (Bldg. No. 5) five. The buildings were used for a ... a stable, and warehouses."

Data from National Archives Record Group No. 123, Circuit Court of Claims, Claim File No. JC- 11803 Congressional Jurisdiction. Abstract of Evidence.

~~7/10/75-G.W.Snell~~

APPENDIX NO. II

A Architectural Description of and B Plans of Bldg. No. 5, Roeder's Store, 1859-61; and C New Data on the use and nature of Bldg. No. 5, in 1861-62.

A. Architecture Description of Bldg. No. 5, Roeder's Store., 1859-61

Built in 1856, Bldg. No. 5 was a two-story plus attic brick and stone structure with a small chimney centered in each gable end. The gable roof was covered with slate and there was no cellar. The east gable end, which fronted on Potomac Street, was about 24 feet or three bays wide and the house was 20 feet deep. The first story walls were built of stone and the second of brick. The eaves along the side elevations were marked by corbelled brick cornices. The entrance door was located in the center bay of the Potomac Street facade and was flanked on either side by a window adorned with exterior panelled shutters. A second door, centered in the brick second story and topped by a rectangular transom, opened out on to a small one-bay-wide wooden balcony. On either side, flanking the door and balcony, was a one window topped by a flat brick arch. A single widow was centered in the third or attic floor above the doors. All windows contained six over six lights. There were also two windows, separated by the end chimney, in the attic story of the rear gable end wall.

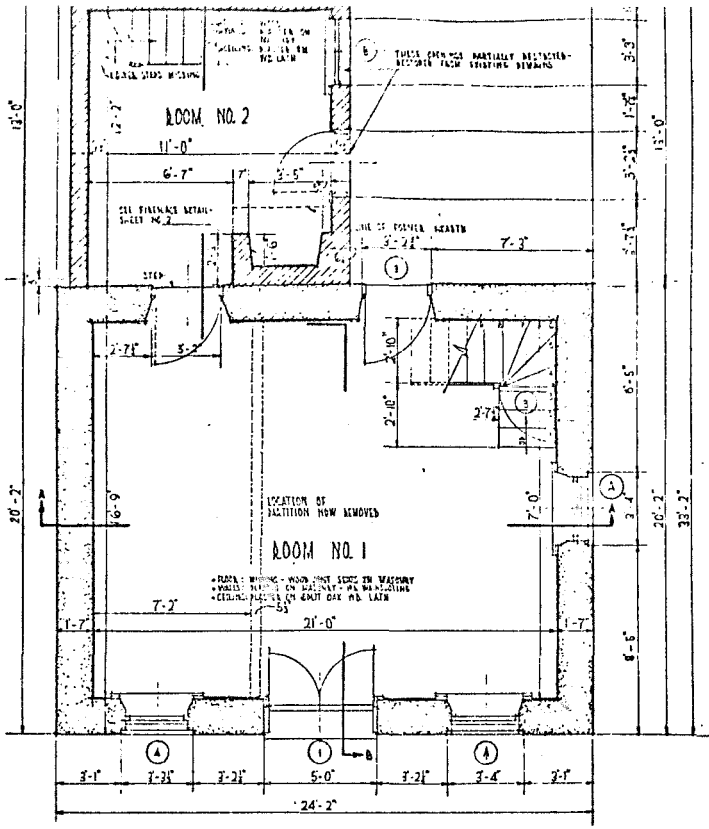
The first floor of the main house was designed for use as a tavern, or a store, or a warehouse, and consisted of one large rooms. The upper floors, intended for use as a dwelling, probably had two rooms on each level.

A two-storybrick wing with a sloping shed roof adjoined the main house at the southwest (rear left-hand) corner. The wing, 12½ feet wide and about 13 feet deep, contained one room on each floor. The first floor room, which it contains a fireplace, may have served as a kitchen and the

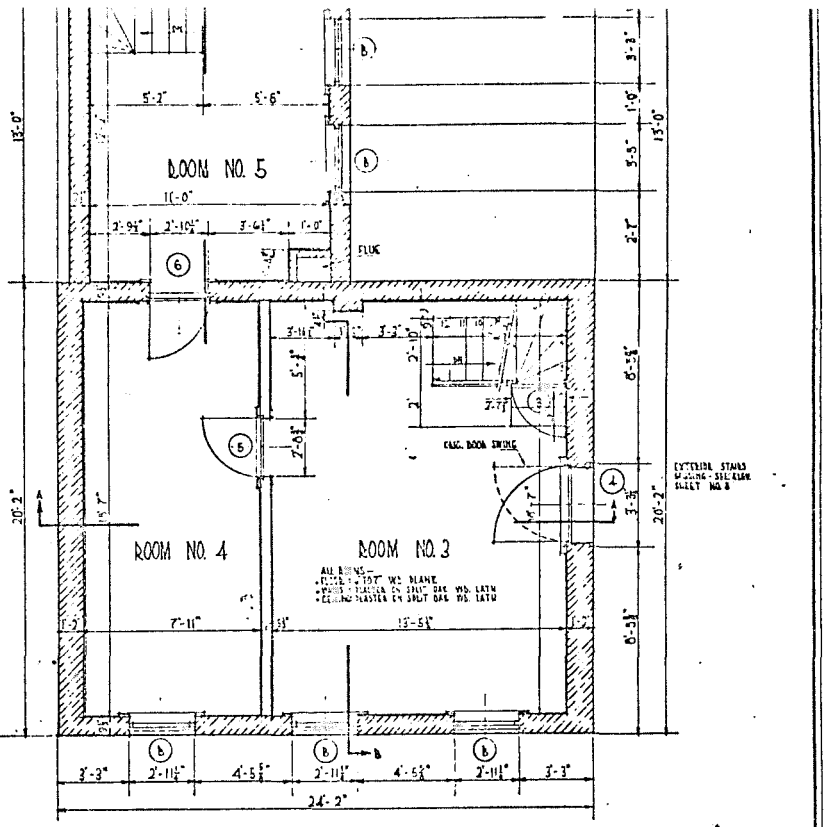
the room above as a bedroom. Windows in the brick wing had six over six lights and flat brick arches. In 1861[1] Bldg. No. 5 contained a total of seven rooms.

No architectural data historic structure study has ever been prepared for Bldg. No. 5

1. See Photo No. 2, Harpers Ferry Negative No. 379, taken 1882-86; Photo No. 3, Negative No. 190, taken 1886-89, and No. 4, Negative No. 100, taken in 1889.

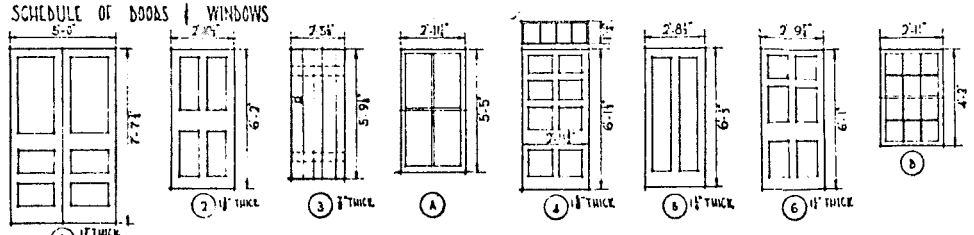


FIRST FLOOR PLAN.
SCALE 1/4"-1'-0"

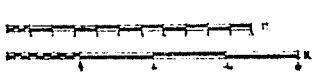


SECOND FLOOR PLAN.
SCALE 1/4"-1'-0"

SCHEDULE OF DOORS & WINDOWS

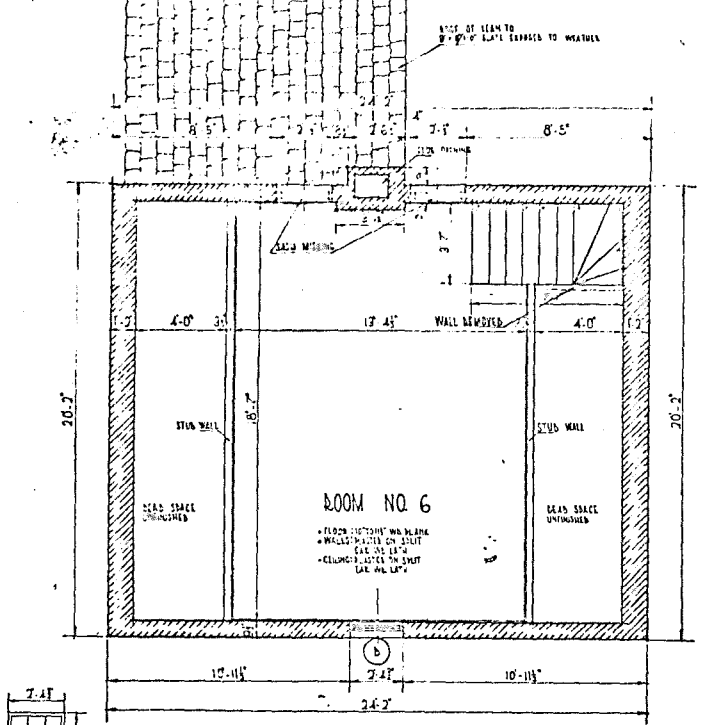


ALL WINDOWS 1¾" THICK



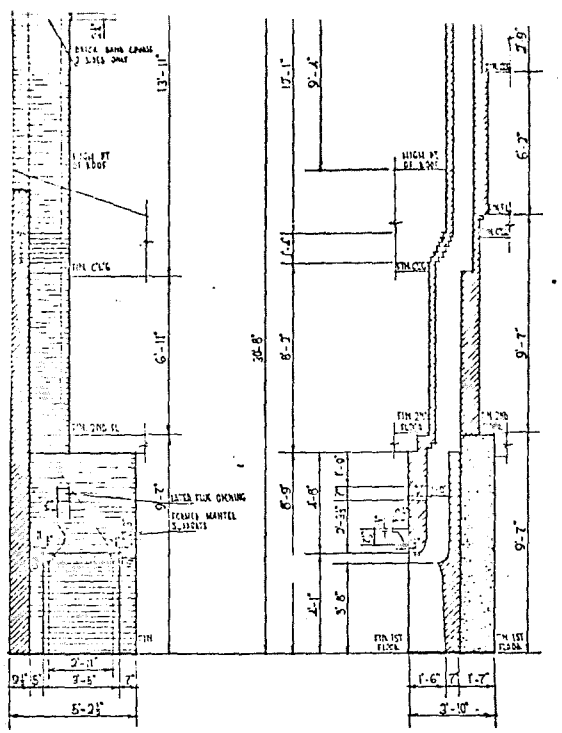
JAS N. ROSE - DEL

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE: BUILDING NUMBER FIVE HARPERS FERRY NATIONAL MONUMENT	SURVEY NO.	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 5 SHEETS



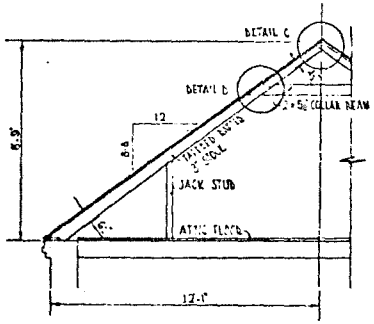
THIRD FLOOR PLAN

SCALE 1/4"-1'-0"



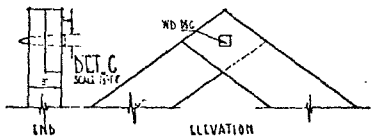
FIREPLACE DETAIL

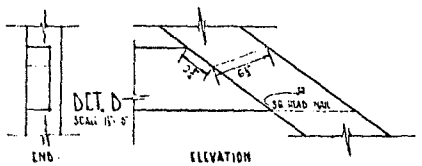
SCALE 1/4"-1'-0"

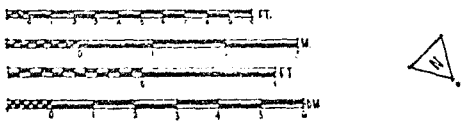


HALF SECTION ROOF FRAMING

SCALE 1/4"-1'-0"







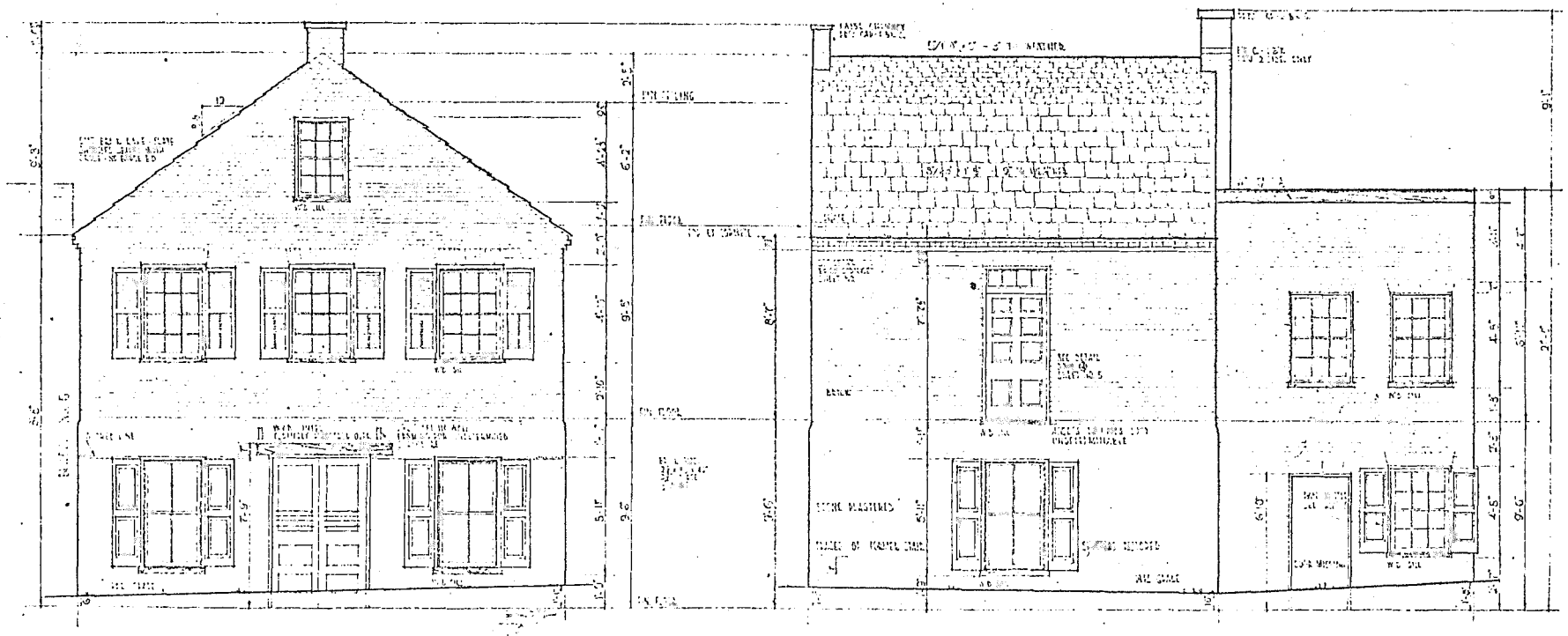
JAS. M. KISE - DEL.

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE:
BUILDING NUMBER FIVE
HARPERS FERRY NATIONAL MONUMENT

SURVEY NO.

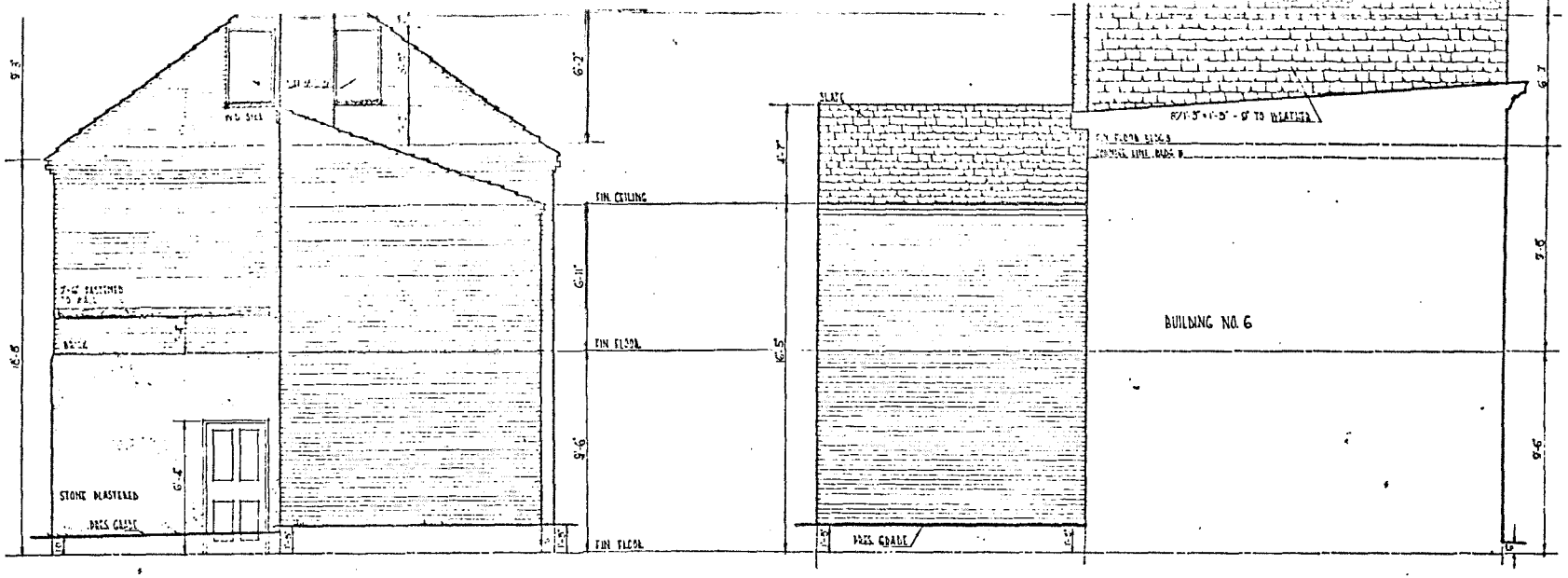
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 5 SHEETS



NORTHEAST ELEVATION

NORTHWEST ELEVATION

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE STUDENT MEASURING TEAM FOR THE EASTERN OFFICE—DIVISION OF DESIGN AND CONSTRUCTION	REGION 5 SHEET 3 OF 5
BUILDING NUMBER 5, THE BURLEIGH STORE HARPERS FERRY NATIONAL MONUMENT, WEST VIRGINIA	DRAWING NO. NM—HF 3057

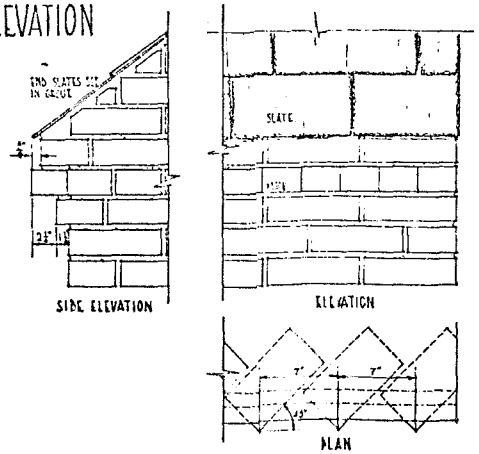


SOUTHWEST ELEVATION

SCALE 1/4"-1'-0"

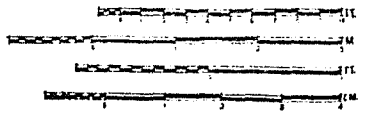
SOUTHEAST ELEVATION

SCALE 1/4"-1'-0"



CORNICE DETAIL

SCALE 1 1/2"-1'-0"



NOTE: REVISED APR. 29, '56 - BUILDING NO. 6 SHOWN ABOVE REMOVED AUG. '54

JAS. N. DYE - DEL.

NAME OF STRUCTURE

BUILDING NUMBER FIVE

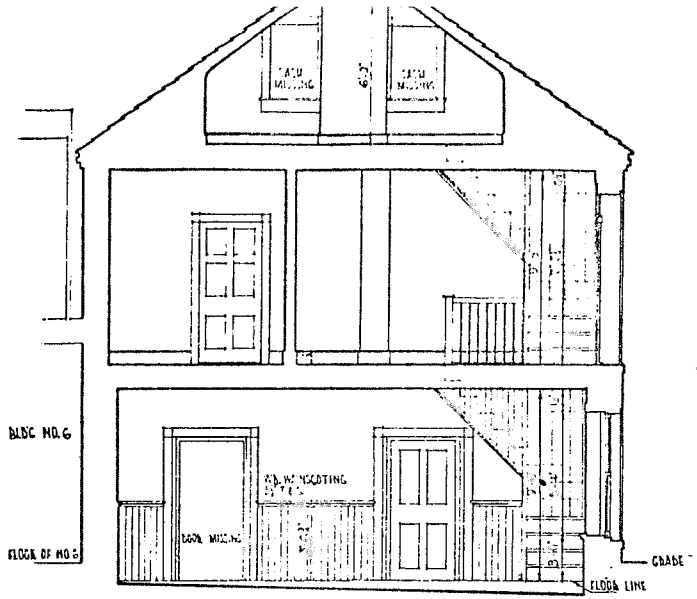
HARPERS FERRY NATIONAL MONUMENT

SURVEY NO.

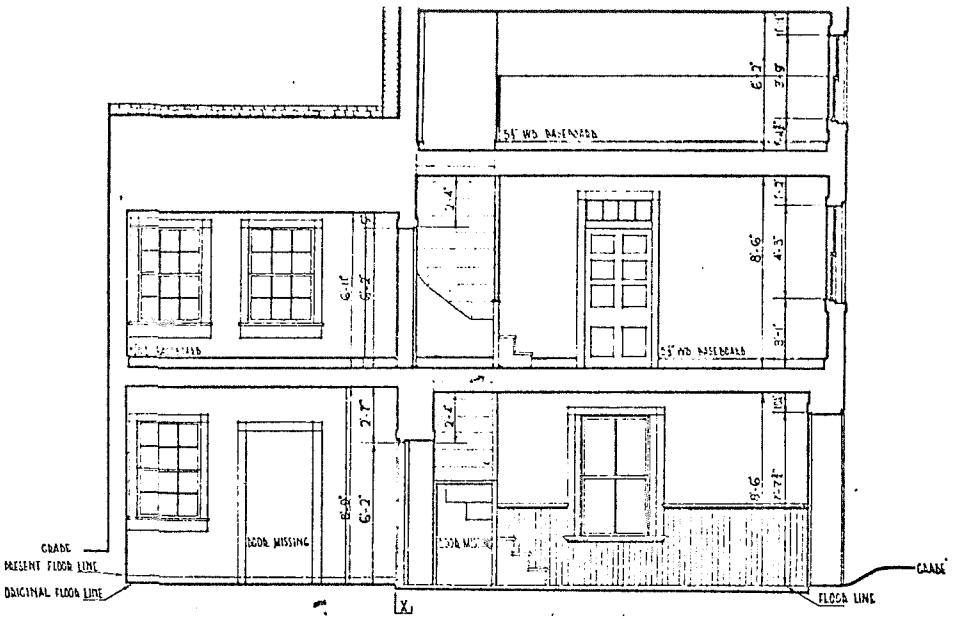
HISTORIC AMERICAN BUILDINGS SURVEY

SHEET 4 OF 5 SHEETS

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN



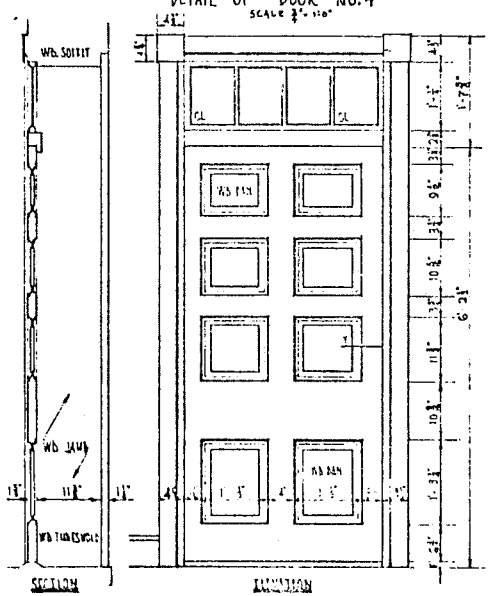
SECTION A-A
SCALE 1/4" = 1'-0"

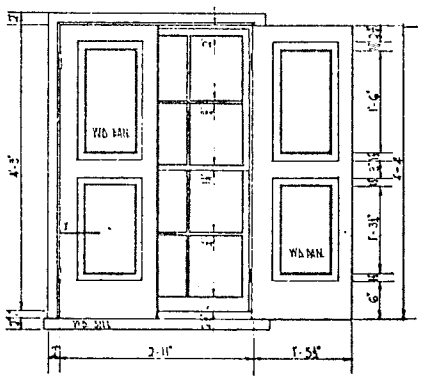


SECTION B-B
SCALE 1/4" = 1'-0"

NOTE: CUTTING PLANE SHIFTED ALONG LINE X-X TO CLARIFY RELATION OF MAJOR PARTS OF BUILDING

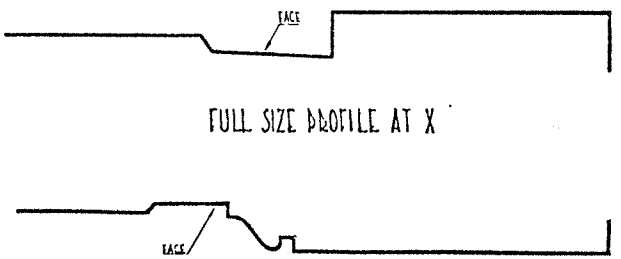
DETAIL OF DOOR NO. 4
SCALE 3/4" = 1'-0"





DETAIL OF WINDOW NO. B
SCALE 3/4" = 1'-0"

NOTE:
THIS DETAIL WAS BEEN PARTIALLY RESTORED FROM EXISTING FRAGMENTS IT APPEARS TO BE TYPICAL FOR THE EARLIER PHASE OF THE BUILDING. IT IS THE ONLY B WINDOW WITH ITS ORIGINAL SHUTTERS AND ITS ORIGINAL SHUTTER HARDWARE.



FULL SIZE PROFILE AT X

FULL SIZE PROFILE AT Y

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
BUILDING NUMBER FIVE
HARPERS FERRY NATIONAL MONUMENT

SURVEY NO.

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 5 SHEETS

LIBRARY OF CONGRESS PRINTS AND PHOTOGRAPHS DIVISION

II

4

New Data on the Use and Nature of

C.H. Frederick A. Roder's Store, Building No. 5: and 5A , in 1861-62

a. John J. Kern's claim, October 4,1873, for rent on behalf of the Estate of F.A. Roeder:

12 6 12 12 24 12

For Rent for two story Brick House on Potomac Street from July July 25, 1861 to March 25,1862 at $ 12.00 per Month..... $ 108.00

rented by Col. Baxter commanding Baxter's Philadelphia Fire Zouaves.

b. John J. Kern(66 year old) statement of Sept. 5,1902: P. 4

There was one building (No.16) on Washington(or High)S treet and two (Bldgs. No. 5 and 7) on Potomac Street.

They were all used by Col. Baxter's Zouaves...The two brick buildings on Potomac Street were used for stables and other purposes.

They took possession shortly after Mr. Roeder was killed...

They(the Union Army) held it continuously until Baxter left and they used them off and on during the entire war. I think Baxter left sometime in the spring of 1862... The other two(buildings) on Potomac Street were worth $ 10.00 each (in rent per month) and did bring $ 15.00 at one time.

The buildings were in good condition when the U.S. first took possession; and he (Roeder) always kept them in good repair. They were in a bad condition when the U.S. left them. The windows had been taken out and removed to Camp Hill to build quarters with. I guess it would have cost $ 1,000.00 at that time to restore the (3) buildings to the condition in which they were before the U.S. authorities used the same.

Cross-examination of Kern: P. 5

"...One of the buildings on Potomac Street had five rooms(Bldg. No. 5) and the other (No. 7) three.... I can't say who (what officers) used the buildings on Potomac Street. They were in and out all the time... The other two (buildings) on Potomac Street(were worth) about one thousand dollars (at the time the occupancy commenced).

c. Mary L. Kern, 59 years old, oldest child of Frederick A. Roeder, Statement of Sept. 5,1902: P. 5

" I know the U.S. authorities occupied buildings belonging to my father's estate during the war, -- our home place (Bldg. No. 16) and two (Bldg. Nos. 5 and 7) on Potomac Street... One (Bldg. No. 5) on Potomac Street (contained)seven (rooms) and the other (Bldg. No. 5 had) five (rooms).

Our father was killed July 4,1861. and the troops took possession of the house (Bldg. No. 16) that month. They gave up the home building (No. 16) and we took possession in March, 1862. The other two they used after that at different times during the war. They were brick buildings. (The Union Army used) The Potomac Street buildings for stables and warehouses for storing feed, etc.

Building No. 5 Continued:

Cross-examination of Mary L. Kern, 1902: P. 6

"The two buildings on Potomac Street were two and one-half stories high. I think it was Col. Baxter who had control of the home house (Bldg. No. 16) and it was the same troops had the other two."

d. James R. Roeder, 54 years old, second oldest son of Frederick A. Roeder, statement of Sept. 5, 1902: P. 4

The Union army used three houses (Bldgs. No. 5, 7, and 16) and a bakery (Bldg. No. 16A?) belonging to my father's estate...

The other two buildings were on Potomac Street. They were built of brick. One (Bldg. No. 5?) had seven rooms and the other (Bldg. No. 7) five. They used the lower part for horses and had forage in the upper part. The larger building was worth $ 10 per month (in rent) and the other $ 6.00.

They (the Union Army) took possession not quite a month after my father died, July 4, 1861. I could not say for sure but I think they (Col. Baxter of the 72d Penn. Fire Zouaves) remained there that winter."

Cross-examination of James R. Roeder: P. 5

"The same officers (Mr. Baxter and his staff) had control of the buildings on Potomac Street."

e. Thomas J. Burleigh, past 50 years of age, owner in 1902 of Bldg. No. 16, statement of Sept. 5, 1902: P. 6.

"I dont remember about them (the Union Army) occupying the two buildings (Buildings No. 5 and 7) on Potomac Street, but I remember they were very much damaged by some one."

f. Summary of the evidence by Attorney G.W. Hott, May 4, 1906:

"One (Bldg. No. 5) contained seven roons and one (Bldg. No. 5) five.

The buildings were used for....a stable, and warehouses."

Data from National Archives Record Group No. 123, Circuit Court of Claims, Claim file No. JC-11803, Congressional Jurisdiction.

~~C.W. Snell, 7/13/75.~~

Appendix NO. III

A. New Data on the use and nature of Bldgs. No. 16 and 16A in 1861-82.

and

B. Architect Alan M. Walmer's Drawings Illustrating the Evolution, 1844-1861, of the Floor Plans and Elevations of Frederick A. Roeder's Residence, Bldg. 16, and Bakery, Bldg. 16A. (September, 1964). 4 sheets.

NEW DATA ON THE PHYSICAL HISTORY AND USE OF THE FREDERICK A. ROEDER BUILDINGS, 1861-1865

a. Frederick A. Roeder Residence and Bakery, Bldgs. No. 16 and 16A

A. John J. Kern's claim for rent on behalf of Estate of F.A. Roeder October 4, 1873: [1]

Rent from July 25, 1861 to March 25, 1862 For Rent of two-story Brick House from July 25th 1861 to March 25th 1862 nine Months at $ 18.00 per Month, (House) on Main St. (High or Washington Street)..... $ 162.00

For Rent of Bakery on Main Street (Bldg. 16 or 16A) from July 25, 1861 to March 25, 1862 at $ 20.00 per Month..... $ 180.00
(Total for two: $ 342.00)
rented by Col. Baxter Commanding Baxter Fire Zouaves.
Philadelphia

The claim further states " we saw the troops commanded by Col Baxter in the Building and occupied by them as Head Quarters." signed by George P. Gardner and Anthony Bussy, Late Ordnance Dept.

B. John J. Kern's statement, September 5, 1902: [P.43]

I lived in the main building (Bldg. No. 16) at the beginning of the war. on Washington (or High) Street
There was one building (16) and two on Potomac street.
They were all used by Col. Baxter's Zouaves. The large brick building (No. 16) on Washington (or High) Street was used for a post-office and offices... 1
They (the Union Army) took possession shorty after Mr. Roeder was killed... They held it continuously until Baxter left and they used them (the 3 buildings) off and on during the entire war.
I think Baxter left sometime in the spring of 1862.
The main building (16) with the bakery (16A?) in back was worth at that time $ 25.00 (rent) per month....

"The buildings were in good condition when the U.S. first took possession, and he (Roeder) always kept them in good repair. They were in bad condition when the U.S. left them. The windows had been taken out and removed to Camp Hill to build quarters with. I guess it would have cost $ 1,000.00 at that time to restore the buildings to the condition in which they were before the U.S. authorities used the same.

1. Curicut Coubt of Claims, JC 11803

Bldg. 16 Continued:

Cross examination of John J. Kern, 66 years old, Sept. 5, 1902: P. 5

"There were seven rooms altogether in the main building (16) and three in the bakery part... They (the Army) used the main building for a post-office but I do not know who was ~~the~~ postmaster. One of them was Billy Wall. I do not remember what other officers used it.... The building on Washington (or High) Street was worth not less than $ 2000.00 at the time the occupancy commenced..."

C. Statement of Mary L. Kern, 59 years old and the oldest child of Frederick A. Roeder, Sept. 5, 1902: P. 5

I know the U.S. authorities ~~[illegible]~~ occupied buildings belonging to my father's estate during the war, our home place (Bldg. No. 16) contained eleven rooms; ~~[illegible]~~ ....

Our father was killed July 4, 1861, and the troops took possession of the house that month. They gave up the home building and we took possession in March, 1862.... They were brick buildings. They occupied our home building for a post-office and officers quarters....

Cross-examination of Mary L. Kern: P. 6

The home building was three and one-half stories.... I think it was Col. Baxter who had control of the home ~~[illegible]~~ house and it was the same troops had the other two.

d. Statement of James R. Roeder, Sept. 5, 1902- second oldest son of Federick A. Roeder:, 54 years old. P 3

The Union army used three houses (Bldgs. No. 5, 7, and 16) and a bakery (Bldg. 16A?) belonging to my father's estate. The home place (Bldg. No. 16)-- a brick building-- was used for the ~~[illegible]~~ post office and officers' headquarters. It contained eleven rooms, situated on the main street, known as Washington (or High) Street. It ought to have been worth at that time $ 18 to ~~9~~ $ 20 (in rent) per month....

They (the Union army) used the bakery (16A?) to bake bread in. There was wood house and shed connected with this. It adjoined the main building (Bldg. No. 16). They tore down these buildings and used them in building their camps. My father was in the bakery business at the beginning of the war. He was the only baker in town (in 1861).

Col. Baxter of the 72d Penn. Fire Zouaves occupied the home building (No. 16). I dont know whether he was the commanding officer or not.

They ~~@~~ took possession not quite a month after my father died, July 4, ~~[illegible]~~ 1861. I could not say for sure but I think they remained there that winter.

Cross-examination of James R. Roeder: P. 4

Mr. Baxter and his staff had control of the bakery. They were in the house (Bldg. No. 16). My father employed the two older (Roeder) boys in the bakery and sometimes he would get others...

Bldg. No. 16 continued:

E, Thomas J. Burleigh, past 50 years of age, owner of Bldg. No. 16, who had purchased this structure on January 3,1881. His statement of Sept. 5,1902: p 6.

I know the U.S. authorities occupied the brick building(No. 16) on Washington street belonging to the Roeder estate, in which I now live.

There are ten rooms in the building now and it is the same as it was then. They took possession I think it was the first year of the war and I think they held it for about a year. I do not know the exact time but I remember very distinctly of them going out and when they came back. They used it for a post-office and there were some soldiers in there too."

F. Summary of the Evidence by Attorney G. W. Hott, May 4,1906:

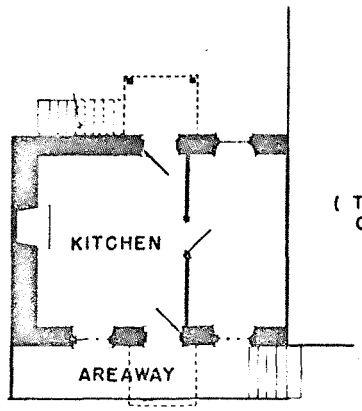
One of them(Bldg. No. 16) contained ten or eleven rooms(in 1861) and was used as a post-office and officers' quarters. A bakery was also utilized by the Union Army.

Data from National Archives Record Group 123, Circuit Court of [redacted] Claims, Claim File No. JC- 11802-Congressional Jurisdiction.

Note: See Harpers Ferry Negative HF- 208 for a 1864 Waud sketch of a Union Army bakery in operation at Harpers Ferry. This bakery was probably located in the Small Arsenal Building, U.S. Block A., Shenandoah Street.

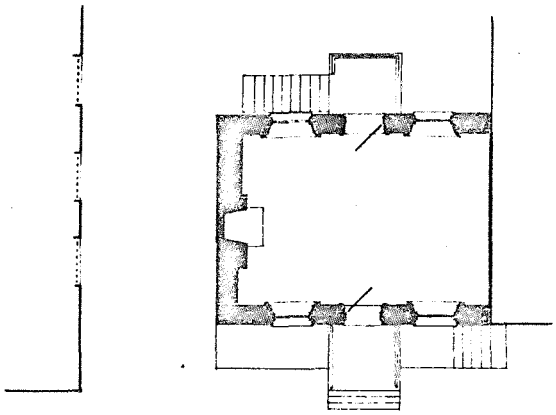
7/~~10/75 C.W. Snell~~

(STABLE - CONSTRUCTED 18-37-41)

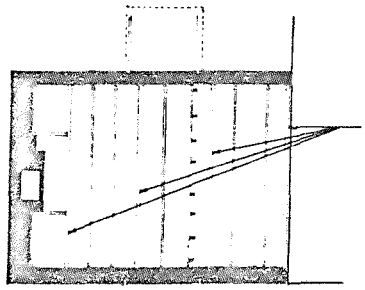


(THE DOWNEY HOUSE CONSTRUCTED 1838-9)

BASEMENT



FIRST FLOOR



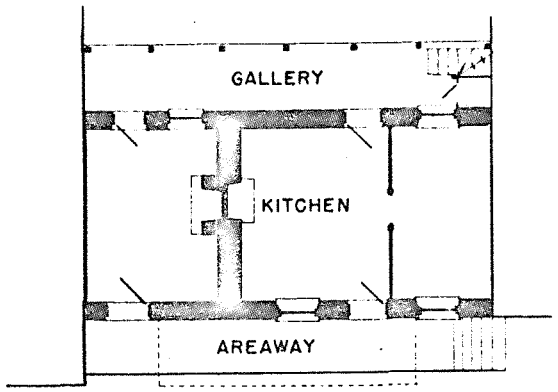
5" x 10" BEAMS - APPARENTLY RECLAIMED FROM A TIMBER BRIDGE

FIRST FLOOR FRAMING

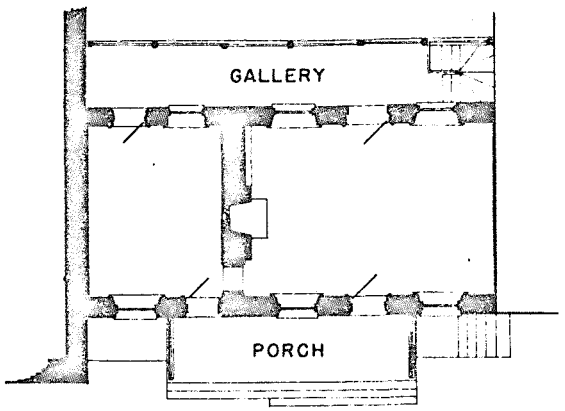
SCALE
0 1 4 8 12 16

FLOOR PLANS AS CONSTRUCTED IN 1844-5

ILLUSTRATION "A"



BASEMENT

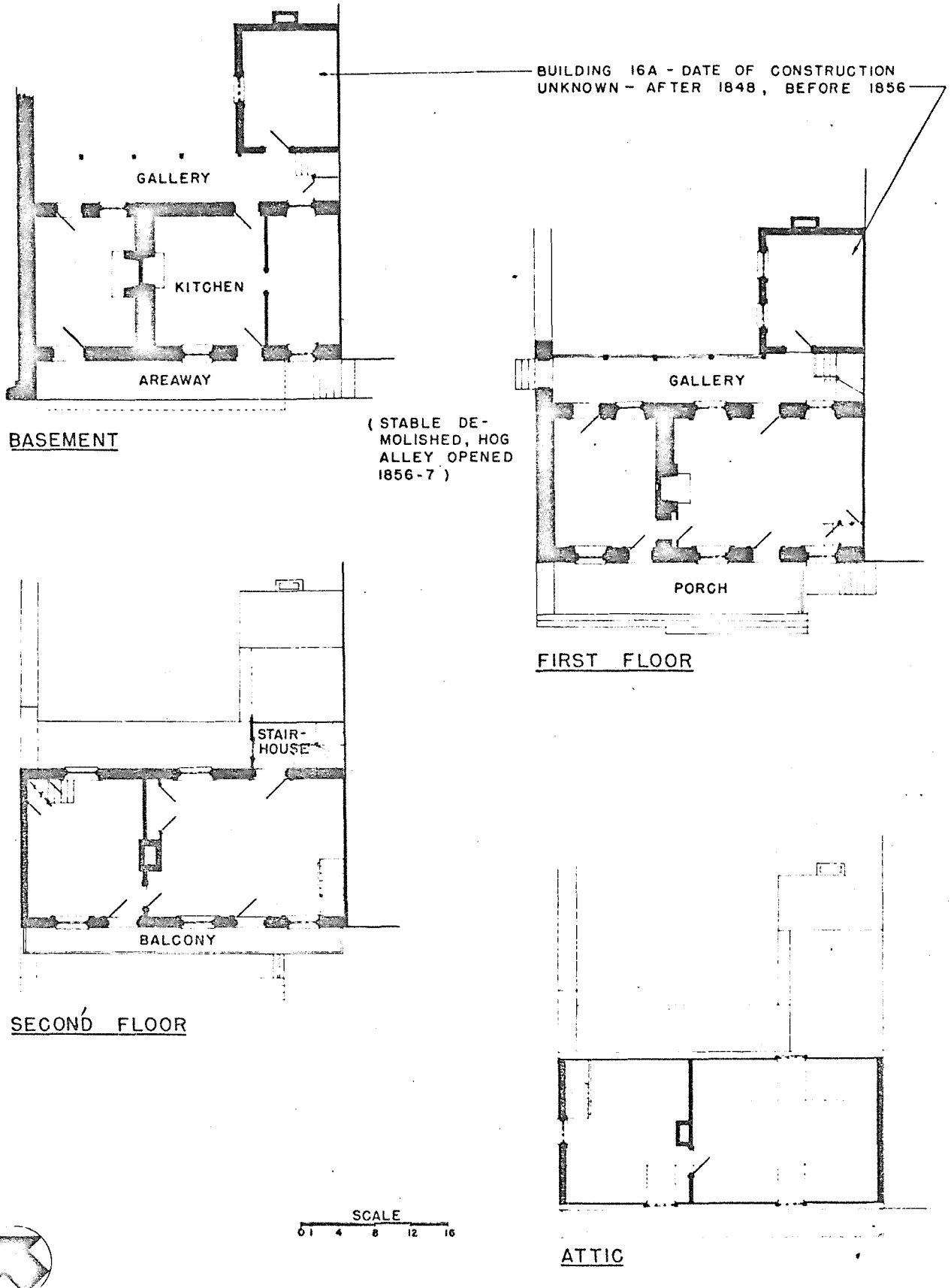


FIRST FLOOR

SCALE
0 1 4 8 12 16

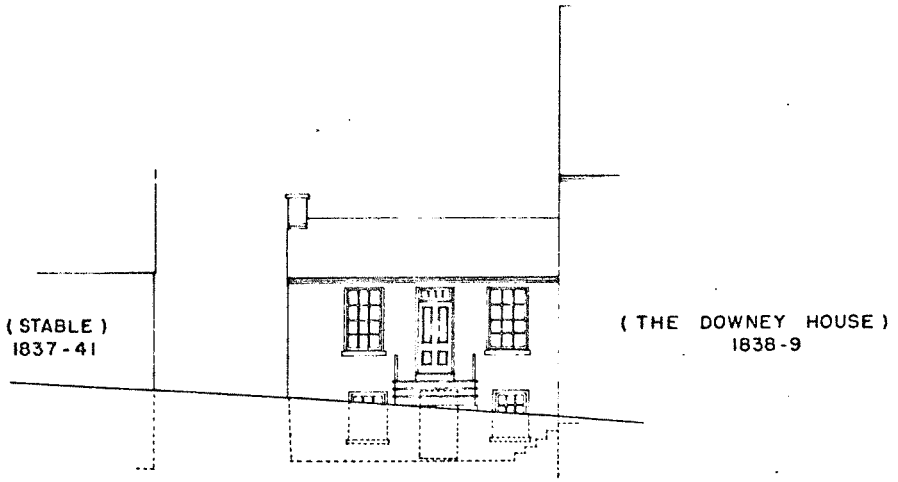
FLOOR PLANS – ALTERATIONS OF 1848-9

ILLUSTRATION "B"

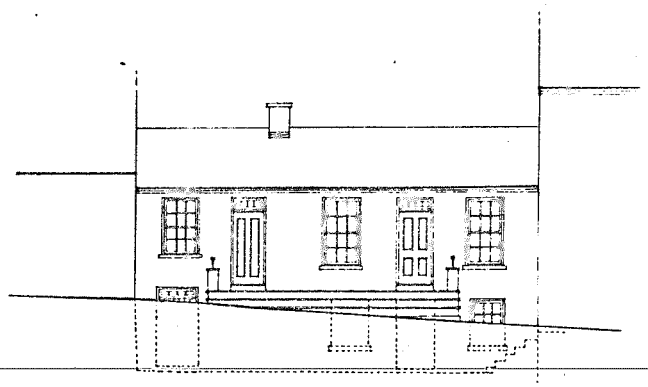


FLOOR PLANS - ALTERATIONS OF 1856-7

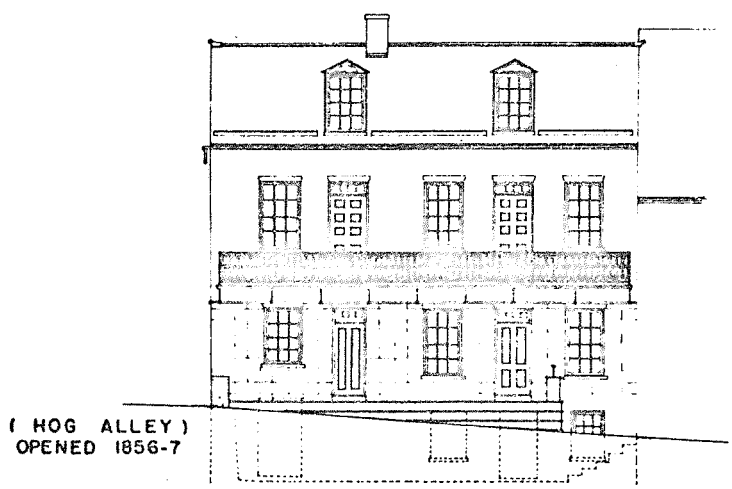
ILLUSTRATION "C"



AS CONSTRUCTED IN 1844-5



ALTERATIONS OF 1848-9



ALTERATIONS OF 1856-7

SCALE

0 1 4 8 12 16 20 24 28 32

EVOLUTION OF HIGH STREET ELEVATION

ILLUSTRATION "D"

Four

Historical Photographs of the Exteriors of Bldgs. No. 5 and 7, Taken 1865-1889.

Note: There are no known photos of the Interior of any Harpers Ferry buildings taken prior to 1890.

PHOTOGRAPH NO. 1

John Brown's Fort, Harper's Ferry, 1865

Harpers Ferry NHP Negative No. HF-55.

Left foreground: Gates and fence of ~~the~~ Main entrance to the U.S. Musket Factory.

Above Armory brick wall at left, north gable wall of Bldg. No. 9 and rear wing (Bldg. 8). and beyond it, the Catholic School House.
Above Bldg. No. 8, is St. Peter's Roman Catholic Church. Returning to center foreground the
in Musket Factory Yard, is the John Brown Fort or Armory Fire Engine ~~House~~
(with cupola on roof) Built in 1847-48
Building. (1848—1861). Between the Fort and Offices, and beyond the musket Factory brick wall, can be seen part of Bldg. No. 7, the White Hall Tavern (note that its first story is painted white). Above the roof of Bldg. 7, in the second tier of structures, can been seen the rear elevation of Bldg. No. 15 (with two dormers in its roof), and to ~~the~~ right, the rear facade of Bldg. No. 16, Frederick A. Roeder's Residence. In the third tier of buildings, beginning above the cupola on the Fort, is Bldg. No. 1A- The Harper House, once (1782-1803) a tavern, and moving to the right, Bldg. No. 1B- Dr. Nicholas Marmion's residence, and Bldg. 1C, one of Dr. Marmion's two tenant houses. Above Bldg. ~~1A~~ 1C, in the fourth tier, is Bldg. 48A, St. John's Protestant Episcopal Church and the structure to its left, visible ~~beyond~~ above Bldg. 1B, is U.S. Armory Dwelling House No. 21.

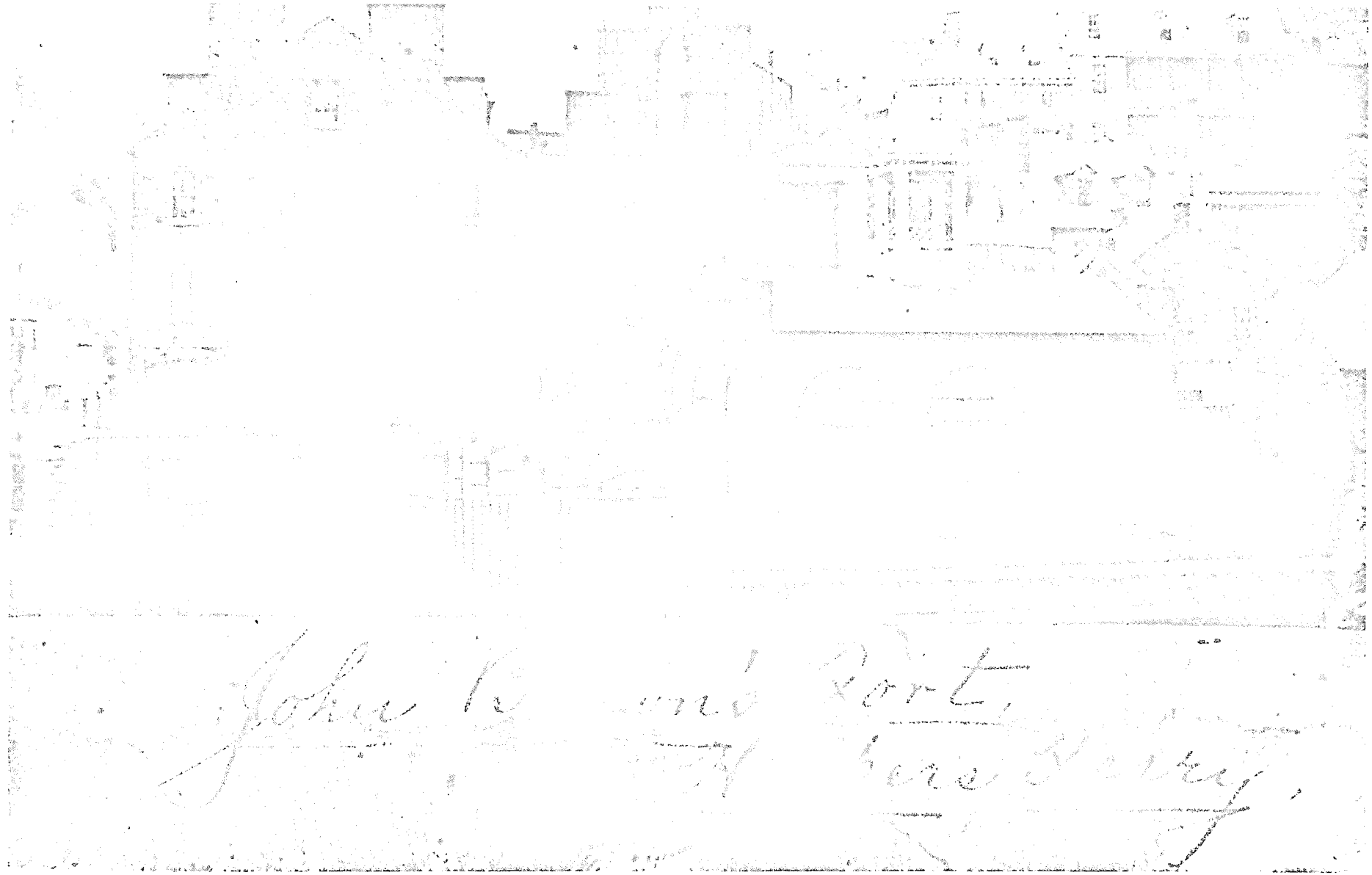


Photo No. 1 HF-55 -1865

John Brown's Fort, 1882-1886

Harpers Ferry NHP Negative No. HF-379.

In foreground, ~~[illegible]~~ at left, entrance gate to U.S. Musket Factory Yard, moving right within the yard, John Brown's Fort (the Armory Fire Engine House), and the Armory Office or Headquarters Building. Returning to the left and beyond the Armory brick wall, the north gable end of Bldg. No. 9 and 8, above 8, is St. Peter's Roman Catholic Church, built 1830-33. Returning to the second tier of structures, Bldg. No. 7, White Hall Tavern (notice both stories are painted white) is visible between the Fort and Armory Offices. A portion of Bldg. No. 5 rises above the Armory Office Building. In the third row, beginning by the cupola on the fort and moving right, the rear elevation of Bldg. No. 15 (largely concealed by trees) and to its right a portion of Bldg. No. 16. The next structure (with white facade) is actually located on the opposite side of High Street on Wager Lot No. 55B, as is the house with two dormers immediately to its right, on Wager Lot No. 56A. The structure below the Lot 56A House is Armory Dwelling House No. 14, which was situated on Wager Lot No. 18. In the third tier, returning to the left and above the cupola is Bldg. 1A, the Harper House; and moving to the right, is Bldg. 1B- Dr. Nicholas Marmion's residence, and Bldgs. 1C and 1D, the First and Second Marmion Tenant Houses. The dwelling above Bldg. 1D is located on Wager Lot No. 43. The large structure on the hill beyond Bldg. No. 1B and 1C, is St. John's Protestant Episcopal Church. Bldg. No. 48A, built 1851-52. & 1880 ord



No. 2- HF* 379 (1882-1886)

PHOTOGRAPH NO. 3

JOHN BROWN'S FORT, 1886-1889

Harpers Ferry NHP Negative No. HF- 190.

Left to right: North wall of Bldg. No. 8, then John Brown's Fort(or Armory Fire Engine House), and then, beyond the Armory brick wall, the facade of Bldg. No. 5, Roeder's Store(note that the first story is painted white). Above and beyond Bldg. 5 can be seen the rear of Armory Dwelling No. 14, located on Wager Lot No. 18; above this is Bldg. 1D, one of Dr. Marmion's two tenant houses. Above Bldg. 1D can be seen part of the house situated on Wager Lot 43, and the building to its right stands on Wager Lot No. 42.

Returning to the center, the two dormers visible above the fort and to the right of the cupola are in the roof of Bldg. 1B, Dr. Nicholas Marmion's residence. The gable end of St. John's Protestant Episcopal Church, Bldg. No. 48A, rises above the roof of Bldg. 1B. The house at the top of the hill, to the right of the church, is a new residence dating from the 1880's.



Photo No. 3- HF 190(1886-1889)

PHOTOGRAPH NO. 4

John Brown's Fort in the 1889 Flood

Harpers Ferry NHP Negative No. HF-100.

Left to right: In ~~f~~oreground, 15th Armory fence and gate, then John Brown's Fort(or Armory fire engine house), and at the right, beyond the brick Armory fence or wall, the front elevation of Bldg. No. 5, Roeder's Store. Note that the first story of Bldg. 5 is painted white. Returning to the left, beyond the Armory brick wall is the north wall of Bldg. No. 8. On the hill, above the fort's cupola, is Bldg. 1A, the Harper House, then 1B, Dr. Marmion's Residence, and Bldgs. 1C and 1D, the First and Second Marmion Tenant Houses. Above 1D, is the house standing on Wager Lot No. 43. The large building visible above Bldgs. 1B and 1C is St. John's Protestant Episcopal Church, Bldg 48A. The house at the top of the hill and right of the church dates from the 1880's.

Returning to John Brown's Fort, part of White Hall, Bldg. No. 7 (note the second story is painted white) is visible above the right end of the Fort. Part of the rear elevation of Bldg. No. 16 is to be seen above Bldg. No. 7. The house visible to the right of Bldg. 16 is located on Wager Lot 55A and the structure to its right, and rising above Bldg. No. 5, is Armory Dwelling House No. 14, which was situated on Wager Lot No. 18.

Photo No. 4 - HF- 100 (1889).

FIVE ILLUSTRATIVE MAPS:

1. Wager Lots 13-16 in 1846.

2. Wager Lots 13- 16 in 1848

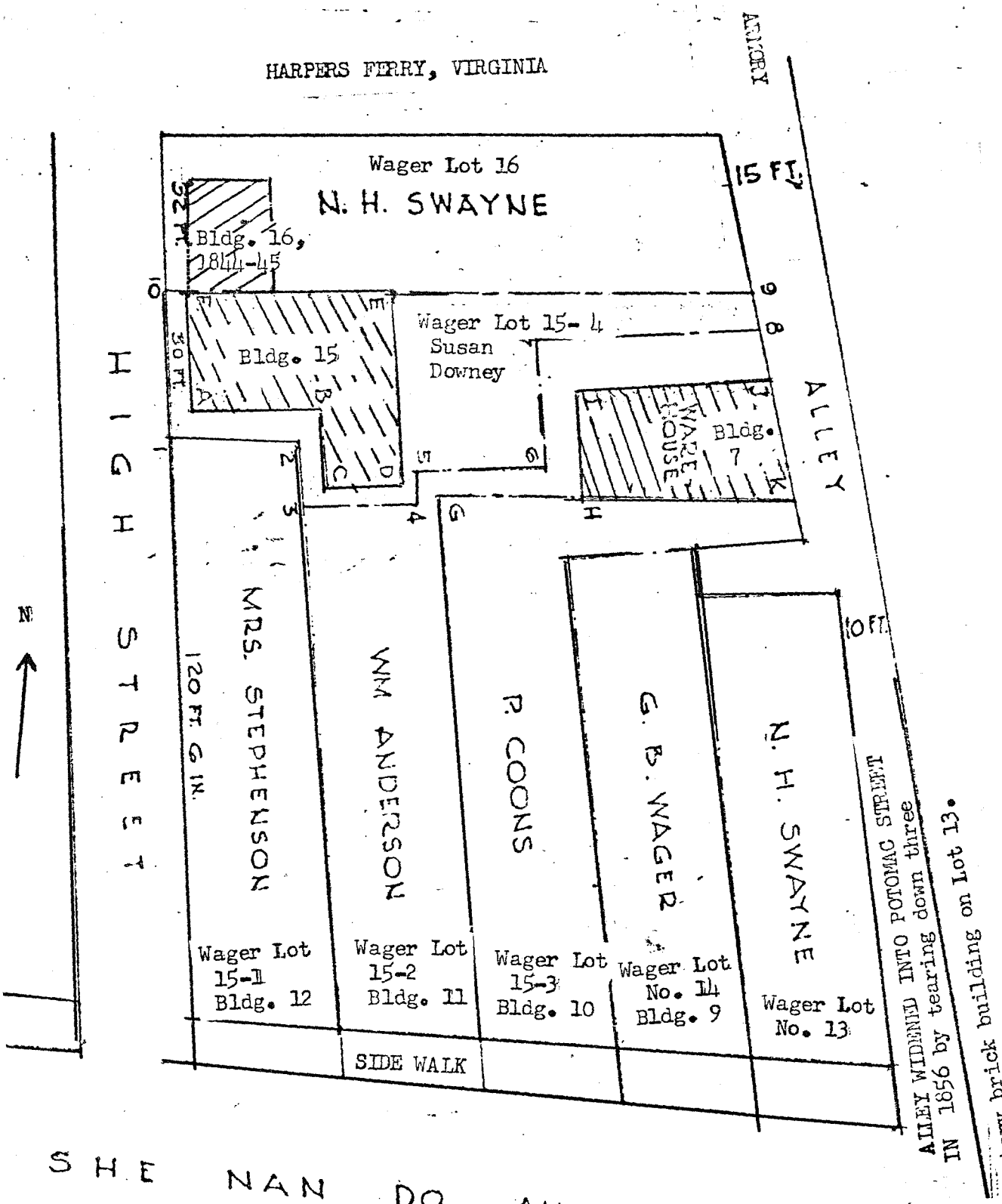
3. High Street Area, Wager Lots 17 To 34 in 1844.

4. High Street Area, Wager Lots 17 to 34 in 1859.

5. Potomac Street Area in 1859

Maps prepared by Charles W. Snell.

HARPERS FERRY, VIRGINIA



MAP NO. 1

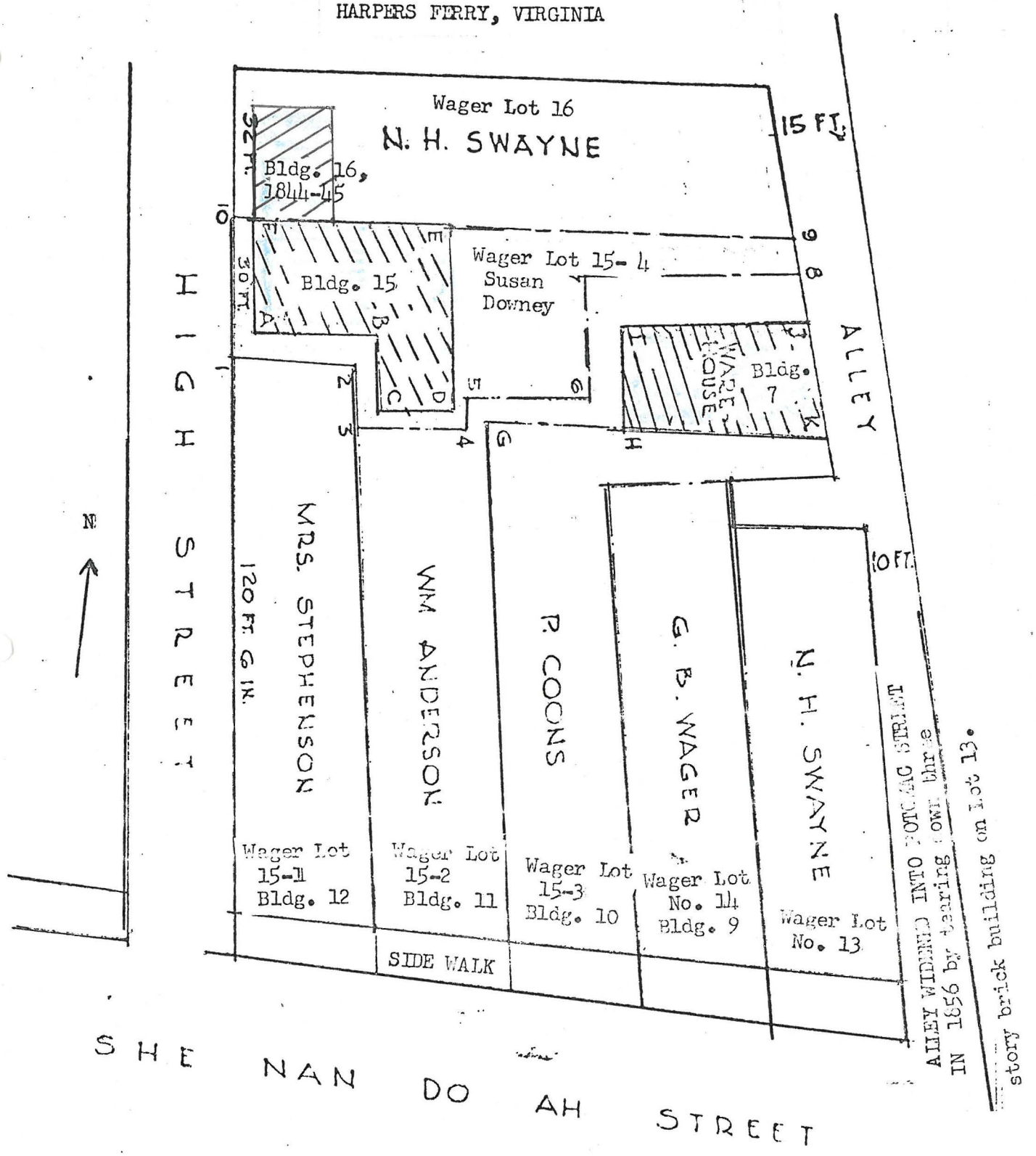
lan of Bldg. o. 16 added o the Plat.

Plat of Land sold by William Anderson to Susan Downey, July 20,1846, Deed Book 28, p.175. Charles Town Court House, Jefferson County, W. Va.

Data on Bldg. 16 added by C.W. Snell.

Scale: 1" equals 30'.

HARPERS FERRY, VIRGINIA

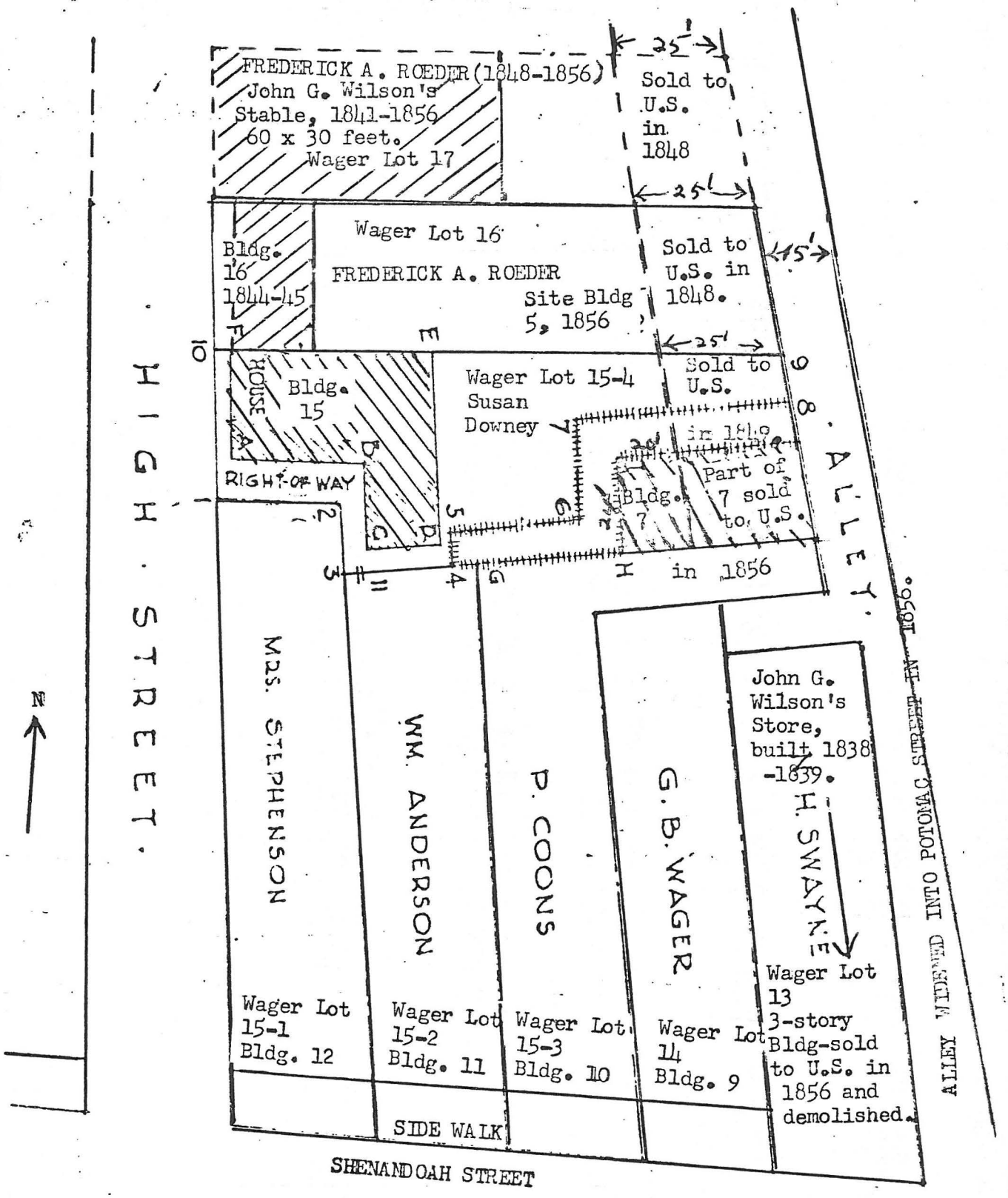


Plan of Bldg. 16 added to Plat/

Plat of Land sold by William Anderson to Susan Downey, July 20, 1846, Deed Book 28, p.175. Charles Town Court House, Jefferson County, W. Va.

MAP NO. 1

Scale: 1" equals 30'.



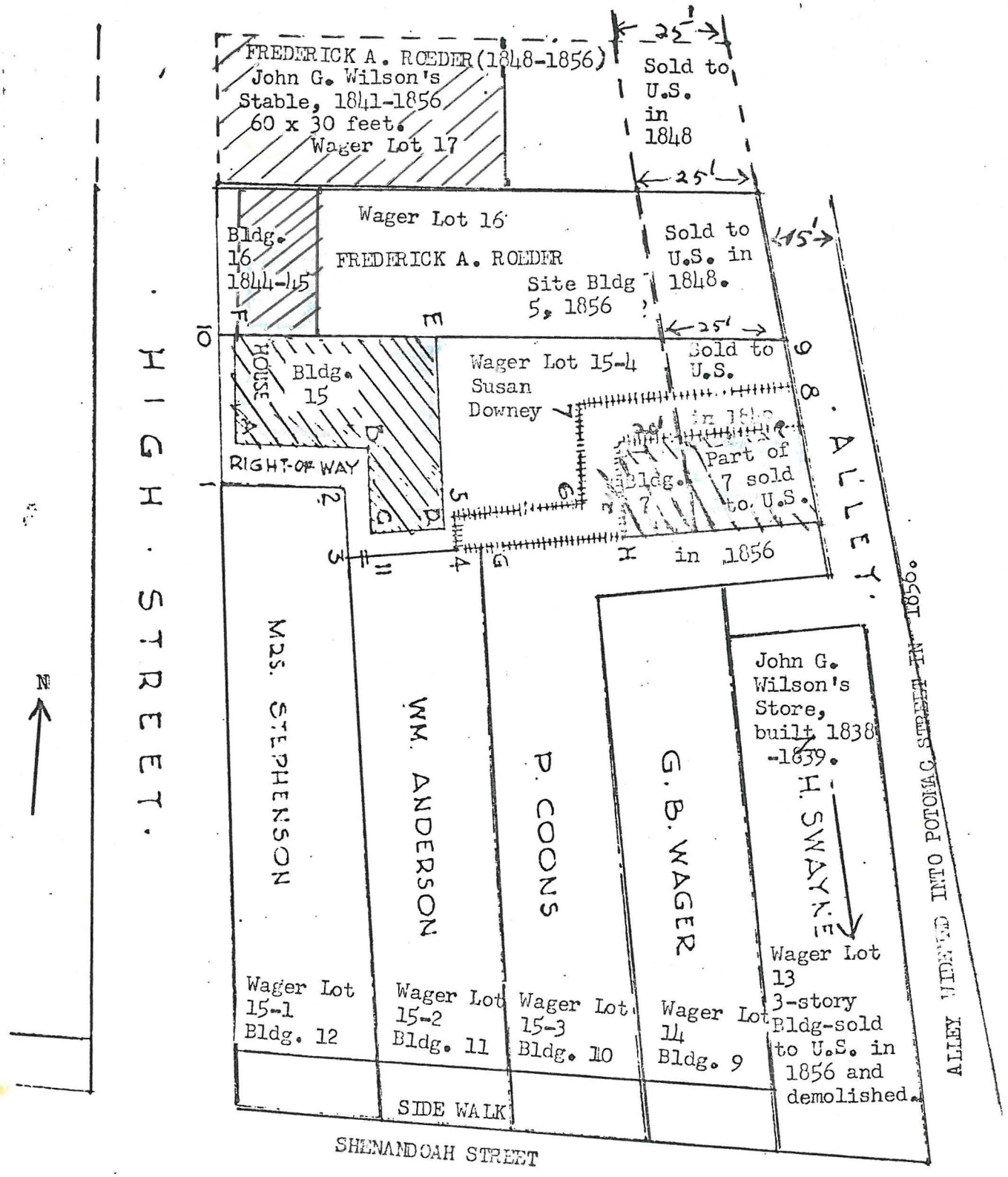
Bldg 16 and

Data on Lot 17 added to original plat.
C.W.Snell

PIAT OF LAND FROM WM. ANDERSON TO SUSAN DOWNEY, September 1,1848.
Deed Book 30, p. 306,307.
Charles Town Court House,
Jefferson County, W. Va.

MAP NO. 2

Scale: 1" equals 30'.

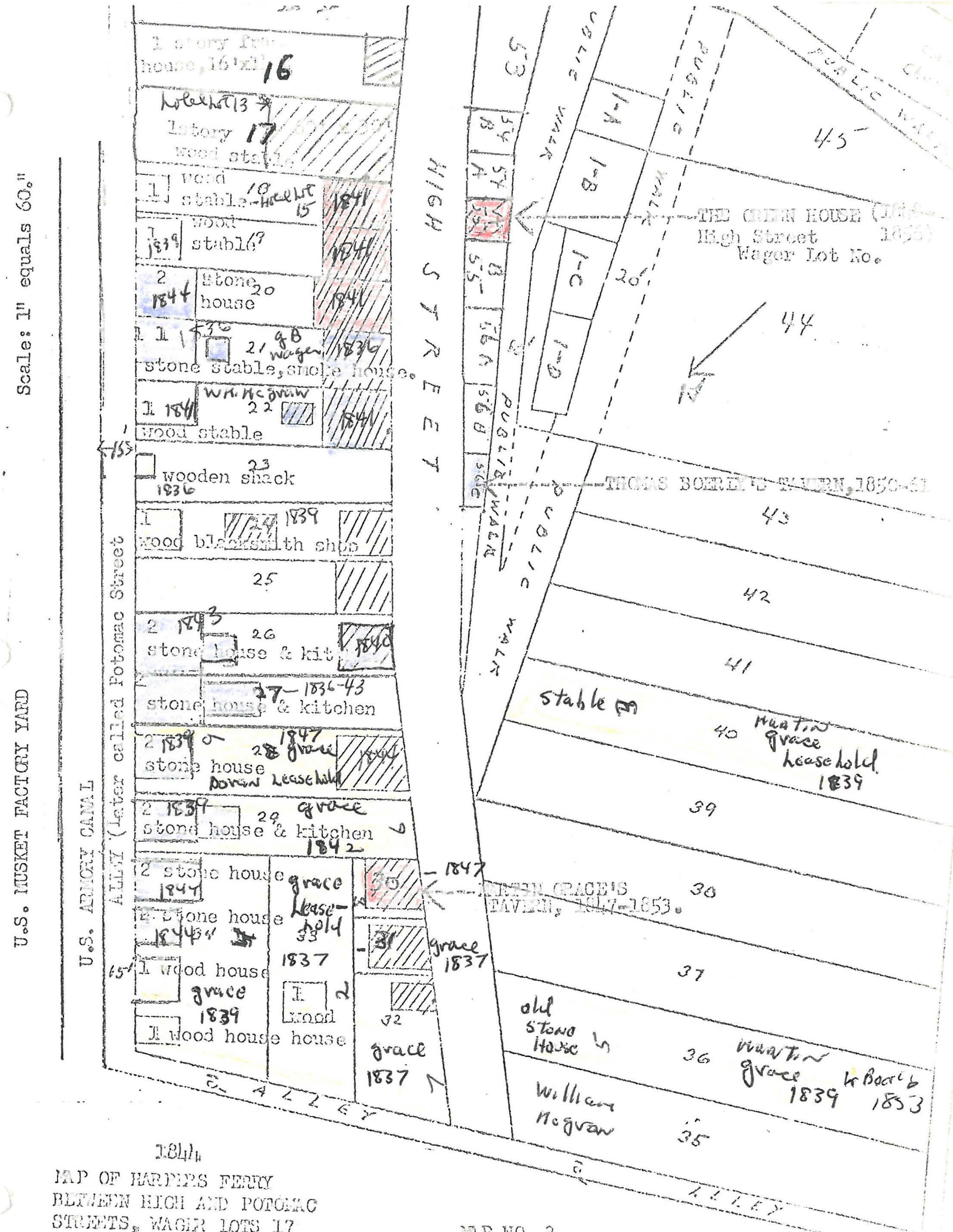


Data on Lot 17 added to original plat. C.W.Snell

PLAT OF LAND FROM WM. ANDERSON TO SUSAN DOWNEY, September 1,1848. Deed Book 30, p. 306,307. Charles Town Court House, Jefferson County, W. Va.

MAP NO. 2

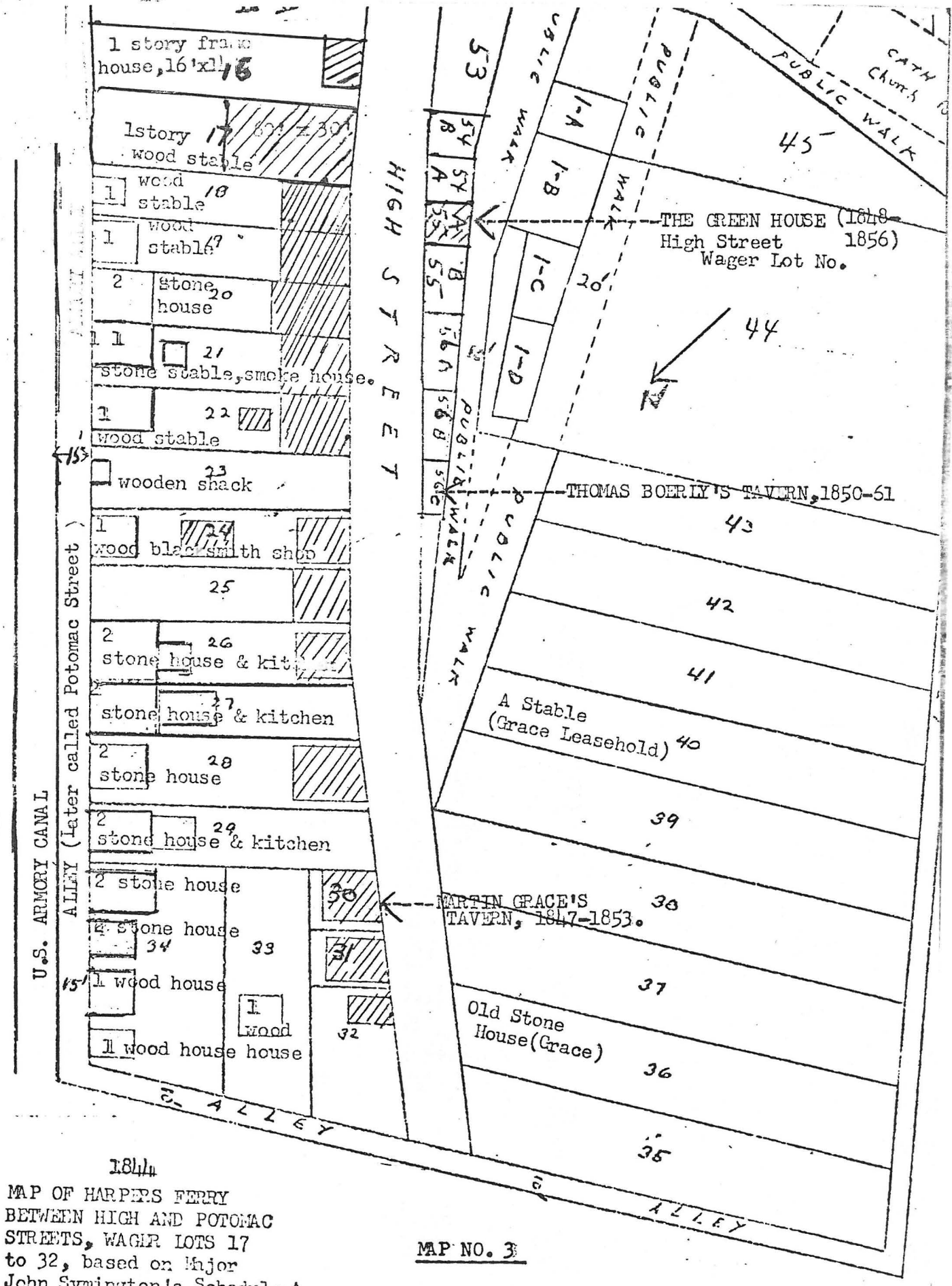
Scale: 1" equals 30'.



1844

MAP OF HARPERS FERRY
BETWEEN HIGH AND POTOMAC
STREETS, WAGER LOTS 17
to 32, based on Major
John Symington's Schedule A,
December 12, 1844.

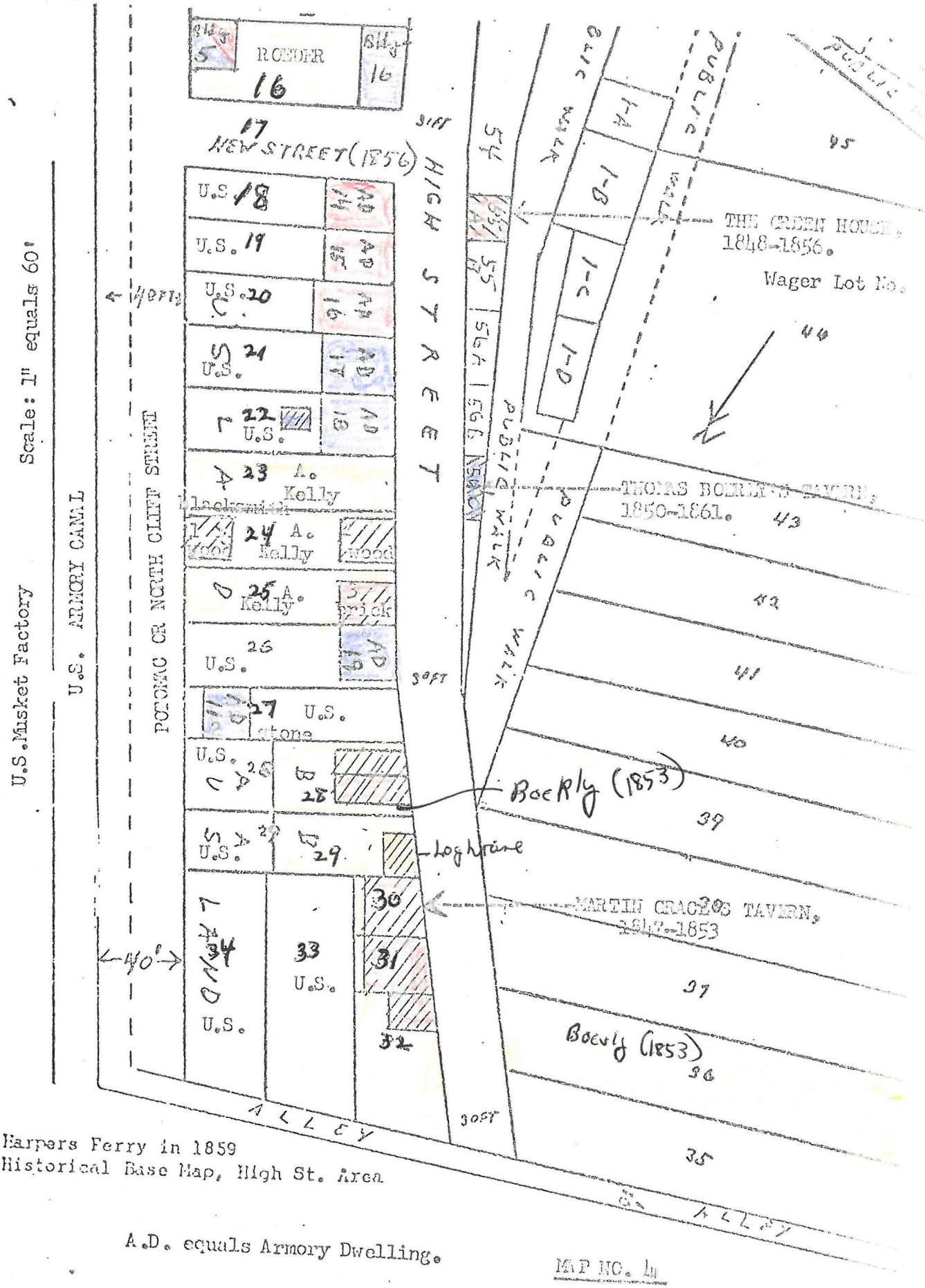
MAP NO. 3



1844

MAP OF HARPERS FERRY BETWEEN HIGH AND POTOMAC STREETS, WAGER LOTS 17 to 32, based on Major John Symington's Schedule A, December 12, 1844.

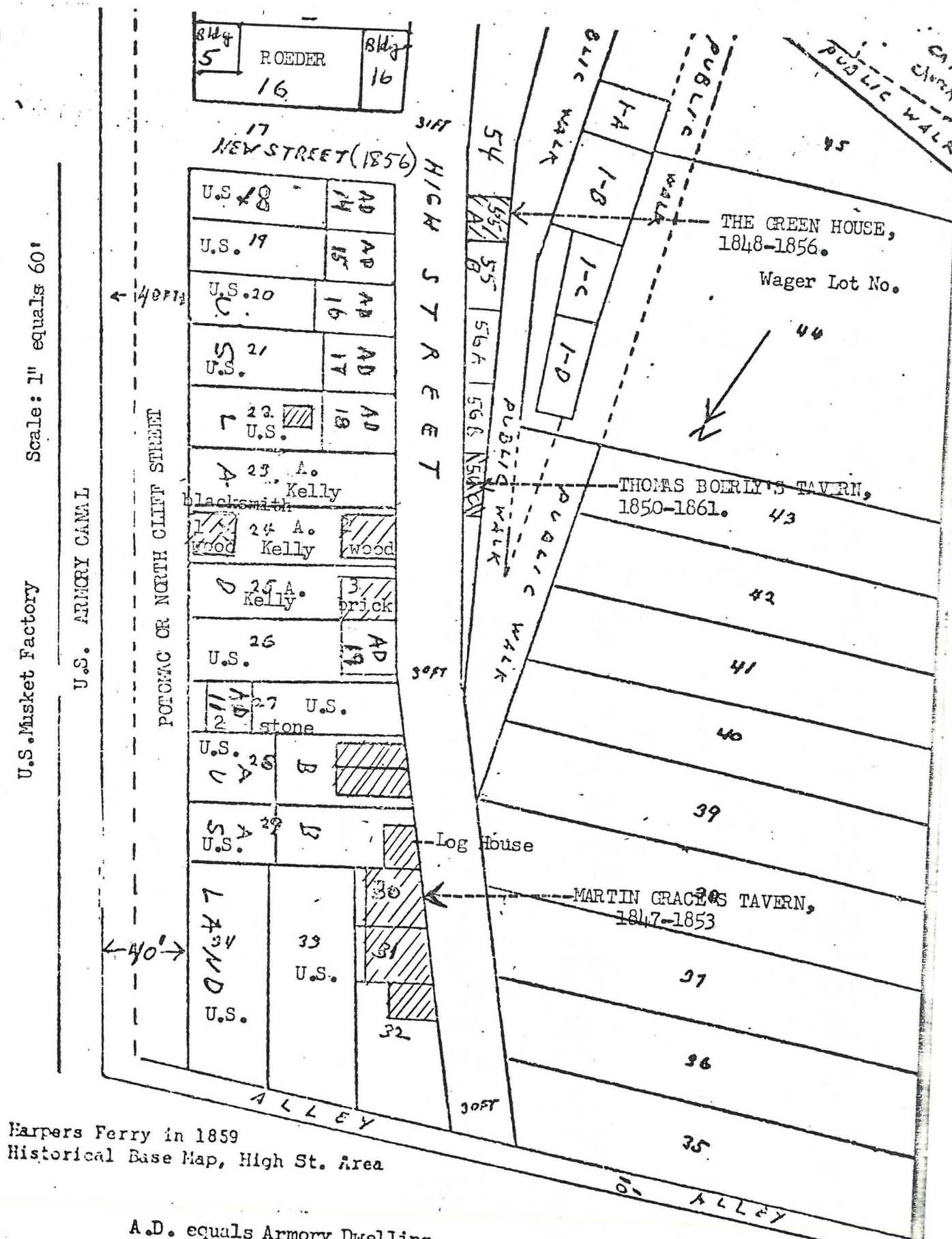
MAP NO. 3



Harpers Ferry in 1859
Historical Base Map, High St. Area

A.D. equals Armory Dwelling.

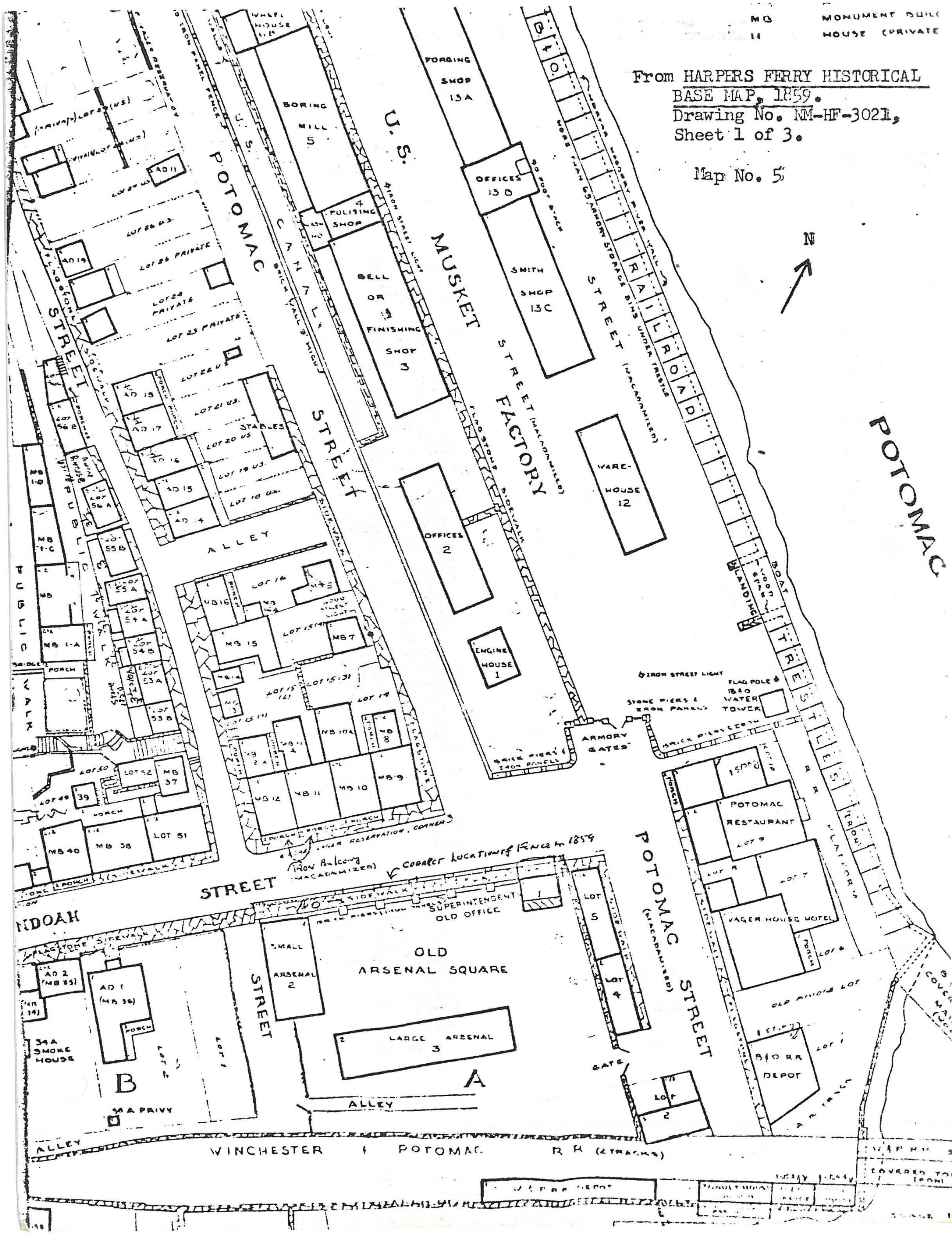
MAP NO. 4



Harpers Ferry in 1859
Historical Base Map, High St. Area

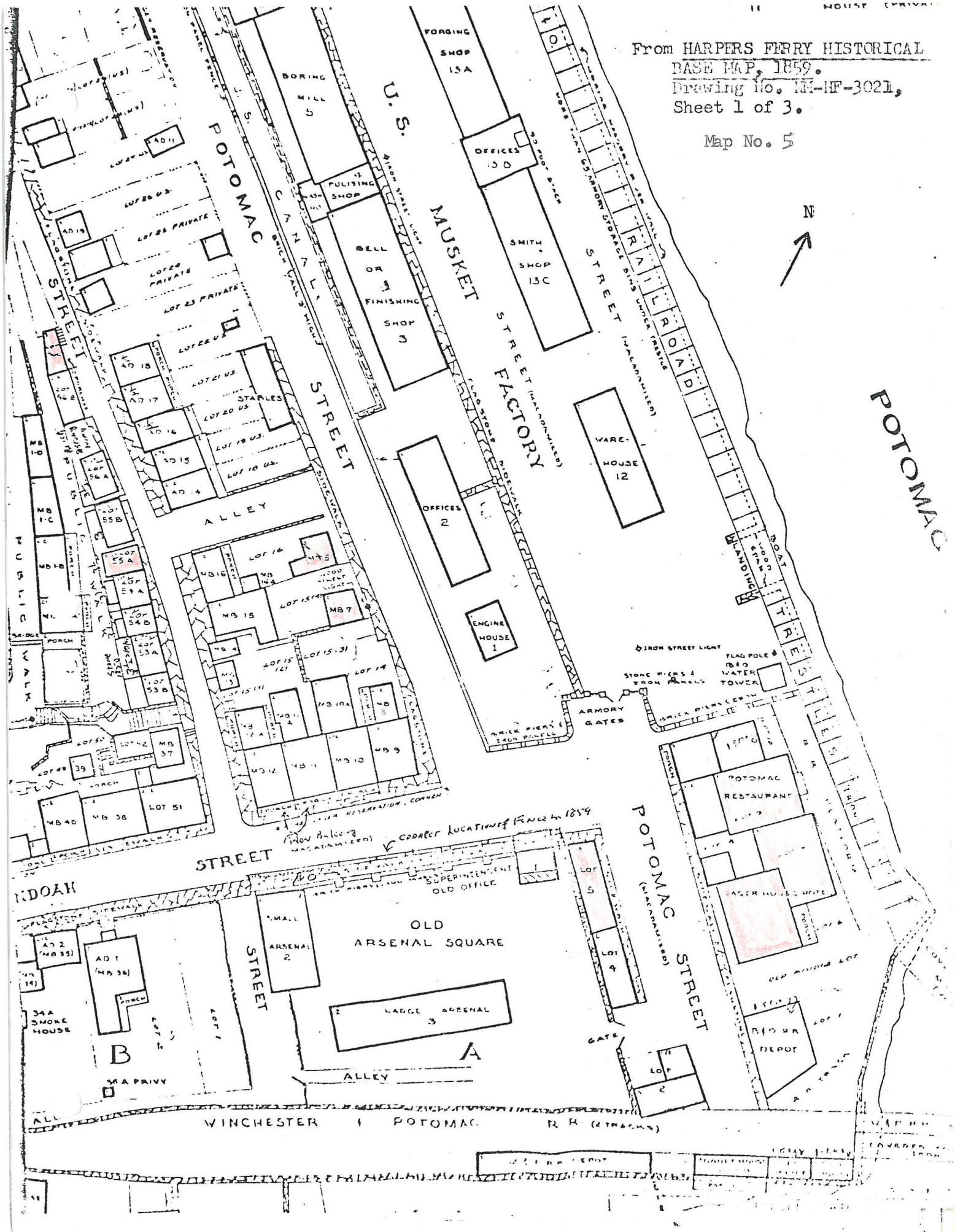
A.D. equals Armory Dwelling.

MAP NO. 4



From HARPERS FERRY HISTORICAL BASE MAP, 1859.
Drawing No. NM-HF-3021,
Sheet 1 of 3.

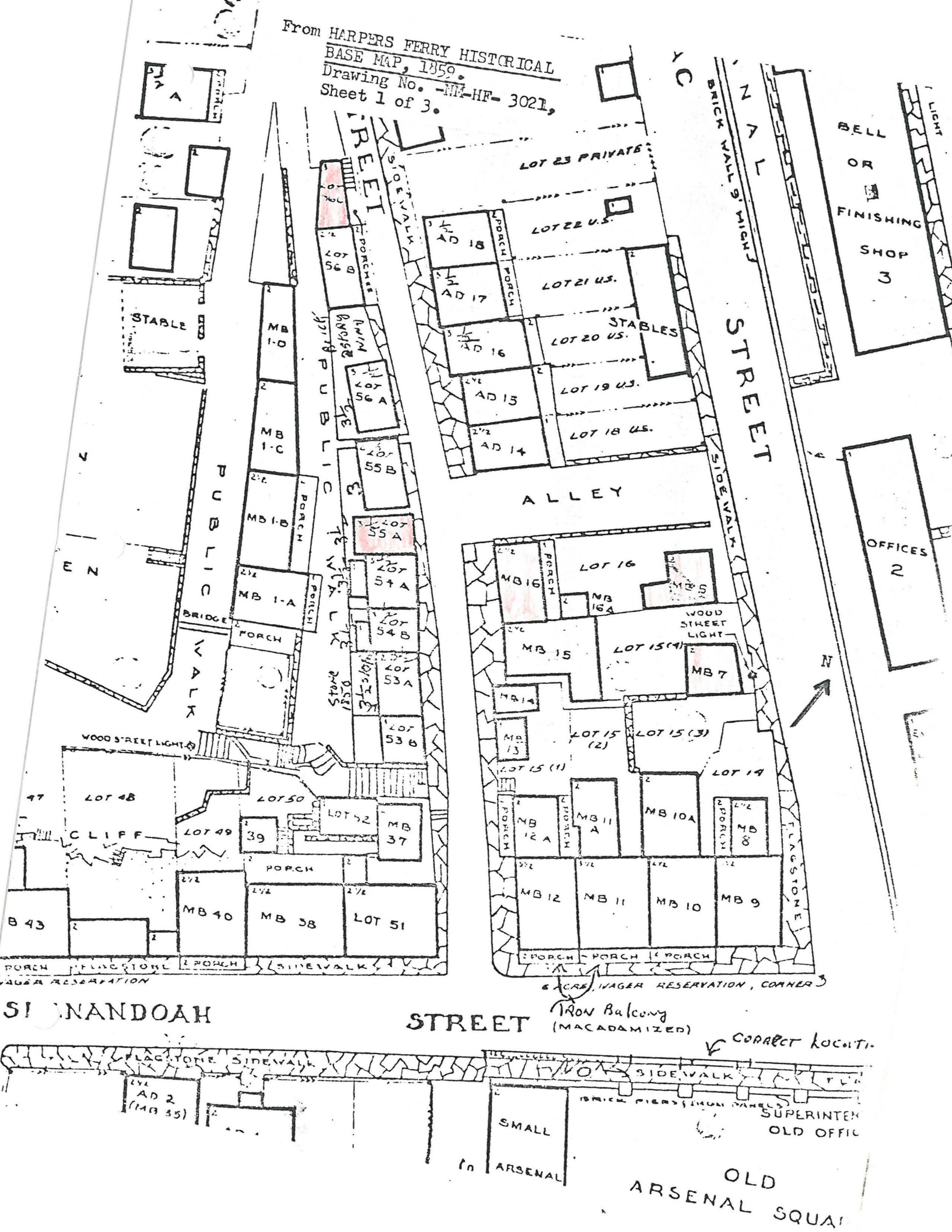
Map No. 5

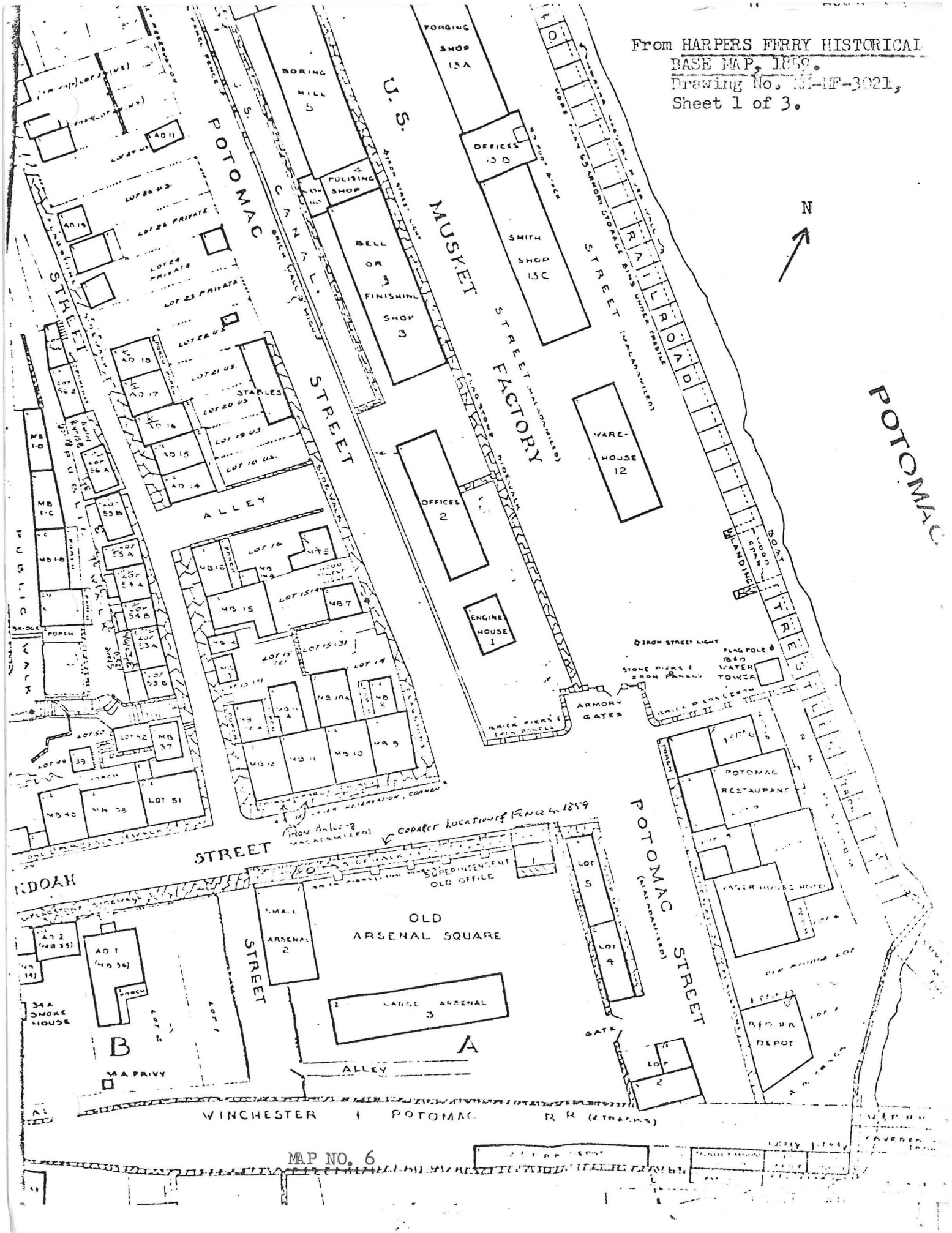

From HARPERS FERRY HISTORICAL
BASE MAP, 1859.
Drawing No. HF-HF-3021,
Sheet 1 of 3.
Map No. 5
N
POTOMAC STREET
U. S. MUSKET FACTORY
CANAL
POTOMAC
FORGING SHOP 15A
BORING MILL 5
POLISHING SHOP
BELL OR FINISHING SHOP 3
OFFICES 13D
SMITH'S SHOP 13C
OFFICES 2
ENGINE HOUSE 1
WARE-HOUSE 12
STABLES
ALLEY
ARMORY GATES
IRON STREET LIGHT
FLAG POLE
B&O WATER TOWER
POTOMAC RESTAURANT
OLD ARSENAL SQUARE
SMALL ARSENAL 2
LARGE ARSENAL 3
OLD OFFICE
SUPERINTENDENT
34A SMOKE HOUSE
34A PRIVY
B
A
GATE
B&O R R DEPOT
WINCHESTER & POTOMAC R R (4 TRACKS)
STREET
ALLEY

From HARPERS FERRY HISTORICAL
BASE MAP, 1859.
Drawing No. -NM-HF- 3021,
Sheet 1 of 3.



From HARPERS FERRY HISTORICAL
BASE MAP, 1859.
Drawing No. -NM-HF- 3021,
Sheet 1 of 3.




From HARPERS FERRY HISTORICAL
BASE MAP, 1858.
Drawing No. HF-HF-3021,
Sheet 1 of 3.
POTOMAC
STREET
U. S.
MUSKET
FACTORY
STREET
CANAL
BORING MILL 5
FORGING SHOP 13A
OFFICES 13D
FULLING SHOP
BELL OR FINISHING SHOP 3
SMITH SHOP 13C
WARE-HOUSE 12
OFFICES 2
ENGINE HOUSE 1
ARMORY GATES
ALLEY
STABLES
PUBLIC WALK
BOAT LANDING
IRON STREET LIGHT
FLAG POLE
R&O WATER TOWER
STONE PIERS & IRON PANELS
POTOMAC RESTAURANT
OLD ARSENAL SQUARE
SMALL ARSENAL 2
LARGE ARSENAL 3
SUPERINTENDENT OLD OFFICE
POTOMAC STREET
B&O RR DEPOT
GATE
34A SMOKE HOUSE
34A PRIVY
WINCHESTER & POTOMAC R.R. (2 TRACKS)
CORRECT LOCATION OF FENCE in 1859
MAP NO. 6


SANBORN*PERRIS INSURANCE MAP
OF HARPERS FERRY, November 1894.
Scale: 50 feet equals one inch.
POTOMAC STREET
HIGH STREET
SHENANDOAH STREET
ALLEY
ALLEY.
HOTEL CONNER.
Restr't
Storage Shed.
Barber
Shed
Coal & Lumb. Shed
Meat
Drugs
Gen'l S.
Drug.
Sal.
Rest.
Grn.
Cla.
P.O.
Engine
Boiler
Stone Steps
Cut in Mountain
New Building
Yard
Elevator
3 FR. RF.
2 STY.
VAC.
D.G.
C.G.
Tea.
Dwg.
Fr.
Ex.

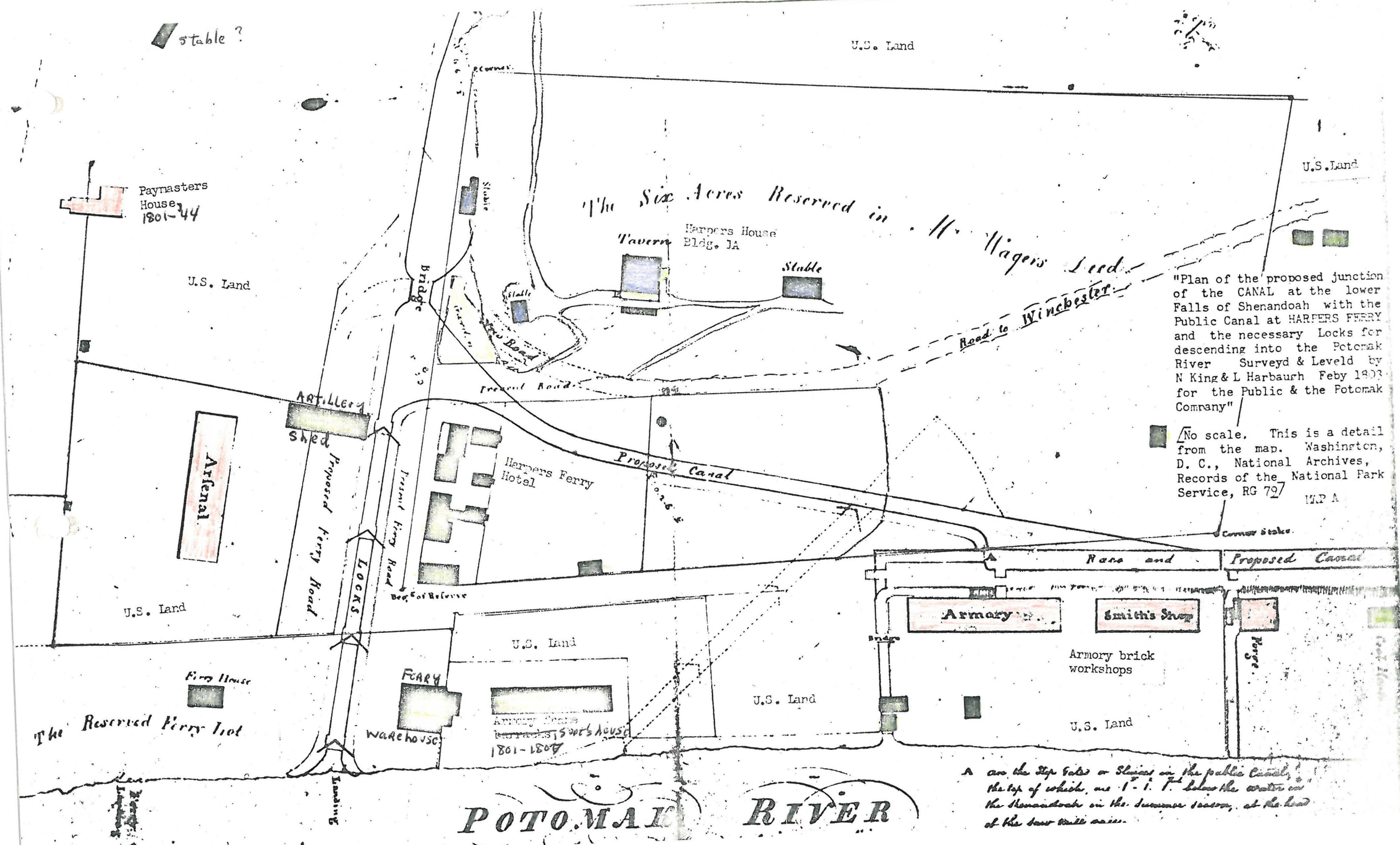
THREE HISTORICAL MAPS:

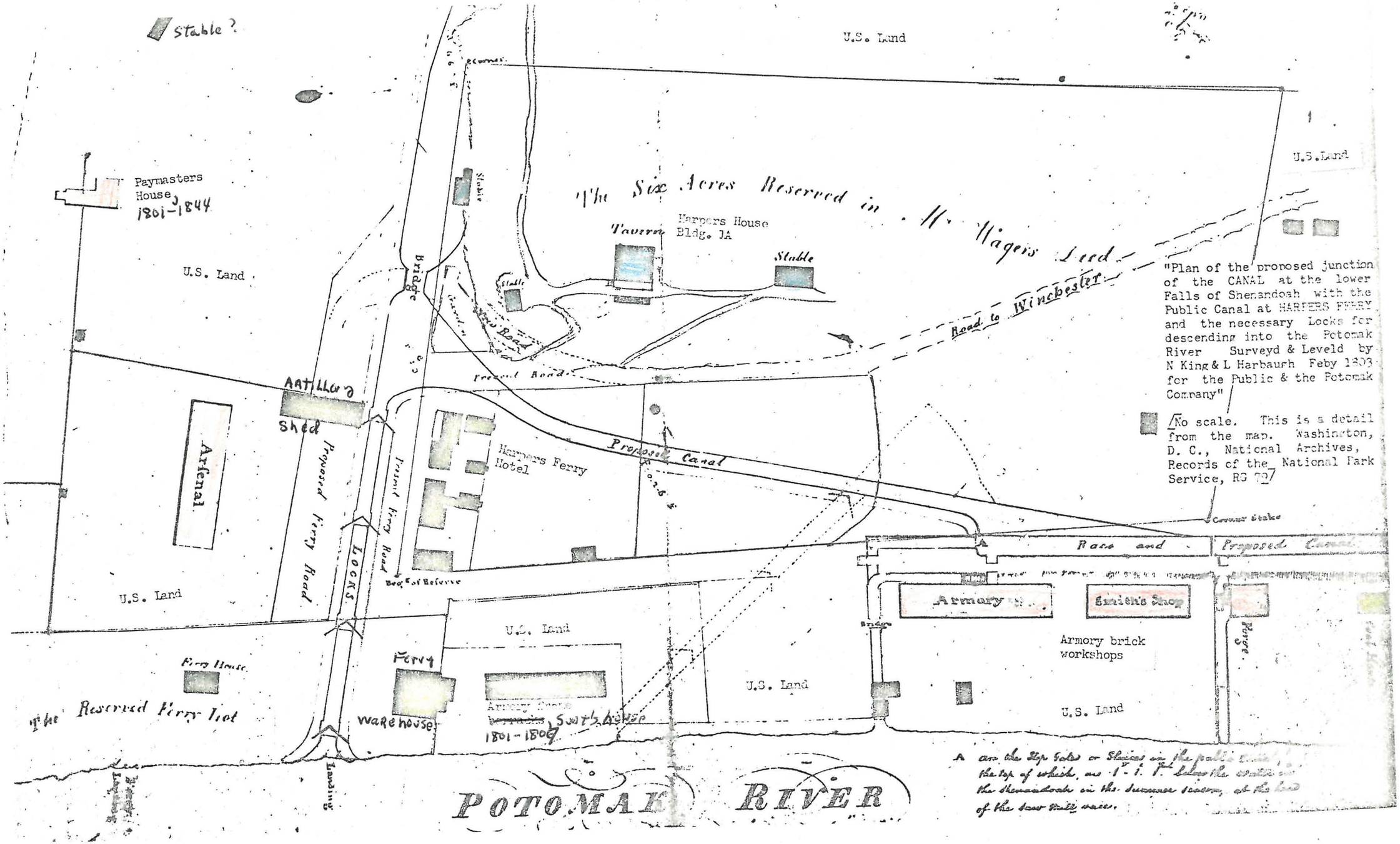
A. Harpers Ferry in 1803.

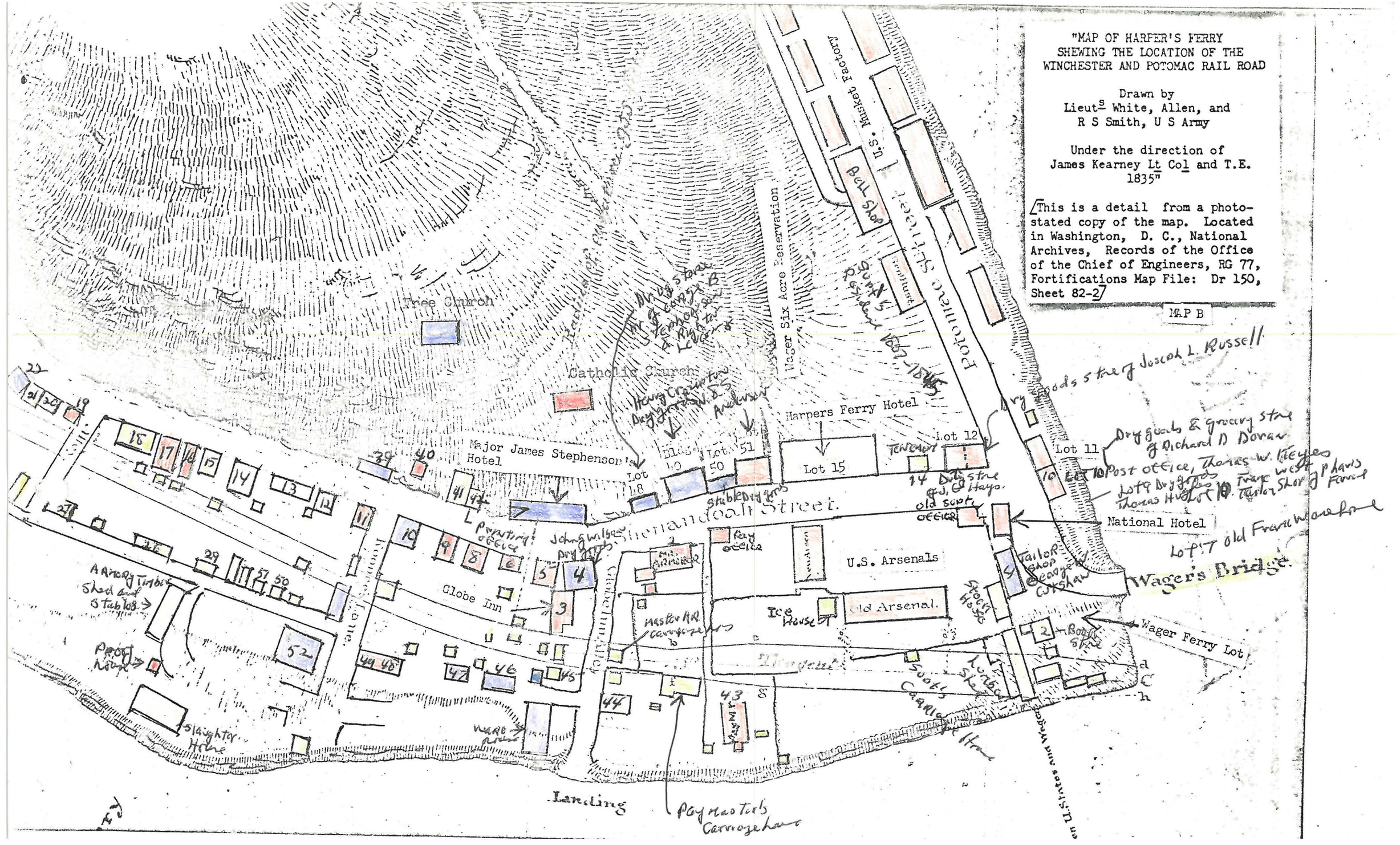
B. Harpers Ferry in 1835.

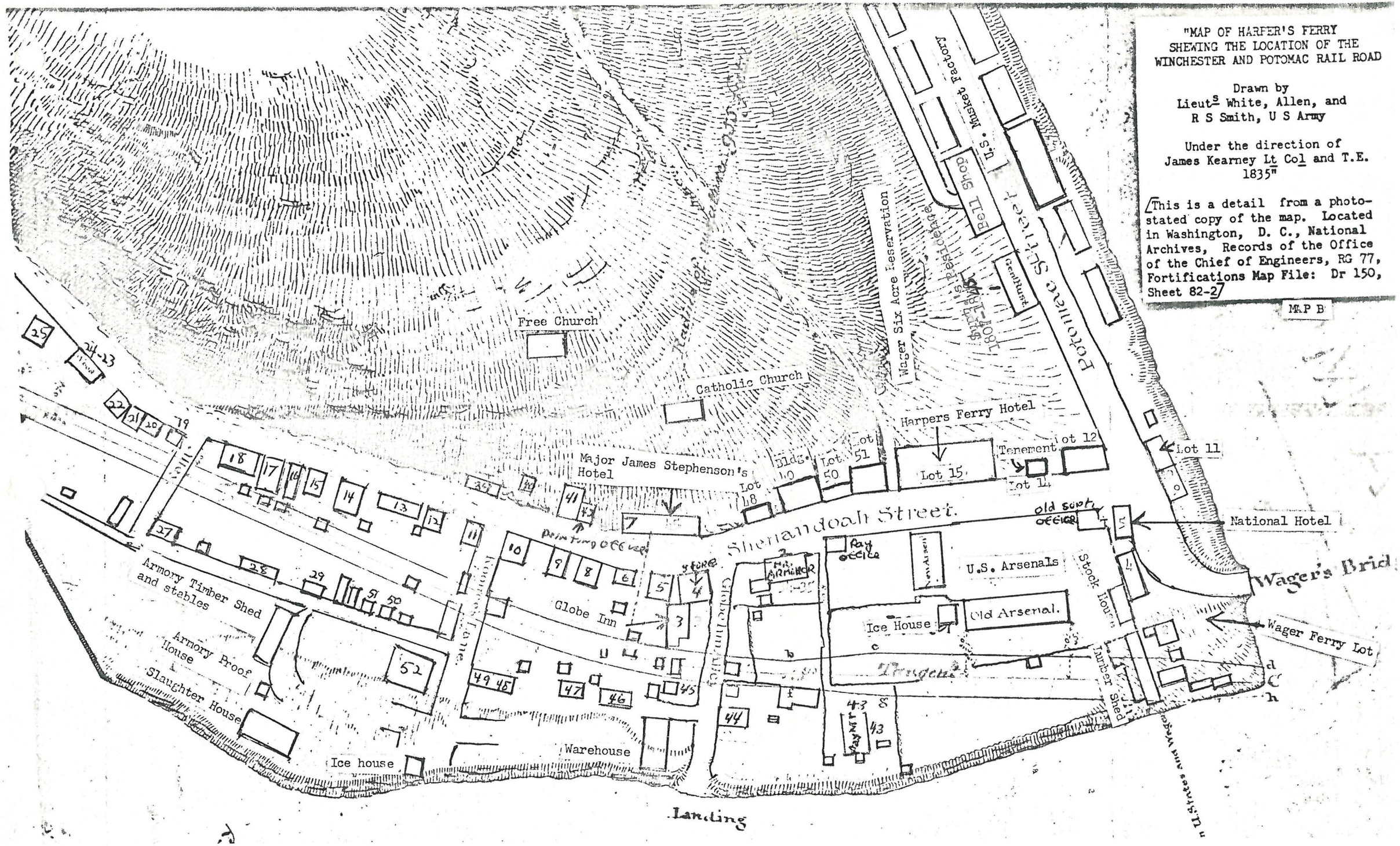
C. Subdivision of the Wager Family Property in October 1835.

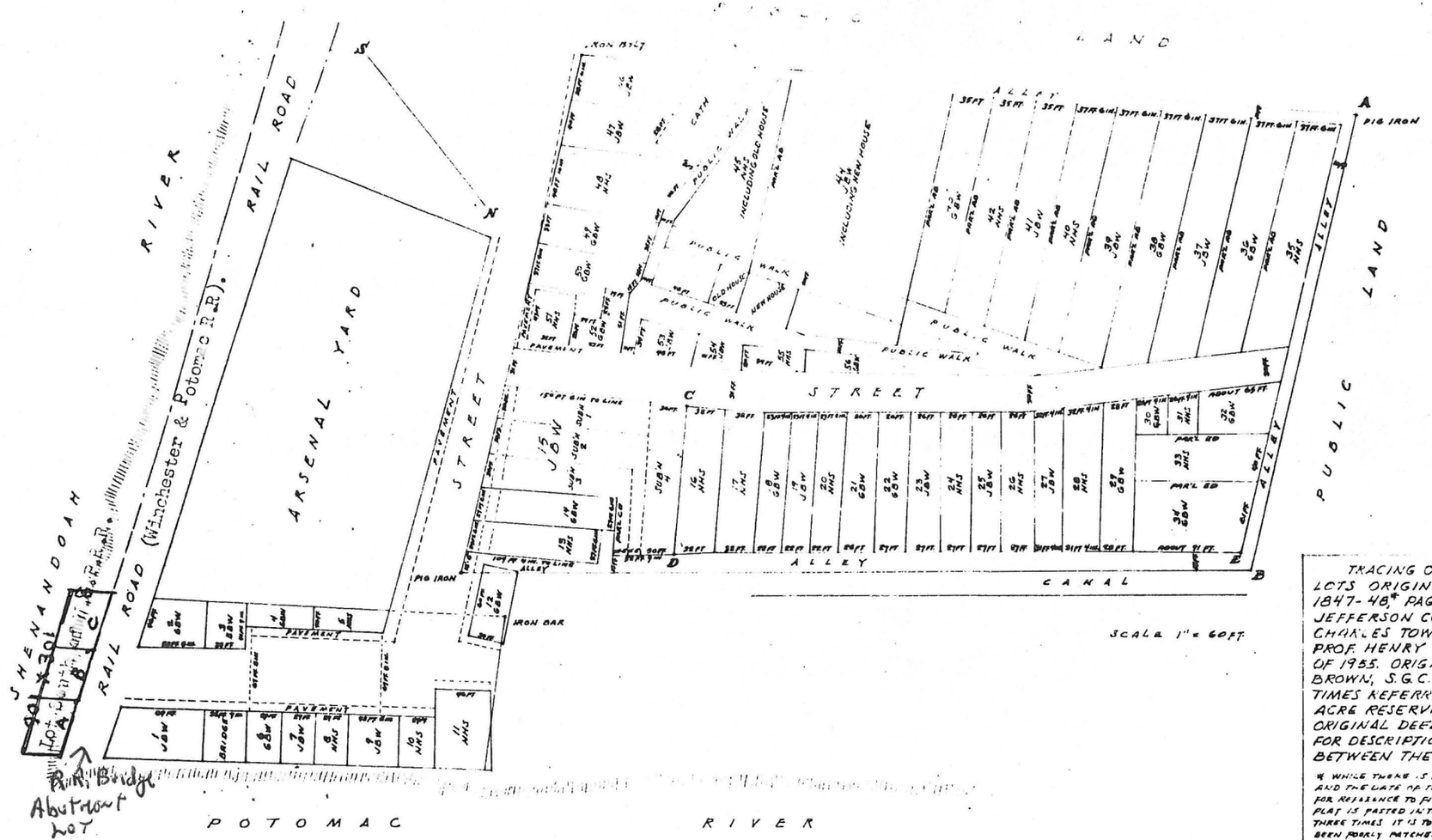
Typed notiations added by Charles W. Snell.


Stable ?
U.S. Land
Paymasters House 1801-44
U.S. Land
Bridge
Stable
Harpers House Tavern Bldg. JA
Stable
Stable
The Six Acres Reserved in Mr. Wagers Lease
Road to Winchester
Present Road
Artillery Shed
Arsenal
Proposed Ferry Road
Present Ferry Road
Harpers Ferry Hotel
Proposed Canal
Locks
Beg. of Reserve
U.S. Land
Ferry House
The Reserved Ferry Lot
FERRY
Armory Stores Barracks, Store House 1801-1804
Warehouse
U.S. Land
U.S. Land
Race and
Proposed Canal
Armory
Smith's Shop
Bridge
Armory brick workshops
U.S. Land
Corner Stake
Landing
POTOMAC RIVER
U.S. Land
U.S. Land
"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 Surveyd & Leveld by N King & L Harbaugh Feby 1803 for the Public & the Potomak Company"
No scale. This is a detail from the map. Washington, D. C., National Archives, Records of the National Park Service, RG 79
MAP A
A are the Step Gates or Sluices in the public Canal, the top of which are 1'-1" below the water in the Shenandoah in the Summer season, at the level of the low Water mark.


Stable?
U.S. Land
Paymasters House 1801–1844
U.S. Land
The Six Acres Reserved in Mr. Wagers Land
Harpers House Bldg. JA
Tavern
Stable
Stable
Bridge
Road to Winchester
Present Road
Artillary Shed
Arsenal
Proposed Ferry Road
Present Ferry Road
Harpers Ferry Hotel
Proposed Canal
LOCKS
Brig. Gal Reserve
U.S. Land
Ferry House
Ferry
Ware house
The Reserved Ferry Lot
Armory Smith's Shop 1801–1806
U.S. Land
Race and
Proposed Canal
Armory
Smith's Shop
Armory brick workshops
U.S. Land
POTOMAC RIVER
"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 Surveyd & Leveld by N King & L Harbaugh Feby 1803 for the Public & the Potomak Company"
No scale. This is a detail from the map. Washington, D. C., National Archives, Records of the National Park Service, RG 79
A are the Top Gates or Sluices in the public Canal, the top of which are 1'-1" below the water in the Shenandoah in the Summer season, at the end of the low Mill water.


"MAP OF HARPER'S FERRY
SHEWING THE LOCATION OF THE
WINCHESTER AND POTOMAC RAIL ROAD
Drawn by
Lieut[s] White, Allen, and
R S Smith, U S Army
Under the direction of
James Kearney Lt Col and T.E.
1835"
This is a detail from a photo-stated copy of the map. Located in Washington, D. C., National Archives, Records of the Office of the Chief of Engineers, RG 77, Fortifications Map File: Dr 150, Sheet 82-2
MAP B
Tree Church
Catholic Church
Harpers Ferry Hotel
Major James Stephenson's Hotel
Shenandoah Street.
Potomac Street
Wager Six Acre Reservation
U.S. Musket Factory
Bell Shop
Lot 15
Lot 12
Lot 11
Lot 10
National Hotel
Wager's Bridge
Wager Ferry Lot
U.S. Arsenals
Old Arsenal.
Ice House
Globe Inn
Post office, Thomas W. Keyes
Dry goods & grocery store of Richard D Doran
Dry goods store of Joseph L. Russell
Old Frame Warehouse
Tailor Shop George Gilshaw
Boat Store
Slaughter House
Landing
Paymaster's Carriage House
Lane
Alley


"MAP OF HARPER'S FERRY
SHEWING THE LOCATION OF THE
WINCHESTER AND POTOMAC RAIL ROAD
Drawn by
Lieut[s] White, Allen, and
R S Smith, U S Army
Under the direction of
James Kearney Lt Col and T.E.
1835"
This is a detail from a photo-stated copy of the map. Located in Washington, D. C., National Archives, Records of the Office of the Chief of Engineers, RG 77, Fortifications Map File: Dr 150, Sheet 82-2/7
MAP B
Free Church
Catholic Church
Wager Six Acre Reservation
U.S. Musket Factory
Ball Shop
Potomac Street
Harpers Ferry Hotel
Major James Stephenson's Hotel
Lot 18
Bldg. 10
Lot 50
Lot 51
Lot 15
Tenement
Lot 12
Lot 11
Lot 14
Shenandoah Street.
old south office
National Hotel
Wager's Brid
Wager Ferry Lot
Armory Timber Shed and stables
Armory Proof House
Slaughter House
Ice house
Warehouse
Globe Inn
Gibbon's Alley
Paymaster
Ray Office
U.S. Arsenals
Old Arsenal.
Ice House
Stock House
Lumber Shed
Landing



SCALE 1" = 60FT.

MAP C

TRACING OF 1835 PLAT OF WAGER LOTS ORIGINAL IN DEED BOOK № 29, 1847-48,* PAGE 140. LOCATED IN THE JEFFERSON COUNTY COURT HOUSE IN CHARLES TOWN, WEST VIRGINIA BY PROF. HENRY EDWARDS IN THE SUMMER OF 1955. ORIGINAL DRAWN BY JAMES M. BROWN, S.G.C. LARGER POLYGON SOMETIMES REFERRED TO AS THE WAGER SIX ACRE RESERVATION. REFER TO COPY OF ORIGINAL DEED DATED OCTOBER 10, 1835 FOR DESCRIPTION OF DIVISION OF LOTS BETWEEN THE WAGER HEIRS.

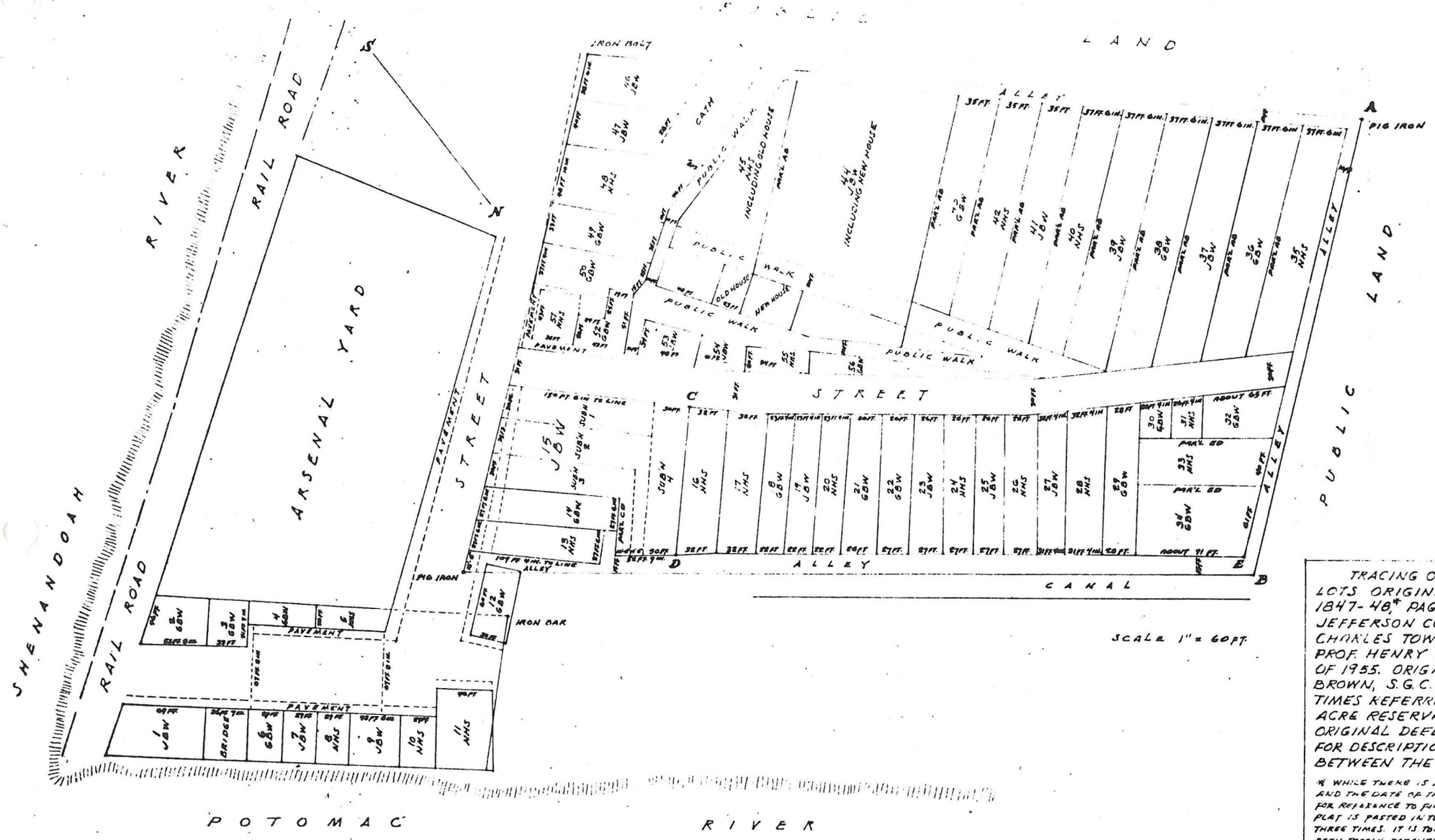
* WHILE THERE IS A DISPARITY BETWEEN THESE DATES AND THE DATE OF THE DEED THESE DATES ARE CORRECT FOR REFERENCE TO FINDING THE ORIGINAL. THE ORIGINAL PLAT IS PASTED IN TO THE DEED BOOK AND FOLDED THREE TIMES. IT IS TORN ON SOME OF THE FOLDS AND HAS BEEN POORLY PATCHED MAKING IT DIFFICULT TO PHOTOGRAPH OR TRACE.
NOTE ALSO DISCREPANCY BETWEEN OVERALL DIMENSION AND LOT DIMENSIONS OF LINE ED EXTENDED.

HARPER'S FERRY NATIONAL MONUMENT
TRACED FROM ORIGINAL JULY 11, 1957 BY AWF

NM-HF 3076

MAP SHOWING THE SUBDIVISION OF THE WAGER SIX ACRE RESERVATION AND THREE* QUARTER ACRE FERRY LOT RESERVATION, October 10, 1835

63 lots, including the Bridge Lot and lot South of the Winchester and Potomac Railroad Tract and four subdivisions of Lot No. 15. About 25 buildings were located on the Wager Lots in 1835.



MAP SHOWING THE SUBDIVISION OF THE WAGER SIX ACRE RESERVATION AND THREE* QUARTER ACRE FERRY LOT RESERVATION, October 10, 1835

TRACING OF 1835 PLAT OF WAGER LOTS ORIGINAL IN DEED BOOK No 29, 1847-48,* PAGE 140. LOCATED IN THE JEFFERSON COUNTY COURT HOUSE IN CHARLES TOWN, WEST VIRGINIA BY PROF. HENRY EDWARDS IN THE SUMMER OF 1955. ORIGINAL DRAWN BY JAMES M. BROWN, S.G.C. LARGER POLYGON SOMETIMES REFERRED TO AS THE WAGER SIX ACRE RESERVATION. REFER TO COPY OF ORIGINAL DEED DATED OCTOBER 10, 1835 FOR DESCRIPTION OF DIVISION OF LOTS BETWEEN THE WAGER HEIRS.

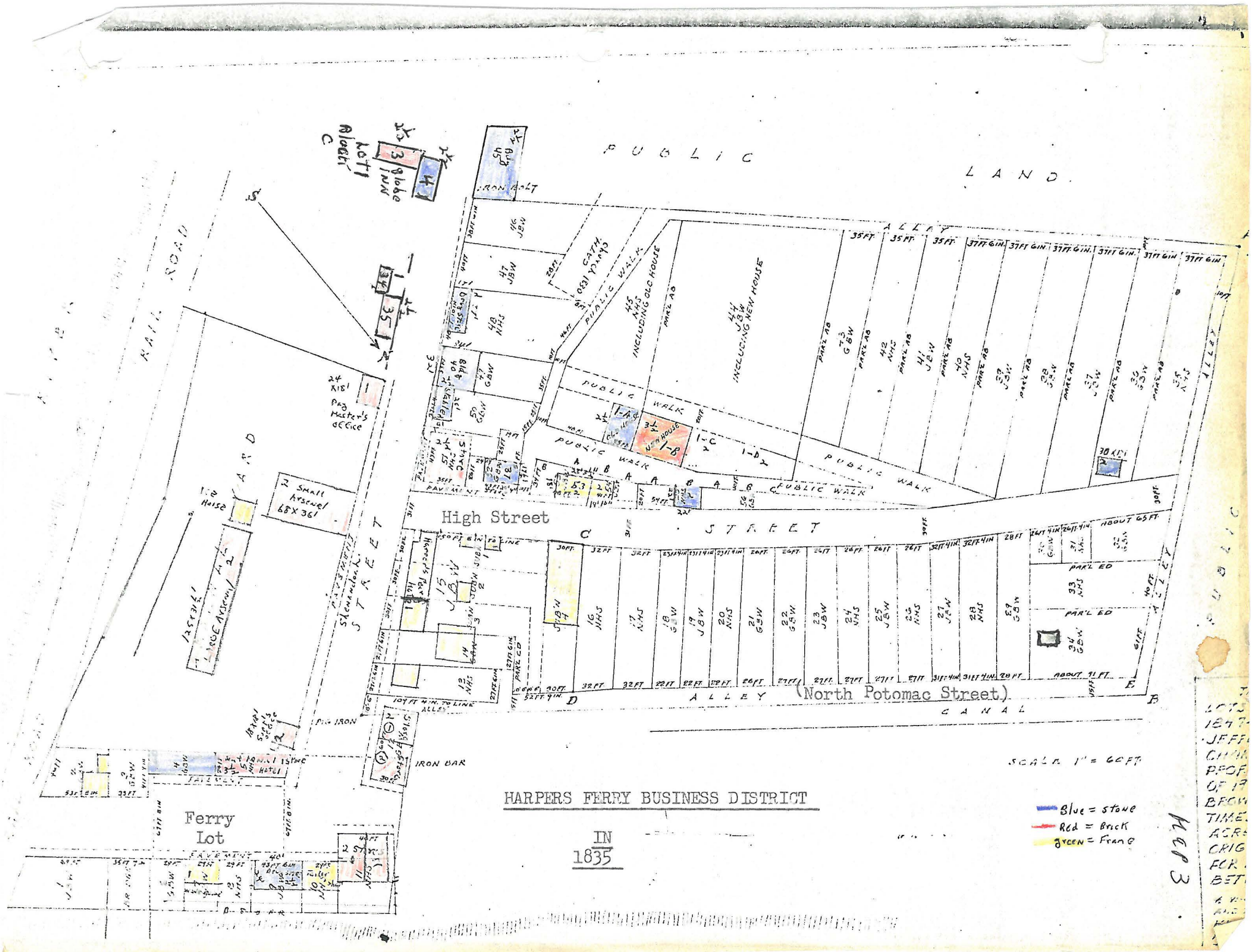
* WHILE THERE IS A DISPARITY BETWEEN THESE DATES AND THE DATE OF THE DEED THESE DATES ARE CORRECT FOR REFERENCE TO FINDING THE ORIGINAL. THE ORIGINAL PLAT IS PASTED IN TO THE DEED BOOK AND FOLDED THREE TIMES. IT IS TORN ON SOME OF THE FOLDS AND HAS BEEN POORLY PATCHED MAKING IT DIFFICULT TO PHOTOGRAPH OR TRACE.
NOTE ALSO DISCREPANCY BETWEEN OVERALL DIMENSION AND LOT DIMENSIONS OF LINE ED EXTENDED.

HARPERS FERRY NATIONAL MONUMENT
TRACED FROM ORIGINAL JULY 11, 1957 BY AWP

Legend for Map of Harper's Ferry, 1835,
Maps B and C

Location	Bldg. No.	Business
U.S. Land, Block C, Lot 1 Shenandoah Street.	House No. 3	Globe Inn(1832-1835) ofJohn Fitzsimmons. (Brick)
Block C, Lot 1, Shenandoah St.	House No. 4	Dry Goods Store of John G. Wilson(1834-1839). (Stone)
U.S. Lot No. 1, Shenandoah Street	Bldg. No. 45	- Major James Stephenson's Hotel(1830-1837). (Stone).
Wager Lot No. 48, Shenandoah Street	-	Apothecary Shop of Dr. George B. Stephenson and Dr. James Andrews(1827-1837). (Stone)
Wager Lot No. 49, Shenandoah Street	Bldg. No. 40-	Dry Goods Store of Henry Crampton(1831-1835. (Stone).
Wager Lot No. 50, Shenandoah Street	-	Stone Stable leased by William and Samuel B. Anderson. (1833-1839) ().
Wager Lot No. 51 enandoah and gh Streets.	-	Dry Goods, Grocery, and General Store of William and Samuel B. Anderson,(1832-1839). (Brick).
Wager Lot No. 12, High Street.	Bldg.No.37-	Drug Store of Adam Young & Company, including Fruit, Confectionaries and Fancy Goods,1831-1838. (Stone).
ager Lot No. 15, henandoah and gh Streets.	-	"Harper's Ferry Hotel" of Nicholas and Isabella Fitzsimmons, 1835-1838. (Frame).
Wager Lot No. 14, Shenandoah Street		Old Tenement House(Frame).
Wager Lot 12, erry Lot Square	-	Two stores (Brick): Northeast store: Joseph L. Russell & Company(Richard Russell)- Dry Goods(1831-1837). Southwest Store: Apothecary Shop of Dr. Joseph G. Hays, (1831- 1838).
ager Lot No. 11, erry Lot Square.	-	Two Stores(Brick) South Store: Dry Goods and Grocery Store of Richard D. Dorn(1834-1846); North Store: Post Office, Thomas W. Keyes,Postmaster, also Shoemaker's shop of John B. Shope and Tailor Shop of Louis Cosson, 1834-1836.
ger Lot No. 10, rry Lot Square	-	Frame building, 24 by 29 feet. Tailor Shop of Pharis Ferral, 1834-35, 1835-36.

Location	Bldg. No.	Business
Wager Lot No. 9, Ferry Lot Square	-	Stone house(40 by 24 feet)- Dry Goods Store of Thomas Hughes (1834-1837).
Wager Lot No. 7, Ferry Lot Square	-	Old Frame Warehouse (? to 1837) of Wager Family.
Wager Lot No. 5, Ferry Lot Square	-	(Brick) National Hotel of Samuel Gibson, (1834-1840) included a store: Ready-Made Clothing, Boots and Shoes, Hats, Caps, Groceries, Queensware, and Hardware store of Samuel Gibson, (1834-1840).
Wager Lot No. 4 Ferry Lot Square		(Stone, 55 by 20 feet) Tailor shop of George W. Cutshaw and Skeegs. (1832-1836).
Wager Lot No. 2 , Ferry Lot Square		(Frame, about 22 by 20 feet). Book and Stationary Store of James A. Fitzsimmons(1833-1845).
Wager Lot 45, High Street	11A	Leased by William Anderson(1834-1840), used as a tenement and boarding house. (Stone, Harper House).
Wager Lot 44, High Street	11B	Leased by William Anderson (1834-40), used as a tenement and boarding house. (Brick)
Wager Lot 53, High Street	-	One comfortable two-story frame dwelling(28 by 18 feet) (Prior to 1835) .
Wager Lob No. 54B, High Street	-	One comfortable frame dwelling house.
Wager Lot No. 55B, High Street	-	One stone dwelling house, 22 by 22 feet.
Wager Lot No. 34-High Street and Armory Alley		
Wager Lot No. 36, High Street.	-	Stone dwelling house Possibly two one-story wooden house, one 25 by 20 feet and the other 20 x 12.
Shenandoah Street Block B	Bldg. 34-35	Home of Master Armorer Benjamin Moor (1830-1850) (Brick) (U.S. Armory Dwelling)
U.S. Block B, Lot 5, Shenandoah Street		Home of Paymaster Daniel Bedinger(1830-1838) U.S. Armory Bldg. (brick).
Old Pay Office, Shenandoah Street	-	Office for the Paymaster of the Armory, 1822-1844. Brick. on Arsenal Square.
Superintendent's Office, Shenandoah Street.		Office of the Superintendent of the Armory, 1832-1848. Brick, Arsenal Square.
Arsenal Square		Old and New Arsenal Buildings, brick. Ice House, Stock House, and Lumber Shed, frame. Also Superintendent's Carriage House, frame.



HARPERS FERRY BUSINESS DISTRICT

IN 1835

H 30 HPE-DSC August 22,1975

Memorandum

To: Manager,Historic Preservation Team, Denver Service Center

From: Historian Snell, Historic Preservation Project, East-DSC

Subject: Final draft of text, maps, and photos for Historic Furnishings Study for White Hall Tavern (Bldg. No. 7) and Frederick A. Roeder's Store(Bldg. No. 5, Harpers Ferry National Historical Park- Package No. 108

Enclosed is the final draft of the "Historic Furnishing Study for White Hall Tavern(Bldg. No. 7) and Frederick A. Roeder's Store (Bldg. No. 5), and a History of Harpers Ferry Taverns, 1782 to 1861," dated August 1975, about 129 pages, seven maps, and four photos, also measured drawings of Bldgs. No. 5, 7, and 16.

Remarks:

1. We believe that the subject report is ready for xeroxing and distribution to the proper reviewing officals, and then after review, for the final typing to be done in your office.

2. We believe that the report can be reproduced in its final form by xeroxing.

Charles W. Snell

Charles W. Snell

Enclosure

cc: Historic Preservation-East
Mr. Snell

CWSnell:cws 8-22-75

OPTIONAL FORM NO. 10
MAY 1962 EDITION
GSA FPMR (41 CFR) 101-11.6

UNITED STATES GOVERNMENT

Memorandum

TO : Dr. David Wallace
Harpers Ferry Center

DATE: August 22,1975

FROM : Historian Charles W. Snell, Historic Preservation Project-East,DSC

SUBJECT: Unoffical copy of Furnishing Study for Bldgs. No. 5 and 7, Harpers Ferry National Historical Park . Package No. 108.

Enclosed for your information is an advanced and unoffical copy of the final draft of the "Historic Furnishing Study for White Hall Tavern (Bldg. No. 7) and Frederick A. Roeder's Store (Bldg. No. 5), and a History of Harpers Ferry Taverns, 1782 - 1861," dated August 1975, about 131 pages, 8 maps, 4 photos, and plans of Bldgs. No. 5, 7, 16, and 16A. You will receive a offical copy from the DSC at some later date for review purposes and comment. Under a separate cover I am sending you the "original xerox copies of the wills, Inventories of personal and real property, and account of sales of personal property of John A. Gibson and Martin Grace, Harpers Ferry tavern owners. Typed versions of these documents are included in the Furnishing Study. When you are done with the copies,they should probably be sent to the Park to be included in their historical collection of documents.

with best regards

Charlie Snell

Charles W. Snell

Enclosures



Buy U.S. Savings Bonds Regularly on the Payroll Savings Plan

OPTIONAL FORM NO. 10
MAY 1962 EDITION
GSA FPMR (41 CFR) 101-11.6

UNITED STATES GOVERNMENT

Memorandum

TO : Mr. Archie W. Franzen
Harpers Ferry National Historical Park

DATE: August 22,1975

FROM : Historian Charles W. Snell, Historic Preservation Project-East, DSC

SUBJECT: Unoffical copy of final draft of Furnishing Study for Bldgs. No. 5 and 7, Harpers Ferry National Historical Park. Package No 108

Enclosed for your and Supt. Martin Conway's information is an advanced and unoffical copy of the final draft of the "Historic Furnishing Study for White Hall Tavern(Bldg. No. 7) and Frederick A. Roeder's Store(Bldg.No.5), and a History of Harpers Ferry Taverns,1782-1861," dated August 1975, about 131 pages, 8 maps, 4 photos, and plans of Bldgs. No. 5, 7, and 16. You will The Park will be receiving an offical copy for review from the DSC at some later date. This copy is to make available immediately to you and the Park Interpretative staff the findings in this report. You will note that there is new data on the use of Bldgs. No. 5, 7, 16, and 16A during the Civil War. Thanks for all your help.

With best regards,

Charles W. Snell

Buy U.S. Savings Bonds Regularly on the Payroll Savings Plan

OPTIONAL FORM NO. 10
MAY 1962 EDITION
GSA FPMR (41 CFR) 101-11.6

UNITED STATES GOVERNMENT

Memorandum

TO : Superintendent Martin F. Conway, Harpers Ferry National Historical Park

DATE: August 22,1975

FROM : Historian Charles W. Snell, Historic Preservation Project,East-DSC

SUBJECT: Historical Data for Park Research Files, re Frederick A. Roeder and Family, and Noah Haynes Swayne.

The enclosed data was collected in the course of my research for the Furnishing Study for Bldgs. No. 5 and 7, Package No. 108 and I am sending it on to you so it can be placed in the Park's Historical Research File.

1. copy of a sketch of the life of Noah H. Swayne,1804-1884, who owned about one-third of the lots in the Wager Six Acre Reservation and Three-fourth Acre Ferry Lot Reservation, from 1835 to 1847, and still owned 10 lots and four buildings in 1861, from the Dictionary of American Biography, Vol. XVIII, pp. 239-241. Maybe his papers can be located in New York City historical collections some day.

2. Records of the U.S. Court of Claims, Claim File No. CJ-11802- Frederick A. Roeder vs. the United States, 1873-1915. Eight documents, # 49 pages xeroxed, Record Group No. 123, National Archives, Suitland, Maryland Center, Md. (These are listed on the attached sheet)

With best regards

Charles Snell

Charles W. Snell

5010-108

Buy U.S. Savings Bonds Regularly on the Payroll Savings Plan

DOCUMENTS IN NATIONAL ARCHIVES RECORD GROUP NO. 123,
at Suitland, Maryland, Center.

Records of the U.S. Court of Claims,
Claim File No. CJ- 11802-Frederick A. Roeder,
Congressional Jurisdiction

1. Congressional 10537, Court of Claims file No.
10812 Q.M. Claim- Act July 4, 1864- 1873:
Claim of J.J. Kern, Admr. E. (sic) A. Roeder Estate,
Jefferson Co. W.Va. For Rent of $ 504.00. Papers dated
September 25 and 26, 1873, five pages.

2. Power of Attorney, Claim of J.J. Kern for Rent, $ 504.00,
dated October [redacted]4 and October 8, 1873. 5 pages.

3. Decision of the Third Auditor in the Claim of J.J. Kern,
Admr. of the Estate of F.A. Roeder decd. for rent of houses
in Jefferson Co., W.Va.- Disallowed June 1, 1880;
Cong. 10537 file No.. two pages.

4. Cong. # 10537. F. A. Roeder vs The United States.
Depositions of James R. Roeder, J.J. Kern, Mary L.
Kern & Thos Burleigh in behaff of claimant. Court of Claims,
filed September 10, 1902, 17 pages.

5. In the Court of Claims, No. 11802 Cong. J. W. Gardner,
administrater of F.A. Roeder. decd. vs The United States.,
Petition. G.W. Hott, Attorney for Claimant. Filed May 4, 1906.
three pages.

6. In the Court of Claims, No. 11802 Cong. Estate of Frederick A.
Roeder, decd., vs The United States. Claimant's Brief on Loyalty and
Merits, Request for Findings of Fact, and Abstract of Evidence(Typed
document), Filed May 4, 1906. G.W. Hott, Attorney for Claimant.
10 pages.

7. Court of Claims No. 11,802 Cong'l. J.W. Gardner, Amr. of Frederick
A. Roeder, dec'd. vs The United States. Defendant's Brief on
Loyalty & Merits. F. deC. Faust, Assistant Attorney, M.E.H.,
Filed May 22, 1906. Four pages.

8. Court of Claims, Congressional Case No. 11802. J.W. Gardner, Admir
for F.A. Roeder, dec'd vs. the United States, Findings of Fact, $ 320.00
in rent. Filed June 8, 1906. Three pages.

Total od documents copied: 49 pages.

TAVERN Lot 13 1840

In December, 1840, a second business occupied the building:

"OYSTERS! OYSTERS!

"The subscriber will be happy to furnish persons from the country with oysters, Fresh from Baltimore every day, in any quantitiy they may desire either in Cans, or by the bushel. Having made arrangements to be regularly supplied the Winter, persons visiting Harpers-Ferry will please call, upstairs, in Wilson's new Building, opposite the Arsenal, where they can have them cooked in all the different varieties of the Eastern Cities--with neatness, comfort, and good order, to enjoy them. The public's obedient servant, WILLIAM CLARKE."[184]

Mr. Clarke apparently rented the building from December, 1840 through 1841 as a tavern at an annual rent of $600 a year.

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184. Virginia Free Press, December 10, 1840, p. 3. c. 6.

TAVERN Lot South of the W. & P. R. R. Track

1849

In 1849, Brittain & Hartshorn announced:

"GAULT HOUSE."

"The undersigned having taken possession of the "Gault House," near the Rail Road Depot and renovated the same, are prepared to give their friends and the public generally, a cordial welcome. They have fitted up their Oyster Room in the most comfortable manner, and are ready to serve OYSTERS in any manner suited to the tastes of the customers. Their BAR is supplied with the choice brands of LIQUORS, so that the most fastidious be catered to, either in eating or drinking. They respectfully ask a call from the thirsty or hungry . . . ."[185]

In 1851 Brown and Chambers advertised:

"GAULT HOUSE,
HARPERS-FERRY, VA.

"The establishment has been recently renovated, and is supplied with the choicest brands of Liquors. They will keep constantly on hand every article of eating, in season, such as Pickled Oysters, Sardeens, Crabs, &c., &c. As they intend conducting the House in the most quiet and peacable manner, they expect the patronage of those requiring any thing in their line. Passengers on the Rail Road can be waited on with promptitude.--They invite a call from the public generally."[186]

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185. Virginia Free Press, January 25, 1849, p. 3, c. 2.

186. Ibid., July 10, 1851, p. 4, c. 2.

TAVERNS 1857
Lot South of the W. & P. R. R. Track

In May, 1857, the Gault House was leased from Thompson by George W. Chambers, who operated the saloon until 1862.. Mr. Chambers advertised in 1857:

"MINERAL WATERS.

"From all the celebrated Springs, Mineral Water in Fountains can be obtained at Chamber's Mineral Water Establishment at the juncture of the Winchester & Potomac and Baltimore & Ohio Railroads at Harpers Ferry. The undersigned would respectfully inform the public generally that his saloon has been elegantly refitted. Will furnish gentlemen at the counter with Mineral Water & Pure Sarsaparilla Mead, with other extensive variety of cooling Summer Drinks for which this establishment is justly celebrated."[187]

The newspaper editor wrote of this new development: "A FOUNTAIN. The Soda Fountain of Mr. George W. Chambers, at the Railroad, Harper's Ferry, proves very satisfactory to the traveling community. The various syrups, &c., add greatly to the pleasantness of the beverage.--Those who doubt can be convinced by a call at the Fountain."[188]

In March of 1859, his advertisement read:

"GEO. W. CHAMBERS,
dealer in
BRANDIES, GIN, SCOTCH WHISKEY,
WINES, &c.
Junction Balt. & O. and Win. & P. Railroads
HARPERS-FERRY, VIRGINIA

---

187. Virginia Free Press, May 14, 1857

188. Ibid., June 18, 1857, p. 2, c. 3.

The following BRANDIES, &c. always on hand

"Hennessy"	Pale	A. Signette
"Martell"	and	Barton & Huriyirt
"Otand Dupuy & Co.	Dark	J. J. Depuy & Co.

Weesp and Shiedam Gin,
Scotch Whiskey, Paisiy, Istev, and Cambelltown
Pure Rye and BURBON WHISKEY
Scotch Ale & Condon Porter in Bottles, Cigars, &c."[189]

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189. Virginia Free Press, March 31, 1859, p. 2, c. 7.

TAVERN Gault House 1859
Lot South of the W. & P. R. R. Track

"McDONNELL'S CATAWBA
GINGER WINE

"still continues to win Golden Opinions. Its immense popularity increases day by day. In many instances violent attacks of Diarrhoea were instantly cured, while in hundreds of cases the premonitory symptoms were immediately checked, and much suffering prevented. It is so everywhere. Individuals, communities and the Press are loud in its praise. Few articles have ever acquired such unbounded and deserved popularity in so short a time.

If there be any of our citizens (which is very unlikely) who have not yet tried this Wine, we say do so at once. It is for sale by

GEO. W. CHAMBERS."190

Finally, in December, 1859, Mr. Chambers announced:

"PURE BRANDY
FOR MEDICAL PURPOSES

A few dozen bottles of pure COGNAC BRANDY, pinet, Castillion & Co., old Vintage, just received by

G. W. CHAMBERS.

BRANDIES.

Apple, Peach,
Ginger, Blackberry,
Raspberry and Cherry Brandy,
G. W. CHAMBERS,

SWINTON BITTERS
In bottles or by the gallon, for sale by

G. W. CHAMBERS."191

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190. Virginia Free Press, September 22, 1859, p. 4, c. 6.

191. Ibid., December 8, 1859, p. 1, c. 2.

Will Book No. 13, p.136-137
Jefferson County Court
Charles Town, W. Va.

From Accounting of the Estate of Martin Grace

P.136-37: May 25,1849: Amount received By Rents

Amount received from Wm Buckingham		$ 24.00	
" " Elizabeth Shewsbridge		18.47	
" " " Patrick Ryan		35.20	
" " " J. W. Deaner		70.00	
		143.70	
Deduct 1/3 due Executrix(Widow)		49.23	98.47

p. 138
January 1850 By Amount received of Horatio Jackson $ 170 17/61
Patrick Ryan for Koonce 6.52
Rents To wit:

Wm Buckingham	18.00
Elizabeth Shewbridge	25.00
Patrick Ryan	17.50
J.W. Deaner	70.00
" "	1.25
	131.75

p. 139 1850 rents:

Solomon Fleming	15.00
Patrick Farrell	4.00
Wm. Meade	2.00
Catherine Money	4.25
Erastus Erastus Cleland	4.00
Alfred Beale	10.00
Joseph Britian	2.00
Wm. Moyer	27. 23.
John Onion	27 .
Adam Young	25.
Cotton May	6.75
Shenandoah Street House from Sept.13, 1848 to Aug. 1850	73.00
	$ 258.87½

Will Book No. 13, p/39 139
Jefferson County Court
Charles Town, W. Va.

Estate of Martin Grace

1851 Rents to wit: (Collected)

Catherine Money	$ 11.00	
Patrick Ryan for Geo. Koonce		12.50
John Oniona		3.00
Solomon Fleming		18.00
Erastis Cleveland		8.00
Alfred Beale		5.00
Wm. Buckingham		4.00
" "		17.00
John Onera		1.20
Wm. Buckingham		4.00
Erastis Cleveland		8.00
Solomon Fleming		3.00
" "		3.00
Rent of house on High Street From Aug. 1,1850 to July 1, 1851 at $ 150		137.50
Rent of stable from April 1,1851 to July 1,1851		3.75
Total rent		$ 239.00

Will Book No. 13, p.136-137
Jefferson County Court
Charles Town, W. Va.

From Accounting of the Estate of Martin Grace

P.136-37: May 25,1849: Amount received By Rents

Amount received from Wm Buckingham		$ 24.00	
" " Elizabeth Shewsbridge		18.47	
" " " Patrick Ryan		35.20	
" " " J. W. Deaner		70.00	
		143.70	
Deduct 1/3 due Executrix(Widow)		49.23	98.47

p. 138
January 1850 By Amount received of Horatio Jackson $ 176 17/61
Patrick Ryan for Koonce 6.52
Rents To wit:

Wm Buckingham	18.00
Elizabeth Shewbridge	25.00
Patrick Ryan	17.50
J.W. Deaner	70.00
" "	1.25
	131.75

p. 139 1850 rents:

Solomon Fleming	15.00
Patrick Farrell	4.00
Wm. Meade	2.00
Catherine Money	4.25
Erastus Erastus Cleland	4.00
Alfred Beale	10.00
Joseph Britian	2.00
Wm. Moyer	177. 23.
John Onmon	27 .
Adam Young	25.
Cotton May	6.75
Shenandoah Street House from Sept.13, 1848 to Aug. 1850	73.00
	$ 258.87½

Estate of Martin Grace

1851 Rents to wit: (Collected)

Catherine Money	$ 11.00	
Patrick Ryan for Geo. Koonce		12.50
John Oniona		3.00
Solomon Fleming		18.00
Erastis Cleveland		8.00
Alfred Beale		5.00
Wm. Buckingham		4.00
" "		17.00
John Onera		1.20
Wm. Buckingham		4.00
Erastis Cleveland		8.00
Solomon Fleming		3.00
" "		3.00
Rent of house on High Street From Aug. 1,1850 to July 1, 1851 at $ 150		137.50
Rent of stable from April 1,1851 to July 1,1851		3.75
Total rent		$ 239.00

Will Book No. 13
Jefferson County Court
Charles Town, W. Va.
p.330-331

Extracts from the Accounting of the Estate of Martin Grace, deced, with Mary Grace Executrix thereof

1851	BY RENTS OF HOUSES, to Wit	Credit $	cts
July 23	By Ammount recd from Benjamin Ott, rent of Shenandoah House	15	00
Sept.18	" " " " Wm. Buckingham, rent of room in Basement in Ware House	5	00
Sept.24	By Amt redd from Benj Ott, rent of Shenandoah House	10	00
Sept. 3	" " " " Mina Walker, rent of room in warehouse	6	00
Oct.1	" " " " Benj Ott, rent of Shenandoah House	10	00
Oct.29	" " " " Joseph Brittan, rent of stable	1	00
Oct. 30	" " " " Benj. Ott, rent of Shenandoah house	10	00
Nov. 1	" " " " Mina Walker, rent of room in Warehouse	6	00
Dec. 10	" " " " Benj. Ott, rent of Shenandoah House	10	00
1852 Jan. 21	" " " " Same " " " " "	10	00
Feb. 21	" " Same " " " " "	10	00
March 26	" " " " Same " " " " " Through Geo. Koonce	20	00
April 12	" Amt recd from T. D. Hammond for 3 Months, rent of Basement of Shenandoah house	15	00
	" Amt recd from John R Zimmerman, rent of room in Ware House in 1851	3	75
24	" Amt recd fro, Samuel Dinan[illegible], rent of Basement room in Warehouse	1	00
May 20	"Amt recd from John R. Zimmerman, storage in the stable loft.		50
	" " " " Same rent of room in Ware House	4	25
31	" " " " Samuel [illegible]Dineny, rent of Basment room in warehouse	1	00
June 22	" George Wordsworth, rent of Stable for April	3	59
	" Josiah Slifer, rent of Stable for May	3	59
June 30	" Isreal Russell, for 3 months rent of Basement of Shenandoah House	18	75
	Amt Carried to Page 4	$ 164.	43

Will Book No. 13

Extracts from the Accounting of the Estate of Martin Grace decd. (p. 330 continued:

1852	BY RENTS OF HOUSES, to Wit	Credit $	cts.
	Page 3		
	Do. Estate of Martin Grace, decd. In Account		
1852	To Amount Brought from page 1	443	93
May 27	To Cash paid H. per acct & receipt	8	00
June 8	" " Isaac Fouke, Agent for N.H. Swayne, rent to 1st April 1852 per recpt	10	50
14 "	Cash paid Henry Nisewamer per acct & recpt	3	36
17 "	" " John Hine,_____ per deceipt for note & interest of deceased payable to Jno MPh Brien dated Sepember 15th 1848	34	89
	" Cash paid John Walter & Bro in account of Thos Sexton and the same being on account of debt due from deceased to said Sexton	6	00
31	"Cash paid R. Worthington Clerk(?) Service	6	00
	(START PAGE 331)		
	To Commission of $ 274.18 credits opposite at 6 per ct	16	45
		$ 529.	13
	To Balance due see opposite	254	95
	Amount carried to page 5.		
	Page 4		
	With Mary Grace Executrix of deceased		
1852	By Amount Brought from page 2	164	43
	Rent of house occupied by Exect-House on High Street, rent from July 1st 1851 to April 1st 1852- 9 months at $ 150 per year	112	50
	Rent of same from last date to 1st July 1852 at$161 per year	40	25
	Rent of stable 3 Qrs to 1st April 1852 at $ 15 per year	11	25
	Rent of Basement room in ware house from Nov. 1st 1851 to July 1 st,1852 at $1 per month	8	00
		$$336	43
	Deduct from this sum of 1/3 for Executrix (Widow of deceased)	-112	14
		224	29
1851 Aug.2	By dividend Shenandoah Bridge 1 Qr	9	02
Nov. 29	" " " " "	10.	28

Extracts from Accounting of the Estate of Martin Grace decd. (Continued p. 331).

Will Book No. 13 p.331.

1852		$	cts.
1852 Feb. 25	By Dividend Shenandoah Bridge 1 Qr,	10	08
May 18	" " " " "	11	62
May 20	"Cash received from Red_____ Burke due the Estate	8	89
		$274	18
	Balance due carried opposite	254	95
		$ 529.	13

Page 5

Do Estate of Martin Grace deceased . In Account

July 1	To Amount due per Accounting returned to cash September 10th 1851 of record with interest on $ 565.27 cts from 1st July 1851 till paid-interest on $ 565.27 to 1st July 1852, 1 year	584	93
		33	92
	565.27 254.95 $ 820.22		
	To Amount Brought from page 3	254	95
	July 1st 1852 Princl & interest	$873.	85
	with interest on $ 820.22 from 1st July 1852		

Virginia
Jefferson County. In the County Court

On the 17th day of August 1852, the foregoing account current of the Estate of Martin Grace deceased was filed in the said office and afterwards to wit. At a court continued & held for the said County on the 21st day of September 1852m the same was ordered to be recorded Teste, T. A. Moore, Clerk.