

HISTORIC BUILDING REPORT

PART I

for

Bldgs. No. 38 and 39

The Tearney Buildings

Harpers Ferry National Historical Park

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20 Pages

5 Maps

7 Photos

HF-19

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SECTION I - ADMINISTRATIVE DATA

A. Name and Number of Building:

Building No. 38 and 39: "The Tearney Buildings".

B. Proposed Use of Structures:

Building No. 38 to be restored to its exterior appearance of the 1859-65 period. The existing tin roof to be removed and replaced with concrete "simulated wood" shingles. The bay windows on the first floor should be restored. The two three room apartments on the second floor should be furnished as typical homes of the period and could be viewed from the porch. Restoration of the partition wall would be a prerequisite for this accomplishment. The ruins of Building No. 39 should be stabilized and no attempt made at restoration.

C. Provisions for Operating the House.

None

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

The cost of this rehabilitation is estimated at \$30,000.

SECTION II - HISTORICAL DATA

1. OWNERSHIP OF THE LAND, 1835 to 1865

On April 2, 1835, the Circuit Superior Court of Law and Chancery for Jefferson County, Virginia, appointed commissioners "to lay off and divide into three equal lots and parcels, the real estate at Harper's Ferry which descended to James B. Wager, Gerard B. Wager, and Sally Ann Wager, now Sally Ann Swayne, the wife of Noah H. Swayne, from their father, John Wager [Jr.], deceased."¹ The property thus being divided at Harpers Ferry was commonly known as the "Wager Six Acre Reservation", an island of land in private ownership, surrounded on all sides by land owned by the United States Government.²

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

Thus in 1835 Gerard B. Wager became the owner of Wager Lot No. 50 and it is upon Lot No. 50 that Bldgs. No. 38 and 39 stand today. (See 1835 Plat on page 2 of this report).

On February 8, 1839 Gerard B. Wager and his wife, Ellen A., exchanged land with Noah H. and Sarah A. Swayne; this resulted in the enlargement of Wager Lot No. 50 and the reduction in size of Wager Lot No. 52. The Swaynes paid the Wagers \$100 and gave them the following land from Wager Lot No. 51 to be included as part of Lot No. 50:

¹ Gibson, etc. VS Wager, Decree, in Deed Book 29, pp. 140-141. Jefferson County Court House, Charles Town, West Virginia.

² 1835 Plat: "The Wager Six Acre Reservation, Drawn by James M. Brown, S.G.C.," in Deed Book 29, 1847-48, p. 140. See page 2 of this report.

³ Deed Book 29, pp. 140-141.

[illegible]

ARSENAL

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18.8" 27.0" 30.0" 30.0" 30.0" 31.0"

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30 FT	32 FT	32 FT	25 FT 4 IN	25 FT 4 IN	26 FT	26 FT	26 FT
500' N	16' NWS	17' NWS	18' W	19' N	20' NWS	21' N	22' SW
10' 6" 10' 6" 30 FT	32 FT	32 FT	22 FT	22 FT	22 FT	24 FT	27 FT
52 FT 9 IN							

SCALE 1" = 60 FT.

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

"...so much of Lot number fifty-one (51) in the said town of Harper's ferry as lies between the brick building on said lot [This was the two story brick structure erected on Wager Lot No. 51 by William Anderson, under a lease, in 1832] The line of the adjoining Lot No. fifty (50) running back from the Shenandoah Street to the rear line of said brick building and the width of said space five feet further... It is hereby understood & agreed that the said Gerard B. Wager shall have the privilege of building against the end wall of said brick building [that was located on Lot No. 51] without paying for the use of end wall thereof..."⁴

For the land thus added to Wager Lot No. 50 from Lot No. 51 in 1839, see the green colored area shown on the plat on page 2 of this report. The original frontage of Wager Lot No. 50 on Shenandoah Street in 1835 had been 37 feet and 4 inches; by the 1839 exchange this frontage was increased to approximately 42 feet in width.

On May 1, 1840, for the sum of \$1,500, Gerard B. Wager sold to George Mauzy and 59 other men:

"...a certain lot or piece of land laying & being at Harper's Ferry, ...situated on Shenandoah Street, and known & designated on the plat of the land of the heirs of John Wager decd as number (50) fifty, being adjoining the lot owned by Thomas Hughes [who owned Wager Lot No. 49 and Bldg. No. 40] and also another piece or parcel of land lying & being in the same Town..., situate on said Shenandoah Street, and adjoining said Lot number fifty, & being so much of the lot designated on the plat aforesaid, as number fifty one (51) as was conveyed to the said Gerard B. Wager, by a certain deed bearing date on the 8th day of February 1839 from Noah H. Swayne & Sarah A. Swayne his wife..."⁵

The 60 men apparently paid Wager \$300 in cash and each further agreed to pay him \$20 a piece, thus providing the remaining necessary \$1,200.⁶

The 60 men, however, failed to meet the terms of the sale and the lot was therefore offered for sale at public auction in February 1844. Gerard B. Wager repurchased the lot for \$1,210, buying up 58 shares of

⁴ Deed of Exchange, February 8, 1839, Deed Book 23, pp. 286-287.

⁵ Deed of B. & S., May 1, 1840, Deed Book 25, pp. 19-20.

⁶ Deed of Trust, May 1, 1840, Deed Book 24, pp. 324-325.

the lot for \$20 each and paying \$25.00 a piece to George Mauzy and William J. Stephens, the only two me who had paid their full share of the purchase price.⁷

On March 24, 1844 Gerard B. Wager sold the northeast half of Wager lot No. 50 to Patrick Kelly for \$600 (see map on page 5 of this report). The deed for this sale reads in part:

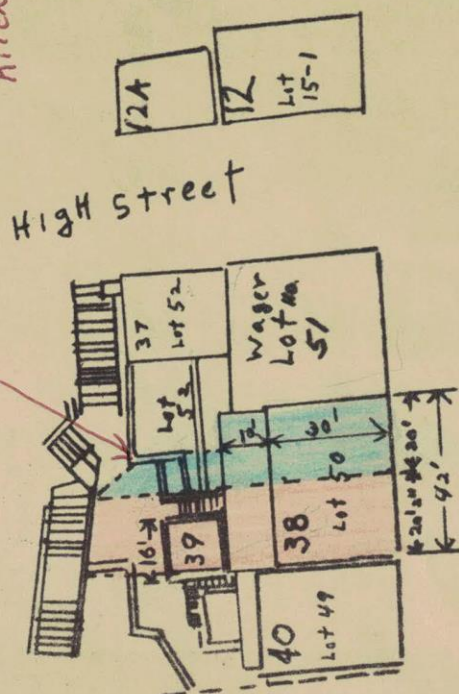
"...a certain lot or parcel of land lying and being at Harper's Ferry..., upon Shenandoah street, and adjoining the brick store house [on Wager Lot No. 51] belonging to N. H. Swayne & wife, now in the possession and occupancy of A. S. Stephens (the said lot herein conveyed, being part of the lot designated on the map or plot of the lands of the heirs of John Wager, decd as No. 50, and so much of the lot designated on said plat as No. 51 as was conveyed to said Wager by a deed bearing date the 8th day of July [sic], from N. H. Swayne and wife...) and the said lot herein conveyed is contained with the metes and bounds following, commencing at a point on Shenandoah Street, the south corner of the foresaid brick house [located on Wager Lot No. 51], and running in a straight line with the front of said house, up said street twenty feet and thence running back up the hill about 90 feet to an iron bar in the hillside, and thence in a straight line thirteen feet to the western corner of the frame building [located on Wager Lot No. 52, part of Bldg. No. 37] now occupied by Alfd. Andrews as a kitchen, thence along the North Eastern boundary of said lot No. 50, to a point in said boundary, five feet west of the western corner of the brick building before mentioned [located on Wager Lot No. 51], thence to the corner of said building and along its gable end to the beginning. And it is understood and agreed upon between these parties, that an alley four feet wide, two feet to be taken from each lot [that is, from the northeast half and the southwest halves of Lot No. 50] is to be left between the lot herein conveyed and that lying on the South western side of it, which alley shall run back sufficiently far, and shall be so laid out as to afford convenient access from the Shenandoah Street to the rear of each lot and shall be common to both. And it is also understood that the small space of vacant ground lying between the back part of the lot herein conveyed and the alley running up the hill back of said lot shall also be common to both lots..."⁸

Two days later, on March 22, 1844, Gerard B. Wager sold the southwest half of Wager Lot No. 50 to Edward Tearney and Peter Lytle

⁷ Deed of B. & S., February 12, 1844, Deed Book 27, pp. 235-236.

⁸ Deed of B. & S., March 20, 1844, Deed Book 27, p. 155; also Deed of Trust, March 20, 1844, Deed Book 27, pp. 143-144.

Western Corner of the Frame
Bldg. Occupied by Alfred
Andrews as a
Kitchen, 1844



Shenandoah Street

Scale 1 inch = 50 ft.

Tracing based on NMHF-3055

Showing the Sale and Division of Wager Lot 50
in March 1844.

Red area: Southwest half of lot sold by Gerard B.
Wager to Edward Tearney and Peter Lytle.

Blue area: Northeast half of lot sold by Gerard B.
Wager to Patrick Kelly.

for \$600. This deed read in part:

"...a certain lot or parcel of land lying and being at Harper's Ferry..., on Shenandoah Street, between the lot of Patrick Kelly [which was the northeast half of Wager Lot No. 50] and that of William Chambers [who owned Wager Lot No. 49], and fronting upon said street twenty feet two inches, and running back to the alley (in rear of said lot) which leads to the Catholic Church. The lot herein conveyed being all that lot or parcel of land designated on the map or plat of the lands of John Wager, decd at Harpers Ferry as No. 50 (number fifty) except so much thereof as was conveyed by said Gerard B. Wager & Ellen A. Wager to Patrick Kelly by a deed bearing date the 20th day of March 1844. (And it is agreed between the parties hereto that an alley four feet wide shall be left between the lot herein conveyed and that of said Kelly, two feet to be taken from each lot, and shall extend back sufficiently far and shall be so laid out as to afford convenient access from Shenandoah Street to the rear of each lot and shall be common to Both)..."⁹

Thus in March 1844, Gerard B. Wager sold the northeast half of lot No. 50 to Patrick Kelly for \$600 and the southwest half to Edward Tearney and Peter Lytle for \$600; the total thus paid for Wager Lot No. 50 in 1844 was \$1,200. These three gentlemen still owned this property in 1865.

2. USE OF WAGER LOT 50, 1824 to 1843:

In February 1824, Catherine Wager, the widow of John Wager, Jr., and her eldest son, John B. Wager, leased Daniel A. Weed a lot of ground which was later known as Wager Lot No. 49. This agreement, in locating Weed's lot, read in part:

"...the said Wagers agree that the said Weed shall have a lot of ground situated between Dr. Godfrey's shop [located on Wager Lot No. 48] and Jacob R. Thomas's stone stable [located on Wager Lot No. 50]..."¹⁰

A year later, in 1825, in selling one half of Bldg. No. 40 and Lot No. 49 to Otis Dudley, Daniel A. Weed located his property as follows:

"...situated on the street usually known as Shenandoah, Harper's Ferry

⁹ Deed of B. & S., March 22, 1844, Deed Book 27, pp. 156.

¹⁰ Articles of Agreement, February 1824, Deed Book 12, p. 513.

- between the house formerly occupied by Dr. G. Weise's druggist shop
- and the stone stable attached to the hotel [the Harpers Ferry Hotel, then located on Wager Lot No. 15, subdivision 1, 2, 3 and 4] then in the occupancy of Jacob R. Thomas..."¹¹

From 1824 until about 1832 Wager Lot No. 50 was thus occupied by a stone stable that was used in connection with the operation of the Harpers Ferry Hotel. In June 1830, Captain Meriwether Thompson, proprietor of the hotel, announced: "This well known establishment having lately undergone considerable repairs, to render it more comfortable... There has been a spacious new stone stable added to the premises..."¹²

On July 6, 1832 James B. Wager, Gerard B. Wager and Sarah Ann Wager leased what was later known as Wager Lot No. 51 to William and Samuel B. Anderson. This seven year lease provided for the construction of a large brick building on this lot by the Andersons, and further stated: "It is understood and agreed upon that the stable upon the premises [actually located on what was later called Wager Lot No. 50] hereby demised shall be delivered into the possession of the said Anderson on the first day of April next [1833], the said stable being a part of the property hereby leased..."¹³

The Andersons constructed the brick structure on Wager Lot No. 51 as agreed and operated a store in this building until May or June of 1839. At the termination of their lease in 1839, they then moved into their newly constructed store, now known as Bldg. No. 11, which was located on Wager Lot No. 15, subdivision No. 2.¹⁴ Thus from April 1,

¹¹ Bill of Sale, July 29, 1825, Deed Book 14, pp. 29-30.

¹² Virginia Free Press, June 16, 1830, p. 3, c. 5.

¹³ Lease, July 6, 1832, Deed Book 18, pp. 1-2.

¹⁴ Harpers Ferry Constitutionalist, September 11, 1839, p. 1.

1833 to May or June 1839, the stone stable occupying Wager Lot No. 50 was leased and used by the Andersons.¹⁵

A general plan of this stone stable located on Lot No. 50, as it appeared in 1835, will be found on the map: "Harpers Ferry Shewing the Location of the Winchester and Potomac Railroad, Drawn by Lieut. White, Allen and R. S. Smith, U. S. Army, under the direction of James Kearney, Lt. Col. and T.E., 1835, Map No. 2 (See page 9 of this report.)¹⁶

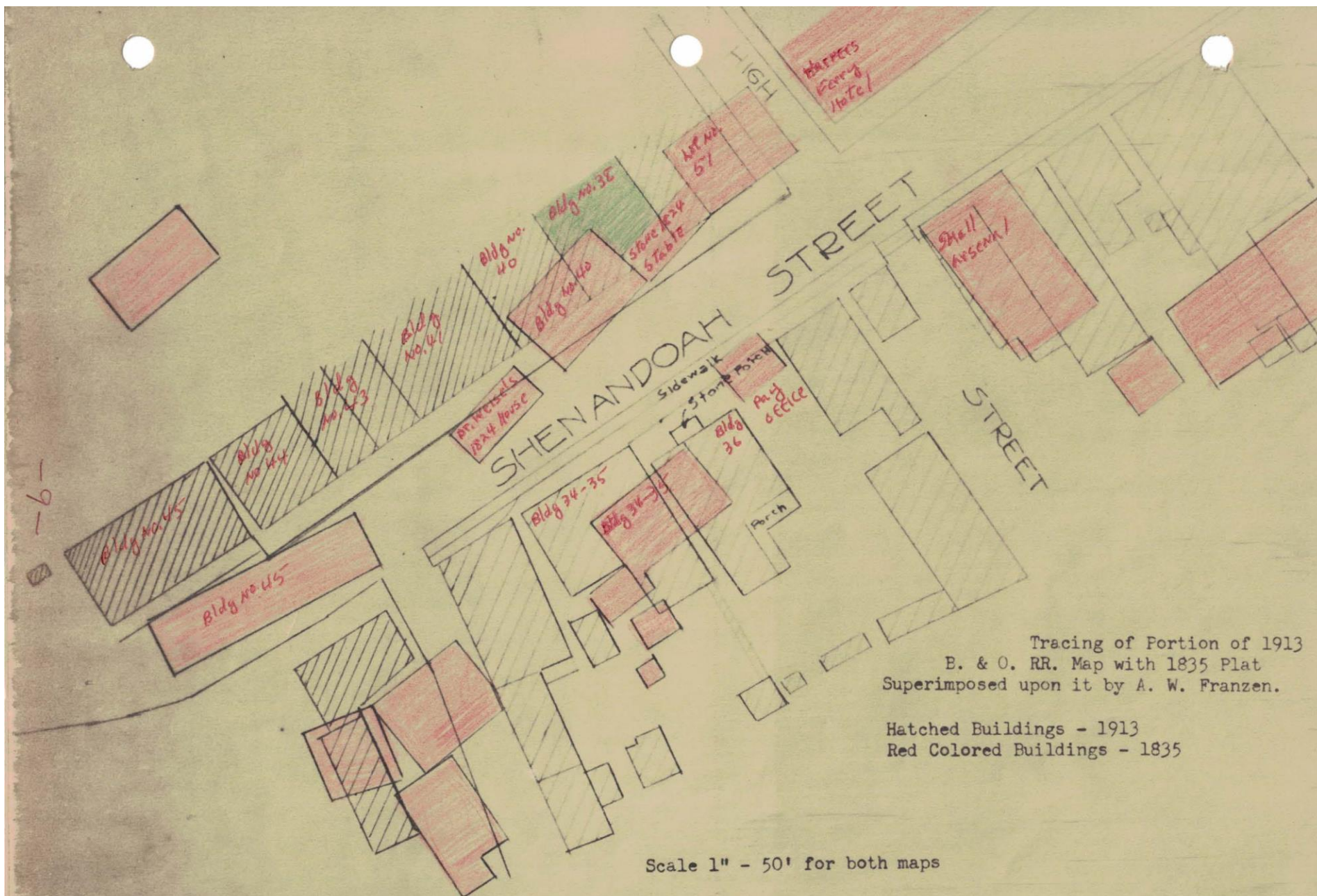
The coming expiration date of the lease on the stable, due in May or June of 1839, undoubtedly accounts in part for the exchange of land made between the Gerard B. Wagers and the Swaynes in February 1839, including the right to build on to the end wall of the brick house standing on Wager Lot No. 51. Once free of the Anderson leasehold, Gerard B. Wager could thus improve Lot No. 50 at will. On May 1, 1840 Mr. Wager sold Lot No. 50 to 60 men for the sum of \$1,500. This price indicates that Lot No. 50 was still occupied by the old stable, as the price paid was much too low for a lot with a good mercantile building standing on it. Lot No. 49, for example, containing Bldg. No. 40 - a two story stone building with store and living quarters, was sold for \$3,000 in 1835 and for \$2,350 in 1841.¹⁷

As has been already noted, the 60 men paid \$300 in cash and by

¹⁵ Virginia Free Press, September 14, 1837, p. 3, c. 5. Thomas Hughes, announcing the move of his store into Bldg. No. 40, stated he was located in "the stand on Shenandoah Street, lately occupied by Mr. Charles Staley, next store west of Messrs. Wm. & S. B. Anderson," thus indicating that the Bldg. located on Lot No. 50 was still being used as a stable.

¹⁶ National Archives R.G. 77-Records of the Office of the Chief of Engineers, fortification Map File, part of Map: Dr. 150-Sheet 82-2.

¹⁷ Deed, March 1, 1837, Deed Book 21, pp. 428-29; Deed, July 31, 1841, Deed Book No. 25, pp. 215-216.



February of 1844 had still failed to pay the \$1,200 still due to Gerard B. Wager for the lot. Under the terms of the deed if this condition arose, the property was to be offered for sale at public auction. The following advertisement therefore appeared in the newspaper:

"TRUSTEE'S SALE

By virtue of a deed of trust, 1st May 1840 to Robert Lucas, Trustee, will sell on Feb. 10, 1844

"The House and Lot, at Harpers Ferry, now occupied as a grocery store by Mr. Hiram Carney. This property consists of Lot No. 50 and part of No. 51. Possession will be given April 1, 1844, and the purchaser will, until that time, be entitled to the rent accruing, at the rate of \$100 per annum. Feb. 1, 1844."¹⁸

It thus appears that the old stone building standing on Wager Lot No. 50 was used as a stable from 1824 until at least May or June of 1839. Sometime after this date the structure was converted into a grocery store and from at least April 1, 1843 until March 31, 1844 was occupied for this purpose by Hiram Carney.

Gerard B. Wager repurchased the old house and lot on February 12, 1844, bidding \$1,210 for the property; this price again indicates that no great improvement had been made to the property in the period 1840-1844.

3. CONSTRUCTION OF BLDG. 38 - 1844:

Gerard B. Wager, in his exchange of land with the Swaynes, undoubtedly had in mind the erection of a new building on Wager Lot No. 50 as early as February 8, 1839, as was shown by his obtaining the right to build against the wall of the brick structure standing on

¹⁸ Virginia Free Press, February 8, 1844, p. 3, c. 6.

Wager Lot No. 51. It is also evident from the prices paid for Lot No. 50, - about \$1,200 at each sale, in 1840, February 1844, and again in March 1844, that no new building had been erected on the land in that period. Final evidence supporting the theory that Bldg. No. 38 was constructed after March 1844 is to be found in Gerard B. Wager's provision in the deeds for a four foot wide alley to be left between the northeast and southwest halves of Lot No. 50.¹⁹ The wording of these two deeds indicates that this alley was to be established in the future. As the building actually stands today, this alley is located on the southwest end of the lot, between one of the first floor walls of Bldg. No. 38 and the wall of Bldg. No. 40, thus indicating that the spirit of the deeds, but not the letter, of the agreement was carried out. It is possible, of course, that the original alley was located in the center of the structure, and then moved at the later date to its present location, but on the basis of such photographic evidence as HF-35, this seems rather doubtful.

It therefore appears that Bldg. No. 38 was constructed jointly by Edward Tearney, Peter Lytle and Patrick Kelly in 1844. The present layout of the second floor and Photograph HF-35 indicates that the structure was originally divided into two independent sections, based no doubt on the division of the lot into two halves, as was set forth in the 1844 deeds. Bldg. No. 38, as constructed in 1844, was apparently a two and one-half story brick structure, fronting approximately 41 feet and nine inches on Shenandoah Street by 30 feet in depth. The original roof, judging by Photograph HF-35, was wooden

¹⁹ See the evidence already cited on pages 3, 4, and 6 of this report.

shakes. The first floor of Bldg. No. 38 was divided into two separate stores and the upper floor and a half was also separated into two independent section, each designed for sue as a set of living quarters. This sums up the documentary evidence that has been found relating to the construction of Bldg. No. 38.

No documentary evidence whatsoever has been found relating to the construction of the small stone building now known as Bldg. No. 39, which is located in the rear of Bldg. No. 38. However, as there is no mention of a house being located on Lot No. 50 in the March 1844 deeds, it appears likely that this building was erected at some date after 1844. Due to its location on the southwest half of Lot No. 50, it also appears probable that this structure was erected by Edward Tearney and Peter Lytle, the owners of this portion of the lot.

4. HISTORICAL USES OF BLDG. NO. 38, 1844 to 1861:

It would appear that the first floor of Bldg. No. 38 was divided into two separate stores during the period of 1844-1865. For the purpose of this report we shall call the store located on the southwest half of Lot No. 50 "STORE NO. 1", and the store located on the northeast portion of Lot No. 50 "STORE NO. 2".

Bldg. No. 38 was apparently completed in September 1844, and in October of the same year Joseph W. L. Carty occupied STORE NO. 2, advertising at the time: "OPENING TOBACCO BUSINESS AT HARPERS FERRY, at the store room of Mr. H. V. Andrews, which will be kept by Joseph W. L. Carty."²⁰

²⁰ Virginia Free Press, October 3, 1844, p. 3, c. 6.

On January 30, 1845, Carty further advertised: "TOBACCO - Next door to P. O. Littlejohn's Store, and nearly opposite the [Armory] Pay Office."²¹ It thus appears that after the completion of Bldg. No. 38, STORE NO. 1 was first occupied by P. O. Littlejohn's Grocery store, and that STORE NO. 2 was rented by Joseph W. L. Carty as a tobacco shop.

A. USE OF STORE NO. 2, 1845 to 1861:

In April 1845 Mr. Carty announced: "REMOVAL - has removed his tobacco shop formerly kept next door to P. O. Littlejohns [in Bldg. No. 38, STORE NO 1], to the room lately finished between Mr. Wm. J. Stephen's Tailoring Establishment and Mr. James Walling's Virginia Hotel [all located on Wager Lot No. 5] and opposite the U. S. Hotel [located on Wager Lots No. 6 and 7]."²²

Use of STORE NO. 2 from April 1846 to September 1847 has not yet been established.

In October 1847, J. W. Deener opened a store in Bldg. No. 38, STORE NO. 2, selling Dry Goods, Clothing, Boots, Shoes, Caps, Glass, Queensware, Candies, Fruit, Jewelry, Toys, Tobacco, Groceries, and Liquors. This store was located on "Shenandoah Street Opposite the U. S. Pay Office."²³ Mr. Deener continued in business at this stand until probably September of 1850.²⁴

~~By October of 1850 STORE NO. 2 in Bldg. no. 38 was occupied by F. C.~~

²¹ Virginia Free Press, January 30, 1845, p. 3, c. 4. See Map page 9 for the location of the U.S. Pay Office.

²² Virginia Free Press, April 10, 1845, p. 2, c. 7.

²³ Virginia Free Press, October 6, 1847, p. 3, c. 2.

²⁴ Virginia Free Press, April 1, 1848, p. 4, c. 2; April 19, 1849, p. 3, c. 3; October 4, 1849, p. 4, c. 4.

~~Conrad, who operated a Dry Goods Store, selling also Groceries, Hats, Caps and Bonnets. Mr. Conrad did not advertise his store in this period so that it is difficult to establish exactly how long Conrad occupied STORE NO. 2 in Bldg. No. 38, but he may have remained there until October of 1858. Mr. Conrad's presence in STORE NO. 2 for the period 1850-1852 is established by means of advertisements for the adjoining store that was located on Wager Lot No. 51. These notices follow:~~

"STORE ROOM FOR RENT

"The store room recently occupied by P. O. Littlejohn [located on Wager Lot No. 51], adjoining the store of F. C. Conrad [located in STORE NO. 2 in Bldg. No. 38], is offered for rent. Possession given immediately, if desired. Apply to James A. Beckham. Jan. 24, 1851."²⁵

Again in 1852:

STORE ROOM FOR RENT

The Store Room recently occupied by P. O. Littlejohn [on Wager Lot No. 51] at Harpers Ferry, adjoining the store of F. C. Conrad [in STORE NO. 2 of Bldg. No. 38], is offered for rent. Possession given April 1. Ann C. Stephenson. February 26, 1852."²⁶

~~The census of 1850 also indicates that Conrad was probably located in Bldg. No. 38 at that date and provides us with following data on that merchant and his family:~~

"Fayette C. Conrad, 25 years old, male, merchant, born in Virginia
Amica [?] Conrad, 20 years old, female, born in Virginia
Gertrude E. Conrad, 4 years old, female, " " "
George W. Conrad, 2 years old, male " " "
David Conrad, 3½ years old, male " " "
James Riley, 24 years old, male, clerk, " " " ²⁷

²⁵ Virginia Free Press, January 31, 1851, p. 3, c. 3.

²⁶ Virginia Free Press, March 11, 1852, p. 3, c. 4.

²⁷ Records of the Bureau of the Census, National Archives, R.G. 29. Population Schedules of the Seventh Census of the United States 1850. Virginia, Volume 12, Jefferson County (Part), p. 410.

In October 1858 Mr. Conrad apparently moved his store into the building located on Wager Lot No. 51, where he was located at the time of the John Brown raid in October 1859.²⁸

~~In November 1858 STORE NO. 2 in Bldg. No. 38 was probably occupied by John G. Ridenour, who advertised on this occasion:~~

NEW STORE
AT HARPERS-FERRY

"The undersigned begs leave to inform his friends at Harpers-Ferry and country, that he is now receiving and opening an entire stock of New Goods, which has been carefully selected, and will be sold at extremely low prices.

"His stock consists of a general assortment. Soliciting a call from all who are in want of great bargains, as I am determined to sell cheaper than the cheapest."²⁹

~~As Ridenour undoubtedly signed a lease for at least a year, this would place him in STORE NO 2 in Bldg. No 38 at the time of the John Brown Raid, October 1859. After April of 1859, however, his advertisements no longer appeared in the newspapers and by September of 1860 Mr.~~

Ridenour was apparently located in Bldg. No. 9. The census of 1860 affords us the following information on Mr. Ridenour and family:

"John G. Ridenour, 36 years old, male, merchant. Value of real estate: \$600; Value of personal estate: \$2,000. Born in Virginia. Sarah G. Ridenour, 34 years old, female, born in Virginia. John H. Ridenour, 12 years old, male, " " " Willard A. Ridenour, 7 years old, male, " " " Emma J. Ridenour, 6 years old, female, " " " Maggie Ridenour, 4 years old, female, " " " Mary E. Ridenour, 7 years old, female, " " " ."³⁰

Whoever occupied STORE NO. 2 in 1860, however, did not live in the

²⁸ Virginia Free Press, November 25, 1858, p. 3, c., 1; December 8, 1859, p. 4, c. 3.

²⁹ Virginia Free Press, November 11, 1858, p. 2, c. 7.

³⁰ National Archives R.G. 29. Records of the Bureau of the Census. Population Schedules of the Eighth Census of the United States 1860. Virginia, Volume 13, Jefferson County (Part), p. 190.

quarters over the store in Bldg. No. 38 at the time of the 1860 census.

B. STORE NO. 1, 1844 to 1861.

STORE NO. 1 in Bldg. No. 38 was apparently occupied by P. O. Littlejohn's Store from December 1844 until November 1845.³¹ On December 4, 1845 Jacob Nisswanner announced: "GREAT BARGAINS AT THE BALTIMORE CHEAP CASH STORE AT HARPERS-FERRY, ON SHENANDOAH STREET, NO. 3, Opposite the U. S. Pay Office." Nisswanner sold Dry Goods, Groceries, Queensware, Confectionaries, Fruit, Liquors, Wines, Candles, Soap, Jewelry and Fancy Goods. Later he advertised that his store was "located three doors from the corner of High Street, opposite the U. S. Pay Office." Nisswanner continued his stand in STORE NO. 1 until September of 1847.³²

In October 1847, R. Walter & Bro. announced the opening of a "NEW & CHEAP CLOTHING STORE", selling ready-made clothing.³³ In 1848 they advertised "My store may be found adjoining the Store of Mr. Wm. Chambers [who was located in Bldg. No. 40], nearly opposite the old Pay Office", thus placing their shop in STORE NO. 1 in Bldg. No. 38.³⁴ R. Walter & Brother continued their business at this stand from October 1847 until at least October 1851.³⁵ By March of 1852 they had

³¹ Virginia Free Press, January 30, 1845, p. 3, c. 4. also June 4, 1846, p. 3, c. 4 - William Chambers states that he "is located on the west side of the well known stand last occupied by P. O. Littlejohn." Chambers was then located in Bldg. No. 40.

³² Virginia Free Press, December 4, 1845, p. 3, c. 7; May 7, 1846, p. 1, c. 5; October 1, 1846, p. 3, c. 5; October 29, 1846, p. 3, c. 2.

³³ Virginia Free Press, October 27, 1847, p. 3, c. 2.

³⁴ Virginia Free Press, May 5, 1848, p. 2, c. 7.

³⁵ Virginia Free Press, April 19, 1849, p. 3, c. 3; April 11, 1850, p. 3, c. 2; April 18, 1850, p. 3, c. 2; October 2, 1851, p. 3, c. 2.

left Bldg. No. 38 and moved their store into a building located on Wager Lot No. 11.³⁶

The next business to occupy STORE NO. 1 in Bldg. No. 38 either did not advertise, or if it did so, failed to identify its location so that it could be placed in this building.

It is quite possible, however, that Michael Tearney opened his Grocery Store in STORE NO. 1 in 1852. In any case he was in business at this location in September of 1860 and was probably situated there at the time of the John Brown Raid in October 1859. The census of 1860 gives us the location of his store and the following information on the Tearney family, which was apparently residing in the quarters located over STORE NO. 1:

"Laura Tearney, 38, female, Value of real estate: \$1,200; Value of personal estate: \$200. Born in Maryland.
Mary S. Tearney, 14 years old, female, " " "
Anna E. Tearney, 12 years old, female, " " "
Frank Tearney, 10 years old, male, " " "
Michael Tearney, 31 years old, merchant, Value of personal estate: \$1,500. Born in Maryland
Leonidas Tearney, 33 years old, male, clerk. Born in Maryland."³⁷

It also appears from the 1860 census that Bernard Hirsh and his wife Hetta, who ran the store located in Bldg. No. 40, probably lived in the quarters located over STORE NO. 2 in Bldg. No. 38.

5. HISTORICAL PRINTS AND PHOTOGRAPHS:

All historical prints and photographs - 4 in number, and three modern photographs of Bldgs. No. 38 and 39 will be found in appendix I of this report.

³⁶ Virginia Free Press, March 18, 1852, p. 3, c. 2.

³⁷ National Archives R.G. 29. Population schedules of the 8th Census of the U. S. 1860, Virginia, Volume 13, Jefferson County (Part), p. 197.

6. HISTORICAL PLANS OF BLDGS. No. 38 and 39.

No historical plans of the buildings have been found and it is unlikely that any will ever be located. Modern measured drawings of Bldgs. No. 38 and 39 have not yet been prepared. A preliminary floor plan of the first floor of Bldg. No. 38 has been furnished for this report through the courtesy of Architect Archie W. Franzen and I have prepared a rough plan of the second floor. Both plans will be found in the Architectural Data Section. There are no floor plans of any type for the third floor or garret of Bldg. No. 38 or the ruins of Bldg. No. 39.

7. SUMMARY OF HISTORICAL DATA:

A. Ownership of the Land, 1835-1865.

1. October 1782 to October 9, 1835, owned by the Wager family.

2. October 10, 1835 to April 30, 1840, owned by Gerard B. Wager.

On February 8, 1839, a small strip of land Lot No. 51 was added to Lot No. 50.

3. May 1, 1840 to February 11, 1844, owned by George Mauzy and 59 other men. Purchase price: \$1,500.

4. February 12, 1844, owned by Gerard B. Wager. Purchase price: \$1,210. Lot sold off in two sections in March 1844.

5. March 20, 1844 till after Civil War, northeast half of lot No. 50 owned by Patrick Kelly. Purchase price: \$600.

6. March 22, 1844 till after Civil War, southeast half of Lot No. 50 owned by Edward Tearney and Peter Lytle. Purchase price: \$600.

B. Construction of Bldgs. No. 38 and 39:

Bldg. No. 38 was apparently constructed by the joint owners of Lot No. 50, namely Edward Tearney, Peter Lytle and Patrick Kelley, in 1844. The brick structure was two and one-half stories in height and had a wooden shakes roof. The building fronted approximately 41 feet nine inches on Shenandoah Street and was 30 feet deep. After deducting about four feet to construct an alleyway on the southwest end of the lot, located against the wall of Bldg. No. 40, the remainder of the lot and building were divided into two separate stores on the first floor, as well as into two independent sets of living quarters on the second and third floors. This division was accomplished by the means of running a wall through the center of the structure. The second floor was thus divided into two sets of three rooms each; total of six rooms. The third floor or half story was similarly divided into two more sets of three rooms each, identical in size and layout to the rooms below, thus making a total of 12 rooms on the second and third floors.

Bldg. No. 39, now in ruins, was originally a small two story stone structure about 16 feet by 16 feet in size. From its location on the southwest half of Lot No. 50, it seems likely that Bldg. No. 39 was erected by Edward Tearney and Peter Lytle at some date after 1844 and before 1865. The building may have been used ether as a small ware house for STORE NO. 1 in Bldg. No. 38, or perhaps as a kitchen for the living quarters located over that store. No documentary evidence has been found regarding the construction or use of Bldg. No. 39.

C. Use of Bldg. No. 38, 1844 to 1961:

Store No. 1 (Southwest)

1. December 1844 to November 1845,
Grocery and Dry Goods Store
operated by P. O. Littlejohn.
2. December 1845 to September 1847
a Dry Goods and Groceries Store,
operated by Jacob Nisswanner.
3. October 1847 to October 1851,
a Ready-Made Clothing Store,
operated by R. Walter & Brother.
4. November 1851 to 1858, use
not definite but probably a
grocery store operated by
Michael Tearney.
5. 1859 to 1861, a grocery store
and dry goods shop, operated by
Michael Tearney.

Store No. 2 (Northeast)

1. October 1844 to March 1845,
Tobacco Shop, operated by
Joseph W. L. Carty.
2. April 1846 to September 1847,
Use not yet established
3. October 1847 to September 1850, Dry goods, Grocery and
General Store, operated by J. W.
Deener.
4. ~~October 1850 to about October 1858, Dry Goods and Grocery
Store probably operated by F. C.
Conrad.~~
5. ~~November 1858 to 1859, not
certain but possibly a General
Dry Goods Store operated by John
G. Ridenour.~~

8. CONCLUSIONS AND RECOMMENDATIONS:

It is believed that enough evidence from documentary and photographic sources has been presented in this report to permit the accurate restoration of the exterior of Bldg. No. 38, and it is recommended that the exterior be restored to its appearance in the

1859-65 period. Involved in this project would be the removal of the present tin roof on Bldg. No. 38 and its replacement with a wooden shakes roof, as shown in Photograph HF-35 (see Appendix I of this report). The first floor store windows, with their exterior bays, should be restored as shown in Photograph HF-35, also the awning frames. Other than this, it is believed that the exterior of Bldg. No. 38 is still as it was during the 1859-65 period.

The interior of Bldg. No. 38, first floor, has been much changed through the years, but architectural investigation will probably reveal the exact location of the original wall that divided this floor into two separate shops. It is recommended that this partition wall be restored. The interior layout of the second and third floor, with six rooms on each floor and divided into two separate apartments, on the other hand, in my opinion, is probably much as it was when the building was constructed in 1844.

The alley way, which runs between Bldg. No. 38 and Bldg. No. 40 and crosses over the concrete porch on the rear of Bldg. No. 38 on the same level as the second floor windows, and then leads up the hill, is used by many visitors today. The route is safe and it affords the possibility of fitting out the two three room apartments on the second floor as typical homes of the period that can be viewed by visitors from the porch just outside the structure. It would be unnecessary for visitors to enter the structure and the restoration work required on the interior of the second floor would not be great. No attempt should be made, in my opinion, to restore the third floor interior.

Insufficient evidence has been located to permit the restoration and reconstruction of Bldg. No. 39. It is therefore recommended that these ruins be stabilized and that no attempt be made to restore this building.

It is suggested that Bldg. No. 38 be called the "Tearney Building.", after one of the builders and owners of the structure.

Charles W. Snell,
Historian (Park Supervisory)
June 24, 1958

SECTION III - ARCHITECTURAL DATA

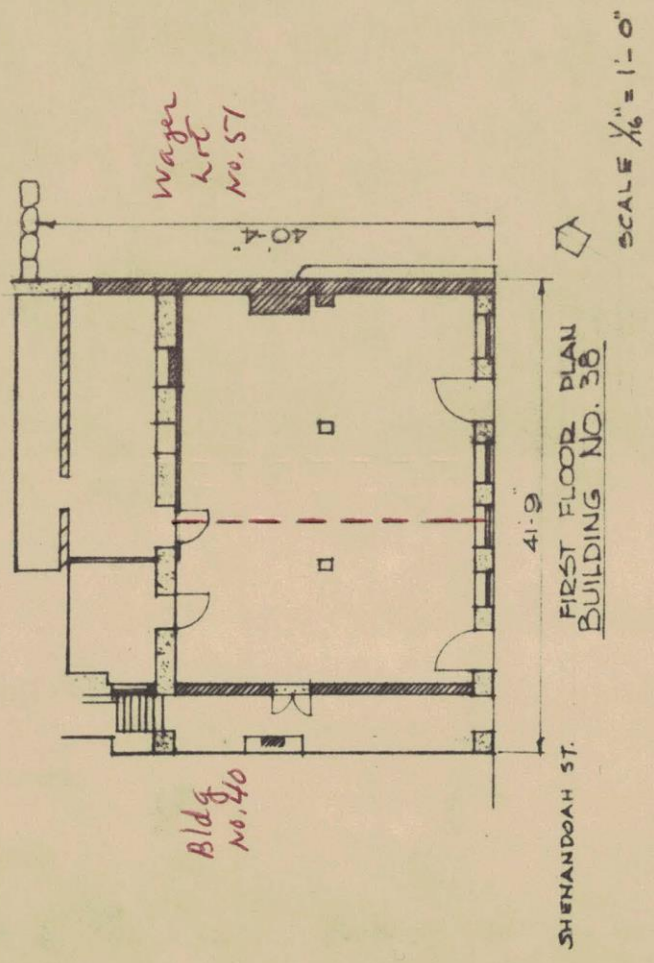
1. BLDG. NO. 38 and 39 TODAY:

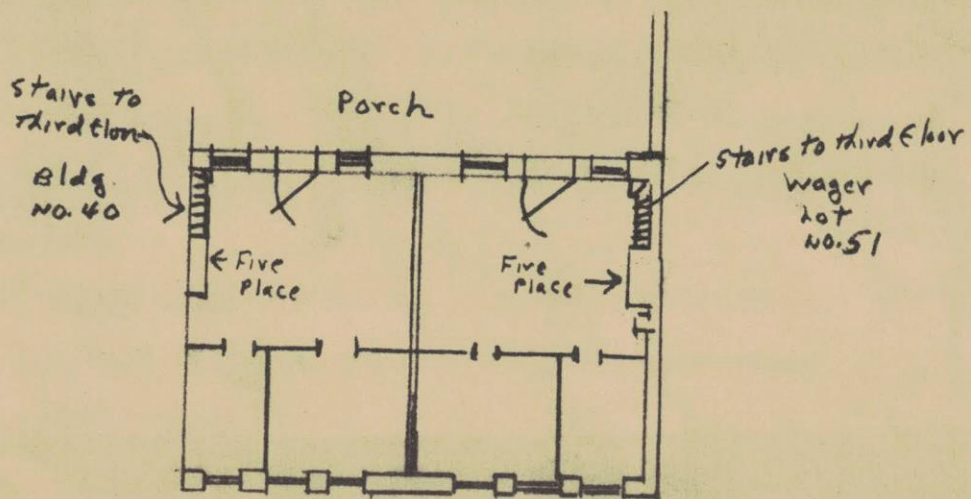
Bldg. No. 38 today is a two and one-half story brick building, with a tin roof, that fronts 41 feet nine inches on Shenandoah Street and is 30 feet deep. Running the length of the structure in the rear, is a covered concrete porch that is 10 feet wide. The first floor is now one large store room; the second and third floors are divided into two separate living quarters composed of six rooms each, with three on the second and three rooms on the third floor in each unit, or making a total of twelve rooms altogether. Except for the roof, the first floor store windows, and a partition wall that once divided the first floor into two shops, Bldg. No. 38, in my opinion, is still much as it was in the 1859-65 period.

On the next two pages will be found floor plans. The first floor plan has been furnished by Architect Archie W. Franzen and I have indicated on it in red ink the approximate location of the original partition wall. The rough plan for the second floor is also included in this report; the layout of rooms for the third or half-story is identical with that of the second floor. The rear wall of the third floor, however, contains only four small windows, two for each of the separate apartments.

Bldg. No. 39 today is a ruin. It was originally a small two story stone structure, about 16 feet by 16 feet in size. There are no floor plans available of this building.

Modern photographs of Bldgs. No. 38 and 39, as they appear today, will be found in Appendix I of this report.





SHENANDOAH ST

second FLOOR PLAN
BUILDING NO 38



2. RESTORATION REQUIRED:

To restore the exterior of Bldg. 38 to its 1859-65 appearance the present tin roof must be removed and replaced with a wooden shakes roof, as shown in Photograph HF-35. The first floor store windows, with exterior bay windows, should also be restored on the basis of the same photograph. The interior partition wall on the first floor, which originally divided that floor into two shops must also be reconstructed. The interior of the second floor is apparently still much as it was in the 1859-65 period but will require rehabilitation, especially if it is to be used as an exhibit of typical homes of the period. The third floor will not be exhibited and therefore will require no restoration.

The ruined walls of Bldg. No. 39 should be stabilized, but no further attempt be made to restore and reconstruct this structure.

3. ESTIMATED COSTS:

The estimate cost of the above work is \$30,000.

Charles W. Snell,
Historian (Park Supervisory)
June 24, 1958

APPENDIX I

Historical and Modern Photographs

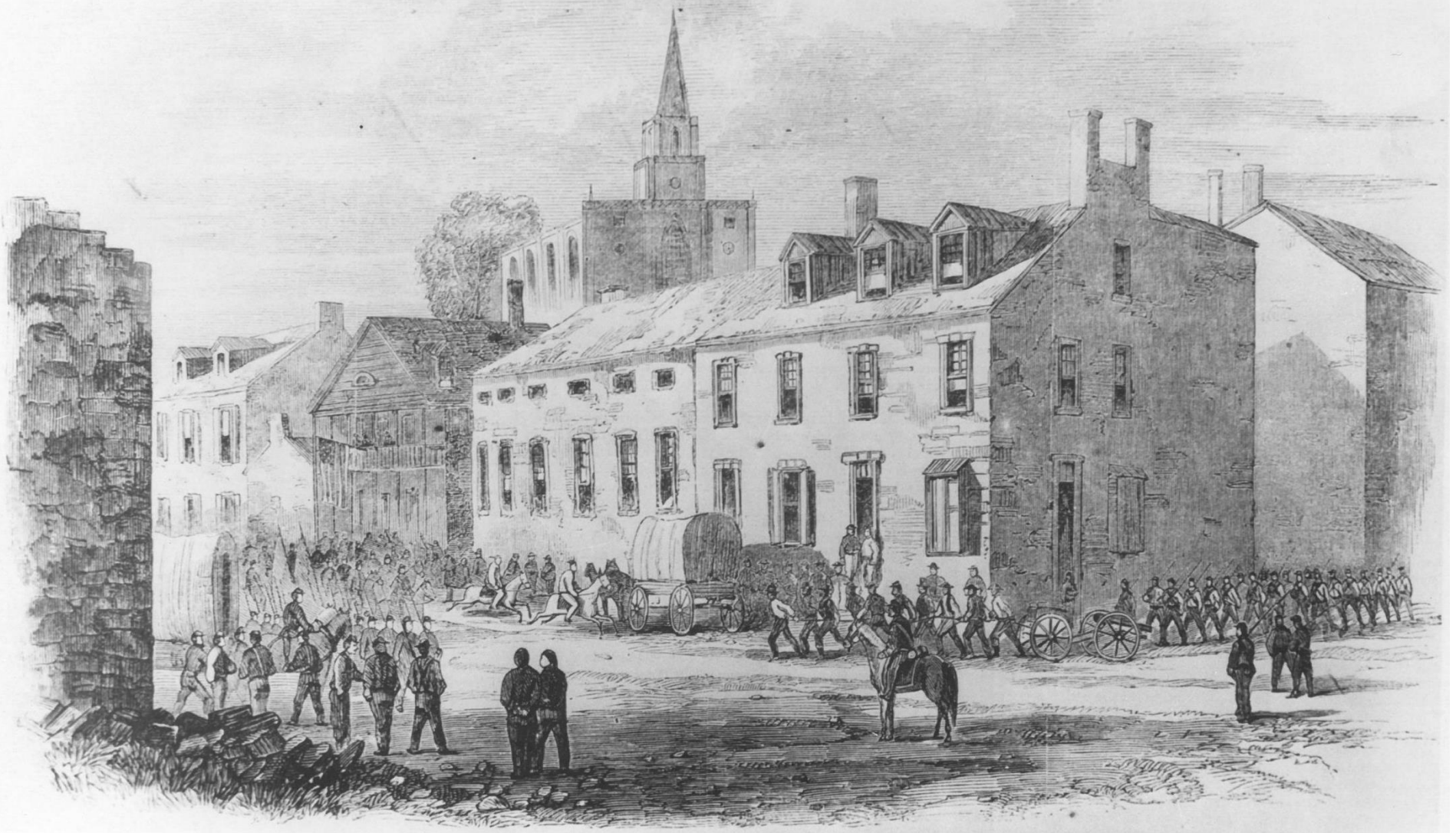
(Seven)

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

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

Harpers Ferry NHP Negative No. HF-67.

From right to left: Extreme right- Bldg. No. 37, then brick Bldg. erected by William Anderson on Wager Lot No. 51 in 1832; then Bldg. No. 38, with no doors; Bldg. No. 40; a small house on Wager Lot No. 48, and at extreme left: Bldg. No. 43.



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

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

Original Glass Negative at Gettysburg N.M.P.
Harpers Ferry Negative No. HF-40.

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

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



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

Photograph made after February 1862 and before 1865.

This is a blowup of an area and made from Photograph HF-40.
Harpers Ferry Negative No. HF-377

Bldg. No. 12, right at end of iron bridge. Then Brick
Bldg. on Wager Lot No. 51, next Bldg. No. 38, then Bldg.
No. 40 - burned out, and a portion of Bldg. No. 43 visible
to the left.



Shenandoah Street, Harpers Ferry, Va. 1865-1873

Original glass negative at Gettysburg N.M.P.
Harpers Ferry Negative No. HF-35.

This view was made after February 1862 and probably before 1865. It was certainly taken before 1889.

From right to left: Brick bldg. on Wager Lot No. 51; the Bldg. No. 38, containing two stores, Store No. 1 (left) is a Grocery Store. Store No. 2 (right) is a Hat, Cap and Haberdashery Shop operated by G. L. Myers. Note wooden shakes roof, shop windows, and frame for awning. Next bldg. to left (burned out) is Bldg. No. 40 and at the extreme left is to be seen part of the end wall of Bldg. No. 43.



Front of Bldg. No. 38, 1955-56.

Harpers Ferry Negative No. NHF-446.

Photo by E. M. Dale.

Bldg. No. 38 in center, a portion of Bldg. No. 40 visible to left of No. 38. The door at the extreme left in Bldg. No. 38 is to the alley that leads to rear and on up the hill. The brick wall visible on the right end of Bldg. No. 38 is all that remains today of the large brick structure that was erected by William Anderson on Wager Lot No. 51 in 1832.



Northeast End of Bldg. 38, 1956.

Harpers Ferry NHP Negative No. NHF-448
Photo by Architect A. W. Franzen.

The brick wall is all that remains of the brick house
erected by William Anderson on Wager Lot No. 51 in 1832.
The wall also serves as the end wall for Bldg. No. 38.



Bldg. No. 39 - October 8, 1956

Harpers Ferry Negative No. NHF-872a
Photograph by A. W. Franzen.

Ruins of Bldg. No. 39 (stone walls) in foreground. To right of ruins are the metal roof and chimney of Bldg. No. 38. To the left of the ruins is a portion of the rear of Bldg. No. 37. Large brick building visible across High Street is Bldg. No. 12.

