

HISTORIC BUILDING REPORT

PART II

HISTORICAL DATA SECTION

FOR

BLDG. NO. 5

FREDERICK A. ROEDER'S STORE

Harpers Ferry National Monument

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1. OWNERSHIP OF THE LAND, 1782-1881

Wager Lot No. 16, the present site of Bldg. No. 5, was owned by the Wager family from 1782 until 1835. On October 10, 1835, the Wager holdings in Harpers Ferry were divided by the Jefferson County Court among the three heirs. Lot No. 16 was awarded to Sarah Ann Swayne, the wife of Noah H. Swayne. The Swaynes retained title to Lot No. 16 until 1847. On September 13, 1847, they sold the property to Frederick A. Roeder for \$1,166.66. On June 6, 1848, Mr. Roeder sold a small vacant portion of this lot that fronted 32 feet on Potomac Street by 25 feet in depth to the United States for \$237. The Government acquired this portion of the lot in order to widen Potomac Street to a 40 foot width, thus creating both a wider street and a fire lane between the Musket Factory shops situated on Armory property and the private buildings located on the Wager Six Acre Reservation. (See September 1, 1848, plat in Appendix I, illustrating this relationship.)

Mr. Roeder and his heirs retained title to the remaining portion of Lot No. 16 until 1881.¹ In addition to Bldg. No. 5, Mr. Roeder also owned Bldgs. No. 7 and 16 during the 1847-1865 period. His holdings have been indicated on the 1848 plat that appears on the next page of this report.

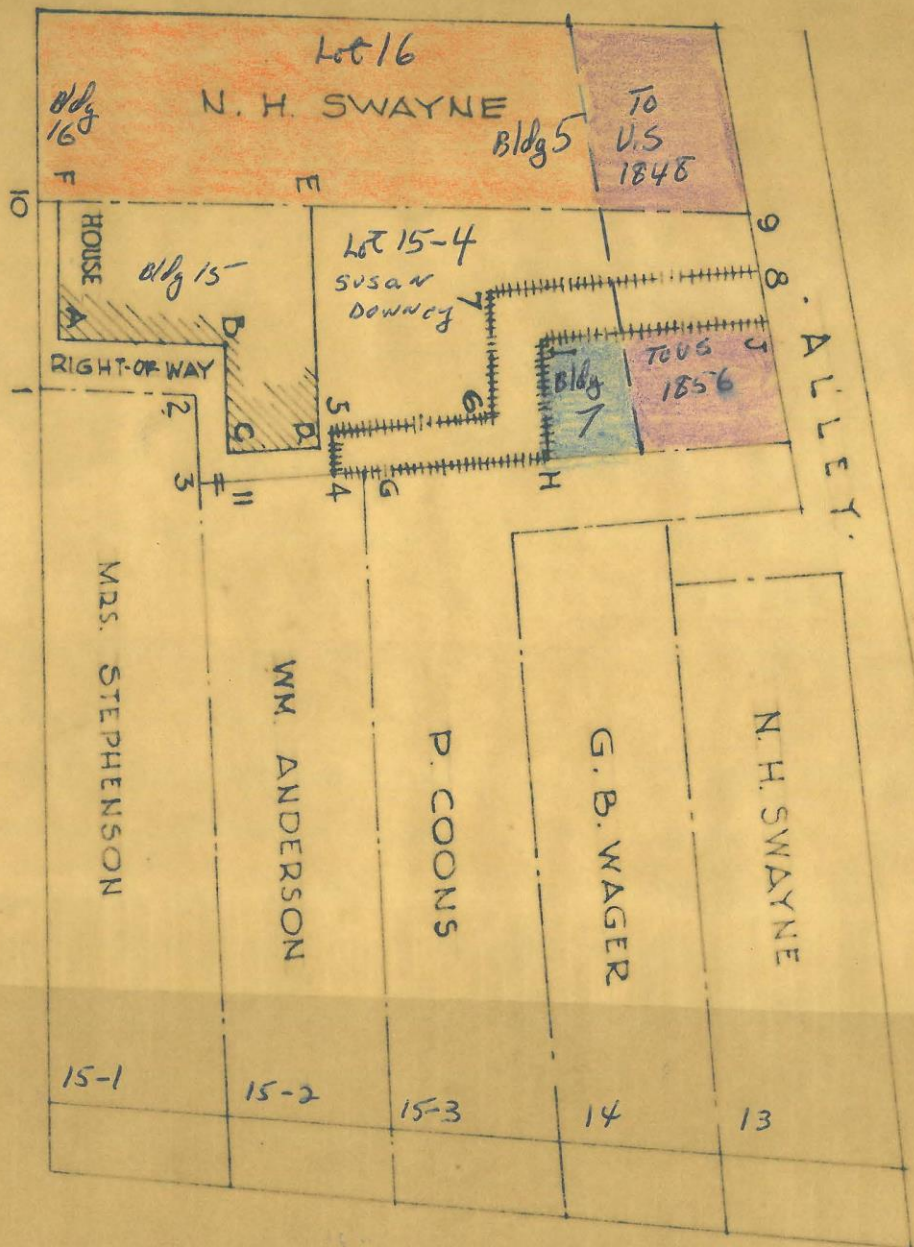
2. CONSTRUCTION OF BLDG. NO. 5

No direct evidence relating to the construction of Bldg. No. 5 has

¹ For a detailed and documented study of the ownership of the land, see Snell, Charles W., "Historic Building Report, Part I, for Bldg. No. 5," dated October 18, 1957, revised January 29, 1958, pp. 2-3. For the story of the widening of Potomac Street, see Sullivan, Arthur L., "History of the Wager Lots No. 17 to 34, 1782-1859," dated February 18, 1959, pp. 21-27.

SCALE 1" = 30'

HIGH STREET.



1848 plat

ANDERSON TO DOWNEY PLAT
DEED BOOK 30, PP 306-307
JEFFERSON CO, W. VIRGINIA

been found, but as we shall proceed to demonstrate, Bldg. No. 5 must have been erected by Frederic A. Roeder in 1856.

First, as to negative evidence, Bldg. No. 5 was certainly not standing in 1848 when Mr. Roeder sold the 32 by 25 feet portion of Lot No. 16 fronting on Potomac Street to the United States for \$237. Both the price and the failure of the deed to mention any building, indicates that the eastern end of Lot No. 16 was vacant at that date.²

Second, as to positive evidence, it is first necessary to review briefly the history of Bldg. No. 7, which Mr. Roeder purchased from William Anderson in 1847 for \$1,000. Bldg. No. 7 was erected by Anderson in 1838-39 as a one story stone warehouse, 24 feet by 40 feet in size, with a cellar and slate roof. After acquiring the structure, Roeder, between 1847 and 1852, added a second story of stone to the original building. The enlarged building was utilized by Roeder between 1847 and 1858 at various times as a tavern and dwelling and a warehouse and dwelling.³

In 1856 the United States Government acquired the front portion of Bldg. No. 7, a section 24 feet wide by 20 feet deep, from Roeder for \$1,700. The Government then demolished this portion of the structure in order to widen Potomac Street at that point.⁴ In the negotiations leading up to this final transaction, the Superintendent of the Armory, Col. Benjamin Hager, stated that Mr. Roeder wanted \$700 for the land to be sold and \$1,000 to "replace" the main part of the two

² Deed of B. & S., Roeder to U. S., June 6, 1848, Deed Book 30, p. 230.

³ Snell, Charles W., "Historic Building Report, Part II-Historical Data Section, for Bldg. No. 7-White Hall," dated March 30, 1959, pp. 4-10.

⁴ Ibid., p. 1.

story stone building that was located on that portion to be sold and which would be demolished by the United States.⁵

Thus in 1856, Bldg. No. 7 was reduced in size to a two story stone house fronting 24 feet on Potomac Street by 20 feet in depth. Turning to the measured drawings, No. NM-HF-3057, "Bldg. No. 5, The Burleigh Store," five sheets, dated August 16, 1956, it will be noted that the first floor of Bldg. No. 5, Room No. 1-the stone portion of the house, fronted 24 feet 2 inches on Potomac Street and is 20 feet two inches in depth. In other words, the oldest portion of Bldg. No. 7 that was lost in 1856. Thus Bldg. No. 5 in my opinion, was erected by Roeder in 1856 to replace the space lost in the alteration of Bldg. No. 7. In fact, the first story of Bldg. No. 5, which is built of stone, is probably constructed of stone that was salvaged from the demolished portion of Bldg. No. 7, thus giving us an original house in two parts.

Further confirmation of the theory that Bldg. No. 7 was remodeled, and Bldg. No. 5 was erected at the same time, and on the same plan will be found, it is believed, by examining early Photographs HF-55, HF-379, HF-100 and HF-190, which indicate that the original fronts of these buildings, such as chimneys, placement of windows and doors, except on the first floor, on the Potomac Street side, were identical.

It thus appears most probable that Bldg. No. 5 was erected in 1856 by Frederick Augustus Roeder as a twin house to Bldg. No. 7. Bldg. No. 5, in the 1856-1865 period, was a two story house with a slate roof, but unlike Bldg. No. 7, it had no cellar. The first floor of

⁵ Huger to Col. H. K. Craig, Chief of Ordnance, July 17, 1852, Reel 26, V. 4, p. 331.

Bldg. No. 5 was built of stone and the second of brick. The original portion of the house fronted 24 feet 2 inches on Potomac Street and was 20 feet 2 inches deep. Like Bldg. No. 7, the first floor of Bldg. No. 5 was probably designed for use as a store or warehouse and the upper floors for use as a dwelling.

At the rear of the main house today, stands a two story brick annex, rooms 2 and 5 on Drawing No. NM-HF-3057, 12 feet 7 inches wide by 13 feet deep. This wing was added on to the main portion at some date after 1856. Unfortunately, however, no documentary evidence has been found to indicate whether the annex was added before 1865 or not. The 1894 Perris-Sanborn Map of Harpers Ferry, which will be found on the following page, indicates that the wing had been added before 1894. Early photographs showing Bldg. No. 5 were also taken at such angles that the wing could not be seen even if it was then standing. The question of whether the annex was standing prior to 1865 must thus be left for possible determination through the physical investigation of the structure by the Architects.

3. USE OF BLDG. NO. 5, 1856-1861

No direct evidence has been found relating to the use of Bldg. No. 5 in the 1856-65 period. As Bldg. No. 5 was erected as a replacement for space lost in reducing the size of Bldg. No. 7, and also erected on the same general plan as Bldg. No. 7, it appears most probably that the first floor of Bldg. No. 5 was utilized as either a small shop, drinking house, or warehouse, and the upper floors as a dwelling, as was the case with Bldg. No. 7.⁶

⁶ Snell, C. W., "Historic Building Report, Part II, for Bldg. No. 7," pp. 9-10.

 Brick
 Stone
 Frame

Shenandoah Street

High street

Street

Potomac Street

11. 11. 1914

MAIN LINE R.R.

Judging by the Census of 1860, the following family was probably residing on the second floor of Bldg. No. 5 in the 1859-61 period:

"Philip Schaman, 30 years old, male, Gun Smith, Value of Personal Estate: \$200. Born in Germany
Helen Schaman, 24, female. Born in Md.
Edward C. " 4, male. Born in Va.
Ann I. " 1, female. " " "
Thomas Nicholson, 28, male, Physician. Born in Va.
Mary F. Norris, 21, female, Domestic. Born in Md."7

Frederick A. Roeder, the owner of Bldgs. No. 5, 7, and 16, was 50 years old in 1860; he had been born in Saxony, Germany, and was a confectioner by profession.⁸

4. HISTORICAL PLANS OF BUILDING

No historical plans of Bldg. No. 5 have been found and it is highly unlikely that any will ever be located. For modern measured drawings of Bldg. No. 5 see: Drawing No. NM-HF-3057, "Bldg. No. 5-The Burleigh Store," five sheets, dated August 10, 1956.

5. HISTORICAL PHOTOGRAPHS

Photographs showing Bldg. No. 5 will be found in the following reports:

1. 1896 photograph, HF-96, in Sullivan, Arthur L., "History of Wager Lots 17 to 34, 1782-1869," page 90. Excellent view of front and roof of Bldg. No. 5.
2. 1889-1892 photograph, HF-57, in Snell, C. W., "Historic Building Report, Part I, for Bldg. No. 7," dated October 1, 1957, revised January 29, 1958, page 11. Closeup view of original front of Bldg. No. 7, for comparison with front of Bldg. No. 5.
3. Early 1880 photograph, HF-397, in Snell, C. W., "Historic Building

⁷ Census of 1860, Reel 10, V. 2, p. 169.

⁸ Ibid., p. 170.

Report, Part II-Historical Data Section, for Bldg. No. 7- White Hall," dated March 30, 1959, page 10. Shows front and roof of both Bldgs. No. 5 and 7.

4. 1889 photograph, HF-100, in Snell, C. W., "Historic Building Report, Part I, for Bldg. No. 5," page 11. Excellent view of front of Bldg. No. 5.
5. 1955 view, NHF-186, in Snell, C. W., "Historic Bldg. Report, Part II, for Bldg. No. 7, page 20. Modern view of Bldg. No. 5 and 7.
6. 1955 view, NHF-843, in above-mentioned report, page 21, modern view of Bldgs. No. 5, 6, and 7.

In Appendix II of this report will be found three other photographs showing Bldg. No. 5. Bldg. No. 5 is also faintly visible in HF-10, a photograph made in 1865, which will be submitted in the report of the Musket Factory.

6. SUMMARY OF HISTORICAL DATA

A. Ownership of the Land, 1782-1881

Lot No. 16 was owned by the Wager family from 1782 until 1847. In September, 1847, Noah H. Swayne sold the lot to Frederick A. Roeder for \$1,166.66. In June, 1848, Roeder sold a small piece of land, 32 by 25 feet deep fronting on Potomac Street, to the United States for \$237. Roeder and his heirs retained title to remaining portion of Lot No. 16 until 1881.

B. Construction of Bldg. No. 5

Bldg. No. 5 was probably erected by Frederick A. Roeder in 1856 as a replacement for the space lost in the demolition of half of Bldg. No. 7 that year. Bldg. No. 5 and 7 were thus apparently rebuilt on the

same general plan and were approximately the same size when finished. Bldg. No. 5 fronted 24 feet two inches on Potomac Street and was 20 feet two inches in depth. The first floor was built of stone and the second of brick. The structure had a slate roof; there was no cellar. The first floor was designed for use as a store or warehouse and the second and half story for use as a dwelling.

A brick two story wing, containing one room on each floor, was added to the main house at some date after 1856 and before 1894. The question of whether the annex was added before 1865 must wait the results of architectural investigation. The wing was 12 feet seven inches wide by 13 feet deep. It probably contained a kitchen on the first floor and extra bedroom on the second.

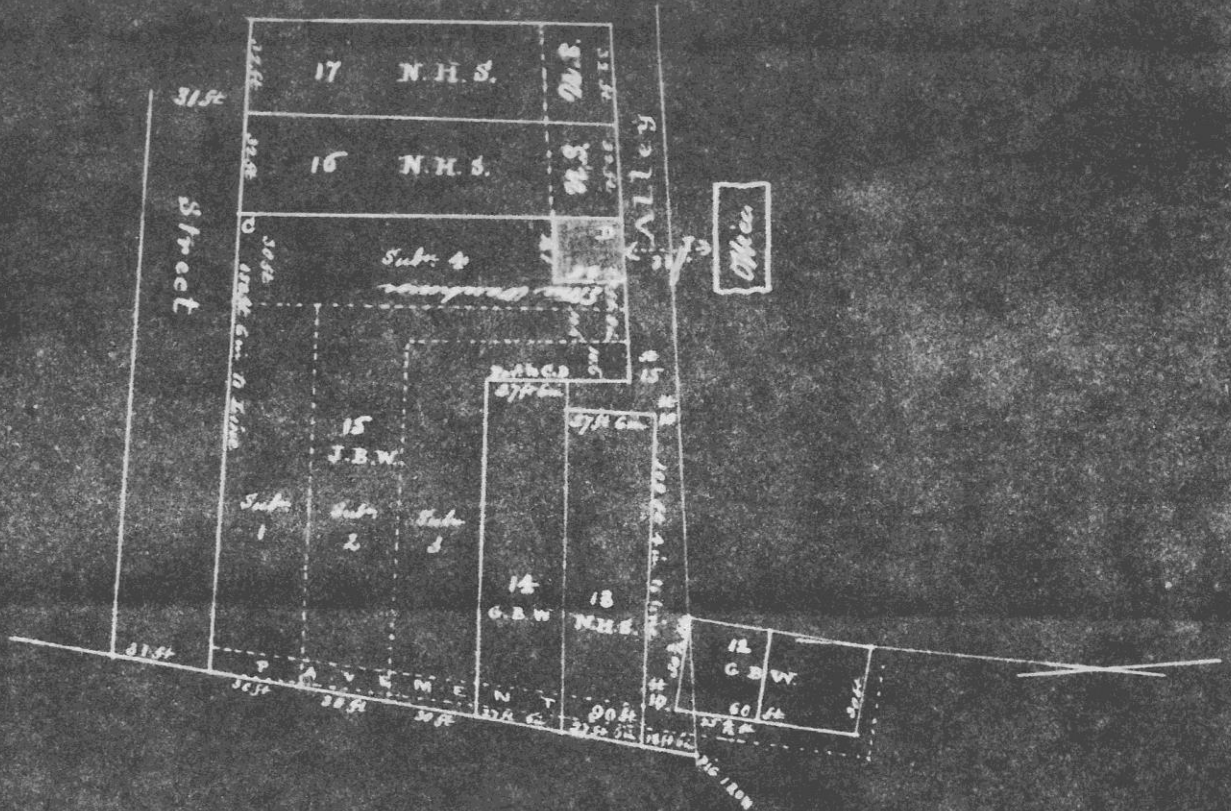
C. Use of Bldg. No. 5, 1856-1861

No definite record of use for the 1856-1861 period has been established, but the first floor of Bldg. No. 5 was probably utilized for a tavern, or warehouse and the upper floors as a dwelling house. The house was probably the residence of Philip Schaman, a gunsmith, in the 1859-61 period and Dr. Thomas Nicholson may also have boarded there.

Charles W. Snell
Historian (Park Supervisory)
March 31, 1959

APPENDIX I

September 1, 1848 Plat-Harpers Ferry Armory, prepared by the Superintendent, Major John Symington, showing the property recently purchased-Lots 17 and 16. "D" represents a piece of Subdivision 4 of Lot No. 15 that the government acquired in 1849. The stone warehouse, located just below D, is present Bldg. No 7. The "Offices" just across the alley from these last mentioned pieces of land were the Offices of the Armory, located on the Musket Factory Tract. Map No. 74, Map Case, Drawer No. 4.



Note - That part of Sub. 4 of Lot NTS, pencil colored to the point, sought to be purchased.

Harpis Ferry Agency }
1 Sept. 1848 }

APPENDIX II

PHOTOGRAPHS

(Three)

John Brown Fort, 1890-1892

Harpers Ferry Negative No. HF-190

Bldg. No. 5 may be seen just to the right of John Brown Fort.



Bldg. No. 5 - 1956

Harpers Ferry Negative No. NHF-181

A view of the rear and north side of Bldg. No. 5 and the two story
brick annex.



Bldg. No. 5 - 1957

Harpers Ferry Negative No. NHF-182
Photograph by Archie W. Franzen, August 6, 1957

View of the front of Bldg. No. 5. To the left of 5 may be seen the rear of Bldg. No. 15.

